



CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS IN THAILAND

National Accounts Office (NAO)
Office of The National Economic and
Social Development Board (NESDB)

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CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS

Data source

- Household Socio-Economic Survey produced (SES) by National Statistical Office (NSO)

CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS

Scope and Coverage of SES

- The survey covered all private, non-institution households residing in all provinces, and
- also in both municipal and non-municipal areas (excluding households of foreign diplomats and other temporary residents).

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Time Reference

- 1) During the past 12 months refers to the twelve months before the month in which the interview was conducted.
- 2) The previous month refers to the calendar month before the month in which the interview was conducted.
- 3) The previous week refers to the calendar week before the week in which the interview was conducted.

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Survey Content

- 1) The questionnaire of household members and expenditures contains the following information:
 - Part 1 Household membership
 - Part 2 Housing characteristics
 - Part 3 Expenditure on goods and services
 - Part 4 Expenditure on food, beverage and tobacco

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Survey Content

2) The questionnaire of household income contains the following information:

Part 1 Income from wages and salaries

Part 2 Income from business, industry or profession other than farming

Part 3 Income from farm business

Part 4 Income from other sources

Part 5 Household asset and debt

Part 6 Migration and remittance transfers

CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS

Definitions

1. Work Status

- 1) Employer
- 2) Own-account worker without employee
- 3) Unpaid family worker
- 4) Employee
- 5) Producer's cooperative

2. Household Income

- 1) Current Income
- 2) Non-current Income

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Definitions

3. Household Expenditure

1) Expenditure on goods and services

(1) Consumption expenditure

- Dwelling
- Furniture, household appliances
and operation in the household
- Expenditure on servants

CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS

Definitions

3. Household Expenditure

1) Expenditure on goods and services

(1) Consumption expenditure (Cont.)

- Clothes, clothing, footwear and personal supplies/services
- Medical and health care
- Transportation and communication
- Education
- Recreation, reading and religious activities

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Definitions

3. Household Expenditure

1) Expenditure on goods and services (Cont.)

(2) Non-consumption expenditure

- Taxes (all kinds), financial charges and fine
- Career Membership Expense
- Contribution to non-household members
- Contribution to charities or religious institutions
- Property/Life/Accidental insurance (non-accumulated insurance)
- Lottery and gambling
- Interest payment/shares and others (moving services etc.)

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Definitions

3. Household Expenditure(Cont.)

2) Expenditure on food, beverages and tobacco

4. Socio-economic Class of Household

This classification divided households into 10 groups which are:

- 1) farm operators who mainly owned the land,
- 2) farm operators who mainly rent the land/public space/free,
- 3) agricultural operators on fishery, forestry, hunting and agricultural service
- 4) non-farm business operators,
- 5) professional, technical and administrative employees,

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Definitions

3. Household Expenditure(Cont.)

2) Expenditure on food, beverages and tobacco

4. Socio-economic Class of Household (Cont.)

This classification divided households into 10 groups which are:

- 6) farm workers,
- 7) general workers,
- 8) clerical, sales and service workers,
- 9) production workers, and
- 10) economically inactive households

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Methodology

1. Sample Design

- A Stratified Two-stage Sampling was adopted for the survey. Bangkok Metropolitan and other Provinces were considered to be constituted strata.
- There were altogether 77 strata, each stratum (except Bangkok Metropolitan) was divided into two parts according to the type of local administration area corresponding to the Department of Provincial Administration, namely, municipal areas, and non-municipal areas.

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Methodology

2. Data Collection

- The sample of about 52,000 households, in both municipal and non-municipal areas, was divided into twelve equally representative sub-samples. Each sub-household group was interviewed for the period of one-month. The survey data was collected by an interviewing method.
- The interviewers were sent out to interview the household head or other household members of the sample households. The period of data collection started from January to December.

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Methodology

3. Data Processing

- All recorded questionnaires were preliminarily reviewed, edited and encoded in each provincial office before sending the raw data file to the NSO headquarter.
- All raw data were, consequently, computerizedly edited for the final review. After several stages of data correction, the results were then tabulated.

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Item of SES that use to estimation

Expenditure Group
Total Household
Total Population
Average Household Size
Household Operation, Furnitures
-Rent of Dwelling
-Estimated Rental Value of Dwelling (Include owned dwelling)

CURRENT STATUS ESTIMATION OF

Imputed rent for owner-occupied dwellings

Private Consumption Expenditure at current prices

Unit: Millions of Baht

Description	2005	2006	2007	2008	2009	2010	2011	2012	2013
PCE	4,251,879	4,574,250	4,769,449	5,206,743	5,125,239	5,629,801	5,978,092	6,518,055	6,718,785
Actual rentals paid by tenants	62,630	52,706	53,317	56,556	58,543	60,725	63,133	67,137	68,186
Imputed rentals of owner-occupiers	245,453	266,423	284,665	291,602	292,806	297,980	308,190	320,988	322,709
% of PCE									
Actual rentals paid by tenants	1.47	1.15	1.12	1.09	1.14	1.08	1.06	1.03	1.01
Imputed rentals of owner-occupiers	5.77	5.82	5.97	5.60	5.71	5.29	5.16	4.92	4.80

CURRENT STATUS ESTIMATION OF

Imputed rent for owner-occupied dwellings

Estimation method on Production side

- Gross Output (GO) = Number of households x The average rent per HH
- Value Added = GO – (IC)

Gross Output (GO) : Income from rental housing

Intermediate Cost (IC) : Expense for maintenance housing

CURRENT STATUS ESTIMATION OF

Imputed rent for owner-occupied dwellings

Structure of GDP at current prices											(%)
TSIC		2005	2006	2007	2008	2009	2010	2011	2012	2013	
GDP	Gross Domestic Product	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
K	Real estate, renting and business activities	7.4	7.4	7.1	6.9	6.5	6.4	6.6	6.8	6.9	
	Actual rent	0.7	0.5	0.5	0.5	0.5	0.4	0.4	0.4	0.4	
	Imputed rent	2.4	2.5	2.3	2.2	2.2	2.0	1.9	1.8	1.8	

CURRENT STATUS ESTIMATION OF Imputed rent for owner-occupied dwellings

Structure of Real estate, renting and business activities at current prices											(%)
TSIC		2005	2006	2007	2008	2009	2010	2011	2012	2013	
K	Real estate, renting and business activities	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
	Actual rent	8.9	6.8	6.6	6.7	7.2	6.7	6.2	5.7	5.5	
	Imputed rent	32.2	33.9	32.8	32.2	33.3	31.2	29.5	26.6	26.5	

Thank you

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