

How to combine differing needs and the roles of various players in the field – RPPI

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1 Introduction

- The idea of building a statistical system for residential property indices - an idea to support
- The system should be an integrated part of the system for official statistics
- User oriented – and multi purpose
- Collect data once – use many times.
- What are the characteristics of a statistical system – applied on RPPI ?

2. The project – the handbook

- Discuss and identify the scope – the purpose – the format of the handbook
- Will it be ?:
 - An International standard, approved by UN Statistical Commission
 - A regional handbook for one or more of the international statistical organisations
 - An EU regulation – in the future
 - A collection of best practices
 - Is it planned to be a handbook for **official** statistics ?

3 The process

- The best process, depends on the purpose and the format (see previous paragraph)
- Clear advice - to include this project in international coordination
- Discussions in:
 - European Statistical System – (ESSC and DGINS ?)
 - UN ECE – The conference of European statisticians
 - OECD - CSTAT
 - UN – Statistical commission

4 The content of a statistical system

- The basic concepts
- Value = House price x square meters + land price x square meter land
- All variables need definitions,
- International classification of houses and flats
- Prices
- How to measure and define the relevant square meter measures – we observe confusion in the markets

5. Other classifications

- Re use of existing classifications. Links to construction industries, NA etc
- New classifications – is there a need ? (model types of residential properties for statistical purposes)

6 Statistics and official statistics

- What is the definition of official statistics ?
- Several models – includes a decentralised statistical system
- What are the important features of official statistics relevant for this theme: RPPI ?
- Quality and relevance, user friendly
- Independency
 - The bodies responsible for policy performance are not independent (How can Central Banks be independent?)
 - Market organisations are not independent
- Data collection – response burden, smart data

7 Data collection

- Legal support - may be given by the national statistics act
- Legal use of mandatory surveys for statistical surveys
- Legal use of administrative (government) data for statistics
- Market transaction data
- Appraisal data
- Financial data – mortgage data – insurance data
- Taxation data
- Subjective valuation – owner
- How to collect data - smart data
- Consider data challenges – but not be too pessimistic

8 Multi purpose

- User friendly dissemination. Metadata, Transparency on methods
- The external use of RPPI
- RPPI as input in other statistical systems
- CPI
- NA
- Separate but linked discussion:
 - CPI and Inflation target monetary policy
 - The role of the NSO (official statistictis) Ministries and the Central Bank

9 Methods

- The index formula etc
- Hedonic
- Extremely important to show best practices
- International acceptable methods – training program technical support
- International comparability. Define ambitions – price changes but also price levels ?

Thank you

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