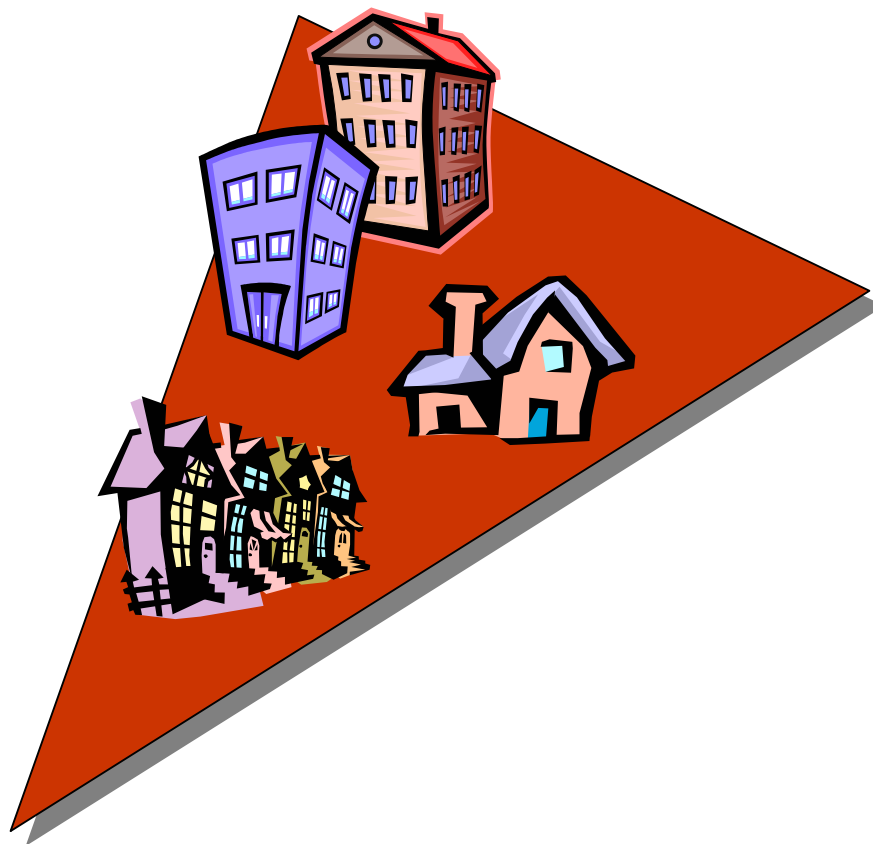


2003 CURRENT MARKET RENTS

FROM SURVEYS THROUGH ESTATE AGENCIES



This booklet is mainly distributed among estate agents that participate in our work.

We would like to thank them for their kind collaboration.

INTRODUCTION

The rent data presented in this booklet are part of a wider work programme whose objective is to compare the relative cost of living of international civil servants in any place of employment compared to Brussels, the reference city. The results of this work carried out by the Inter-Organisations Section at the OECD and Eurostat, with the assistance of the National Statistical Offices, are used to adjust the salaries of staff in the European Union institutions, the Co-ordinated Organisations¹ and other international Organisations.

The method aims to compare the price of a basket of goods and services purchased by the average international officials in each of the places of employment with the price of the same basket in Brussels.

Because of the importance of housing costs, specific rent surveys are carried out annually through estate agencies. Rent prices are collected around mid-year for precise types of accommodation in pre-selected neighbourhoods. The information obtained, and that derived from similar surveys in earlier years, are used to determine the difference in rental levels for the same type of property between Brussels and each of the other places where the survey is done.

ACCOMMODATION

Real estate agents are asked to provide the monthly rent for various types of accommodation, excluding charges and utilities, for an unfurnished property. The quality of the accommodation should be good to very good, but not luxurious.

TYPES OF DWELLING SURVEYED:

Five different types of dwelling are surveyed:

- 3-bedroom flat
- 2-bedroom flat
- 1-bedroom flat
- Non-detached house
- Detached house

¹ (NATO, European Space Agency, OECD, Council of Europe, Western European Union, European Centre for Medium-range Weather Forecasts)

GENERAL CHARACTERISTICS:

Location:	Residential area of good quality
Year of construction or major modernization:	Within the last 10 years
Situation:	Middle floor
Outlook:	In good, well-lit position
Finish:	Floors, walls, sanitary fittings, doors, etc. of good quality
Living area:	Total internal habitable area; excluding garage and terraces

DETAILS ON THE LOCATION

Special attention is given to the *location*, which is a most important determinant of rent. Since the aim of the entire exercise is to compare like with like, the neighbourhoods surveyed may not be necessarily those areas where expatriates actually live, but comparable with those actually occupied by officials in Brussels.

These neighbourhoods are described as residential areas of good quality favoured by expatriates and professional people such as international civil servants, university staff, doctors, managers, etc., who pay their rent themselves (i.e. not paid by their employers).

DETAILS ON THE SURFACE AREA

Within each of the types, there are different sizes for total living space, depending on the housing commonly found in different towns. The rent of the dwellings surveyed in each town are compared with the rent of dwellings (having the same characteristics and the same surface area) found in Brussels, where a larger sample of housing sizes is considered.

DETAILED DATA

In the following pages are provided various tables showing the latest rent results, a comparison between rent cost of apartments in different countries and between the last two years of survey and, the list of neighbourhoods surveyed in each town.

2003 CURRENT MARKET RENTS

Average rent per month given in the local currency of each place

COUNTRY / City		3 bedroom flats	2 bedroom flats	1 bedroom flats	
European Union	Austria Vienna	1 300	910	690	
	Belgium Brussels	1 100	860	650	
	Cyprus Nicosia	360	290	220	
	Czech Rep. Prague	42 700	29 800	20 000	
	Danemark Copenhagen	13 400	9 100	6 200	
	Estonia Tallinn	14 360	11 140	7 710	
	Finland Helsinki	1 260	1 060	770	
	France	Paris	2 180	1 670	990
		Lyon	960	750	530
	Germany	Berlin	1 110	830	670
		Bonn	960	700	540
		Hamburg	1 270	910	660
		Karlsruhe	910	680	590
		Munich	1 520	1 130	870
	Greece Athens	1 550	920	690	
	Hungary Budapest	361 000	232 000	139 000	
	Ireland Dublin	1 510	1 220	970	
	Italy	Rome	1 800	1 420	1 050
		Varese	830	600	460
	Latvia Riga	740	570	410	
	Lithuania Vilnius	2 670	2 040	1 400	
	Malta Valetta	270	200	130	
	Netherlands The Hague	1 660	1 290	1 080	
	Poland Warsaw	4 550	3 180	1 930	
	Portugal Lisbon	1 220	870	610	
	Slovakia Bratislava	1 620	1 090	650	
	Slovenia Ljubljana	313 000	216 000	142 000	
	Spain Madrid	1 260	930	710	
	Sweden Stockholm	16 300	12 300	8 900	
	UK	London	1 590	1 210	980
		Oxford	970	780	630
		Reading	930	770	630
Europe (other)	Norway Oslo	14 600	11 300	8 700	
	Switzerland	Bern	2 260	1 920	1 480
		Geneva	3 200	2 580	1 840
	Turkey Ankara	1 070 000	720 000	570 000	
America	Canada	Ottawa	2 390	1 810	1 320
		Montreal	3 180	2 080	1 460
	Mexico Mexico	18 100	12 300	8 900	
	USA	Washington	3 190	2 060	1 310
New York		5 290	3 180	2 220	
Asia	Japan Tokyo	685 000	503 000	391 000	

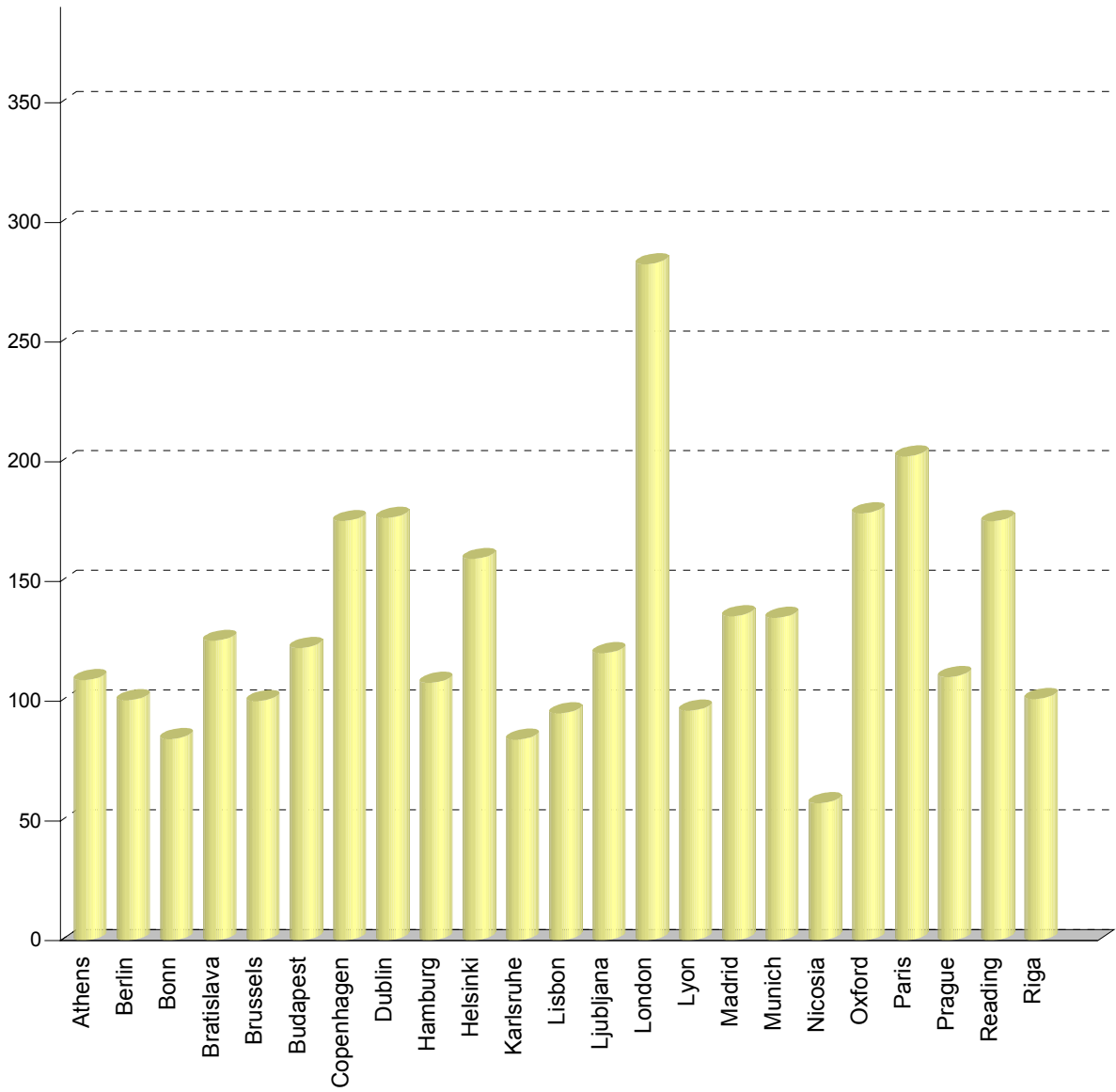
Non-detached House	Detached House	Currency	City / COUNTRY
1 630	2 520	EUR	Vienna Austria
1 170	1 760	EUR	Brussels Belgium
520	840	CYP	Nicosia Cyprus
48 100	65 500	CZK	Prague Czech Rep.
13 000	17 900	DKK	Copenhagen Danemark
16 000	21 420	EEK	Tallinn Estonia
1 430	2 050	EUR	Helsinki Finland
2 000	2 790	EUR	Paris France
1 100	1 750	EUR	Lyon
1 260	1 750	EUR	Berlin Germany
1 070	1 480	EUR	Bonn
1 330	1 920	EUR	Hamburg
1 120	1 720	EUR	Karlsruhe
1 650	2 260	EUR	Munich
1 730	2 730	EUR	Athens Greece
502 000	712 000	HUF	Budapest Hungary
1 470	1 920	EUR	Dublin Ireland
1 790	2 510	EUR	Rome Italy
1 000	1 560	EUR	Varese
980	1 220	LVL	Riga Latvia
4 040	5 480	LTL	Vilnius Lithuania
380	640	MTL	Valetta Malta
1 950	-	EUR	The Hague Netherlands
4 440	6 380	PLN	Warsaw Poland
1 420	1 990	EUR	Lisbon Portugal
1 680	2 120	EUR	Bratislava Slovakia
326 000	451 000	SIT	Ljubljana Slovenia
1 730	2 190	EUR	Madrid Spain
14 900	18 800	SEK	Stockholm Sweden
1 820	2 410	GBP	London UK
890	1 120	GBP	Oxford
840	1 150	GBP	Reading
14 400	18 030	NOK	Oslo Norway
2 890	3 890	CHF	Bern Switzerland
4 860	6 590	CHF	Geneva
1 410 000	2 350 000	TRL (/1000)	Ankara Turkey
2 140	2 810	CAD	Ottawa Canada
3 150	4 800	CAD	Montreal
19 500	23 630	MXN	Mexico Mexico
2 860	3 600	USD	Washington USA
2 980	4 320	USD	New York
643 000	928 000	JPY	Tokyo Japan

European Union

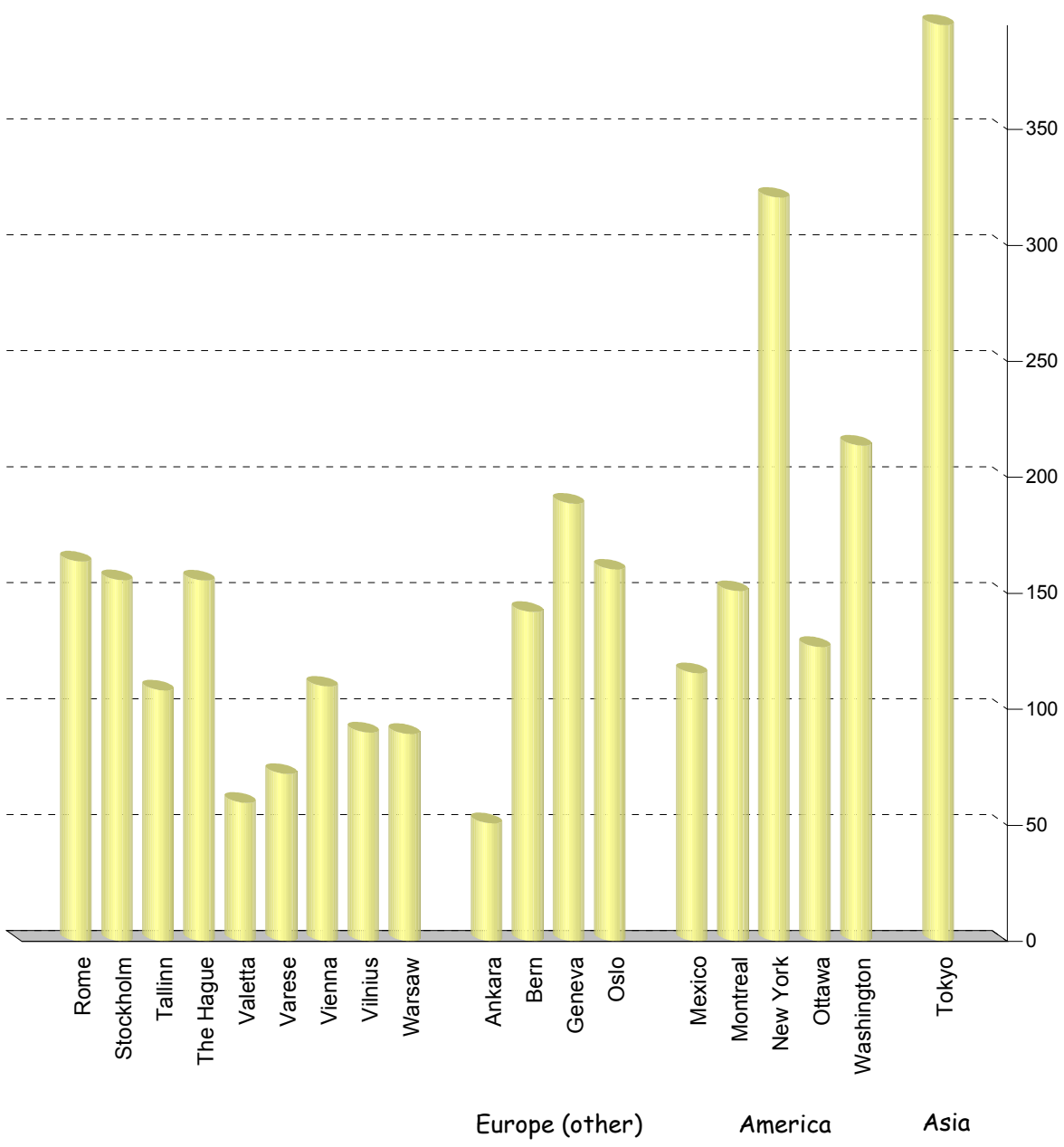
Europe (other) America Asia

NOTES: Dwelling size per category varies slightly by country (see table on surface of dwellings).
The figures for houses shown in italics are not used in rent comparisons.

RELATIVE DIFFERENCE BETWEEN AVERAGE RENT COST OF FLATS (Brussels = 100)



European Union



Note: Exchange rates of 1/07/2003

TREND OF RENTS 2003/2002

Average development of rents for Flats and Houses

COUNTRY / City		FLATS (annual trend)	HOUSES (annual trend)	
European Union	Austria Vienna	▼ -2%	▲ +6%	
	Belgium Brussels	▼ -6%	▼ -9%	
	Cyprus Nicosia	▲ +16%	▲ +7%	
	Czech Rep. Prague	▼ -7%	▼ -4%	
	Danemark Copenhagen	▼ -1%	▼ -2%	
	Estonia Tallinn	▼ -3%	▼ -5%	
	Finland Helsinki	▼ -6%	▼ -11%	
	France	Paris	▲ +1%	▼ -9%
		Lyon	▲ 0%	▲ +3%
	Germany	Berlin	▲ +2%	▲ +2%
		Bonn	▲ +3%	▲ +5%
		Hamburg	▲ +2%	▲ +11%
		Karlsruhe	▲ +17%	▲ +21%
		Munich	▼ -6%	▼ -4%
	Greece Athens	▲ 0%	▲ 0%	
	Hungary Budapest	▼ -5%	▼ -16%	
	Ireland Dublin	▼ -12%	▼ -10%	
	Italy	Rome	▲ +5%	▲ +3%
		Varese	▲ +10%	▲ +2%
	Latvia Riga	▼ -13%	▼ -9%	
	Lithuania Vilnius	▼ -9%	▼ -24%	
	Malta Valetta	▼ -5%	▼ -8%	
	Netherlands The Hague	▲ +6%	▼ -1%	
	Poland Warsaw	▼ -6%	▼ -8%	
	Portugal Lisbon	▲ +4%	▼ -5%	
	Slovakia Bratislava	▲ +36%	▲ +16%	
	Slovenia Ljubljana	▲ +1%	▼ -4%	
	Spain Madrid	▲ +3%	▲ +8%	
Sweden Stockholm	▼ -5%	▼ -4%		
UK	London	▼ -4%	▼ -8%	
	Oxford	▲ +2%	▲ 0%	
	Reading	▼ -8%	▼ -5%	
Europe (other)	Norway Oslo	▼ -4%	▼ -5%	
	Switzerland	Bern	▲ +3%	▼ -3%
		Geneva	▲ +7%	▲ +9%
	Turkey Ankara	▲ +6%	▼ -30%	
America	Canada	Ottawa	<i>n.a.</i>	<i>n.a.</i>
		Montreal	▼ -1%	▼ -2%
	Mexico Mexico	▲ +4%	▲ +5%	
	USA	Washington	▲ +1%	▼ -4%
New York		▼ -2%	▼ -3%	
Asia	Japan Tokyo	▲ +1%	▲ +2%	

SURFACE OF DWELLINGS

Typical dwelling sizes by category in each surveyed city (in m²)

COUNTRY / City		3 bedroom flats	2 bedroom flats	1 bedroom flats	Non-detached House	Detached House	
		80-100 m ² 110-130 m ² 140-160 m ²	60-80 m ² 80-100 m ²	40-60 m ² 60-80 m ²	80-100 m ² 110-130 m ² 140-160 m ²	110-140 m ² 150-180 m ² 190-220 m ²	
European Union	Austria	Vienna	△	△	△	△	
	Belgium	Brussels	△	△	△	△	
	Cyprus	Nicosia	△	△	△	△	
	Czech Rep.	Prague	△	△	△	△	
	Danemark	Copenhagen	△	△	△	△	
	Estonia	Tallinn	△	△	△	△	
	Finland	Helsinki	△	△	△	△	
	France	Paris	△	△	△	△	△
		Lyon	△	△	△	△	△
	Germany	Berlin	△	△	△	△	△
		Bonn	△	△	△	△	△
		Hamburg	△	△	△	△	△
		Karlsruhe	△	△	△	△	△
		Munich	△	△	△	△	△
	Greece	Athens	△	△	△	△	
	Hungary	Budapest	△	△	△	△	
	Ireland	Dublin	△	△	△	△	
	Italy	Rome	△	△	△	△	△
		Varese	△	△	△	△	△
	Latvia	Riga	△	△	△	△	
	Lithuania	Vilnius	△	△	△	△	
	Malta	Valetta	△	△	△	△	
	Netherlands	The Hague	△	△	△	△	
	Poland	Warsaw	△	△	△	△	
	Portugal	Lisbon	△	△	△	△	
	Slovakia	Bratislava	△	△	△	△	
	Slovenia	Ljubljana	△	△	△	△	
	Spain	Madrid	△	△	△	△	
	Sweden	Stockholm	△	△	△	△	
	UK	London	△	△	△	△	△
		Oxford	△	△	△	△	△
		Reading	△	△	△	△	△
Norway	Oslo	△	△	△	△		
Switzerland	Bern	△	△	△	△	△	
	Geneva	△	△	△	△	△	
Turkey	Ankara	△	△	△	△		
America	Canada	Ottawa	△	△	△	△	
		Montreal	△	△	△	△	
	Mexico	Mexico	△	△	△	△	
	USA	Washington	△	△	△	△	
New York		△	△	△	△		
Asia	Japan	Tokyo	△	△	△	△	

NEIGHBOURHOODS

EUROPEAN UNION CITIES

Athens - Kolonaki, Psychiko, Filothei, Kifissia, Glyfada, Voula-Glyfatha, Agia Paraskevi.

Berlin - Dahlem, Grunewald, Wannsee, Schlachtensee, Regierungsviertel, City-centre, Fronau, Zehlendorf, Westend, Lichterfelde, Berlin-Mitte.

Bonn - Ippendorf, Venusberg, Südstadt, Weststadt, Stadtwald, Dottendorf, Kessenich, Plittersdorf, Rüngsdorf, Poppelsdorf, Mehlen, Beuel.

Bratislava - Old Town, Centre, Borik, Nove Mesto.

Brussels - Bruxelles 1000, Schaerbeek, Etterbeek, Ixelles, Auderghem, Woluwe Saint-Pierre, Woluwe Saint-Lambert, Watermâel-Boitsfort, Uccle.

Budapest - *Buda side*: Districts I, II, II/A, XI, XII.

Copenhagen - Centre, Osterbro, Frederiksberg, Hellerup, Gentofte, Lyngby.

Dublin - Dublin 2, 4, 6; Sadymount, Ballsbridge, Donnybrock, Blackrock, Clonskeagh, Clontarf, Lucan, Dalkey, Killiney, Booterstown, Blanchardstown, Swords, Smithfield, Drumcondra, Santry.

The Hague - Archipel, Van Stolkpark, Centre, Westbroekpark, Duttendel, Belgisch Park, Benoordenhout, Scheveningen, Statenkwartier, Bezuidenhout, Duinoord, Mariahoeve, Rijswijk, Voorburg, Leidschendam, Kijkduin, Voorschoten.

Hamburg - Blankenese, Othmarschen, Uhlenhorst, Wandsbek, Eimsbüttel, Eppendorf, Föhlsbüttel.

Helsinki - *Flats*: Kaivopuisto, Eira, Munkkiniemi, Töölö, Lauttasaari, Katajanokka, Kruunuhaka, Tapiola; *Houses*: Kauniainen, Westend, Kuusisaari, Lehtisaari, Kulosaari, Haukilahti, Nuottaniemi.

Karlsruhe - Durlach, Geigersberg, Musikerviertel, Rüppur, Südweststadt, Weststadt.

Lisbon - Quinta do Lambert, Campo de Ourique, Avenidas Novas, Lumiar, Telheiras, Parque Expo, Restelo, Carcavelos, Estoril, Cascais.

Ljubljana - Center, Bežigrad, Vic-Trnovo-Murgle-Grbina-Rozna dolina, Siska-Koseze-Podutik-Mostec.

London - Islington & Highbury, Westminster, Fulham, Putney, Docklands, Greenwich and Blackheath, Southgate, Pimlico.

Lyon - Arrondissements II, III, IV, VI, VII, VIII; *Houses*: Ecully, Laval, Mon Plaisir, Francheville, St. Genis, St. Cyr, St. Foy les Lions, Montchat.

Madrid - *Flats:* Retiro, Salamanca, Chamartin, Chamberi, Arturo Soria, Parque Norte; *Houses:* Arturo Soria, Parque del Conde Orgaz, Majadahonda, las Rozas, Pozuelo de Alarcón, Soto de la Moraleja, Mirasierra.

Munich - Lehel, Harlaching, Solln, Grünwald, Pullach, Nymphenburg, Gern, Obermenzing, Schwabing, Bogenhausen, Herzog-Park.

Nicosia - Acropolis, Aglangia, Archangelos, CYBC area, Dasoupolis, Engomi, Hilton hotel area, Latsia, Makedonitissa, Strovolos, Universal Gardens.

Oxford/Abingdon - Oxford North, Summertown, South and East Oxford, Abingdon North.

Paris - arrondissements VI, VII, VIII, XV, XVI, Neuilly sur Seine, Boulogne; *Houses:* Saint Germain-en-Laye, Versailles.

Prague - *Flats:* Prague 1, 2, 6; *Houses:* Prague 5, 6.

Reading - Central Reading, University area, Lower Earley, Reading West, Caversham, Henley.

Riga - *Flats:* Old Riga, Center; *Houses:* Mezaparks, Jurmala, Kipsala, Pardaugava.

Rome - *Flats:* Prati, Parioli, centre (non-historic), Trieste, Aventino, EUR; *Houses:* Casal Palocco, Cassia-Flaminia, Olgiata.

Stockholm - Östermalm, Kungsholmen, Södermalm, Vasastan, Norrmalm, Birkastan; *Houses:* Solna, Näsby Park, Lidingö, Danderyd kommun/Djursholm/Stocksund, Täby, Nacka/Saltsjöbaden, Bromma, Sollentuna/Sjöberg/Edsvken.

Tallinn - *Flats:* Kesklinn (Center of Tallinn); *Houses:* Pirita (Kaasiku district), Nõmme (Hiiu district).

Valetta - Sliema, Kapara, Ta' l'Ibrag, St. Julian's, St. Andrews, Mellieha, St. Maria, Valetta, Vittoriosa, Senglea, Cospicua,

Varese - Centro-Montello, S. Ambrogio, Casciago, Casbeno, Masnago, Luvinata, Barasso.

Vienna - *Flats:* districts 1, 8, 9, 13; *Houses:* districts 13, 18, 19.

Vilnius - *Flats:* Old Town, Center, Naujamiestis; *Houses:* Center, Naujamiestis, Antakalnis, Zverynas, Jerusale.

Warsaw - Mokotow, Srodmiescie, Ursynow, Wilanow, Konstancin, Saska Kepa.

OTHER EUROPEAN CITIES

Ankara - Cankaya, Gasi Osman Pasa, Kavaklidere, Bilkent.

Bern - Centre, Kirchenfeld, Brunnadern, Elfenau, Obstberg, Murifeld, Matenhof, Altenberg, Muri, Gumligen.

Geneva - Petit Saconnex, Grand Saconnex, Champel, Florissant, Malagnou.

Oslo - *Flats:* Frogner, Homansbyen, Majorstuen, Briskeby, Vika, Bislett, Grünerlokka; *Houses:* Smestad, Ullern, Lilleaker, Nordstrand, Bærum, Nedre Hollmenkollen.

NORTH AMERICAN & ASIAN CITIES

Mexico - *West DF:* Polanco, Bosques, Lomas, Tecamachalco; *South DF:* Pedregal, Jardines de la Montaña.

Montreal - Downtown, Hampstead, Mont Royal, Outremont, Westmount, NDG, Nun's Island, Beaconsfield.

New York - Manhattan (area bounded by Yorkville, Park Avenue, Gramercy, East River); *Houses:* Westchester (Scarsdale, White Plains, Mamaroneck, New Rochelle, Larchmont), Queens (Forest Hills), New Jersey (Closter, Fort Lee).

Ottawa - Downtown, Glebe, New Edinburgh, Rockcliffe, Kanata, Orleans.

Washington - *NW DC:* Tenley Circle, A.U. Park, Spring Valley, Georgetown, Western Avenue; *Suburban Maryland:* Bethesda, Cabin John, Chevy Chase; *North Virginia:* McLean, Alexandria, Arlington, Crystal City.

Tokyo - Azabu, Hiroo, Roppongi, Akasaka, Mita, Toranomom, Azabudai, Shiba, Shibuya, Aoyama, Yoyogi, Takanawa, Meguro, Oyamacho.

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