



Buildings and Dwellings Statistics (BDS), January 2018

Explanatory notes on the type of owners of rented dwellings

New survey framework and comparison with the 2000 population census

1 Background

In January 2018 the FSO published data on the type of owners of rented dwellings for the first time since the 2000 population census. Since the population census changed from a questionnaire-based to a register-based survey that keeps no information on the buildings' owners, the FSO has been unable to publish figures on the type of owners. To bridge this gap, information for these statistics has been drawn from the existing survey of the rental index (MPI).

The MPI covers only rented dwellings. So that longer-term results can once again be obtained not just for rented dwellings but for the whole housing market, the FSO is considering the intermediate solution of gathering information on the type of owners from the land registers. This would require the land registers to be harmonised and computerised nationwide.

2 Statistical population

The rental index is a quarterly sample survey of some 12 000 tenants. The MPI is a panel survey. A landlord can be asked to participate up to eight times during a maximum of two years. For each quarter, the statistics covers people taking part for the first time (approx. 1600 tenants). To ensure that the results are statistically meaningful, the quarterly data are cumulated for a whole year. The sample survey is therefore comprised of some 6400 rental dwellings.

3 Comparability of MPI and PC2000 results

3.1 Principles of the MPI and the 2000 Population Census

Due to different survey and collection methods, comparisons of the results from the 2000 Population Census and the MPI should be treated with great caution. The following main points make comparability difficult:

- *Different survey methods:* The PC2000 is an exhaustive survey of house owners and rental agencies. The MPI in contrast is a sample survey in which tenants (households) are randomly selected and asked to provide the contact details of their landlord so that they can answer questions for the survey.
- *Imprecise aggregations:* Apart from the category of private individuals, the five owner categories for the MPI are more heterogeneous than the 13 finely detailed categories of the PC2000. Comparisons of the two statistics are flawed by imprecision due to the necessary aggregation of the PC categories to the level of the MPI categories.
- *Difference in variable for type of owner:* In the MPI the type of owner is a dwelling variable. In the PC2000, however, it is a building variable. This is particularly important in the case of condominium ownership. Because the PC2000 does not define several dwelling owners within the same building, all dwellings are attributed to the owner possessing the most dwellings in the building.

3.2 Comparability of the results

Should one nevertheless wish to compare both statistics, *firstly* the calculation for the year 2000 should comprise only the universe of rental dwellings with up to 6 rooms. *Secondly*, the categories of the PC2000 should be aggregated as follows, so as to reduce imprecise data collection as far as possible.

MPI owner categories	PC2000 owner categories
Private individuals	Private individuals
Public sector	Commune, canton, Confederation
Cooperative	Housing cooperative Other housing cooperative
Construction company/real estate agency	Other real estate agency Construction corporation
Other joint stock company/limited liability company/corporation	Real estate fund Insurance Employee benefits scheme Other company/cooperative
Other type of owner	Other foundation Association Other type of owner

Bearing in mind the principles mentioned above, results from the PC2000 can only be compared to a limited extent with those from the MPI. The following table shows the recalculation for the PC2000:

Type of owners of rented dwellings

Population Census 2000

	Private individuals	Public sector	Cooperative	Construction company or real estate agency	Other joint stock company/limited liability company/corporation	Other type of owner
Total	57.3%	3.4%	8.0%	5.7%	23.0%	2.7%
Major region						
Lake Geneva region	50.9%	4.0%	5.3%	7.8%	27.6%	4.4%
Espace Mittelland	62.3%	3.6%	5.9%	4.2%	21.8%	2.2%
Northwest Switzerland	53.2%	2.1%	7.9%	6.8%	27.3%	2.6%
Zurich	51.5%	4.3%	14.0%	4.1%	23.3%	2.7%
Eastern Switzerland	58.7%	3.1%	6.4%	7.5%	22.6%	1.7%
Central Switzerland	61.4%	2.9%	9.9%	5.4%	18.4%	2.1%
Ticino	90.9%	0.8%	1.2%	3.7%	2.0%	1.5%
Size of dwelling						
klein (1-2 Zimmer)	57.3%	4.0%	6.1%	6.6%	21.8%	4.3%
mittel (3-4 Zimmer)	56.9%	3.1%	9.5%	5.6%	22.7%	2.2%
gross (5-6 Zimmer)	59.1%	3.6%	4.1%	4.3%	27.0%	1.9%
Construction period						
Before 1946	72.4%	5.1%	5.0%	4.4%	10.8%	2.3%
1946-1980	52.2%	2.9%	10.5%	6.5%	25.0%	3.0%
1981-2000	48.9%	2.3%	6.0%	5.5%	34.7%	2.6%

Source: Population Census 2000

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Type of owners of rented dwellings

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Rental index 2017: cumulated over 4 quarters

	Private individuals		Public sector		Cooperative		Construction company or real estate agency		Other joint stock company/limited liability		Other type of owner	
	Percentage	Confidence interval (± in % points)	Percentage	Confidence interval (± in % points)	Percentage	Confidence interval (± in % points)	Percentage	Confidence interval (± in % points)	Percentage	Confidence interval (± in % points)	Percentage	Confidence interval (± in % points)
Total	49.0	1.3	4.3	0.5	7.0	0.7	7.0	0.7	32.4	1.3	(0.3)	(0.2)
Major region												
Lake Geneva region	40.7	3.0	6.1	1.5	4.1	1.2	5.7	1.4	43.1	3.0	()	()
Espace Mittelland	56.0	3.0	4.4	1.2	5.5	1.4	5.3	1.3	28.1	2.7	(0.6)	(0.5)
Northwest Switzerland	47.9	3.7	(2.7)	(1.1)	6.3	1.7	8.1	2.0	34.6	3.6	()	()
Zurich	44.7	2.9	(3.0)	(1.0)	12.7	1.9	5.7	1.3	33.7	2.8	()	()
Eastern Switzerland	49.6	4.0	(3.0)	(1.4)	(5.1)	(1.8)	13.6	2.7	28.8	3.6
Central Switzerland	52.2	4.2	(5.6)	(2.0)	9.1	2.5	8.1	2.3	25.0	3.7	()	()
Ticino	71.4	6.5	(7.3)	(3.5)	()	()	(3.2)	(3.0)	(16.7)	(5.4)
Size of dwelling												
Small (1-2 rooms)	49.3	2.9	4.7	1.2	5.5	1.3	7.3	1.5	32.7	2.7	(0.6)	(0.4)
Medium (3-4 rooms)	47.9	1.6	4.1	0.6	7.7	0.9	7.0	0.8	33.0	1.5	(0.3)	(0.2)
Large (5-6 rooms)	56.5	3.5	4.5	1.4	6.1	1.6	5.8	1.6	26.8	3.2	()	()
Construction period												
Before 1946	68.3	3.1	5.7	1.6	(4.5)	(1.3)	(3.8)	(1.3)	17.4	2.5	()	()
1946-1980	46.7	2.0	4.3	0.8	9.4	1.2	6.9	1.0	32.4	1.9	(0.3)	(0.2)
1981-2000	45.3	3.1	4.5	1.2	5.1	1.3	6.2	1.5	38.5	3.0	(0.5)	(0.4)
After 2000	39.3	2.9	2.4	0.9	4.9	1.2	11.7	2.0	41.3	3.0	(0.4)	(0.4)

Source: FSO - rental index

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3.3 Principles of dissemination

As a general rule, the MPI results on type of owners based on the sample survey are disseminated at "major region" level.