

2013

CURRENT MARKET RENTS

FROM SURVEYS THROUGH ESTATE AGENCIES



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**This booklet is 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 is part of a wider work programme, the objective of which is to compare the relative cost of living of international civil servants, in any place of employment, with that of Brussels, the reference city. The results of this work, carried out by the International Service for Remunerations and Pensions (ISRP) 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 official, in each of the places of employment, with the price of the same basket in Brussels.

Because of the importance of housing costs in the overall expenditure of a household, 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, is 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 carried out.

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 DWELLINGS SURVEYED:

Five different types of dwellings are surveyed:

- 3-bedroom flats
- 2-bedroom flats
- 1-bedroom flats
- Non-detached houses
- Detached houses

¹ NATO, OECD, European Space Agency, Council of Europe, European Centre for Medium-range Weather Forecasts, European Organisation for the Exploitation of Meteorological Satellites

GENERAL CHARACTERISTICS:

Location:	Residential area of good quality
Year of construction or major modernisation:	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 for rents. Since the aim of the entire exercise is to compare "like with like", the neighbourhoods surveyed may not necessarily be in 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. Rental prices for 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, various tables are provided showing the latest rent results, with comparison between the rent costs of flats in different countries, the trend of rents over the last two years, the typical dwelling surface sizes, and the list of neighbourhoods surveyed in each town.

2013 CURRENT MARKET RENTS

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

COUNTRY / City		Flats			Houses		Currency
		3-bedroom	2-bedroom	1-bedroom	Non-detached	Detached	
<i>European Union</i>							
Austria	Vienna	1 550	1 150	920	2 000	2 800	EUR
Belgium	Brussels	1 300	1 050	820	1 400	1 850	EUR
Bulgaria	Sofia	1 050	740	530	-	1 700	BGN
		540	380	270	-	870	EUR
Croatia	Zagreb	7 850	5 950	4 050	7 850	15 650	HRK
		1 050	800	540	1 050	2 100	EUR
Cyprus	Nicosia	670	540	430	850	1 300	EUR
Czech Rep.	Prague	31 900	22 300	17 000	34 900	49 500	CZK
		1 250	860	660	1 350	1 900	EUR
Denmark	Copenhagen	14 800	9 850	7 700	16 300	22 500	DKK
		2 000	1 300	1 050	2 200	3 000	EUR
Estonia	Tallinn	950	640	470	980	1 250	EUR
Finland	Helsinki	1 850	1 400	1 050	2 200	2 950	EUR
France	Paris	2 450	1 850	1 150	2 300	3 150	EUR
	Lyon	1 300	940	630	1 200	1 750	EUR
Germany	Berlin	1 350	1 000	790	1 350	2 100	EUR
	Bonn	1 200	890	720	1 200	1 750	EUR
	Hamburg	1 600	1 200	970	1 750	2 550	EUR
	Karlsruhe	1 100	820	670	1 250	1 800	EUR
	Munich	1 900	1 450	1 150	2 000	3 100	EUR
Greece	Athens	1 100	760	560	1 350	1 900	EUR
Hungary	Budapest	350 500	218 000	134 500	401 000	771 500	HUF
		1 200	740	460	1 350	2 600	EUR
Ireland	Dublin	1 700	1 300	1 000	1 600	2 100	EUR
Italy	Rome	1 600	1 250	970	1 550	2 100	EUR
	Varese	870	670	520	1 150	1 900	EUR
Latvia	Riga	900	630	470	1 050	1 550	LVL
		1 300	900	670	1 500	2 200	EUR
Lithuania	Vilnius	2 900	2 200	1 700	3 200	4 700	LTL
		840	640	490	930	1 350	EUR
Luxembourg	Luxembourg	2 000	1 500	1 100	2 250	3 050	EUR
Malta	Valletta	900	640	460	1 150	1 700	EUR
Netherlands	The Hague	1 750	1 350	1 050	2 050	2 900	EUR
Poland	Warsaw	5 300	4 100	2 500	5 750	8 600	PLN
		1 250	950	580	1 350	2 000	EUR
Portugal	Lisbon	920	690	550	1 100	1 800	EUR
Romania	Bucharest	5 050	3 500	2 050	-	6 250	RON
		1 130	790	460	-	1 400	EUR
Slovakia	Bratislava	1 050	860	630	1 250	1 950	EUR
Slovenia	Ljubljana	940	760	520	1 050	1 450	EUR

COUNTRY / City	Flats			Houses		Currency
	3-bedroom	2-bedroom	1-bedroom	Non-detached	Detached	

European Union

Spain	Madrid	1 300	960	740	1 600	2 400	EUR
Sweden	Stockholm	23 000	17 900	14 200	21 500	28 500	SEK
		2 650	2 050	1 600	2 450	3 250	EUR
UK	London	2 900	2 150	1 650	3 250	4 500	GBP
		3 400	2 500	1 950	3 800	5 300	EUR
	Oxford	1 200	1 000	790	1 200	1 650	GBP
		1 400	1 150	930	1 400	1 950	EUR
Reading	1 350	1 000	720	1 000	1 550	GBP	
	1 600	1 150	840	1 150	1 800	EUR	

Europe (Others)

Albania	Tirana	92 800	70 300	46 400	-	168 500	ALL
		660	500	330	-	1 200	EUR
Iceland	Reykjavik	179 500	153 000	117 500	217 500	255 500	ISK
		1 100	940	730	1 350	1 600	EUR
Macedonia	Skopje	34 500	23 400	16 700	-	64 800	MKD
		560	380	270	-	1 050	EUR
Montenegro	Podgorica	990	720	420	1 000	1 550	EUR
Norway	Oslo	21 400	16 700	13 500	20 700	29 200	NOK
		2 700	2 100	1 700	2 650	3 700	EUR
Serbia	Belgrade	143 000	103 000	68 700	194 500	246 000	RSD
		1 250	900	600	1 700	2 150	EUR
Switzerland	Bern	2 500	1 900	1 500	2 700	3 350	CHF
		2 050	1 550	1 200	2 200	2 700	EUR
	Geneva	3 850	2 950	2 200	4 900	6 400	CHF
		3 100	2 400	1 800	4 000	5 200	EUR
Turkey	Ankara	1 250	970	920	1 700	2 900	TRY
		500	390	370	680	1 150	EUR

America

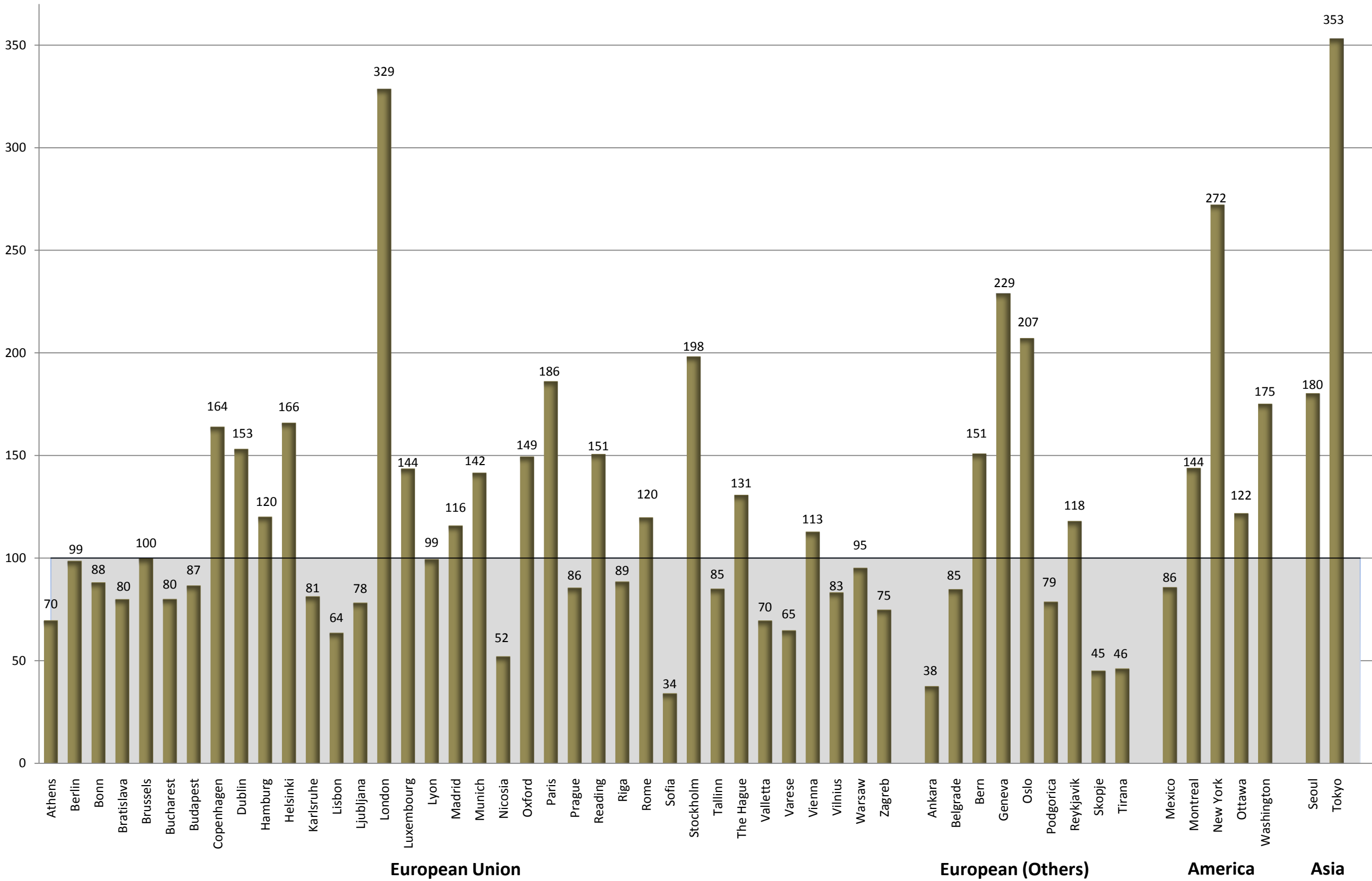
Canada	Ottawa	2 300	1 850	1 450	2 200	3 050	CAD
	Montreal	3 050	2 200	1 550	3 650	4 800	CAD
Mexico	Mexico	21 600	15 700	12 600	23 300	27 400	MXN
USA	Washington	3 000	2 450	1 800	3 050	3 800	USD
	New York	5 800	3 950	2 700	3 100	4 650	USD

Asia

Japan	Tokyo	629 500	475 000	342 000	632 000	882 000	JPY
South Korea	Seoul	4 200	2 800	1 800	5 100	8 450	KRW*

NOTES: The above figures have been rounded
Dwelling size per category may vary by city (see table on typical surface of dwellings).
* Rent data presented for Korea in KRW has been divided by 1000

COMPARISON OF AVERAGE RENT LEVELS FOR FLATS (Brussels = 100)



Note : Exchange rates of 1/July/2013

TREND OF RENTS 2013/2012

Average development of rents for flats and houses

COUNTRY / City		Flats (annual trend)	Houses (annual trend)	
European Union	Austria Vienna	→ 0%	↑ +14%	
	Belgium Brussels	↑ +3%	↓ -1%	
	Bulgaria Sofia	↓ -4%	↑ +3%	
	Croatia Zagreb	↓ -3%	→ 0%	
	Cyprus Nicosia	↓ -8%	↓ -3%	
	Czech Rep. Prague	↓ -3%	↑ +1%	
	Denmark Copenhagen	↓ -4%	↓ -6%	
	Estonia Tallinn	↓ -1%	↓ -10%	
	Finland Helsinki	↓ -1%	↓ -3%	
	France	Paris	↑ +2%	↓ -1%
		Lyon	↑ +2%	↑ +4%
	Germany	Berlin	↑ +1%	→ 0%
		Bonn	↑ +2%	↑ +4%
		Hamburg	↑ +1%	↓ -6%
		Karlsruhe	↑ +7%	↑ +1%
		Munich	↑ +4%	↑ +3%
	Greece Athens	↓ -10%	↓ -8%	
	Hungary Budapest	↓ -4%	↓ -6%	
	Ireland Dublin	↑ +8%	↑ +2%	
	Italy	Rome	↓ -5%	↓ -3%
		Varese	↓ -6%	↑ +2%
	Latvia Riga	↑ +2%	↓ -5%	
	Lithuania Vilnius	↑ +12%	↑ +6%	
	Luxembourg Luxembourg	↑ +4%	↑ +1%	
	Malta Valletta	↑ +5%	↑ +7%	
	Netherlands The Hague	↑ +1%	↓ -3%	
	Poland Warsaw	↓ -4%	↑ +2%	
	Portugal Lisbon	↑ +2%	↑ +2%	
	Romania Bucharest	↓ -6%	↓ -8%	
	Slovakia Bratislava	↓ -3%	↓ -1%	
	Slovenia Ljubljana	↓ -5%	↓ -3%	
	Spain Madrid	↓ -5%	↓ -1%	
	Sweden Stockholm	↑ +8%	↑ +1%	
UK	London	↑ +1%	↑ +7%	
	Oxford	↑ +5%	↑ +1%	
	Reading	↓ -7%	↓ -6%	
Europe (Others)	Albania Tirana	↓ -9%	↓ -15%	
	Bosnia-Herz. Sarajevo	-	-	
	Iceland Reykjavik	↑ +18%	↑ +2%	
	Macedonia Skopje	↓ -4%	↓ -14%	
	Montenegro Podgorica	↑ +1%	↓ -7%	
	Norway Oslo	↑ +7%	↓ -3%	
	Serbia Belgrade	↑ +3%	↓ -5%	
	Switzerland	Bern	↓ -5%	↓ -4%
		Geneva	↓ -6%	↓ -1%
	Turkey Ankara	↑ +18%	↑ +8%	
America	Canada	Ottawa	↓ -4%	↓ -8%
		Montreal	↑ +1%	↑ +4%
	Mexico Mexico	↑ +1%	↓ -1%	
	USA	Washington	↑ +6%	↑ +2%
New York		↑ +6%	↑ +3%	
Asia	Japan Tokyo	↑ +14%	↑ +13%	
	South Korea Seoul	↓ -2%	↑ +6%	

SURFACE OF DWELLINGS

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

COUNTRY / City		Flats			Houses	
		3-bedroom	2-bedroom	1-bedroom	Non-detached	Detached
Austria	Vienna	110-130	80-100	60-80	110-130	150-180
Belgium	Brussels	110-130	80-100	60-80	110-130	150-180
Bulgaria	Sofia	140-160	80-100	60-80	-	190-220
Croatia	Zagreb	110-130	80-100	60-80	110-130	190-220
Cyprus	Nicosia	110-130	80-100	60-80	140-160	190-220
Czech Rep.	Prague	110-130	80-100	60-80	110-130	150-180
Denmark	Copenhagen	110-130	60-80	40-60	110-130	150-180
Estonia	Tallinn	80-100	60-80	40-60	110-130	150-180
Finland	Helsinki	110-130	60-80	40-60	110-130	190-220
France	Paris	110-130	80-100	40-60	110-130	150-180
	Lyon	110-130	80-100	40-60	110-130	150-180
Germany	Berlin	110-130	80-100	60-80	110-130	150-180
	Bonn	110-130	80-100	60-80	110-130	150-180
	Hamburg	110-130	80-100	60-80	110-130	150-180
	Karlsruhe	110-130	80-100	60-80	110-130	150-180
	Munich	110-130	80-100	60-80	110-130	150-180
Greece	Athens	140-160	80-100	60-80	140-160	190-220
Hungary	Budapest	110-130	60-80	40-60	140-160	190-220
Ireland	Dublin	110-130	60-80	40-60	80-100	110-140
Italy	Rome	110-130	80-100	60-80	110-130	190-220
	Varese	110-130	80-100	60-80	110-130	190-220
Latvia	Riga	110-130	80-100	60-80	140-160	190-220
Lithuania	Vilnius	80-100	60-80	40-60	110-130	150-180
Luxembourg	Luxembourg	110-130	80-100	60-80	140-160	190-220
Malta	Valletta	110-130	80-100	40-60	110-130	190-220
Netherlands	The Hague	110-130	80-100	60-80	140-160	150-180
Poland	Warsaw	110-130	80-100	40-60	110-130	190-220
Portugal	Lisbon	140-160	80-100	60-80	140-160	150-180
Romania	Bucharest	110-130	80-100	40-60	-	150-180
Slovakia	Bratislava	110-130	80-100	60-80	110-130	150-180
Slovenia	Ljubljana	110-130	80-100	40-60	110-130	150-180
Spain	Madrid	110-130	60-80	40-60	140-160	190-220
Sweden	Stockholm	110-130	80-100	60-80	110-130	150-180
UK	London	80-100	60-80	40-60	80-100	110-140
	Oxford	80-100	60-80	40-60	80-100	110-140
	Reading	80-100	60-80	40-60	80-100	110-140
Albania	Tirana	110-130	80-100	60-80	-	190-220
Iceland	Reykjavik	80-100	60-80	40-60	140-160	190-220
Macedonia	Skopje	110-130	60-80	40-60	-	190-220
Montenegro	Podgorica	110-130	60-80	40-60	110-130	190-220
Norway	Oslo	110-130	80-100	60-80	140-160	190-220
Serbia	Belgrade	110-130	80-100	60-80	140-160	190-220
Switzerland	Bern	110-130	80-100	60-80	110-130	150-180
	Geneva	110-130	80-100	60-80	110-130	150-180
Turkey	Ankara	140-160	80-100	60-80	140-160	190-220
Canada	Ottawa	140-160	80-100	60-80	140-160	190-220
	Montreal	140-160	80-100	60-80	140-160	190-220
Mexico	Mexico	140-160	80-100	60-80	140-160	190-220
USA	Washington	110-130	80-100	60-80	110-130	190-220
	New York	140-160	80-100	60-80	140-160	190-220
Japan	Tokyo	110-130	80-100	60-80	110-130	150-180
South Korea	Seoul	110-130	80-100	60-80	110-130	190-220

European Union

Europe (Others)

America

Asia

NEIGHBOURHOODS COVERED IN EACH CITY SURVEYED

EUROPEAN UNION

Athens: Kolonaki, Psychiko, Filothei, Kifissia.

Berlin: Charlottenburg-Wilmersdorf, Steglitz-Zehlendorf, Mitte (only Mitte), Kreuzberg-Friedrichshain, Pankow (Pankow and Prenzlauer Berg).

Bonn: Südstadt, Poppelsdorf, Kessenich, Ippendorf, Venusberg, Dottendorf;
Beuel: Schwarz-Rheindorf, Oberkassel, Beuel-Süd; *Bad Godesberg:* Plittersdorf, Rüngsdorf, Schweinheim, Stadtwald, Muffendorf.

Bratislava: Old Town, Koliba, Centre, Borik, Nove Mesto, Karlova Ves, Ruzinov.

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

Bucharest: Primăverii, Dorobanti, Domenii, Floreasca, Victoriei, Cotroceni, Romană-Magheru, Unirii, Universitate, 1 Mai, Sala Palatului, Băneasa (-Pipera), Nordului-Herastrau.

Budapest: *Buda side:* Districts I, II, XI, XII; *Pest side:* District V, VI, VII, IX, XIII

Copenhagen: Centre, Østerbro, Frederiksberg, Hellerup, Gentofte, Lyngby.

Dublin: Dublin 2, 4, 6; Sandymount, Ballsbridge, Donnybrook, Blackrock, Clonskeagh, Clontarf, Dalkey, Killiney, Smithfield, Lucan, Booterstown, Swords, Drumcondra, Santry.

Hamburg: Blankenese, Othmarschen, Rotherbaum, Uhlenhorst, Wandsbek, Eimsbüttel, Eppendorf, Föhlsbüttel, Winterhude.

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, Oeiras.

Ljubljana: Center, Bezigrad, Vic (Trnovo-Murgle-Grbina-Rozna dolina), Siska (Koseze-Podutik-Mostec).

London: Islington, Fulham, St. John's Wood, Notting Hill, South Kensington, Putney, Greenwich, Blackheath.

Luxembourg: Belair, Merl, Centre, Limpertsberg, Strassen, Kirchberg, Senningerberg.

Lyon: *Flats:* Districts II, III, IV, VI, VII; *Houses:* Ecully, Monplaisir, Francheville, St.Genis-Laval, Ste Foy-Lès-Lyon, St. Cyr, 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, Pullach, Bogenhausen, Herzog-Park, Waldtrudering, Schwabing, Neuhausen, Nymphenburg, Gern, Obermenzing.

Nicosia: Acropolis, Aglangia, Archangelos, CYBC Area, Dasoupolis, Engomi, Hilton Hotel Area, Latsia, Makedonitissa, Stavrou area.

Oxford/Abingdon: North Oxford, Summertown, East Oxford (Cowley, N140 up to East Wycombe), Abingdon & surrounding villages to the North.

Paris: Districts 7, 8, 15, 16, Boulogne Billancourt, Neuilly-sur-Seine, Saint-Germain-en-Laye, Versailles.

Prague: *Flats:* Prague 1 (Old Town), Prague 2 (Vinohrady), Prague 3 (Žižkov), Prague 5 (Smíchov), Prague 6 (Dejvice); *Houses:* Prague 4 (Modřany, Chodov), Prague 5 (Andel), Prague 6 (Dejvice, Nebušice)

Reading: Central Reading, University area, Lower Early, Reading West, Caversham, Henley.

Riga: Old Riga, Centre, Mezaparks, Pardaugava, Jurmala, Kipslala.

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

Sofia: Centre, Lozenec, Beli Brezi, Ivan Vasov, Iztok, Lagera, Simeonovo, Dragalevci, Boyana, Malinova dolina, Bistrica, Kniajevo, Strelbishte, Manastirski livadi.

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

Tallinn: Centre, Pirita-Merivälja, Nõmme, Kakumäe, Kristiine.

The Hague: Archipel, Duinoord, Statenkwartier, Van Stolkpark, Westbroekpark, Belgische Park, Scheveningen, Duttendel, Benoordenhout, Centrum, Bezuidenhout, Mariahoeve, Marlot, Voorburg, Leidschendam, Ypenburg, Voorschoten, Wassenaar, Vogelwijk, Kijkduin.

Valletta: Sliema, St. Julian's, Swieqi, Gzira, Msida, Ta' Xbiex, Valletta, Mellieha, St. Paul's Bay, Qawra, Bugibba, Vittoriosa, Senglea, Cospicua, Marsaskala.

Varese: Centro-Montello, S. Ambrogio, Casciago, Casbeno, Masnago, Luviniate, Barasso, Bosto-Boderi.

Vienna: *Flats:* districts 1, 2(Karmeliterviertel), 6, 7, 8, 9, 13, 18, 19; *Houses:* districts 13, 18, 19.

Vilnius: Old Town, Center, Naujamiestis, Antakalnis, Zverynas.

Warsaw: Mokotow, Srodmiescie, Ursynow, Wilanow, Konstancin, Saska Kepa, Zoliborz

Zagreb: Centre, Maksimir, Salata, Pantovcak, Mlinovi, Vukovarska-Radnicka, Tuskanac.

OTHER EUROPEAN LOCATIONS

Ankara: *Center:* Çankaya, Gasi Osman Pasa, Kavaklıdere, Yıldız, Oran;
Outer areas: Bilkent, Konutkent, Beysukent, Mesa-Koru, Çayyolu.

Belgrade: New Belgrade, Centre, Vracar, Dorcol, Senjak.

Bern: Bern Zentrum, Muri, Gümligen, Herrenschwanden, Bremgarten bei Bern, Buchseeweg, Dreispitz, Brünnen, Ittigen, Münsingen.

Geneva: Petit Saconnex, Grand Saconnex, Champel, Florissant, Malagnou, Eaux-Vives, Chêne-Bougeries, Chêne-Bourg.

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

Podgorica: *Flats:* Centre of Podgorica, Gorica C, Preko Morace, Rimski Trg
Houses: Zagoric, Tolosi, Zabjelo, Donja Gorica

Reykjavik: Reykjavik, Kópavogur.

Skopje: *Municipality "Centre":* Debar Maalo, Kapistec, Univerzalna Sala, Vodno;
Municipality "Karpos": Kozle, Mida complex, Taftalidze (Mlecen, Pedagoska), Trnodol, Zdanec; *Municipality "Kisela Voda":* Crnice, Przino.

Tirana: Zona 2/1 (Rruga e Elbasanit), Zona 2/2, Zona 5/1 (including Blloku), Zona 5/2, Zona 7/1, Zona 7/2, Zona 10/3, Selite, Kodra e Diellit, Sauk

NORTH AMERICA & ASIA

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

Montreal: Downtown, Westmount, Outremont, NDG, Hampstead, Mont Royal, Le Plateau, Old Montreal, Nun's Island.

New York: *Flats:* Manhattan (Roosevelt Island, Waterside complex), Forest Hills (Queens) Brooklyn (Brooklyn Heights, Carroll Gardens, Cobble Hill, Boerum Hill, Fort Greene, Park Slope) Westchester, North New Jersey; *Houses:* Forest Hills (Queens), North New Jersey, Westchester areas.

Ottawa: Downtown, Glebe, New Edinburgh, Orleans, Kanata.

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

Seoul: UN village, Hannam-dong, Itaewon-dong, Bangbae-dong, Sungbuk-dong.

Tokyo: Azabu, Hiroo, Roppongi, Akasaka, Mita, Azabudai, Shibuya, Aoyama, Shiba, Yoyogi, Oyamacho, Idabashi, Ishigaya, Takanawa, Meguro.

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