

**STATISTICAL COMMISSION and  
ECONOMIC COMMISSION FOR EUROPE**

**Working Paper No 12**

**CONFERENCE OF EUROPEAN STATISTICIANS**

**ECE-Eurostat-OECD Joint Consultation  
on the European Comparison Programme**

**(Geneva, 23-25 October 2000)**

**The European Comparison Programme:  
Aggregate-level results for 1999**

**Rents Questionnaire**

Paper submitted by Eurostat

## EXPLANATORY COMMENTS

- 1 In the framework of the annual European Comparison Programme, Eurostat asks participant countries each year to supply details of rental costs and appropriate weighting factors for a number of accommodation types which are then used to establish purchasing power parities for the basic headings concerned.  
For the 1998 exercise, as a possible alternative solution bearing in mind the likely problems of comparison under the price approach with the eventual inclusion of the candidate countries, Eurostat also requested the supply of various additional quantity/quality indicators.
- 2 In order to establish similar purchasing power parities for 1999, Eurostat would again like to collect details of rental costs and related information. The **questionnaire definitions are unchanged** from the ones used for the 1998 exercise, which means that they are again split into two parts.  
  
As for 1998, the 1999 questionnaire includes **translations** into French, German and Spanish.
- 3 Please note that the definitions in this questionnaire are recognised to suffer from a number of limitations. Their continued use is a compromise solution pending the outcome of the proposed joint National Accounts/PPP **Task Force** on accommodation services.
- 4 Under the **price approach in part 1**, dwellings are again defined by:
  - \* ownership or tenancy
  - \* general type (ie. house or flat)
  - \* age (less than 24 / between 24 and 49 / more than 49 years old)
  - \* size (ie. total surface area and number of rooms - excluding bathroom, toilet, hall, kitchen). For clarification, the phrase "surface area" means useable floor space.
  - \* the existence of central heating
 It is important that the rental costs and the other data requested are supplied in accordance with these specifications, insofar as is possible.
- 5 The rent price recorded should be the **monthly price per square metre**. This monthly price should be the average monthly price for the year 1999.
- 6 The prices should not just refer to the capital city: they should be supplied as **national average prices**.  
Furthermore, they should be a **weighted average** of rents for private and public (subsidised) dwellings.
- 7 It is important that the prices supplied are **consistent with the National Accounts concepts** adopted in each country. This generally involves the gross rent before deductions of any subsidies or allowances, and typically includes charges for heating, lighting, maintenance, and/or an appropriate share of the upkeep of communal areas, but typically excludes charges for the supply of water, gas, electricity and/or garage facilities. However, this may be different in some countries, for example the rental cost may include local authority charges for refuse collection and drainage services; taxes on property; and other costs. You are kindly requested to specify what is covered by the rent prices you supply.  
Given that the detailed breakdown of GDP expenditure values for 1999 may be supplied to Eurostat in either **ESA'79 format** or **ESA'95 format**, it may be advisable to supply the information for rents in accordance with both classifications.
- 8 Where price information is not supplied for **owner-occupied dwellings**, the imputed rent costs will be assumed to be equal to the actual rent information supplied for tenanted accommodation.

- 9 The calculation of purchasing power parities for rents also requires an exhaustive **weighting structure** (ie. percentages) to reflect the relative importance of each type of dwelling in the national circumstances of each participant country.
- 10 In the absence of weightings information, the rental costs supplied for the definitions underlying each basic heading will be assumed to be equally representative.
- 11 Wherever possible, countries are also urged to complete part 2 of the questionnaire and supply the **additional quantity/quality indicators** which are requested.
  - \* age indicators (less than 24 / between 24 and 49 / more than 49 years old)
  - \* size indicators (1 room / 2 rooms / 3 rooms / 4 rooms)
  - \* quality indicators (electricity supply / running water / indoor toilet / central heating)
- 12 In part 2, it is important that actual numbers of dwellings (ie. the total stock in the country) are supplied, rather than percentages. In particular, this information should not just be recorded for the sample of accommodation types covered in part 1 of the questionnaire.  
For clarification, the term "running water" does not necessarily mean drinking water.
- 13 Please can you return the completed questionnaires to Eurostat, to arrive by **29th September 2000**.

## RENT SURVEY 1999 - PART 1 (PRICE APPROACH)

Code	Type	Age	Non-standard rooms	Size	Central heating	AGE	SIZE	MONTHLY RENT / m <sup>2</sup>	% WEIGHT
1131011.1100	Actual	Flat	Age >49 Construction (or complete renovation) before 1950	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	no central heating			
1131011.1101	Actual	Flat	Age >49 Construction (or complete renovation) before 1950	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	with central heating			
1131011.1200	Actual	Flat	Age >49 Construction (or complete renovation) before 1950	3 rooms or more	area 70-150m <sup>2</sup> = avg. 110	no central heating			
1131011.1201	Actual	Flat	Age >49 Construction (or complete renovation) before 1950	3 rooms or more	area 70-150m <sup>2</sup> = avg. 110	with central heating			
1131011.1300	Actual	Flat	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	no central heating			
1131011.1301	Actual	Flat	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	with central heating			
1131011.1400	Actual	Flat	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	3 rooms or more	area 70-150m <sup>2</sup> = avg. 110	no central heating			
1131011.1401	Actual	Flat	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	3 rooms or more	area 70-150m <sup>2</sup> = avg. 110	with central heating			
1131011.1500	Actual	Flat	Age < 24 Construction (or complete renovation) after 1975	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	no central heating			
1131011.1501	Actual	Flat	Age < 24 Construction (or complete renovation) after 1975	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	with central heating			
1131011.1600	Actual	Flat	Age < 24 Construction (or complete renovation) after 1975	3 rooms or more	area 70-150m <sup>2</sup> = avg. 110	no central heating			
1131011.1601	Actual	Flat	Age < 24 Construction (or complete renovation) after 1975	3 rooms or more	area 70-150m <sup>2</sup> = avg. 110	with central heating			
1131011.2100	Actual	House	Age >49 Construction (or complete renovation) before 1950	3 rooms	area 70-120m <sup>2</sup> = avg. 95	no central heating			
1131011.2101	Actual	House	Age >49 Construction (or complete renovation) before 1950	3 rooms	area 70-120m <sup>2</sup> = avg. 95	with central heating			
1131011.2200	Actual	House	Age >49 Construction (or complete renovation) before 1950	4 to 5 rooms	area 80-150m <sup>2</sup> = avg. 115	no central heating			
1131011.2201	Actual	House	Age >49 Construction (or complete renovation) before 1950	4 to 5 rooms	area 80-150m <sup>2</sup> = avg. 115	with central heating			
1131011.2300	Actual	House	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	3 rooms	area 70-120m <sup>2</sup> = avg. 95	no central heating			
1131011.2301	Actual	House	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	3 rooms	area 70-120m <sup>2</sup> = avg. 95	with central heating			
1131011.2400	Actual	House	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	4 to 5 rooms	area 80-150m <sup>2</sup> = avg. 115	no central heating			
1131011.2401	Actual	House	Age 24 - 49 Construction (or complete renovation) between 1950 and 1975	4 to 5 rooms	area 80-150m <sup>2</sup> = avg. 115	with central heating			
1131011.2500	Actual	House	Age < 24 Construction (or complete renovation) after 1975	3 rooms	area 70-120m <sup>2</sup> = avg. 95	no central heating			
1131011.2501	Actual	House	Age < 24 Construction (or complete renovation) after 1975	3 rooms	area 70-120m <sup>2</sup> = avg. 95	with central heating			
1131011.2600	Actual	House	Age < 24 Construction (or complete renovation) after 1975	4 to 5 rooms	area 80-150m <sup>2</sup> = avg. 115	no central heating			
1131011.2601	Actual	House	Age < 24 Construction (or complete renovation) after 1975	4 to 5 rooms	area 80-150m <sup>2</sup> = avg. 115	with central heating			
1131012.1100	Imputed	Flat	Age >49 Construction (or complete renovation) before 1950	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	no central heating			
1131012.1101	Imputed	Flat	Age >49 Construction (or complete renovation) before 1950	1 to 2 rooms	area 25-75m <sup>2</sup> = avg. 50	with central heating			
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1131012.1601	Imputed	Flat	Age < 24 Construction (or complete renovation) after 1975	3 rooms or more	area 70-150m <sup>2</sup> = avg. 110	with central heating			
1131012.2100	Imputed	House	Age >49 Construction (or complete renovation) before 1950	3 rooms	area 70-120m <sup>2</sup> = avg. 95	no central heating			
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Total: 48

- National monthly average rent price per m<sup>2</sup>
- Weighted arithmetical average of private and public (subsidised) dwellings
- Rent price corresponding to National Accounts - eg. may include local authority taxes and charges
- With hot and cold running water
- Includes as standard: shower and/or bathroom; internal WC; kitchen
- Area includes fixtures and fittings
- Rent price excluding charges for water, electricity and gas
- Include share of costs of maintaining communal areas (eg. staircases)

# RENT SURVEY 1999

## PART 2

### ADDITIONAL INDICATORS (QUANTITY / QUALITY)

#### Appartments

##### Age indicators

	Type of dwelling	Number	%
1.1	< 1950		
1.2	1950 - 1975		
1.3	> 1975		
	Total	0	0

##### Quantity indicators

	Type of dwelling	Number	%	Area (m <sup>2</sup> )	%
2.1	1 room				
2.2	2 rooms				
2.3	3 rooms				
2.4	>3 rooms				
	Total	0	0	0	0

NB. "room" means "room other than kitchen; shower/bathroom; internal WC"

##### Quality indicators

	Type of dwelling	Number	%
3.1	with electricity		
3.2	with running water		
3.3	with inside toilet		
3.4	with central heating		

#### Houses

##### Age indicators

	Type of dwelling	Number	%
4.1	< 1950		
4.2	1950 - 1975		
4.3	> 1975		
	Total	0	0

##### Quantity indicators

	Type of dwelling	Number	%	Area (m <sup>2</sup> )	%
5.1	1 room				
5.2	2 rooms				
5.3	3 rooms				
5.4	4 rooms				
5.5	5 rooms				
5.6	>5 rooms				
	Total	0	0	0	0

NB. "room" means "room other than kitchen; shower/bathroom; internal WC"

##### Quality indicators

	Type of dwelling	Number	%
6.1	with electricity		
6.2	with running water		
6.3	with inside toilet		
6.4	with central heating		