

housing units has over 5 rooms, 27% has between 3 and 5 rooms while 68% has less rooms.

Future needs of housing, both to cover the needs of an increasing population and for substitution of old housing, are estimated at over eight million units between 1988 and 2000. Of these, 74% correspond to low income housing; 21% corresponds to middle class housing and 5% to high to luxury housing.

According to the Centro Impulsor de la Construcción y la Habitación A.C. (CIHAC), private investment in construction has increased from \$11.9 billion in 1988 to \$15.4 in 1990 and another 8.5% in 1991, to \$16.7 million. Public investment in construction was estimated at \$7 billion in 1990, of which 34% corresponded to the construction of buildings, distributed as follows: office buildings 11.6%, industrial and commercial buildings 8.7%, hospitals 6.9%, schools 5% and housing 2%. Total private investment in construction of offices and housing can further be divided as follows during 1990 and 1991:

TABLE 5
PRIVATE INVESTMENT IN CONSTRUCTION
(volume & US\$ million)

	1990 units	1991 units	1990 value	1991 value
A. RESIDENTIAL BUILDINGS				
TOTAL			8,819.6	10,740.0
One family housing	77,100	82,500	5,355.9	6,333.3
luxury	2,100	2,500		
middle	27,000	29,000		
social	48,000	82,500		
Multiple family housing	67,775	75,400	2,150.8	2,620.0
luxury	1,575	1,600		
middle	13,200	13,800		
social	53,000	60,000		
Selfconstruction	330,000	360,000	1,312.9	1,786.7
suburban	180,000	200,000		
rural	150,000	160,000		
B. REMODELING & MAINTENANCE OF RESIDENTIAL CONSTRUCTION				
TOTAL	585,000	601,000	812.2	985.3
luxury	15,000	16,000		
middle	110,000	115,000		
social	460,000	470,000		