

METRO VANCOUVER LEVEL HOUSING DATA MAP & SOURCES



JUNE, 2016

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CMHC

CMHC PRIMARY DATA SURVEYS

- Starts and Completions Survey
- Market Absorption Survey
- CMHC Rental Market Survey
- Secondary Rental Market Surveys (CMHC)
- CMHC Seniors Housing Survey

HOUSING INFORMATION MONTHLY

A free monthly publication sourced from two national surveys conducted by CMHC. The *Starts and Completions Survey* and the *Market Absorption Survey* are carried out monthly in urban areas with population in excess of 50,000 as defined by the 2011 Census. The publication includes the following data for the Vancouver CMA level (unless noted otherwise):

Housing Starts & Completions

- Starts, completions and under construction by dwelling type (singles, semis, row, apt and other)
- Apartment starts by size of structure
- Dwelling starts by intended market (homeownership, rental, condo, co-op, not available) for each dwelling type
- Dwelling completions by intended market (homeownership, rental, condo, co-op, not available) for each dwelling type
- Starts, completions and under construction for Urban Centres 50,000+
- Unabsorbed units
- Absorption of newly completed and unabsorbed single-detached and semi-detached dwellings

Price Quintiles & Unit Price

- Upper limits of price quintiles of unabsorbed single-detached and semi-detached dwellings
- Upper limits of price quintiles of absorbed single-detached and semi-detached dwellings
- Average unit price of unabsorbed single-detached and semi-detached dwellings

Absorptions

- Unabsorbed multiple dwelling units
- Absorption of newly completed and unabsorbed multiple dwellings
- Unabsorbed multiple dwelling units by intended market (homeownership or condo)
- Absorbed multiple dwelling units by intended market (homeownership or condo)
- Unabsorbed units (homeowner and condo) by singles, semis or multiple units for Urban Centres 50,000+

HOUSING MARKET INFORMATION PORTAL

An interactive online tool with an At-a-Glance Summary of new housing construction, primary rental market, seniors' rental housing, population and households, housing stock and core housing need information. Full reports can be clicked through. The portal includes the following data for Metro Vancouver (note: the majority of data is also available down to a neighbourhood or census tract level, with the exception of core housing need and seniors' rental housing).

New Housing Construction

- Actual starts, completions, and under construction by dwelling type (single, semi-detached, row, apt) and total absorptions
- Absorbed single-detached units' prices (median, average)
- Seasonally adjusted total housing starts (SAAR, Trend)

Source: CMHC Starts and Completion Survey

Primary Rental Market

- Private apartment vacancy rate (%) by bachelor, 1 bed, 2 bed, 3 bed +
- Number of private apartment units by bachelor, 1 bed, 2 bed, 3 bed +
- Private apartment availability rate (%) by bachelor, 1 bed, 2 bed, 3 bed +
- Private apartment average rents (\$) by bachelor, 1 bed, 2 bed, 3 bed +
- Private apartment estimate of percentage change (%) of average rent by bachelor, 1 bed, 2 bed, 3 bed +
- Median rent of 2 bed apartment

Source: CMHC Rental Market Survey

Secondary Rental Market

- Rental condo apartments vacancy rates (%) by structure size (3 - 19 units, 20 - 49 units, 50 - 99 units, 100+ units)
- Rental condo apartments - universe by structure size (3 - 19 units, 20 - 49 units, 50 - 99 units, 100+ units)
- Other secondary rental units' average rent (\$) by dwelling type (single, semi / row / duplex, other - primarily accessory suites)
- Rental condo apartments average rents (\$) by bedroom type (bachelor, 1 bed, 2 bed, 3 bed +)

Source: CMHC Secondary Rental Market Survey

Seniors' Rental Housing

- Universe of seniors' housing spaces (standard, non-standard, unknown)
- Profile of heavy care spaces (vacancy rate, average rent, total number of spaces)
- Vacancy rate (%) of standard and non-standard spaces
- Profile of bachelor and private rooms with meals included in rent (vacancy rate, average rent, total number of spaces)
- Universe of standard spaces by bedroom type (semi-private / ward / bachelor / private, 1 bedroom +)

- Proportion (%) of standard spaces by rent range (less than \$1500, \$1500 - \$1999, \$2000 - \$2499, \$2500+)

Source: CMHC Seniors Housing Survey

Population & Households

- Total population by age
- Age of primary household maintainer by owners and renters
- Mobility of primary household maintainer
- Household type
- Household size
- Immigrant households
- Household income

Source: CMHC, adapted from Stats Can NHS

Housing Stocks

- Condominiums (part of condominium, or not part of condominium) by owners, renters and % owner-occupied
- Housing suitability (suitable or not suitable - crowded) by owners, renters and % owner-occupied
- Structure type by owners, renters and % owner-occupied
- Average value of owner-occupied dwelling (\$) by dwelling type
- Median value of owner-occupied dwelling (\$) by dwelling type
- Period of construction
- Period of construction and condition of dwelling (needs minor or major repairs)
- Number of rooms
- Shelter costs (average, median \$)

Source: CMHC, adapted from Stats Can NHS

Core Housing Need

- Households in core housing need (%) by owners and renters
- Households in core housing need and below affordability standard (%)
- Households in core housing need and below adequacy (repair) standards (%)
- Households in core housing need and below suitability (crowding) standard (%)

Source: CMHC (census-based and NHS-based housing indicators and data)

OTHER DATA TABLES

There are several other data tables that do not appear within the above described publications or portals.

Housing Finance

Housing finance data include Canadian mortgage funding sources, mortgage-backed securities, covered bonds, Canada Mortgage Bonds, mortgage loan insurance and mortgage arrears highlights (data is generally available for early/mid-2000s to 2013/2015, depending on data set).

Aboriginal Housing Conditions

Census- and NHS-based housing indicators and data for Aboriginal households living outside reserves and on-reserve; includes information on whether households live in dwellings that meet CMHC's housing standards and, for households living outside reserves, whether they are in core housing need.

Persons with Disabilities in Core Housing Need by Age and Sex

Profile of core housing need for persons with disabilities (Research Insight; based on the 2012 Canadian Survey on Disability).

Visible Minority Households in Core Housing Need (2006, 2001 appendix table: 4)

Appendix tables detailing housing characteristics and housing conditions of visible and nonvisible minority households. Where possible, details for Canada, the provinces, territories and CMAs are included. Includes data on number of households, average household income, average shelter costs and average STIRs by visible minority.

STATISTICS CANADA

STATS CAN PRIMARY DATA SURVEYS

- *National Household Survey (voluntary, 2011 only)*
- *Census (mandatory, long form census 2006 and prior and returning in 2016)*

NHS PROFILE, VANCOUVER CMA, 2011

Occupied Private Dwelling Characteristics

- Total number of occupied private dwellings by condition of dwelling (only regular maintenance or minor repairs needed, major repairs needed)
- Total number of occupied private dwellings by period of construction
- Total number of occupied private dwellings by number of rooms
- Total occupied private dwellings by number of bedrooms

Household Characteristics

- Total number of private households by tenure (owner, renter, band housing)
- Total number of private households by condominium status (part of a condo development, not part of a condo development)
- Total number of private households by number of household maintainers (1, 2, 3+)
- Total number of private households by age group of primary household maintainers
- Total number of private households by number of persons per room (one person or fewer, more than one person)
- Total number of private households by housing suitability (suitable, not suitable)

Shelter Costs

- Total number of owner and tenant households with household total income greater than zero, in non-farm, non-reserve private dwellings by shelter-cost-to-income ratio (spending less than 30%, spending 30% or more, spending 30% to less than 100%)
- Number of owner households in non-farm, non-reserve private dwellings
 - % of owner households with a mortgage
 - % of owner households spending 30% or more of household total income on shelter costs
 - Median monthly shelter costs for owned dwellings (\$)

CENSUS PROFILE, VANCOUVER CMA, 2011

Population & Dwelling Counts

- Total private dwellings
- Private dwellings occupied by usual residents
- Population density per square kilometer

Household & Dwelling Characteristics

- Total number of persons in private households
 - Number of persons not in census families (living with relatives, living with non-relatives only, living alone)
 - Number of census family persons
- Average number of persons per census family
- Total number of persons aged 65 years and over in private households
 - Number of persons not in census families aged 65 and over (living with relatives, living with non-relatives only, living alone)
 - Number of census family persons aged 65 years and over
- Total number of private households by household type
 - Census-family households
 - One-family-only households (couple-family without/with children, lone-parent family)
 - Other family households (one-family households with persons not in a census family, two-or-more family households)
 - Non-census-family households
 - One-person households
 - Two-or-more-person households
- Total number of occupied private dwellings by structural type of dwelling
 - Single-detached, apartment (5 + storeys), movable dwelling, other dwelling (semi-detached, row house, apt duplex, apt fewer than 5 storeys, other single-attached)
- Total number of private households by household size
- Number of persons in private households
- Average number of persons in private households

Building Permits by Type of Structure and Type of Work, VANCOUVER CMA

Building Permits:

- Residential values and number of units, by type of dwelling
- Dwelling units by type of dwelling and area, monthly (units)
- Values by activity sector, monthly (\$)
- Non-residential values by type of structure, monthly (dollars)
- By type of structure and area, seasonally adjusted, monthly (dollars)
- Dwelling units by type of structure and value by activity sector, economic regions
- Values by activity sector, seasonally adjusted and unadjusted, monthly (dollars)
- Residential and non-residential values by type of structure for Canada and urban centres 10,000 and over, monthly (units)

CANADIAN REAL ESTATE ASSOCIATION (CREA)

MLS HOME PRICE INDEX

The MLS HPI tracks changes in home prices by comparing levels at a point in time with price levels in a base (reference) period. Allows you to see trends in home prices for a specific type of house in a given neighbourhood. A monthly publication using compiled MLS data. The lowest level data available is the Lower Mainland, distinguished by Single Family, 1 Storey, 2 Storey, Townhouse, and Apartment. Data goes back to January, 2005.

MONTHLY STATS (GREATER VANCOUVER)

Sourced from the Real Estate Board of Greater Vancouver. Data includes:

- Residential sales activity
- Residential new listings
- Residential active listings
- Residential months of inventory
- Residential average price

NATIONAL AVERAGE PRICE MAP

Interactive mapping tool that provides a quick glance at current and year-ago price levels. Data is available at a national, provincial and major market level (within BC, Vancouver and Victoria are available).

BC ASSESSMENT

E-VALUE BC

E-value BC property lookup, includes the total value (\$), land value (\$), buildings value (\$), previous years' values (total, land and building), property details (land size, floor area, number of beds and baths) and sales history from the last three years.

PRODUCTS AVAILABLE THROUGH BCA LOCAL OFFICES

See above link for full descriptions.

Product	Fee
Provincial Property Assessment Notice – Current Year	No fee when requested by current owner or representative. \$6 fee for third party.
Contracted First Nations Property Assessment Notice – Current Year	No fee if Indian Act Bylaw applied. \$6 for reprint if FMA Law applied.
Property Assessment Information (Previous Years – Assessment Roll Report)	No fee when requested by the current owner on title or representative. \$12 for third party.
Assessment Roll Entry for a single property – Current Year or Previous Years (as available)	No fee for viewing in an Area Office or when requested by the current owner or their representative. \$15 fee for third party.
Sales Listing for a single property – Current Year or Previous Years (as available)	No fee for viewing in an Area Office or when requested by the current owner or their representative. \$15 fee for third party.
Assessment Inventory Report	No fee when requested by current owner or representative. \$16 fee for third party.
BC Land Title and Survey Authority Survey - Plan	\$15 when requested by the current owner or their representative. \$15 for third party per page.
Assessment and Sales by Address (ASBA) or –evalueBC Compare Assessments Online (print/copy)	No charge to view; \$1 per side of printed page.
Property Value Summary (PV) - Residential	No fee when requested by the current owner on title or their representative or in some circumstances (during inquiry period, if appealed to PARP or PAAB, etc.). Outside of the time periods above is \$16 per folio for third party.
Property Value Summary (PVS) – Commercial (IC&I)	No fee when requested by the current owner on title or their representative or in some circumstances (during inquiry period, if appealed to PARP or PAAB, etc.). Outside of the time periods above is \$100 per property

	for routine requests and \$200 per property for priority requests.
Property Record Card (PRC) - Residential	No fee when requested by current owner or their agent. If other than owner, owner must have completed the Authorization to Receive confidential property information form.
Property Record Card (PRC) – Commercial (general or complex)	No fee when requested by current owner or their agent. If other than owner, owner must have completed the Authorization to Receive confidential property information form.
“Modeling” Commercial (general or complex)	No fee but if requested by anyone other than the owner, the owner must have completed the Authorization to Receive Confidential Property Information Form. If requested by anyone other than owner \$500 per property or \$600 for priority request, or \$100 per hour of modeling time.
Statutory Manuals – MIPS, EPG	\$500 per MIP Division. \$4,500 for Entire MIPS Manual. \$500 per EPG Manual, includes Adjustments and Definitions document.

DATA SERVICES DEPARTMENT CUSTOM EXTRACTS

Cost for a custom extract is dependent on a number of factors including number of folios, type of data requested, intended use, and (in some cases) amount of programming effort. Customers might also sign a licensing agreement.

Options for property information requests include:

Assessment Roll Year(s):

- Current roll year
- Previous roll year
- 2005 to current
- Historic (prior to 2005) – BCA may not have

Geographical Area(s):

- Entire Province of British Columbia
- Assessment regions
 - Vancouver Island (includes Victoria, Nanaimo, Courtenay)
 - Greater Vancouver (includes Vancouver, Burnaby)
 - Fraser Valley (includes Surrey, White Rock, Abbotsford)
 - Thompson Okanagan (includes Kelowna, Kamloops)

- Kootenay Columbia (includes Nelson, Cranbrook)
- Northern BC (includes Williams Lake, Terrace, Prince George, Dawson Creek)
- Specific area and jurisdiction codes

Property Type(s):

- Accommodations
- Civic & Recreation
- Commercial
- Farm
- Industrial
- Multi-Family
- Residential
- Strata Residential
- Strata Income, Commercial and Investment (IC&I)
- Transportation and Utilities

Summarize data by:

- Assessment area
- Jurisdiction
- Neighbourhood
- Property class
- Regional district
- School district

Aggregate data by:

- Folio count
- Sum of land value
- Sum of improvement value
- Sum of total value
- Average sale price
- Average land value
- Average improvement value
- Average total value

Data elements available for all property types:

- Assessment area, jurisdiction, roll number
- Neighbourhood
- Primary actual use code
- Manual class code (main building)
- Address
- Land title PID number
- Legal description
- Land size & land depth

- Year built
- Effective year
- Actual value – total, land, improvement
- Property class
- Regional district
- School district

Data elements available for residential and mixed use properties:

- Total finished area
- Foundation area
- Number of bathrooms
- Number of bedrooms
- Carport/Garage
- Pool

Data elements available for strata properties:

- Strata unit area
- Number of strata units

Data elements available for non-residential properties:

- Building type
- Occupancy
- Number of stories
- Unit of measure
- Gross building area
- Gross leasable area
- Net leasable area

Data elements available for sale(s) information (vendor and purchaser info is not available):

- Most recent sale
- Land title document number
- Sale type (qualified/reject)
- Four most recent sales
- Conveyance date
- Sale price

BC LAND TITLE & SURVEY AUTHORITY (LTSA)

HISTORICAL RECORDS

Include land title and survey documents, plans, registers, indices, Crown grants and other operational records that are of enduring value for legal, survey and conveyancing purposes

- Requests for land title records can be made in person at a land title office counter. Some records can be requested by mail. Requests for older records on microfilm or in paper must be made in person at a land title office and will incur extra fees for location and retrieval by LTSA employees.

ONLINE RECORD SEARCH THROUGH MYLTSA ENTERPRISE OF MYLTSA EXPLORER

myLTSA Enterprise provides access to the full suite of the LTSA's Search and Filing and other services allowing professionals, and government and business customers to:

- Search for land titles and all types of documents and plans
- E-file applications to the land title office or Surveyor General Division
- Order tax certificates
- Pay using a pre-paid deposit account with a \$250 initial deposit with \$1.50 service charge (discounted) per transaction
- Configure an account for use by many users

PARCELMAP BC

The LTSA is currently developing ParcelMap BC, creating a single, complete, trusted and sustainable electronic map of active titled parcels and surveyed provincial Crown land parcels in BC. The resulting framework forms a complete visual portrayal of parcels connected with information in the land title register and Crown land registry. Starting in mid-2016, ParcelMap BC will be accessible through participating stakeholders to their members free of charge under an agreement with the LTSA. In June 2016, myLTSA Enterprise customers will also be able to search for property information using an electronic map of surveyed parcels in BC.

SERVICES TO LOCAL GOVERNMENTS

Tax Authority Notifications

- In compliance with the Land Title Act, the LTSA provides local governments in BC and the BC Assessment Authority with electronic copies of tax authority notifications (title, charge, and plan updates) for the exclusive purposes of taxation or assessment of real property

Land Title Records

- In adherence to Section 381 of the Land Title Act, the LTSA provides local governments with survey plans and searches of land title records through myLTSA Enterprise on a fee exempt basis for the exclusive purposes of taxation or assessment of real property

METRO VANCOUVER HOMELESS COUNT

Region wide homeless count that occurs every three years, since 2002. The purpose of the Homeless Count is to estimate the number of people who are homeless in the Metro Vancouver region, obtain a demographic profile of this population, and identify trends compared to previous counts. Differentiates between sheltered homeless and unsheltered homeless.

Profile includes:

- Gender
- Age
- Aboriginal identity
- Accompanying the homeless
- First language
- Newcomers to Canada
- Military service in Canadian Forces
- Barriers to housing
- Sources of income
- Health conditions
- Length of time homeless
- Length of time in municipality interviewed
- Episodically homeless
- Patterns of service use
 - Services used by sheltered homeless
 - Services used by unsheltered homeless

CITY OF VANCOUVER HOMELESS COUNT

The 2016 homeless count, released in May 2016, was the tenth annual homeless count; it's a "point in time" count. It differentiates between sheltered homeless and unsheltered homeless.

Demographic profile includes:

- Gender
- Age
- Aboriginal identity
- Length of time homeless
- Sources of income
- Health conditions
- Military service
- Time in Vancouver and place of residence prior to Vancouver
- The unsheltered homeless
 - Where they stayed
 - Reasons for not staying in a shelter
 - Safety

CITY OF VANCOUVER HOUSING & HOMELESSNESS STRATEGY REPORT CARD

Since adopting the Housing & Homelessness Strategy in 2011, the City of Vancouver has released an annual report card which includes progress towards the Strategy targets. The report includes progress (committed, under construction and completed units as well as locations) of supportive housing, social housing, market rental housing and secondary rental housing (suites and laneway houses).

VANCOUVER OPEN DATA CATALOGUE

Data files include:

- City owned properties (file type: DWG, KML, SHP, Google Maps)
- Homeless shelter locations (file type: DWG, KML, SHP, Google Maps)
- Legal lot numbers (file type: DWG, KML, SHP)
- Non-Market housing (file type: DWG, KML, SHP, Google Maps)
- Property tax report (file type: CSV, XLS, source: BC Assessment)
 - For each property in the report, the following information may be present: PID, Legal Type, Land Coordinate, Zone Name, Zone Category, Lot, Block, Plan, District Lot, Street Name, Property Postal Code, Current Land Value, Current Improvement Value, Tax Assessment Year, Previous Land Value, Previous Improvement Value, Year Built, Tax Levy, Neighbourhood Code

CITY OF VANCOUVER NON-MARKET HOUSING INVENTORY

Includes the locations of all non-market housing as well as the breakdown of each project by types of unit (standard, accessible, or adaptable and studio, 1-bed, 2-bed, 3-bed, or 4-bed). It further shows the breakdown of clientele by families, seniors or other.

BC NON-PROFIT HOUSING ASSOCIATION

CANADIAN RENTAL HOUSING INDEX

BCNPHA has developed the Canadian Rental Housing Index, which provides the following data for any community with more than 4,000 people and 500 renter households:

- Income quartiles of renters specific to that community
- The number of renter households in each quartile, by unit size
- Average rents for total supply (not just purpose built)
- Average percentage of income spent on rent by quartile
- Number of households in each quartile spending more than 50% of income on rent

- Income gap by quartile (amount of additional income a household would need to make their rent affordable)
- Overcrowding rates by quartile and unit size
- The number of additional bedrooms a community needs to fix the overcrowding problem
- Rental demand projections to 2036
- Core housing need projections to 2036

For BC, demographic breakdowns are also provided for Aboriginal people, immigrants, different family structures, young people and seniors. For BC, workforce data is also included so that you can see the top jobs of renters in each community, and the average incomes.

RENTAL DEMAND PROJECTION TO 2036

The BCNPHA has created the first publicly available provincial and regional projections of rental housing demand and core housing need for BC and for 28 regional districts. The latest projections are from September, 2012 and go to 2036 and include a constant tenure and shifting tenure scenario.

BC HOUSING

BC HOUSING DATA ON THE NUMBER OF UNITS IN THE HOUSING CONTINUUM

- BC level data

HOUSING DATA

- New Homes Data
 - British Columbia's Monthly New Homes Registry Report
 - BC Residential Building Statistics and Trends Report
- Community Profiles
 - Number of subsidized housing units
 - Number of subsidized units scheduled for development
 - Selected profiles for 46 BC communities

LANDCOR DATA CORPORATION

Repackages both assessment and sales data. Note: sales data includes all sales, rather than just MLS sales as per the Real Estate Boards.

- Automated Property Valuation (*fee associated)
- Online Property Tools
 - Property Profiler (\$8.95 plus HST/GST)
 - Adjusted Value Profiler (\$10.00 plus HST/GST)
 - The Property Valuator (\$29.95 plus HST/GST)
 - Residential Property Review (\$7.00 plus HST/GST)
 - Economic Rent (\$7.50 plus HST/GST)
 - PID Lookup (\$5.00 plus HST/GST)
 - Title Search Plus (\$17.50 plus HST/GST)
 - Name Search (\$7.50 plus HST/GST)
 - Corporate Search (\$17.50 plus HST/GST)
 - Mortgage Documents (Form B) (\$21.50 plus HST/GST)
 - The Neighbourhood Analyser (\$0)
 - The Mortgage Risk Analyser (\$12.95 plus HST/GST)
 - The Property Analyser (\$5.20 plus HST/GST)
 - The Sales Analyser (\$19.95 plus HST/GST)
 - Plan Document (\$21.50 plus HST/GST)
- Custom Reporting Services
- Market Trends
 - Residential and Sales Summary Reports

ALTUS GROUP

RESIDENTIAL MARKET DATA

Residential Data includes (*fee associated):

- Access to current market data including new sales events and project sales launches
- Analysis of project information including pricing, sales absorption and construction status
- Access to historical records dating as far back as 1999
- Background information on project land transaction and permitting information
- Feedback from field research analysts with project commentary, remarks and adjustments
- Interactive mapping (Realnet platform)

CONSTRUCTION COST GUIDE (NO FEE)

- Construction costs covering the scope of Canadian markets
- Current analysis, unit rates, measurement and application of cost per square foot
- Detailed data and descriptions including a breakdown of costs by different building types