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)

31 August - 4 September 2015
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.
CURRENT STATUS ESTIMATION OF
IMPUTED RENT FOR OWNER-OCUPIED DWELLINGS

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
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
CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS

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
CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS

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.)
CURRENT STATUS ESTIMATION OF
IMPUTED RENT FOR OWNER-OCUPIED DWELLINGS

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,
CURRENT STATUS ESTIMATION OF IMPUTED RENT FOR OWNER-OCCUPIED DWELLINGS

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
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.
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.
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.
## Current Status Estimation of Imputed Rent for Owner-Occupied Dwellings

### Item of SES that use to estimation

<table>
<thead>
<tr>
<th>Expenditure Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Household</td>
</tr>
<tr>
<td>Total Population</td>
</tr>
<tr>
<td>Average Household Size</td>
</tr>
<tr>
<td>Household Operation, Furnitures</td>
</tr>
<tr>
<td>- Rent of Dwelling</td>
</tr>
<tr>
<td>- Estimated Rental Value of Dwelling (Include owned dwelling)</td>
</tr>
</tbody>
</table>
CURRENT STATUS ESTIMATION OF
Imputed rent for owner-occupied dwellings

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

Estimation method on Production side

• Gross Output (GO) = Number of households \times\text{ 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 (%)

<table>
<thead>
<tr>
<th>TSIC</th>
<th>2005</th>
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<td>GDP</td>
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<tr>
<td>Gross Domestic Product</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
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</tr>
<tr>
<td>Real estate, renting and business activities</td>
<td>7.4</td>
<td>7.4</td>
<td>7.1</td>
<td>6.9</td>
<td>6.5</td>
<td>6.4</td>
<td>6.6</td>
<td>6.8</td>
<td>6.9</td>
</tr>
<tr>
<td>Actual rent</td>
<td>0.7</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.4</td>
<td>0.4</td>
<td>0.4</td>
<td>0.4</td>
</tr>
<tr>
<td>Imputed rent</td>
<td>2.4</td>
<td>2.5</td>
<td>2.3</td>
<td>2.2</td>
<td>2.2</td>
<td>2.0</td>
<td>1.9</td>
<td>1.8</td>
<td>1.8</td>
</tr>
</tbody>
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<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>Actual rent</td>
<td>8.9</td>
<td>6.8</td>
<td>6.6</td>
<td>6.7</td>
<td>7.2</td>
<td>6.7</td>
<td>6.2</td>
<td>5.7</td>
<td>5.5</td>
</tr>
<tr>
<td>Imputed rent</td>
<td>32.2</td>
<td>33.9</td>
<td>32.8</td>
<td>32.2</td>
<td>33.3</td>
<td>31.2</td>
<td>29.5</td>
<td>26.6</td>
<td>26.5</td>
</tr>
</tbody>
</table>
Thank you

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