Session II. Review of ICP 2017 Operational Material for Price Surveys and National Accounts Activities

Housing

International Comparison Program

2nd Inter-Agency Coordinating Group Meeting
September 27-29, 2016
Washington, DC

Overview

Related Basic Heading (s)

- Current: 1104111 Actual and imputed rentals for housing

- *Proposed: 1104111 Actual rentals for housing*
  1104211 Imputed rentals for housing

Available Forms

Housing Rental

National Average for different types of dwelling

- Annual rent
- Dwelling size (Usable surface) in m2
- Annual rent per m2

Housing Volume

National Total for different types, location, features of dwelling

- Number of dwelling units

Recap

Post ICP 2011:

Received feedback

Rentals

- Some features were not applicable, not comparable across countries (Villas, Structure Age, AC/Heating)

Volume and Share

- Surveyed as 2 separate forms

May 2015:

Discussed revised forms

Rentals

- Removing concerned features, implementing shortened item list and unit of measurement

Volume

- Merged as one form (volume and share) for more clarity

Both retained the concept/methodology from 2011, revision on harmonized design and reporting structure

October 2015:

Confirmed 'improved' revised forms

Both reflected decisions made at May 2015 RCA meeting

September 2016

Presenting slightly improved versions of both survey forms, with better instructions and minor cosmetic changes

Housing Rental: Recap

Reduced number of items

- 4 single family house items
- 3 attached/row house items
- 2 studio apartment items
- 2 one bedroom apartment items
- 2 two bedroom apartment items

In total 13 global rental items (reduced from 64 in ICP 2011)

All dwellings to be priced should include

- Electricity line; inside water (cold and hot); private toilet with water; private kitchen

All reported rents should exclude

- Furniture; materials and services for maintenance; energy supply (such as water, electricity, gas and other fuels); subsidies from government or employers

Housing Rental: Recap (2)

For all items data to be reported:

- Annual rent
- Dwelling size in m2
- Annual rent per m2

Item Code	**1104111101**
Item Name	**Single-family house, 120-180 m^2**
Number of units	1
Unit of measurement	Annual rent (national average)
Dwelling size (usable surface) in m^2	120-180
Dwelling size (usable surface) in approximate sqft	1300-1950
Dwelling facilities include	Electricity line; inside water (cold and hot); private toilet with water; private kitchen
Rent excludes	Furniture; materials and services for maintenance; energy supply (such as water, electricity, gas and other fuels); subsidies from government or employers
Specify	Dwelling size; Annual rent per m^2

DATA ENTRY	Example	1104111101 Single-family house, 120-180 m^2
Annual rent	20,000	
Dwelling Size (usable surface) in m^2	150	
Annual rent per m^2	133	

Housing Volume: Recap

All data requested in units, not in 000s or percentages

Volume data asked by **type** and **location**

ICP Dwelling Services Questionnaire: Volume of Housing							
National Total	**Type of dwelling construction**				**Location of dwellings**		
	Modern construction		Traditional	**Construction Total (Modern and Traditional)**	Urban	Rural	**Location Total (Urban and Rural)**
	Houses	Apartments					
Number of dwelling units							
Number of rooms							
Usable surface area in m^2							
Number of occupants							
Number of dwelling units with:							
Electricity							
Inside water							
Private toilets							
Central heating							
Air conditioning							
Number of dwelling units that are:							
Rented							
Owner occupied							

Improved Instructions (Rental Form)

Instructions

(1) Read carefully the descriptions to identify the dwelling type in request.
(2) Read carefully the explanatory notes below.
(3) Entered data will be automatically stored in the tab "5. Database" .

Explanatory notes

Reference year. Please provide data for the reference year that ICP is conducted for.

Single-family houses are detached properties on their own lot that do not share any walls with other properties.
Attached houses (row house) are typically a row of similar houses that share common walls or floors.
Apartments are sub-divisions of dwelling units and most times, the occupants are collectively responsible for the upkeep of the exterior of the building.

Dwelling size (usable space) refers to the floor area of living rooms, kitchens, utility rooms, shower rooms, bathrooms, toilets and halls, minus the wall thickness and door and window recesses. Stairs, open balconies and terraces are not included. In the case of attics and cellars, only the habitable area should be included.
Dwelling size in m^2. The data is to be provided in square meters; **dwelling size in sqft** is provided for reference only.

Electricity is usually supplied by a company, or it can be generated by the household itself from a diesel or gasoline generator, solar panels or wind power.
Inside water is either running water that is piped into the dwelling itself or water from an underground spring or well that is for the exclusive use of the household.
Private toilet and kitchen are for the exclusive use by the occupants of the dwelling unit and have running water.

Annual rent is to be reported in Local Currency Units (LCU) and should reflect the annual average.
Annual rent per m^2 can be calculated as "Annual rent" divided by "Dwelling size in m^2".

Improved Instructions (Volume Form)

General Instructions

(1) The form asks for the national total volume (units) of differents dwellings by construction and location.
(2) Read carefully the explanatory notes below.
(3) Data will be automatically stored in the tab "5. Database" .

Explanatory notes

Reference year. Please provide data for the reference year that ICP is conducted for.

Modern construction are generally built by professional building enterprises. The walls are made of durable materials such as concrete, ceramic brick, cement blocks, plywood or wooden planking, and the roofs are covered in tiles, wooden shingles or metal sheeting. Modern dwellings usually have facilities such as electricity, piped water and inside toilets. Most dwellings in urban areas will be classified as modern.
Houses and apartments. Houses includes single-family houses, detached houses, semi-detached, terraced and town houses. Apartments are sub-divisions of dwelling units and most times, the occupants are collectively responsible for the upkeep of the exterior of the building.
Traditional dwellings are generally built by family members. The walls are made of less durable materials such as dried clay, sun dried bricks, bamboo or latticework and the roofs are made from reeds, straw or palm fronds. Traditional dwellings do not usually have amenities.
Urban and rural. There is no standard international definition of "urban" and "rural". Countries should use their own definition of large and small urban and classify all other areas as rural.

Rooms include bed rooms, sitting rooms, dining rooms, study rooms, play rooms and kitchens that also serve as dining rooms but exclude halls, utility rooms, shower rooms, bathrooms, toilets and kitchens that are only used for cooking. It can be further defined as the space in a housing unit enclosed by walls reaching from the floor to the ceiling or roof.
Usable space refers to the floor area of living rooms, kitchens, utility rooms, shower rooms, bathrooms, toilets and halls, minus the wall thickness and door and window recesses. Stairs, open balconies and terraces are not included. In the case of attics and cellars, only the habitable area should be included. You are requested to provide information on usable surface area of dwellings in square meters.
Number of occupants. The national total number of occupants in all dwellings should be close to the total population

Electricity is usually supplied by a company, or it can be generated by the household itself from a diesel or gasoline generator, solar panels or wind power.
Inside water is either running water that is piped into the dwelling itself or water from an underground spring or well that is for the exclusive use of the household.
Private toilets are for the exclusive use by the occupants of the dwelling unit and have running water. The toilet may be inside the dwelling or in a separate structure.
Central heating is considered to be provided either from a community heating center or from an installation built in the building or in the housing unit, established for heating purposes, without regard to the source of energy.

Next Steps

- RIAs to review and provide comments, if any, over the period September – November 2016

- GIU to finalize the list/forms by December 2016

Thank you