

The Role of Environmental Amenities in Determining Housing Prices, a Hedonic Price Analysis



Department of Environmental Economics

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<i>Enumerator's Name</i>	
<i>Date of Interview</i>	

<i>Study Area</i>	Mirpur City, AJK
<i>Sector</i>	
<i>Questionnaire No.</i>	

Pakistan Institute of Development Economics, Islamabad

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Survey Questionnaire:

This survey is being conducted as part of an M Phil degree at the Department of Environmental Economics at PIDE, Islamabad and is mainly concerned with the Environmental Valuation in your locality. The following questions are thus purely for academic purposes and mainly concerned with household perception about the environmental quality, living standards and its impact on housing demand and resultantly on housing prices. Your input is highly valued and I will be grateful if you could please take few minutes out to express your views in this regard. This information and identity of respondent will be kept confidential. The information will only be used for this research and not for any other purpose. Your cooperation is highly appreciated.

Enumerators Only

Date:

Area Name:

Enumerator name:

Address:

A. Structural information of House

1a. Do you own the house you are living in?	Yes	No (>> 1c)		
1b. If yes, How much rent you will get If you rent it out (in R.s/month)?				
1c. If no, how much you are willing to pay to get house like it (in Rs. /month)??				
2a. When did you purchase this house?				
2b. What price did you pay for it?				
2c. What would be the market price of this house?				
3. What is the plot size in (Marla)?				
4. Type of house (main structure/rooms etc.)?	1. Kucha	2. Semi Pukka	3. Pukka	Other

5. How many floors in your house?	1.One	2. Two	3.Three	4.Four or>
5a. Is there a kitchen available at each floor?	Yes		No	
5b. Total number of kitchens in your house?	1.One	2. Two	3.Three	4. > three
6. Total number of rooms in your house?	1. Two	2. Three	3. Four	4. five or >
7. Basement?	Yes		No	
8a. Total number of bathrooms in house?	1.One	2. Two	3.Three	4.Four or >
8b. Attached bathroom with each room?	Yes		No	
9. Garage is present?	Yes		No	
10. Open space/Lawn is present within the boundary?	Yes		No	
11a. Age of house (in years)?				
11b. Would you like to sale it out or shift from here in near future (about in one year)?	Yes		No (>>12a)	
11c. If yes, then what would be reason for it?				
12a. Is there any special facility available at your house which is not usually common in other houses (like Swimming pool)?	Yes		No (>>13)	
12b. If yes, please specify				
13. Corner plot?	Yes		No	
14. Exterior of house?	Simple		Fancy	

B. Accessibility information of House

15a. What are the available sources of water in the locality?	1. Fetch from Spring/ Streams/ Ponds	2. Fetch from outside (Govt. /Private) tank	3. Government water tap	4. Private water tap	5. Pump/ Motor (tank)	6. Other specify
15b. Water availability in your house?	1. Poor	2. Fair	3. Good	4. Very Good	5. Excellent	
15c. No of hours water is available?	_____/24 hours					
15d. You are receiving Water on?	1. Daily basis	2. Twice a week	3. Thrice a week	4. Once in a month	5. Other specify	
16a. Any open sewages around your house?	Yes			No		
16b. In order to convert the open sewages into underground sewage system around your house, would you be willing to pay Rs. 100/ month	Yes (>> 16c)			No (>> 16b)		
16c. If yes, would you be willing to pay a even more in order to convert the open sewerages into underground sewage system around your house, like Rs. 200/ month	Yes (>> 16d)			No		

16d. What is your maximum/minimum Willingness to pay for underground sewage system around your house?	Rs. / month				
17. Streets around your house?	1. Poor	2. Fair	3. Good	4. Very Good	5.Excellent
18. Telecommunication facilities in your locality?	1. Poor	2. Fair	3. Good	4. Very Good	5.Excellent
19. Sui gas is available in your area?	Yes			No	
20a. Public transport is available in your area?	Yes (>> 20b)			No	
20b. Common mode of public transportation in your area?	1. Van	2. Bus	3. Rickshaw	4. Other specify	
20c. What is the walking distance of public transport from your house?	1. <1 Km	2. I Km	3. 2 Km	4. Other specify	
21a. Availability of educational institutions in your area?	Yes (>> 21b)			No	
21b. Majority of the institutions in your area?	1. Public		2. Private		
21c. Distance of educational institutions from your house (in Km)?	1. <one Km	2. one Km	3. two Km	4. Other specify	

22a. Availability of hospitals in your area?	Yes (>> 23b)		No	
22b. Majority of hospitals in your area?	1.Public		2.Private	
22c. Distance of hospital from your house (in km)?	1. <one Km	2. one Km	3. two Km	4.Other specify
22d. Availability of small retailer shops near your house?	Yes		No	
23a. Distance of shopping Centre from your house (in Km)?	1. <one Km	2. one Km	3. two Km	4.Other specify
23b. Services provided by shopping centers are satisfactory?	Yes (>> 24a)		No	
24a. Do you recommend other to purchase house in your locality?	Yes		No	
24b. If yes, Why/? If not, Why?				

C. Environmental quality information of House

25. Main windows facing sun light?	Yes	No
26a. Visibility of Mangla lake from your house?	Yes	No
26b. Distance of Mangla lake from your house (in Km)?	

26c. Your visit to Mangla lake?	1. Daily basis	2. Weekly basis	3. Monthly Basis	4. other specify
27a. Any open space/park available around your house?	Yes		No	
27b. How people use this?	1. recreation		2. waste disposal	
28. Any Waste disposal site located near your house?	Yes		No	
29a. Any industry operating near your house?	Yes (>> 29b)		No	
29b. If yes, Type of industry?			
29c. Do you think industries have negative impact (due to pollution) on housing prices in your area?	Yes (>> 29d)		No	
29d. Major type of externalities caused by the industries?	1. Air pollution	2. Noise pollution	3. Sanitation Problem	4. Other specify
30a. Availability of public parks in your locality?	Yes (>> 30b)		No	
30b. Distance of public parks from your house (in km)?	1. <1 Km	2. I Km	3. 2 Km	4. Other specify
30c. Are you satisfied with the aesthetical services provided by parks?	Yes (>> 30d)		No	
30d. How frequently you visit parks?	1. Daily Basis	2. Weekly basis	3. Monthly basis	4. other specify
31a. Tree plantation in your streets?	Yes (>> 31b)		No	
31b. How much they charge from you for single tree (in Rs)?			

32a. How would you rank the environmental quality of the area you are living in?	1. Poor	2. Fair	3. Good	4. Very Good	5. Excellent
32b. Better environmental quality leads to?				

D. Additional Information about Drinking Water

33a. Are you satisfied with the available drinking water quality?	Yes		No (>> 33b)		
If yes, skip the rest of questions otherwise proceed to Q 73					
33b. Which is the major issue in drinking water?	1. Taste	2. Appearance	3. Smell	4. Other specify	
33c. Has any member of HH suffered from water born disease in the last two months?	Yes		No		
33d. Which option you exercise at home to avert bad quality of the available drinking water?	1. Boring	2. Bottle water	3. Filter	4. Fetching	5. Other specify
33e. What is the monthly cost that you bear to avoid the bad quality of drinking water at home?	Rs /month				
33f. If you are provided with regular supply with sufficient pressure, and the water will be of good quality, potable without boiling or any other treatment 24 hrs a day, would you be willing to pay Rs. 200 per month?	Yes (>> 33g)		No (>> 33h)		

33g. If yes, would you be willing to pay Rs. 400 per month for the given better quality of water?	Yes (>> 33h)	No
33h. What is your maximum/minimum Willingness to pay for the said better quality of drinking water?	Rs. / month	

E. Household information

34a. Name of the respondent		Code for Q 40c & 41. 01=Under-primary 02=Primary 03=Middle 04=Metric 05=F.A 06=BA 07=MA 08=Degree in Law 09=M. Phil. Ph.D. 10=Metric + PTC 11=FA +CT 12=BA + B. Ed. 13=others (specify)
34b. Respondent Gender: Female/Male		
34c. Age of respondent (in years)		
35. Are you the head of the household?		
36a. Name of the head of the household?		
36b. Household Head's Gender: Female/male		
36c. Education of Household Head?		
36d. Age of Household Head's (in years)?		
37. Highest education within the HH members		
38a. Total household members?		
38b. Number of household's members those are of age below 1 year		
38c. Number of household's members those are of age 1-5 years		
38d. Number of household's members those are of age 6-14 years		
38e. Number of households members those are above age 14 years		
39. Total Monthly income?		
40. Remittances received per month?		

41. Occupation?		
42. Land Holdings other than this house?		

43. Your house expenditure on the following:

	Items	Amount spent per month (Rs.)
43a	Food, Drinks and Tobacco	
43b	House Rent	
43c	Health and Education	
43d	Transport and communication	
43e	Recreation and Entertainment	
43f	Utility Bills (Electricity, Gas, Water)	
43g	All Taxes	
	Total per month	

THE END