



Revision and Rebasing of House Rent Index (HRI) from 1973-74=100 to 2021-22=100



Improvement of GDP Compilation and Rebasing of Indices Project
Bangladesh Bureau of Statistics (BBS)
Statistics and Informatics Division (SID)
Ministry of Planning
Government of the People's Republic of Bangladesh



Revision and Rebasing of House Rent Index (HRI) from 1973-74=100 to 2021-22=100

July 2023



**Improvement of GDP Compilation and Rebasing of Indices Project
Bangladesh Bureau of Statistics (BBS)
Statistics and Informatics Division (SID)
Ministry of Planning
Government of the People's Republic of Bangladesh**

www.bbs.gov.bd



Revision and Rebasing of House Rent Index (HRI) from 1973-74=100 to 2021-22=100

Published by:	Improvement of GDP Compilation and Rebasing of Indices Project, National Accounting Wing, BBS
Cover & Inner Design	Chitta Ronjon Ghosh, RDP, Bangladesh Bureau of Statistics
Photo Credit	Project Team & Various Sources
Printed at:	Bangladesh Bureau of Statistics Press
ISBN:	978-984-475-200-9
Published Time	July 2023

For further information about this book or other Statistics

Please visit: www.bbs.gov.bd

Contact: dg@bbs.gov.bd



Improvement of GDP Compilation and Rebasing of Indices Project
Bangladesh Bureau of Statistics (BBS)
Statistics and Informatics Division (SID)
Ministry of Planning
Government of the People's Republic of Bangladesh
www.bbs.gov.bd

Note: This document or any portion thereof cannot be copied, microfilmed or reproduced for any commercial purpose, Data therein can, however, be used and published with acknowledgement of their sources



Director General

Bangladesh Bureau of Statistics (BBS)
Statistics and Informatics Division (SID)
Ministry of Planning

Foreword

The House Rent Index (HRI) measures the changes in the rental prices of identical units of housing with identical facilities and services. It is an excellent indication of the variations in rentals and trends in housing markets. It can also be used to measure the housing affordability of a country. Moreover, HRI is an important tool for policymakers to understand the housing situation a country and make informed decision makings. They are also used as a lead indicator for the rent component of the CPI.

Bangladesh Bureau of Statistics (BBS), the national statistical organization (NSO), has been producing and publishing the House Rent Index (HRI) since 1974 on a regular basis. The existing HRI basket (1973–74 = 100) is outdated, and therefore it may not be adequate for policy formulation and decision-making as well as to satisfy the users' needs.

With this background, BBS has revised and rebased the existing HRI with 2021–22 as the base index. It has prepared this handbook to document the concept and methodology followed in this rebasing process. The updated methodology described in this handbook aims at facilitating future compilers of HRI and national accounts statistics. The handbook also includes a comprehensive analysis of the changes in the index structure as well as the impact of rebasing on macroeconomic variables.

I take the opportunity to thank Dr. Shahnaz Arefin, ndc, Secretary, Statistics and Informatics Division, for her continuous support and guidance in rebasing activities and bringing out this document.

My sincere thanks and gratitude are also due to Mr. Ziauddin Ahmed, Director, National Accounting Wing and Project Director, Improvement of GDP Compilation and Rebasing of Indices Project; Mr. Md. Rafiqul Islam, Joint Director; Mr. Md. Nazmul Hoque, Deputy Director and Deputy Project Director, Mr. Shapon Kumar, Statistical Officer and all other concerned officials of National Accounting Wing, for their hard work towards the successful implementation of rebasing activities.

July 2023

Md. Matiar Rahman



Director

National Accounting Wing
Bangladesh Bureau of Statistics (BBS)
Statistics and Informatics Division (SID)
Ministry of Planning

Preface

The Bangladesh Bureau of Statistics (BBS), as a national statistical organisation (NSO), has been engaged in collecting, collating, and disseminating statistics on a wide range of economic, social, demographic, and environmental variables. It brings out various statistical reports on a regular basis for the dissemination of the generated data. The House Rent Index is intended to measure the movement of the nominal rent of pucca, semi-pucca, and kutcha/jhupri houses over time in different sectors of the country. In Bangladesh, the house pattern has been rapidly changing. A lot of new houses have been built over time and the classifications of house sectors have changed over time. Moreover, the base year 1973–74=100 of the existing HRI compiled by BBS is outdated and does not reflect the appropriate situation. To overcome this problem, the BBS has revised and rebased the HRI from 1973–74 = 100 to 2021–22 = 100.

I would like to express my sincere thanks and deep sense of gratitude to Dr. Shahnaz Arefin, ndc, Secretary, Statistics and Informatics Division (SID), and Mr. Md. Matiar Rahman, Director General, Bangladesh Bureau of Statistics (BBS), who provided counsel and advice. Their experience of varying backgrounds, interest in, and knowledge of the subject is an important asset for us, and I thankfully acknowledge that their experience and knowledge helped greatly to shape this handbook in a methodological manner and timely fashion.

My great appreciation is due to Mr. Mohammad Abdul Kadir Miah, former project director, Mr. Md. Rafiqul Islam, Joint Director, National Accounting Wing; Mr. Md. Nazmul Hoque, Deputy Director and Deputy Project Director; Mr. Mohammad Eunoush, Deputy Director, Mr. Shapon Kumar, Statistical Officer and Mr. Md. Faruk Hossain, Thana Statistician, National Accounting Wing, BBS, who took on the major responsibility of the preparation of this document.

I firmly believe that there is always scope for improvement and, accordingly, look forward to receiving comments and suggestions for further enriching this document.

Ziauddin Ahmed
Project Director

July 2023

Contents

Foreword.....	iii
Preface.....	v
Acronyms	ix
Chapter 01	1
Introduction.....	1
Background of HRI.....	1
Purpose of revision and rebasing	1
Chapter 02	3
Concepts and definitions.....	3
Chapter 03	6
Methodology	6
Classification Used	6
a. Price Collection Procedure:.....	7
b. HRI compilation timeline:	7
c. Index Basket and Weights:.....	7
d. Index computation:	9
e. Percentage (%) change of HRI.....	10
Annexure.....	13
Annex I	15
Annexure II	17
Annexure-III	21
References:.....	26

Acronyms

BBS	:	Bangladesh Bureau of Statistics
BMPI	:	Building Materials Price Index
BSCO	:	Bangladesh Standard Classification of Occupation
BSIC	:	Bangladesh Standard Industrial Classification of all Economic Activities
CPI	:	Consumer Price Index
CS	:	Construction Survey
GDP	:	Gross Domestic Product
HRI	:	House Rent Index
ICLS	:	International Conferences of Labour Statisticians
ILO	:	International Labour Organization
IMF	:	International Monetary Fund
ISCO	:	International Standard Classification of Occupation
LFS	:	Labour Force Survey
NSO	:	National Statistical Organization
SARTTAC	:	South Asia Regional Training and Technical Assistance Center
SID	:	Statistics and Informatics Division
WB	:	World Bank
WRI	:	Wage Rate Index

Chapter 01

Introduction

The Bangladesh Bureau of Statistics (BBS) is the national statistical organization (NSO) of Bangladesh. It has been engaged in collecting, collating, and disseminating statistics on a wide range of economic, social, demographic, and environmental variables through various censuses, surveys, and administrative data since its inception in 1974. There has been a persistent attempt to meet the data needs of the country by undertaking initiatives to generate timely, relevant, and quality statistics. The compilation of the House Rent Index (HRI) is one of the regular activities of BBS. Bangladesh has made remarkable progress in reducing poverty, supported by sustained economic growth (WB, 2020). Indicators such as the Consumer Price Index (CPI), inflation, Gross Domestic Product (GDP) growth, poverty measures, and others are important in assessing the economic development of a country. Economic growth is leading to a change in household preferences and spending patterns. Changes in house preferences have been incorporated into the revision of the HRI basket.

Background of HRI

The collection of rent data and housing statistics can be traced back to the 19th century, when governments and municipalities began to keep records on housing prices. However, these records were often limited in scope and were not standardized. The aftermath of World War II brought significant changes to housing markets as urbanisation and population growth increased the demand for rental housing. In response to this, some countries began to establish rent control regulations, which further emphasized the need for tracking rental prices. In the Indian subcontinent, India and Pakistan do not have any official nationwide House Rent Index (HRI) published by the government. In Bangladesh, the BBS has been producing and publishing HRI since 1974, with 1973-74 as the base year. The HRI basket weight has been updated by revising and rebasing it to base/reference index 2021-22 = 100.

Purpose of revision and rebasing

The Main purpose of revision and rebase is to provide more representative estimate of HRI as well as its percentage (%) change. Moreover, rebasing and revision are done due to:

- ✓ Structural changes of houses
- ✓ Appearance of new houses

- ✓ Disappearance of old house and larger facility changes
- ✓ Offers an opportunity to update basket and market
- ✓ Implementation of updated methodology (index calculation formula)
- ✓ The price schedules are updated on the basis of new basket
- ✓ Internationally comparison

Chapter 02

Concepts and definitions

Aggregation: The process of combining, or adding, different sets of transactions to obtain larger sets of transactions. The larger set is described as having a higher level of aggregation depending on the intended scope of the HRI.

Basket: A specified set of goods and services and their quantities. In HRI context, the set may comprise the actual rent paid by household by type of house.

Carry forward: A situation in which a missing price in some period is imputed as being equal to the last price observed for that item.

Cut-off sampling: A sampling procedure in which a predetermined threshold is established with all units in the universe at or above the threshold being included in the sample, and all units below the threshold being excluded. The threshold is usually specified in terms of the size of some relevant variable, the largest sampling units being included, and the rest given a zero chance of inclusion.

Editing: It is the process of scrutinizing and checking the prices reported by price collectors. Some checks may be carried out by computers using statistical programs written for the purpose.

Elementary aggregate: The lowest level of groups of housing pattern with facility for which expenditure/rent weights are assigned and held constant for a period of one year or more. An elementary aggregate should consist of relatively homogeneous set of rented houses, with similar end-uses and similar expected price movements. More detailed weights to reflect the relative importance of individual price observations within elementary aggregates may be applied and updated more frequently. The elementary aggregates are the building blocks for the calculation of the higher-level indices.

House Rent Index (HRI): HRI reflects the average rent change over time of a specified set of rented houses representing a given group of population.

Index reference period: The period for which the value of the index is set equal to 100. It should be noted that, in practice, the duration of the weight reference period for a HRI is

typically a year, or even two or more years, whereas the HRI is calculated monthly or quarterly, the duration of the price reference period being a month, quarter, or year. The weight and price reference periods seldom coincide in practice, at least when a HRI is first calculated, although the price and index reference periods frequently coincide.

Jevons price index: An elementary price index defined as the un-weighted geometric average of the sample price relatives.

Outlier: A term that is generally used to describe any extreme value in a set of survey data. In a HRI context, it is used for an extreme value of rent or rent relative that requires further investigation or that has been verified as being correct.

Price reference period: The period that provides the prices to which the prices in other periods are compared. The prices of the price reference period appear in the denominators of the price relatives, or price ratios, used to calculate the index. The price reference period is typically designated as period 0.

Price relative: The ratio of the price of a variety in one period to the price of that same variety in some other period.

Quality adjustment: An adjustment to the price of a variety of which the characteristics have changed over time. Quality adjustments are designed to remove the part of the observed price that is due to differences in the price determining characteristics. In HRI context, the adjustment is needed when the rent of a replacement variety must be compared with the rent of the variety it replaces. In practice, the required adjustment can only be estimated.

Rebasing: Rebasing refers to changing the weight reference period, price reference period, or index reference period. The weight reference period, price reference period, and index reference period may be changed separately or at the same time.

Representative variety: A variety, or category of varieties, that accounts for a significant proportion of the total expenditures within an elementary aggregate, and/or for which the average price/rent change is expected to be close to the average for all varieties within the aggregate

Sample augmentation: Maintaining and adding to the sample of varieties in the survey panel to ensure that they continue to be representative of the population of varieties. A fixed sample

of houses tends to be depleted over time, as houses vacant or stop responding. Including new houses also tends to facilitate the inclusion of new varieties in the HRI.

Specification: A description or list of the characteristics that can be used to identify an individual sampled variety to be priced. A tight specification is a fairly precise description of an item intended to narrow the range of varieties from which a price collector might choose, possibly reducing it to a unique variety.

Superlative index: A type of index formula that can be expected to approximate to the cost-of-living index. An index is said to be exact when it equals the true cost of living index for consumers whose preferences can be represented by a particular functional form.

Services: Services are the result of a production activity that changes the conditions of the consuming units or facilitates the exchange of products or financial assets.

Weight reference period: The period, usually one or more years, of which the expenditures serve as weights for the index. When the expenditures are hybrid (i.e., the quantities of one period are valued at the prices of some other period), the weight reference period is the period to which the quantities refer.

Chapter 03

Methodology

IMF guidelines, titled Consumer Price Index Manual: Concepts and Methods (2020), were adhered to when the House Rent Index (HRI) was revised with the financial year 2021-22 as the base year/index. This handbook was approved by the 51st Session of the United Nations Statistical Commission, which also recommended that all nations use it when compiling their national price indices. The BBS also followed the technical assistance and guidance provided by the IMF through SARTTAC.

Classification Used

BBS had been following its own classification at the previous HRI basket, where the three groups were:

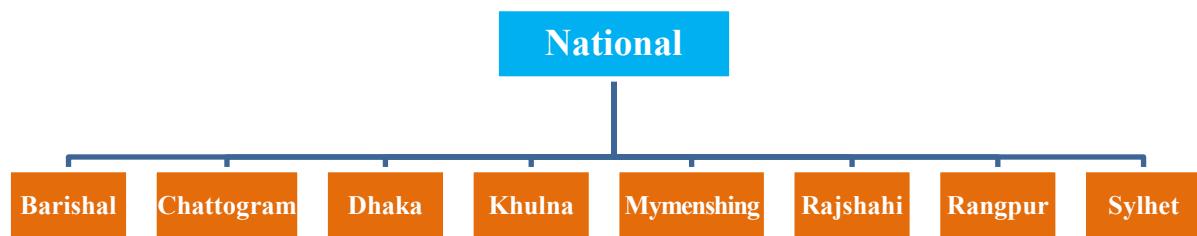
1. Middle Income Level Index
2. Higher Income Level Index
3. Lower Income Level Index

The current revision and rebasing have followed more expressive classifications, where the three groups are;

1. Pucca (Building) House Rent Index
2. Semi-pucca House Rent Index
3. Kacha & Jupri House Rent Index

Aggregation Procedure: HRI are calculated for 02 (two) groups of people;

- ✓ National and
- ✓ Divisional (08 divisions)



a. Price Collection Procedure:

During the compilation of HRI according to the base/reference index 1973-74=100, BBS collected price and rent data from 64 place/location across the country. For each variety, three prices, or rents, was collected from every location. Rents and prices for 16 types of houses were collected. In constructing rent/price indices, the average rent/price for each type of house was considered.

BBS has been gathering rent and price data from 154 locations and places across the nation for the rebased HRI (base/reference index 2021–22 = 100). Of these, 64 are in rural areas, and the remaining 90 are in urban areas, with Dhaka and Chattogram City Corporation receiving special consideration. Twenty different types of houses have their rent and prices collected according to a schedule.

b. HRI compilation timeline: For compilation of HRI;

- i) Price collection and entry period:** 11th to 20th day of each month
- ii) Editing and validation check:** 21th to 28th day of each month
- iii) Index calculation:** 29th to 30th day of each quarter
- iv) Approval:** First week of Next quarter
- v) Press release:** On the same day or next day of approval

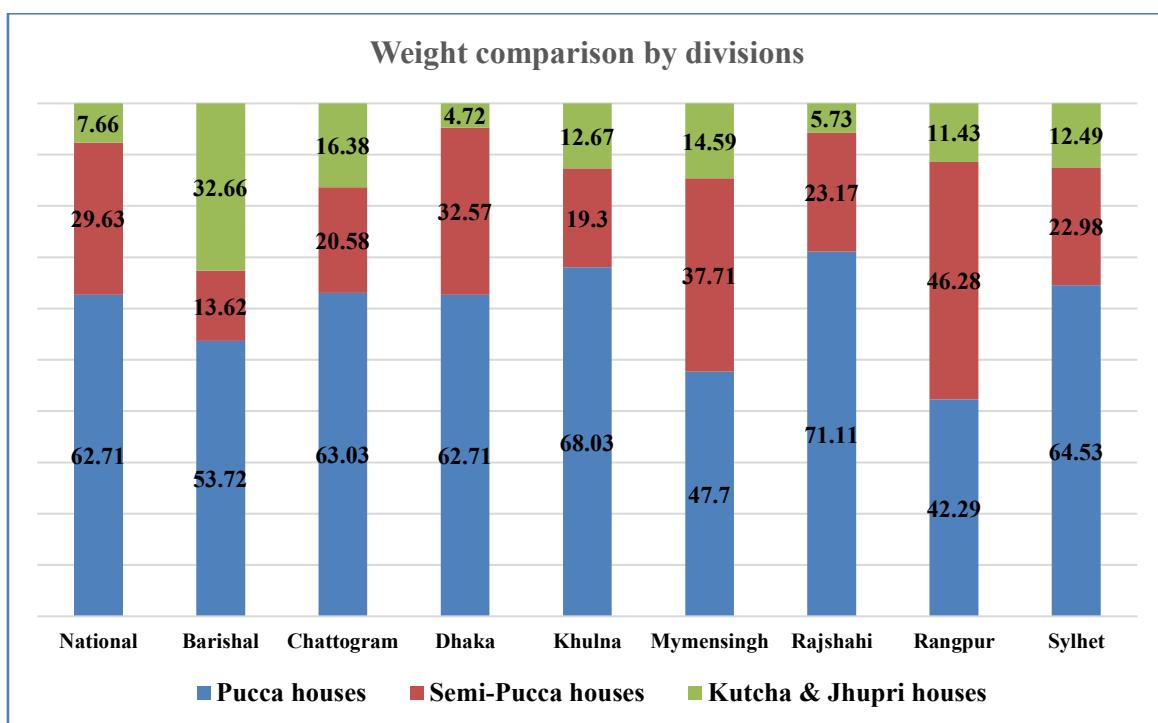
c. Index Basket and Weights:

For the revision and rebasing of HRI (2021–22 = 100), the Population and Housing Census of 2011 and the Survey on Occupied Residential Houses and Real Estate Services of 2018 were the sources of information used to determine the types of houses rebased (base/reference index 2021–22 = 100) in the basket. These 'basket items' (different types of rented houses) were selected based on the number of rented houses. As exiting and rebased baskets are formed on two different approaches, a weight comparison is not possible, but the weight patterns of eight divisions in 2016–17 are shown below.

Table 01: Weight by division

Classification	National	Barishal	Chattogram	Dhaka	Khulna	Mymensingh	Rajshahi	Rangpur	Sylhet
1. Pucca houses	62.71	53.72	63.03	62.71	68.03	47.7	71.11	42.29	64.53
2. Semi-Pucca houses	29.63	13.62	20.58	32.57	19.3	37.71	23.17	46.28	22.98
3. Kutcha & Jhupri houses	7.66	32.66	16.38	4.72	12.67	14.59	5.73	11.43	12.49
Total	100	100	100	100	100	100	100	100	100

Graphical exhibition of the above table is;



The graph shows that pucca houses have the highest weight at Rajshahi division and the lowest at Rangpur division; semi-pucca houses have the highest weight at Rangpur division and the lowest at Barishal division; and kutcha and jhupri houses have the highest weight at Barishal and the lowest at Dhaka division. At the national level, more than 92% of houses are pucca and semi-pucca houses.

d. Index computation:

Like many countries BBS had been using Laspeyre's formula for computation of HRI till FY 2021-22 and base/reference index was 1973-74=100. However, A true Laspeyres index uses quantity data which relate to exactly the same period as the price reference period. In practice, this is difficult to obtain and rarely the case. Most NSOs including BBS have a price reference period which is later than the period to which the quantity data or weights relate. This is because one of the main sources of weights data is a Population and Housing Census (PHC). PHC ideally, run after 10 years and generally produces usable results a year or more after the end of a census period. The mathematical form of Laspeyre's formula is:

For weighted index:

$$I = \frac{\sum \frac{P_n}{P_0} \times W_i}{\sum W_i} \times 100$$

Where,

I = House Rent Index (HRI)

P_n = Price/rent in the current year/month/quarter

P_0 = Price/rent in the base year/month/quarter

W_i = Weight at the i^{th} item

$\sum W_i$ = Weight of the group

While In rebased HRI (base/reference index 2021-22=100), HRIs are calculated in two stages. First, elementary indexes are calculated for each of the elementary aggregates. Second, higher-level indexes are calculated by taking weighted averages of the elementary rent/price indexes.

Elementary Indexes: With the updated or rebased HRI, elementary indexes has compiled using the Jevons formula. Consumer Price Index Manual, 2020 notes that geometric averaging is preferred when weights are not available for the individual rents/prices in the HRI elementary indexes. The geometric price index, known as the Jevons price index, is calculated either as the ratio of the geometric average prices/rents or as the geometric average of the price/rent relatives. In the case of the BBS, the Jevons price index is defined as the ratio of the unweighted geometric mean prices/rents, for the two periods, 0 and t , to be compared:

$$I_J^{0:t} = \frac{\prod (p_i^t)^{\frac{1}{n}}}{\prod (p_i^0)^{\frac{1}{n}}}$$

The Jevons index can measure long-term price/rent change directly or by chaining together short-term price/rent changes. The direct Jevons, illustrated in the formula above, calculates long-term price/rent change each period by comparing the average price/rent of the item in the current period (t) with the average price of the item in the reference period (0). With the chained

Jevons, long-term price/rent change is calculated by chaining together short-term (month to month) price/rent changes. The formula for the chained Jevons is as follows:

$$I_{Jc}^{0:t} = \prod \left(\frac{p_i^t}{p_i^0} \right)^{\frac{1}{n}} = \frac{\prod(p_i^1)^{\frac{1}{n}}}{\prod(p_i^0)^{\frac{1}{n}}} \frac{\prod(p_i^2)^{\frac{1}{n}}}{\prod(p_i^1)^{\frac{1}{n}}} \dots \frac{\prod(p_i^t)^{\frac{1}{n}}}{\prod(p_i^{t-1})^{\frac{1}{n}}} = \frac{\prod(p_i^t)^{\frac{1}{n}}}{\prod(p_i^0)^{\frac{1}{n}}} = \prod \left(\frac{p_i^t}{p_i^0} \right)^{\frac{1}{n}}$$

Higher-level indexes: By keeping the expenditure shares constant from the weight reference period to the price/rent reference period, the underlying quantities are assumed to vary in response to changes in relative prices/rents. If households tend to keep constant expenditure shares by substituting with relative price/rent increases with relative price/rent decreases, the period b expenditure shares will be good estimates of the expenditure shares in the price/rent reference period when the weights are introduced in the index. The formula for the Young index is:

$$I_Y^{0:t} = \sum w_i^b \cdot \left(\frac{p_i^t}{p_i^0} \right), w_i^b = \frac{p_i^b \cdot q_i^b}{\sum p_i^b \cdot q_i^b}$$

Where w_i^b refers to the weight of the item in the weight reference period and p_i^0 refers to the reference price/rent observed for variety i.

The HRI measures the relative change in prices/rents across time. Long-term price/rent change can be measured either directly or by chaining together short-term price/rent change. Both produce the same results. A Young index calculated by chaining short-term price/rent relatives to form long-term price/rent change is known as the Modified Young formula. The Modified Young (short-term formula) is preferred over the Direct (or long-term) Young formula because it is more flexible. The formula for the Modified Young is:

$$I_{MY}^{0:t} = \sum w_j^b I_j^{0:t-1} I_j^{t-1:t}, \quad \sum w_j^b = 1$$

e. Percentage (%) change of HRI

Percentage (%) change of HRI is calculated using the following formula:

$$\text{HRI} = \frac{I_2 - I_1}{I_1} \times 100$$

Where, HRI = Percentage (%) change

I_2 = HRI in the current year/quarter

I_1 = HRI in the previous year/quarter

Reason for Shifting from Laspeyres's formula to Jevons formula and Modified Young formula: Previously, rebasing and revision activities of the HRI of BBS have been done as

base index or base year 1973-74 = 100. During this rebasing and revision activities of HRI, Laspeyre's formula is used. By this time, "Consumer Price Index Manual: Concepts and Methods (2020)" was prepared under the auspices of the Inter-secretariat Working Group on Price Statistics (IWGPS), which consists of six organizations: the Statistical Office of the European Union (Eurostat), the International Labour Organization (ILO), the International Monetary Fund (IMF), the Organisation for Economic Co-operation and Development (OECD), the United Nations Economic Commission for Europe (UNECE), and the World Bank. The Manual is published jointly by the six organizations.

During the 51st Session of the United Nations Statistical Commission endorsed this Manual as an international statistical standard on March 4, 2020 and urged all countries to use this Manual in the compilation of their national price indexes. Jevons formula as well as Modified Young formula are suggested in this Manual for country's price indexes compilation. Moreover, the superiority of using these formula over Laspeyres are as follows:

- ❖ One of the basic assumptions to use the Laspeyre's formula is that weight and price/rent reference period must be exactly the same period. In practice, this is difficult to obtain and rarely possible.
- ❖ From PHC only item's level (for example: rent of pucca, semi-pucca types house etc.) expenditure weights are available. Though, for HRI, rent of the various houses/flats at variety (for example: 1401-1800 sq feet flat, 1201-1400 sq feet flat etc.) level are collected and geometric mean uses as proxy weight of these goods and service. This is nothing but a Jevons formula.
- ❖ The Modified Young (short-term formula) is more flexible in formulation of weights where each short-term price/rent relatives (current period price compared with previous period price) by its previous expenditure share (weight in previous period) is considered. Thus providing a better representation of the dynamic nature of the weighting structure. Therefore, as soon as the PHC data are finalized, the updated weights can be replaced; no rebasing is required at all.
- ❖ The short-term formulation facilitates the introduction of new transactions in Basket without having to impute base period prices/rents. When two successive prices/rents for the replacement transaction are available, it can be used in place of the transaction that is no longer available. That will enable BBS to avoid a long wait for the revision of the HRI.
- ❖ In case of missing value, the short-term price/rent change of similar items can be used (as opposed to long-term price changes) for purposes of imputation.
- ❖ Another advantage of the short-term formulation is that it is much easier to deal with quality/specification changes and data validation as the short-term change in price/rent identifies extreme price/rent movement.

Finally, based on the newly adopted methodology, BBS can retain this base index (2021-22=100) long time as the price/rent relatives are available and new transactions can be included in basket and weights are incorporated when and as required (the base index number is nothing but an arbitrary number). Eventually, this will enable BBS to avoid a long waiting and taking project for the rebase and revision of the HRI.

Table 02: Weight of House Rent Index (HRI): Bangladesh

Housing Category	Weights
General	100.00
1. Pucca	62.71
Barishal	0.96
Chattogram	8.16
Dhaka	43.52
Khulna	2.95
Mymensingh	0.79
Rajshahi	3.40
Rangpur	0.68
Sylhet	2.25
2. Semi-Pucca	29.63
Barishal	0.24
Chattogram	2.66
Dhaka	22.61
Khulna	0.84
Mymensingh	0.63
Rajshahi	1.11
Rangpur	0.75
Sylhet	0.80
3. Kutcha & Jhupri	7.66
Barishal	0.58
Chattogram	2.12
Dhaka	3.28
Khulna	0.55
Mymensingh	0.24
Rajshahi	0.27
Rangpur	0.18
Sylhet	0.44

Annexure

Annex I

Table: Quarterly House Rent Index (HRI) by division (2021-22 =100)

Year/Quarter	General	Pucca	Semi-Pucca	Kutcha & Jhupri
Bangladesh				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.93	105.30	106.67	108.15
Jul - Sep, 2022	103.25	102.91	103.54	104.94
Oct - Dec, 2022	103.63	103.13	104.18	105.63
Jan - Mar, 2023	108.28	107.48	109.32	110.83
Apr - Jun, 2023	108.53	107.69	109.64	111.19
Barishal Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.71	104.91	107.07	106.45
Jul - Sep, 2022	103.30	102.90	105.04	103.22
Oct - Dec, 2022	103.78	103.22	105.54	103.97
Jan - Mar, 2023	107.75	106.60	108.77	109.21
Apr - Jun, 2023	108.00	106.92	108.92	109.38
Chattogram Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	106.19	105.23	107.03	108.82
Jul - Sep, 2022	103.77	102.95	104.59	105.86
Oct - Dec, 2022	104.04	103.13	104.90	106.43
Jan - Mar, 2023	108.31	107.27	109.09	111.30
Apr - Jun, 2023	108.65	107.57	109.53	111.67
Dhaka Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.98	105.43	106.65	108.65
Jul - Sep, 2022	103.15	102.92	103.34	104.91
Oct - Dec, 2022	103.58	103.15	104.09	105.80
Jan - Mar, 2023	108.48	107.74	109.42	111.77
Apr - Jun, 2023	108.70	107.91	109.74	112.11
Khulna Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.58	104.75	107.18	107.61
Jul - Sep, 2022	103.26	102.72	104.19	104.72

Year/Quarter	General	Pucca	Semi-Pucca	Kutcha & Jhupri
Oct - Dec, 2022	103.50	102.87	104.46	105.40
Jan - Mar, 2023	107.66	106.58	109.93	110.01
Apr - Jun, 2023	107.92	106.83	110.14	110.32
Mymensingh Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.64	104.94	106.26	106.31
Jul - Sep, 2022	103.42	103.02	103.61	104.25
Oct - Dec, 2022	103.71	103.18	104.02	104.64
Jan - Mar, 2023	107.55	106.65	108.59	107.79
Apr - Jun, 2023	107.87	106.91	108.82	108.56
Rajshahi Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.35	104.94	106.20	106.85
Jul - Sep, 2022	103.17	102.95	103.58	104.23
Oct - Dec, 2022	103.38	103.12	103.86	104.59
Jan - Mar, 2023	107.27	106.70	108.57	109.11
Apr - Jun, 2023	107.56	106.99	108.81	109.47
Rangpur Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.84	104.86	106.67	106.12
Jul - Sep, 2022	103.57	103.00	103.95	104.16
Oct - Dec, 2022	103.71	103.11	104.08	104.42
Jan - Mar, 2023	107.90	106.50	109.26	107.57
Apr - Jun, 2023	108.19	106.83	109.40	108.31
Sylhet Division				
2021-22	100.00	100.00	100.00	100.00
2022-23	105.42	104.81	106.43	106.75
Jul - Sep, 2022	103.30	102.81	104.08	104.38
Oct - Dec, 2022	103.50	103.01	104.23	104.69
Jan - Mar, 2023	107.30	106.56	108.57	108.82
Apr - Jun, 2023	107.59	106.84	108.85	109.13

Annexure II

Table 01: Quarterly House Rent Index (Re-reference index, 2021-22=100)

Year/Quarter	Bangladesh	Growth Rate
2012-13	54.65	-
Jul - Sep, 2012	53.34	-
Oct - Dec, 2012	53.97	-
Jan - Mar, 2013	55.09	-
Apr - Jun, 2013	56.18	-
2013-14	58.92	7.83
Jul - Sep, 2013	57.21	7.26
Oct - Dec, 2013	58.33	8.08
Jan - Mar, 2014	59.48	7.97
Apr - Jun, 2014	60.67	7.99
2014-15	63.70	8.10
Jul - Sep, 214	61.85	8.11
Oct - Dec, 214	63.06	8.11
Jan - Mar, 215	64.30	8.10
Apr - Jun, 215	65.57	8.08
2015-16	69.07	8.45
Jul - Sep, 2015	66.87	8.12
Oct - Dec, 2015	68.18	8.12
Jan - Mar, 2016	70.41	9.50
Apr - Jun, 2016	70.83	8.02
2016-17	74.42	7.75
Jul - Sep, 2016	72.17	7.93
Oct - Dec, 2016	73.13	7.26
Jan - Mar, 2017	76.00	7.94
Apr - Jun, 2017	76.38	7.84
2017-18	79.30	6.54
Jul - Sep, 2017	76.87	6.51
Oct - Dec, 2017	77.29	5.69
Jan - Mar, 2018	81.36	7.05
Apr - Jun, 2018	81.67	6.93

Year/Quarter	Bangladesh	Growth Rate
2018-19	84.63	6.73
Jul - Sep, 2018	81.98	6.65
Oct - Dec, 2018	82.27	6.44
Jan - Mar, 2019	86.90	6.81
Apr - Jun, 2019	87.37	6.98
2019-20	90.54	6.98
Jul - Sep, 2019	87.89	7.21
Oct - Dec, 2019	88.11	7.10
Jan - Mar, 2020	93.10	7.13
Apr - Jun, 2020	93.06	6.51
2020-21	95.20	5.14
Jul - Sep, 2020	93.09	5.92
Oct - Dec, 2020	93.12	5.69
Jan - Mar, 2021	97.33	4.54
Apr - Jun, 2021	97.24	4.49
2021-22	100.00	5.05
Jul - Sep, 2021	97.31	4.53
Oct - Dec, 2021	97.90	5.13
Jan - Mar, 2022	102.34	5.15
Apr - Jun, 2022	102.45	5.36
2022-23	105.93	5.93
Jul - Sep, 2022	103.25	6.10
Oct - Dec, 2022	103.63	5.85
Jan - Mar, 2023	108.28	5.80
Apr - Jun, 2023	108.53	5.93

Table 02: House Rent Index, Bangladesh
(Reference year, 2021-22=100)

Year		2021-22	2022-23
Index	General	100.00	105.93
	Pucca	100.00	105.30
	Semi-Pucca	100.00	106.67
	Kutcha & Jhupri	100.00	108.15
Growth rate	General	-	5.93
	Pucca	-	5.30
	Semi-Pucca	-	6.67
	Kutcha & Jhupri	-	8.15

Annexure-III



গোপনীয়

পরিসংখ্যান আইন,
২০১৩ এ প্রদত্ত
ক্ষমতাবলে বিবিএস
এসকল তথ্য সংগ্রহ
করে থাকে।

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
পরিকল্পনা মন্ত্রণালয়
পরিসংখ্যান ও তথ্য ব্যবস্থাপনা বিভাগ
বাংলাদেশ পরিসংখ্যান বুরো
ইমপ্লুভমেন্ট অব জিডিপি কম্পাইলেশন এন্ড রিভেজিং অব ইন্ডিসিস
প্রকল্প

যোৰণা: সংগৃহীত তথ্য
সম্পূর্ণ গোপন রাখা
হবে এবং শুধু
অফিসিয়াল
পরিসংখ্যান প্রণয়নের
কাজে ব্যবহার করা
হবে।

বাড়িভাড়া সূচক (HRI) রিভেজিং সংক্রান্ত প্রশ্নপত্র

মাসের নাম: _____	বাড়িভাড়া সংগ্রহের তারিখ: _____
সিটি কর্পোরেশন /গৌরসভা: _____	প্রেরণের (ডাক/ই-মেইল) তারিখ: _____
উপজেলার নাম: _____	ভাড়া সংগ্রহকারীর নাম: _____
জেলার নাম: _____	পদবি: _____
বিভাগের নাম: _____	মোবাইল নম্বর: _____
পোস্ট অফিস: _____ পোস্ট কোড: _____	সুপার ভাইজিং কর্মকর্তার নাম: _____

(তথ্য সংগ্রহ সংক্রান্ত নির্দেশনা অপর পৃষ্ঠায় দ্রষ্টব্য)

নির্দেশনা

(প্রতিমাসের বাড়িভাড়া সংগ্রহের পূর্বে এ নির্দেশনা ভালোভাবে পড়তে হবে)

- ১। মাসিক বাড়িভাড়া বলতে পৌরকর, গ্যাস চার্জ, বিদ্যুৎ এবং পানি ইত্যাদির চার্জ ছাড়া, শুধুমাত্র প্রকৃত বাড়িভাড়াকে বুঝাবে।
- ২। প্রশ্নপত্রে উল্লেখিত স্পেসিফিকেশন অনুযায়ী বাড়ি/ফ্লাটের ভাড়া সংগ্রহ করতে হবে। নির্দিষ্ট স্পেসিফিকেশন এর মত ফ্ল্যাট/বাড়ি পাওয়া না গেলে সমমানের বা কাছাকাছি বাড়ি/ফ্ল্যাট এর মাসিক ভাড়া সংগ্রহ করতে হবে এবং মন্তব্য কলামে তা স্পষ্টভাবে উল্লেখ করতে হবে।
- ৩। ভবন (পাকা বাড়ি) বলতে যে বাড়ির সম্পূর্ণ অংশ পাকা তাকে বুঝাবে। সেমি পাকা বলতে যে বাড়ির ছাদ টিন/এসবেসটস/টালি/ধাতব শীট দ্বারা তৈরি এবং অন্যান্য অংশ (দেয়াল এবং ভিটি/মেঝে ব্যতীত) পাকা তাকে বুঝাবে। কাঁচা বাড়ির সম্পূর্ণ অংশ টিন, বাঁশ, কাঠ, খড়, মাটি বা এগুলোর মিশ্রনে তৈরি হবে।
- ৪। ভাড়া সংগ্রহকারীগণকে লক্ষ্য রাখতে হবে, তাঁর ব্যবহারে ভাড়াটিয়া যেন ভীত বা বিরক্তবোধ না করেন। ভাড়াটিয়া কোন প্রশ্ন করলে সরকারি কর্মচারি সুলভ আচরণের মাধ্যমে তাকে বিষয়টি বুঝিয়ে বলতে হবে। অভিজ্ঞতায় দেখা গিয়েছে, ভাড়া সংগ্রহের কাজে ভাড়াটিয়ার ইচ্ছাকৃত সহযোগিতাই সবচেয়ে বেশি ফলপ্রসূ হয়ে থাকে।
- ৫। বাড়িভাড়া পূর্ণ টাকার অংকে ইঁরেজিতে লিখতে হবে।
- ৬। বাড়িভাড়া শুধুমাত্র প্রাইভেট আবাসিক ভাড়াটে বাড়ির ভাড়াটিয়া হতে সংগ্রহ করতে হবে। সরকারি বাড়ি, আয়তশাসিত সংস্থার অধীনস্থ আবাসিক বাড়ি, স্থানীয় সরকার বা শিক্ষা প্রতিষ্ঠান বা প্রাইভেট সংস্থার বাড়িসমূহ যেগুলো উক্ত সংস্থাসমূহের কর্মকর্তা/কর্মচারীদের আবাসিক ব্যবস্থার জন্য রাখা হয় সেগুলো বাড়িভাড়া সংগ্রহের আওতার বাইরে থাকবে।
- ৭। উপরিউক্ত নির্দেশনার বাইরে অন্য কোন সাম্প্রতিক নির্দেশনা রয়েছে কিনা তা সংশ্লিষ্ট সুপারভাইজিং কর্মকর্তার (যুগ্মপরিচালক/উপপরিচালক) নিকট থেকে জেনে নিতে হবে। তাছাড়া, ভাড়া সংগ্রহ পূর্বক প্রশ্নপত্র পূরণ সংক্রান্ত ম্যানুয়াল/নির্দেশিকাটি ভালোভাবে পড়তে হবে।
- ৮। ভাড়া সংগ্রহের কাজে কোন অসুবিধার সম্মুখীন হলে দায়িত্বরত জেলার উপপরিচালক/বিভাগীয় যুগ্মপরিচালক/প্রধান কার্যালয়ে ন্যাশনাল একাউন্টিং (মূল্য ও মজুরি) উইং এর সংশ্লিষ্ট কর্মকর্তাগণের সাথে যোগাযোগ করতে হবে।

ক্র. নং	বাড়ির ধরন	বাড়ির বিবরণ/বৈশিষ্ট্য	মাসিক ভাড়া	মন্তব্য
(১)	(২)	(৩)	(৪)	(৫)
১.	পাকা	৩/৪টি বেডরুম, ২/৩ টি বাথরুম, ১টি ড্রেইং-কাম-ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ১৪০১-১৮০০ বর্গফুট।		
		৩/৪টি বেডরুম, ২/৩ টি বাথরুম, ১টি ড্রেইং-কাম-ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধা ছাড়া) ১৪০১-১৮০০ বর্গফুট।		
		২/৩টি বেডরুম, ২/৩টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ১২০১-১৪০০ বর্গফুট।		
		২/৩টি বেডরুম, ২/৩টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ১২০১-১৪০০ বর্গফুট।		
		২/৩টি বেডরুম, ২/৩টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ১০০১-১২০০ বর্গফুট।		
		২/৩টি বেডরুম, ২/৩টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ১০০১-১২০০ বর্গফুট।		
		২/৩টি বেডরুম, ১/২টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ৮০১-১০০০ বর্গফুট।		
		২/৩টি বেডরুম, ১/২টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ৮০১-১০০০ বর্গফুট।		
		২/৩ টি বেডরুম, ১/২টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ৬০১-৮০০ বর্গফুট।		
		২/৩ টি বেডরুম, ১/২টি বাথরুম, ১টি ড্রেইং ও ডাইনিং রুম, ১টি রান্নাঘর (পানি,বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ৬০১-৮০০ বর্গফুট।		

ক্র. নং	বাড়ির ধরন	বাড়ির বিবরণ/বৈশিষ্ট্য	মাসিক ভাড়া	মন্তব্য
(১)	(২)	(৩)	(৪)	(৫)
০২	সেমি পাকা বাড়ি	৩/৪টি রুম, ২/৩টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ৬০০ বর্গফুট থেকে তদুর্ধৰ।		
		৩/৪টি রুম, ২/৩টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধা ছাড়া) ৬০০ বর্গফুট থেকে তদুর্ধৰ।		
		২/৩টি রুম, ১/২টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ৪০০-৫৯৯ বর্গফুট।		
		২/৩টি রুম, ১/২টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ৪০০-৫৯৯ বর্গফুট।		
		২টি রুম, ১টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ২৫০-৩৯৯ বর্গফুট		
০৩	কাঁচা/কুপড়ি বাড়ি	২টি রুম, ১টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ২৪০ বর্গফুট বা তদুর্ধৰ।		
		২টি রুম, ১টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধা ছাড়া) ২৪০ বর্গফুট বা তদুর্ধৰ।		
		২টি রুম, ১টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধাসহ) ২৪০ বর্গফুট থেকে নিচে।		
		২টি রুম, ১টি বাথরুম, ১টি রান্নাঘর (পানি, বিদুৎ, গ্যাস সংযোগ সুবিধা ছাড়া) ২৪০ বর্গফুট থেকে নিচে।		

Personnel engaged in preparation, compilation and editing of this document:

01.	Mr. Ziauddin Ahmed Project Director Improvement of GDP Compilation and Rebasing of Indices Project Bangladesh Bureau of Statistics (BBS)
02.	Md. Nazmul Hoque Deputy Director SSTI Wing & Deputy Project Director: Improvement of GDP Compilation and Rebasing of Indices Project Bangladesh Bureau of Statistics (BBS)
03.	Mr. Shapon Kumar Statistics Officer Price and Wage Statistics Section National Accounting Wing & Additional Charge: Improvement of GDP Compilation and Rebasing of Indices Project Bangladesh Bureau of Statistics (BBS)
04.	Mr. Md. Nazrul Islam Consultant Improvement of GDP Compilation and Rebasing of Indices Project Bangladesh Bureau of Statistics (BBS)
05.	Mr. Md. Faruk Hossain Thana Statistician Price and Wage Statistics Section National Accounting Wing & Additional Charge: Improvement of GDP Compilation and Rebasing of Indices Project Bangladesh Bureau of Statistics (BBS)
06.	Mr. Md. Azizul Hoque Office Assistant Cum-Computer Typist Price and Wage Statistics Section National Accounting Wing & Additional Charge: Improvement of GDP Compilation and Rebasing of Indices Project Bangladesh Bureau of Statistics (BBS)

References:

1. Monthly Release on Consumer Price Index (1974-2023), Published by Bangladesh Bureau of Statistics (BBS), Statistics and Informatics Division, Ministry of Planning.
2. National Accounts Statistics (Provisional Estimates of GDP, 2019-20 and Final Estimates of GDP, 2018-19), Published by Bangladesh Bureau of Statistics (BBS), Statistics and Informatics Division, Ministry of Planning.
3. Quarterly Wage Rate Survey (Wage Rate and Earnings of Non-Farm Workers): September 2008, Published by Bangladesh Bureau of Statistics (BBS), Ministry of Planning.
4. Sources and Methods of Indices (National Accounts Deflators): June 1997, Published by Bangladesh Bureau of Statistics (BBS), Ministry of Planning.
5. Twenty Years of National Accounting of Bangladesh (1972-92), July 1993, Published by Bangladesh Bureau of Statistics (BBS), Ministry of Planning.
6. CONSUMER PRICE INDEX MANUAL Concepts and Methods 2020, Published by Publication Services, International Monetary Fund (IMF), Washington, D.C. 20090, U.S.A.
7. Final Report on Household Income and Expenditure Survey 2016, Published by Bangladesh Bureau of Statistics (BBS), Ministry of Planning.

End



www.bbs.gov.bd