

Land Price Index

First Half of 2018



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இலங்கை மத்திய வங்கி
CENTRAL BANK OF SRI LANKA

Land Price Index – First Half of 2018

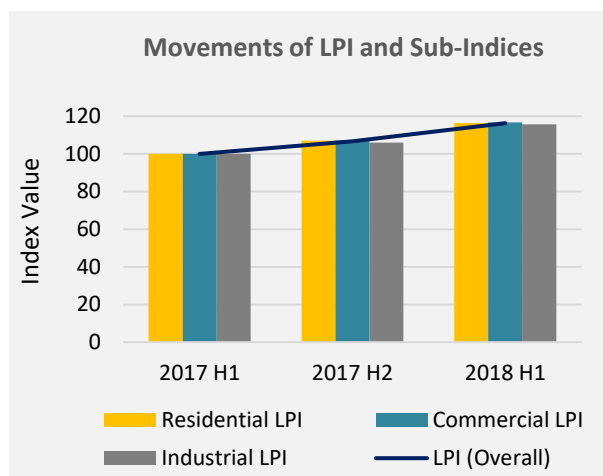
The Central Bank of Sri Lanka (CBSL) compiles and analyses several indicators, in order to monitor the developments in the real estate sector. Accordingly, the Land Price Index (LPI) (base year: 1998) has been compiled annually from 1998-2008 and bi-annually from 2009-2017, covering 50 centers of 5 DS divisions in the Colombo District. With the increasing importance of monitoring land prices due to the recent developments in the real estate sector, the geographical coverage of LPI was expanded to 82 centers covering all DS divisions in the Colombo District and revised its base period from 1998 to 1st half of 2017 to accommodate this expansion. The LPI with improved coverage is available bi-annually from 2017 onwards.

In view of the diverse nature of the land use and to maintain homogeneity, three sub-indices for residential, commercial and industrial lands are computed separately, using per perch bare land prices collected from the Government Valuation Department. The overall LPI is computed by taking the average of these three sub-indices.

Key Facts		Geographical Coverage of LPI Since 2017	
Y-o-Y Increase of LPI			
16.3%			
Y-o-Y Increase of Sub-Indices			
Residential	16.5%		
Commercial	16.8%		
Industrial	15.8%		

The rebased Land Price Index for the Colombo District, reached 116.3 during the 1st half of 2018, recording an increase of 16.3% compared to the 1st half of 2017. All sub-indices of LPI, namely Residential LPI, Commercial LPI and Industrial LPI contributed to this increase.

The movements of rebased LPI and its sub-indices with improved coverage are provided below for the information of the general public.



Land Price Index Values and Growth Rates

LPI for Colombo District (Base period:2017 H1)	2017 H1	2017 H2	2018 H1	Y-o-Y Change (%) (2018 H1)
Residential LPI	100.0	107.0	116.5	16.5
Commercial LPI	100.0	107.3	116.8	16.8
Industrial LPI	100.0	106.0	115.8	15.8
Overall LPI	100.0	106.7	116.3	16.3