

# The Land and Housing Survey in a Global Sample of Cities

## Survey Instructions

### Introduction

Thank you for agreeing to conduct the survey in your city, a survey that will form a part of *the Land and Housing Survey in a Global Sample of Cities*, a sample containing 200 cities and metropolitan areas of different sizes distributed all over the world. The survey has two parts: (1) a Regulatory Survey; and (2) an Affordability Survey.

The Regulatory Survey contains questions about the rules and regulations governing land and housing in recently built areas of your city. You should be able to identify these areas on internet-based maps that will be provided to you.

The Affordability Survey contains questions about the characteristics of different segments of the housing stock in your city and the typical prices, as well as the range prices, of land and housing in different types of development.

Both surveys are designed to be completed over the Internet but should you prefer, you have the option of providing answers over the telephone to a member of our team. If you take the Internet survey, you can start and stop at any time and complete your remaining answers at a later point.

We expect you to consult published information and to contact municipal officials, people who subdivide and sell land, housing developers, slum and squatter leaders, and academics familiar with the formal and informal real estate markets before filling in the survey.

We estimate that both surveys can be completed in one month or less of data gathering. We expect a draft of your survey results one month from the time of signing the City-Based Researcher Agreement. We will respond to your draft with questions and comments and we expect you to submit your final survey results within two months of signing the Agreement.

A glossary of terms provides definitions and explanations for terms that appear in both surveys. You can always contact the survey team for any type of clarification.

### Instructions for Part I: A Survey of the Rules and Regulations Governing Land and Housing

The Regulatory Survey contains 15 questions divided into three sections: (I) Property Ownership and Rights; (II) Land Use Regulations; and (III) Subdivision of Land.

Our research interest is to understand the rules and regulations that govern land and housing in recently built areas of the city, typically corresponding to areas on the edge of the city or metropolitan area that were converted to urban use during the last two decades. We refer to these recently built areas as the *Expansion Area* of the city.

We determine a city's *Expansion Area* by interpreting historical satellite imagery. Below is the *Expansion Area* map of your city showing all the area converted to urban use over the past 20-25 in red.

*What if there is a lot of variation in the rules and regulations in different municipalities that form parts of my city's expansion area?*

In smaller cities, there may be only one municipality or government that sets the rules and regulations for all the land in the *Expansion Area*. In such cases, you will provide a single answer that corresponds to the entire *Expansion Area*. In larger cities, there may be a number of municipalities or local governments with the authority to set land and housing regulations. We are interested in the single answer that applies to all or most of the land in the *Expansion Area*. If a single answer does not apply to approximately 80% of the land in the expansion area, we will ask you to write a short note explaining the situation in your city. If the question does not make sense to you, we want to understand 'why?' so that we get the correct story for your city.

Questions may sometimes refer to the *periphery* of city and not to the *Expansion Area*. The periphery refers to lands inside or perhaps outside the outer edge of the *Expansion Area*, namely those areas which are now being converted from rural to urban use.

## **Instructions for Part II: A Survey of the Affordability of Land and Housing**

The Affordability Survey contains questions about the housing stock, the stock of residential land, and the prices of land and housing in your city.

Unlike the regulatory survey, the affordability survey seeks answers for the average value across the entire city or metropolitan area, not just the *Expansion Area*. We are also interested in the range of prices. The lower part of the range should refer to housing units or plots that are available in significant quantities, i.e. are not hard to find.

We also inquire how this city wide value compares to values on the urban periphery. The urban periphery is described in the instructions to the regulatory survey. A map of the extent of the city's built up area, including the *Expansion Area* is provided.

If the survey asks about a type of housing or development that does not exist in your city, you will be asked to skip that particular section.

The final portion of the affordability survey asks about travel times and public transit cost from locations on the periphery to the city center. The peripheral locations and the city hall locations will be provided on an internet-based map. Answers should correspond to the morning or evening 'rush hour' when the majority of travel to and from work takes place.