

Shorter Survey

Table 1: Variable Coding and Survey Questionnaire

Variable name	Question text	Response options	Variable construction
INTRODUCTORY SCRIPT: MAIN SURVEY			
	Enumerator: My name is XXX. We are doing a study being conducted by Professors from LUMS, Columbia University, and the London School of Economics. The study only wants to assess your understanding and your views on property taxation. Your views will be strictly kept confidential and rest assured that we will not ask for your name or any questions about your own taxes or earnings or income or assets.		
	We have gift vouchers worth PKR 2,000, which you can receive on successful completion of the survey. The survey will take us about 15-20 minutes and will include one informative video.		
	This interview is not compulsory, and you can choose not to respond to any or all of the questions we ask.		
	Thank you for contributing your views.		
	For this survey exercise to provide meaningful information it is important that we speak to the occupant of your property who deals with payments of property-related services like water, electricity, gas etc.		
available	Is this person available?	1-Yes; 2-No	
survey_time	When is the best time to return and survey this person?		
SCREENING SURVEY (TO BE ASKED FROM RESPONDENT)			
gender	Gender of the respondent	1-Male; 2-Female	
age	What is your age today, in years?		

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
education	Education	1-Less than class 1; 2-class 1-5; 3-class 6-8; 4-secondary; 5-higher secondary; 6-Graduate/MBBS/BDS/LLB; 7-MA/MPhil//MS; 8-Diploma/Vocational; 9-Hafiz (those who have no formal education but have memorized the entire Quran); 10-No formal education but have basic literacy/numeracy; 11-Have never been to school; 888-Don't know; 999-Refused to answer	
s1.g1	Are you an owner of this property?	1-Occupy; 2-own	
s1.g2	Do you live in a joint family system?	1-Yes; 2-No; 999-Prefer not to say	
consent	Can we start the survey?	1-Yes; 2-No	

Variable name

Question text

Response options

Variable
construction

ATR COMPREHENSION CHECKS

Enumerator: As I mentioned before, we want to know from you how you think the tax system should be set to work for citizens like yourself. An important way policymakers evaluate property taxes is by looking at the rate of the property tax on different people. We are now going to explain this to you so that later when we ask you how you think the tax system should be set, you can use this concept again.

Instructions for the enumerators: Explain the respondents the concepts of ATR using tax schedules pictures

ENUMERATOR: When we are thinking about how the state can improve the property tax system, we want to think about how much property tax rate is placed on different taxpayers under different property systems.

There are 3 different types of tax systems;

First, there are proportional systems, where every taxpayer faces the same property tax rate.



Then, there are progressive systems, which place a higher tax rates on rich taxpayers relative to poor ones.



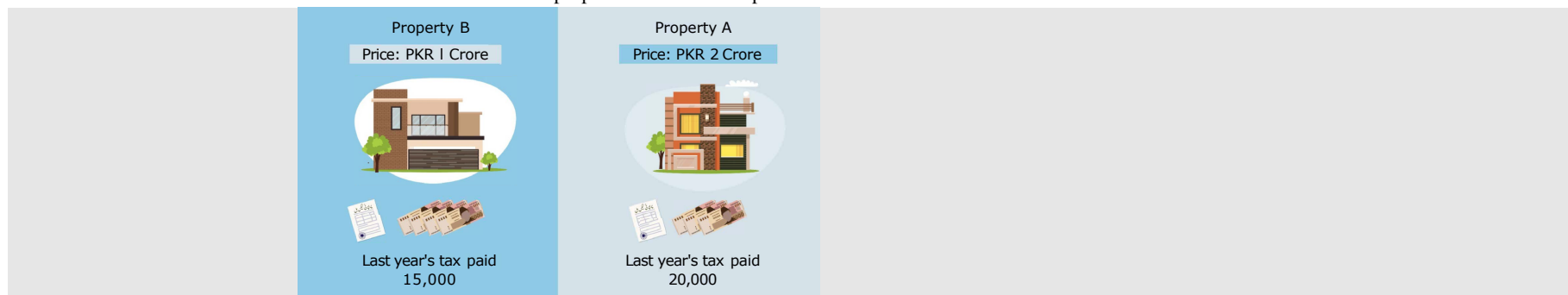
Finally, there are regressive systems, which place a higher tax rate on the poor relative to the rich.



The 'property tax rate' is calculated by dividing the property tax due by the value of the property. As a simple example, if the tax due is Rs. 1 and the value of the property is Rs. 100, the tax rate is 1 percent. Similarly, a tax of Rs. 5000 on a property worth Rs. 1 crore is 0.05 percent.

Variable name	Question text	Response options	Variable construction
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Enumerator: Consider the two properties shown in the picture.



Now we would like to ask you three questions about these two properties.

s3_q2	Can you please calculate the tax rate of property A	
s3_q3	Can you please calculate the tax rate of property B	
s3_q4	Can you please tell which of these properties bears a higher property tax rate	1=Property A; 2=Property B; 888=Don't know; 999=Refused to answer

burden

Enumerator:
Now that we have gone through these examples, and have understood the concept of tax rate levied on different properties in Lahore. **The average property in Lahore faces a tax rate of 0.04%**

SECTION A: CORRECTING MISPERCEPTIONS

Note for Enumerator:
Please go to Correcting Misperceptions App. Enter the property ID. Fill the Correcting Misperceptions dashboard only at this time and return to Surveycto after completing Correcting Misperceptions.

CORRECTING MISPERCEPTIONS ANDROID DASHBOARD HERE

Correcting Misperceptions Dashboard

Enter Property ID:

Enumerator Name:

برای مہربانی اپنی معلومات پر گھر کو دیکھ کر اس پر بننے والے ٹیکس کی رقم کا اندازہ لگائیں

نوٹ: پراپرٹی ٹیکس کی اوسط شرح ٹیکس کی رقم مکان کی کل قیمت کا کتنے فیصد حصہ کے بارے میں بتاتا ہے۔ یہ ایک شہری کو اپنی پراپرٹی کی کل قیمت پر ٹیکس کے بوجھ کے بارے میں بتاتا ہے۔

گھر 1	گھر 3	گھر 5
Location: Near Ferozpur Road	Location: Paragon City Bank Road	Location: Gulberg III
Plot size: 5.5 marla	Plot size: 1 Kanal	Plot size: 4 Kanal
Built area: 1450 sq ft	Built area: 4700 sq ft	Built area: 18000 sq ft
Capital value: 67.00 Lakh	Capital value: 3.70 Crore	Capital value: 44.40 Crore
Enter Tax Value	Enter Tax Value	Enter Tax Value

گھر 2	گھر 4
Location: Revenue Cooperative Society College Road	Location: Gulberg V
Plot size: 10 marla	Plot size: 2 Kanal 7 marla
Built area: 3700 sq ft	Built area: 10125 sq ft
Capital value: 1.57 Crore	Capital value: 13.40 Crore
Enter Tax Value	Enter Tax Value

ایکے مطابق لاہور میں زیادہ قیمت زیادہ ٹیکس کی شرح والا نظام رائج ہے۔ جہاں زیادہ قیمت والی پراپرٹیز پر کم ٹیکس کی شرح ہے۔

ایکے حوالے صحیح جوابات سے 20 فیصد سے زیادہ مختلف ہیں اس لیے انکو گریڈ 0.01 ٹیکس ملے گا۔

گھر کی قیمت (کروڑوں میں) / اوسط پراپرٹی ٹیکس کی شرح

Back to Home

Note for Enumerator:

Note the number of tickets won from the dashboard

Enumerator:

Now let us look at the actual tax rate imposed on these five residential properties. With that we will try to understand the prevailing tax system in Lahore.

The actual tax liability of house 1 is 240 rupees for the tax rate of 0.004%.

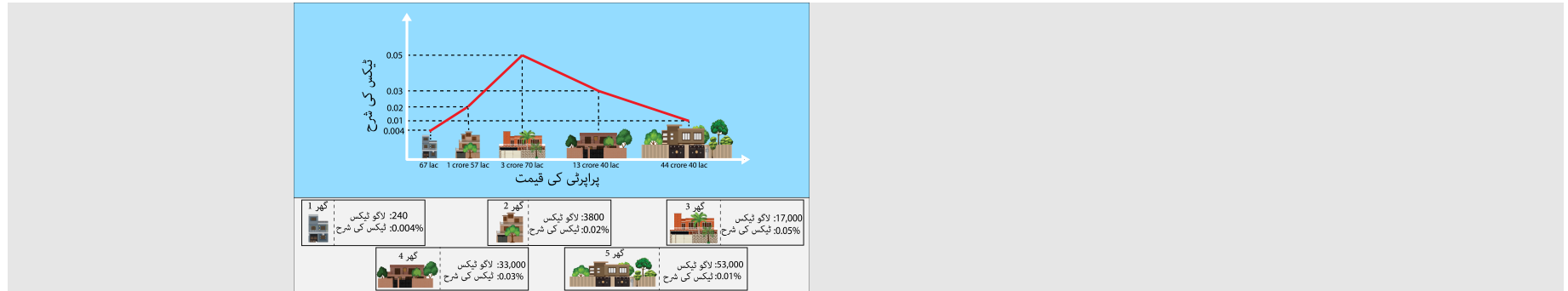
The actual tax liability of house 1 is 3800 rupees for the tax rate of 0.02%.

The actual tax liability of house 2 is 17000 rupees for the tax rate of 0.05%.

And the actual tax liability of house 3 is 53000 rupees for a tax rate of 0.01%.

The bigger message here is, as you can see that initially the property tax rate rises and then it goes down. [Enumerator to trace the ATR curve below] and as shown by our 5 houses the city of Lahore follows the same tax schedule.

Variable name	Question text	Response options	Variable construction
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TREATMENT: PLACEBO

Enumerator: Now through an interesting video let's try and understand how different tasks are performed by different tiers of governments and how the funds are collected to undertake these tasks.

TREATMENT: PUBLIC GOODS

Enumerator: Like many Lahoris you also seem concerned about the lack of public services today we'd now like to ask you your opinions about citizens' acces to public services.

s4_q1 In your opinion, of every 100 households in Punjab's cities, how many has the government provided access to reliable piped water for?

s4_q2 In your opinion, how much additional tax revenue (in Rs. Bn) is required to provide reliable piped water for all households in Lahore?

Enumerator: Through this short and interesting video we will show you an important cause of this lack in services.

TREATMENT PUBLIC GOODS VIDEO HERE

TREATMENT: REVENUE LEAKAGE

Enumerator: Like many other Lahoris do you feel like property owners in Lahore have to pay a greater percentage of property tax than their capacity? we'd now like to ask you your opinions property tax collections.

s4_q3 The total amount of tax that property owners were asked to pay last year was 7.4 billion Rupees. How much of this do you think was collected?

Enumerator: Through this video let's watch how much property taxes the government collected last year.

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
TREATMENT REVENUE LEAKAGES VIDEO HERE			
TREATMENT: SPENDING LEAKAGES			
	Enumerator: Like other Lahoris you must also feel like the government needs to introduce reforms in the current property tax system. We'd now like to ask you your opinions on property taxes and government spending on public services.		
s4.q16	In your opinion, last year (2022-23) what percent of your property taxes was spent on public services in Lahore?		
s4.q18	In your opinion, last year (2022-23) what percent of your property taxes was spent in Lahore on public services that you prefer?		
s4.q20	In your opinion, last year (2022-23) what percent of the property taxes collected from your neighborhood was spent on public services in your neighborhood?		
	Enumerator: Let's watch an interesting video which will tell us about the problems the government faces in reforming the property taxes.		
TREATMENT SPENDING LEAKAGES VIDEO HERE			
TREATMENT: ELITE CAPTURE			
	Enumerator: Like other Lahoris do you also think why the government is not able to collect adequate property taxes? We'd now like to ask you your opinions on the major reasons why the government is not able to raise property tax revenues.		
s4.q22	Sometimes people in policy circles say that pressure from the rich has been a significant obstacle to efforts to raising more property tax revenue in 2022-23. Some people agree others do not and point to other factors. On a scale from strongly disagree to strongly agree do you?	1=Strongly disagree ; 2=Disagree to some extent ; 3=Neutral. ; 4=Agree to some extent ; 5= Strongly agree	
s4.q23	Sometimes people in policy circles say that pressure from the middle class has been a significant obstacle to efforts to raising more property tax revenue in 2022-23. Some people agree others do not and point to other factors. On a scale from strongly disagree to strongly agree, do you?	1=Strongly disagree ; 2=Disagree to some extent ; 3=Neutral. ; 4=Agree to some extent ; 5= Strongly agree	
s4.q24	Sometimes people in policy circles say that pressure from the poor has been a significant obstacle to efforts to raising more property tax revenue in 2022-23. Some people agree others do not and point to other factors. On a scale from strongly disagree to strongly agree, do you?	1=Strongly disagree ; 2=Disagree to some extent ; 3=Neutral. ; 4=Agree to some extent ; 5= Strongly agree	
	Enumerator: Let's watch an interesting video which will help us understand the challenges that the government faces in collecting property taxes.		
TREATMENT ELITE CAPUTRE VIDEO HERE			

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
POSTERIORS			
s4_q5	In your opinion, next year (2023-4) what percent of your property taxes is likely to be spent on public services in Lahore?		
s4_q8	The total amount of tax that property owners are asked to pay this coming year is 9.1 billion Rupees. How much of this do you think will be collected?		
s4_q10	Sometimes people in policy circles say that pressure from the rich has been a significant obstacle to efforts to raising more property tax revenue in 2022-23. Some people agree, others do not and point to other factors. On a scale from strongly disagree to strongly agree, do you?	1=Strongly disagree ; 2=Disagree to some extent ; 3=Neutral. ; 4=Agree to some extent ; 5= Strongly agree	
s4_q13	In your opinion, of every 100 households in Punjab's cities, how many has the government provided access to reliable piped water for?		
Enumerator: We have completed the 4th module only 3 more are left.			
PREFERENCES ELICITATION			
Enumerator: Great progress so far! We have completed half of the survey.			
Property tax is the most important source of financing for city services provided by the government. We want to ask you about how big you think the property tax contributions of different taxpayers should be in order to provide those services.			
Note for Enumerator: Please go to Preferences Elicitation App. Enter the property ID. Fill the Preferences Elicitation dashboard only at this time and return to Surveycto after completing Preferences Elicitation.			
PREFERENCES ELICITATION ANDROID DASHBOARD HERE			
MECHANISM			
mech_note	Enumerator: We'd now like to ask you a few questions about how property tax policy is set and how it affects different citizens in Lahore.		
s5_a3	When the Government of Punjab sets a new property tax schedule, whose views will be given most weight in their decisions? Please rank the following groups by how important they will be, from most important to least important.		
1. Poor property owners.			
2. Middle-class property owners.			
3. Wealthy property owners.			

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
s8.q15	Government of Punjab has done things that have helped me last year	1=Strongly disagree ; 2=Disagree to some extent ; 3=Neutral. ; 4=Agree to some extent ; 5= Strongly agree	
s8.q20	Would you say that wealthy households in Lahore today:	1=Pay much more than their fair share in property taxes.; 2=Pay more than their fair share in property taxes.; 3=Pay roughly the right amount in property taxes.; 4=Pay less than their fair share in property taxes.; 5=Pay much less than their fair share in property taxes.; 6=Did not pay at all	
PARTISANSHIP			
s11.q4	The last PML-N government in Punjab was unable to increase property tax rates. People have different views about the intentions behind this policy choice. Some say it was to benefit the rich, while others say that they wanted to reduce the burden on the poor and middle class. What is your opinion?	1=The policy was to benefit the rich; 2=The policy was instituted to reduce the burden on the poor and middle class; 888=Don't know	
s11.q7	The last PTI government in Punjab was unable to increase property tax rates. People have different views about the intentions behind this policy choice. Some say it was to benefit the rich, while others say that they wanted to reduce the burden on the poor and middle class. What is your opinion?	1=The policy was to benefit the rich; 2=The policy was instituted to reduce the burden on the poor and middle class; 888=Don't know	
DEMOGRAPHICS			
s1.q4	How long has your household lived in or used this property?		
SECTION A: PROPERTY CONDITIONS AND ACCESS TO SERVICES(RESIDENTIAL)			
	Enumerator: Now we'd like to ask you some questions about the conditions of this property and the services it accesses.		
s13.q1	How many rooms does your household occupy, including bedrooms and living rooms?		
s13.q3	What is the main construction material of the floor?	1-Tile/Marble; 2-Chips (cemented); 3-Cement; 4-Bricks; 5-Concrete; 777-Others	
s13.q3.o	Please specify other		

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
s13_q4	Was the property designed by an architect or developer?	1-Yes; 2-No	
s13_q5	In what year was this property last renovated?		
s13_q21	How safe is your neighborhood?	1-Very Safe; 2-Safe; 3-Unsafe; 4-Very Unsafe	
amendment	[2] Question: Do you know when the last amendment to property taxes was introduced?	1-Yes; 2-No; 999-Prefer not to say	
MAIN SURVEY EXIT			
	Enumerator:	1-Yes; 2-No	
	Thank you very much for sharing your views on service delivery and property taxation with us. This information will be extremely valuable as we prepare our policy report.		
	As we mentioned, we will be holding a raffle in January 2025 amongst all the survey respondents. We are aiming to survey around 4,900 people. The winning ticket will receive Rs. 100,000 and fifty runners-up will receive Rs. 5,000. You will have X tickets in this lottery.		
	Could we please have your contact details so that we can deliver your prize to you should you be one of the winners?		
	Phone Number		
	Network	1-Jazz/Warid; 2-Ufone; 3-Telenor; 4-Zong; 5-Onic; 6-Scom	
Thank you very much for sharing your views on service delivery and property taxation with us. This information will be extremely valuable as we prepare our policy report.			
main_or_rep	Was this property from main sample or replacement?	1-Main sample property; 2-Replacement property	
address_rep	Complete address of the property		
landmark_rep	Landmark		

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
status_survey	Status of the Survey	1-Completed; 2-Partial Complete; 3-Refused because of time; 4-Refused because of lack of interest; 5-Refused because of lack of trust; 6-Refused because of other reasons; 7-Unit was locked/empty; 8-Appointment; 9-Main Sample Property not found; 10-Wrong Property details	
tries	No of tries to complete the survey		
Enumerator Observation Section. Please fill the remaining form based on your own observations about property.			
POST SURVEY FEEDBACK FROM ENUMERATORS			
s16.q36	Did the interviewee appear to be nervous about the interview?	1-Yes; 2-No	
s16.q37	Do you believe that the respondent was entirely truthful during the interview?	1-Yes; 2-No	
s1.g2	Does the property include any of the following?		
s1.g13	Air Cooler	1-Yes; 2-No; 888-Don't know	
s1.g14	Air Conditioner	1-Yes; 2-No; 888-Don't know	
s1.g18	Motorcycle/Scooter	1-Yes; 2-No; 888-Don't know	
s1.g19	Car or Truck	1-Yes; 2-No; 888-Don't know	
s1.g3	How many of the following assets could you see?		
s1.g21	Air Cooler		
s1.g22	Air Conditioner		
s1.g23	Motorcycle/Scooter		
s1.g24	Car or Truck		
n.g	On a scale of 1-5, how [. . .] did the Respondent seem to you?		
s16.q31	Wealthy		
s16.q34	Educated		
s16.q35	Did the interviewee wear Western dress? (including shirt-pant for men)	1-Yes; 2-No	
COMMUNITY SURVEY			

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
s16_q1	Are the properties in this lane on a road of 30 feet or more?	1-Yes; 2-No	
s16_q2	How many lanes does the road that runs outside these properties have?	1-1; 2-2; 3-3; 4-4; 5-more than 4	
s16_q3	Is the street paved?	1-Yes, concrete pavement; 2-Yes, brick pavement; 3-No, Katcha road	
s16_q4	What is the condition of the street in the lane?	1-Excellent; 2-Good; 3-Bad; 4-Terrible	
s16_q5	Is the street well lit?	1-Yes; 2-No	
s16_q6	Is the access to the street easy or difficult?	1-Easy; 2-Somewhat easy; 3-Somewhat difficult; 4-Difficult	
s16_q7	What type of drainage system does the street have?	1-Underground piped system [CHECK WITH HOUSEHOLDS]; 2-Surface, covered drain; 3-Surface Uncovered drain; 4-No drain	
s16_q8	Does waste in the uncovered drain include human or animal feces?	1-Yes; 2-No	
s16_q9	Are mice, flies, cockroach, mosquitoes, or other insects visible in or near the uncovered drain?	1-Yes; 2-No	
s16_q10	Is there any standing water in the street?	1-Yes, a lot; 2-Yes, a little; 3-No	
s16_q11	Is there any feces in the street?	1-Yes, a lot; 2-Yes, a little; 3-No	
s16_q12	Is there any pile of solid waste/garbage visible on the street?	1-Yes, a lot; 2-Yes, a little; 3-No	
s16_q13	Are mice, flies, cockroach, mosquitoes, or other insects present at or near the trash pile on the street?	1-Yes, a lot; 2-Yes, a little; 3-No	

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
s16_q14	How do properties in the lane/compound dispose of solid waste and garbage?	1-Collected by household members or a local sweeper and deposited in a designated dumping site in the neighborhood; 2-Collected by local authority or sanitation firm or housing society; 3-Collected by NGO or community organization; 4-Thrown in open space in the neighborhood; 5-Burned or buried by household members in or near dwelling compound	
s16_q15	How often is solid waste and garbage collected and disposed from properties in the lane/compound?	1-Daily; 2-Two to 4 times a week; 3-Weekly; 4-Forthnightly or less frequent	
s16_q16	How far is the nearest designated dumping site for solid waste and garbage from the properties in the lane/compound?	1-few yards away; 2-less than half a KM away; 3-between 1/2 and 1 KM away; 4-more than one KM away; 5-there is no designated dumping site for trash	
s16_q17	Have the properties in the lane/compound been affected by the rains in the past rain spell?	1-Yes; 2-No	
s16_q18	After the last spell of big rain, how long did it take for the street to drain?	1-1-2 days; 2-3-4 days; 3-5-7 days; 4-More than a week; 888-Don't know	
s16_q19	How far is the nearest hospital to the house?	1-few yards away; 2-less than half a KM away; 3-between 1/2 and 1 KM away; 4-more than one KM away	
s16_q20	How far is the nearest market from the house? (residential)	1-few yards away; 2-less than half a KM away; 3-between 1/2 and 1 KM away; 4-1-3 KM away; 5-more than 3 KM away	

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
s16_q21	How far is the nearest school from the house? (residential)	1-few yards away; 2-less than half a KM away; 3-between 1/2 and 1 KM away; 4-1-3 KM away; 5-more than 3 KM away	
s16_q22	How far is the nearest park from the property?	1-few yards away; 2-less than half a KM away; 3-between 1/2 and 1 KM away; 4-1-3 KM away; 5-more than 3 KM away	
s16_q23	Is the property in a planned neighbourhood?	1-Yes; 2-No	
s16_q24	Is the property in a private scheme or society?	1-Yes; 2-No	
s16_q25	Is the property in an LDA/RUDA/Walled city approved scheme/society?	1-Yes; 2-No	
s16_q26	What kind of area is the property in?	1-Posh; 2-Middle income; 3-Low income	
s16_q27	Is the property near the canal?	1-Yes; 2-No	
s16_q28	If yes, how near is the canal in kms?		
s16_q29	Is the property located in a:	1-Prominent market of the city; 2-Prominent market in the area/sector; 3-Prominent market in the mohalla; 4-Small or low-key market; 5-Residential area	

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
SECTION A: ENUMERATOR'S OBSERVATIONS			
s15_n.q1	In your opinion, is this property residential or commercial?	1-Residential; 2-Commercial; 3-Mixed	
s15_n.q2	In your opinion, is this property rented or self-occupied?	1-Rented; 2-self occupied; 3-Mixed	
s15_n.q3	What is the approximate plot size that this property is located on?		
s15_n.q4	What is the approximate built area of this property?		
s15.q1	What is the property's type?	1-Independent house; 2-Independent Compound; 3-Independent Commercial Building; 4-Apartment/Flat/Shop that is part of a large multi-unit compound; 5-Apartment/flat/shop that is part of a small multi-unit compound; 777-Other	
s15.q1.o	Please specify other		
s15.q2	If part of a multi-unit compound: which floor is it on?		
s15.q3	If part of a multi-unit compound – is it mixed-use or single-use?	1-Residential only; 2-Residential and commercial; 3-Commercial only; 4-Commercial and industrial; 5-Residential and industrial; 777-other	
s15.q3.o	Please specify other		
s15.q6	How many floors are there on this property above and below the ground floor?		
s15.q7	Is this a corner property?	1-Yes; 2-No	
s15.q10	Does the property have an elevator?		
s15.q10.o	How many persons can stand in the elevator at one time?	1-Yes; 2-No	
s15.q11	How many windows are visible from the property?		
s15.q12	Does the property have a veranda?	1-No; 2-Open; 3-Enclosed; 4-could not see	
s15.q15	Does the compound have a security system?	1-Yes; 2-No	
s15.q16	Does the property have a secure gate?	1-Yes; 2-No	

<i>Variable name</i>	<i>Question text</i>	<i>Response options</i>	<i>Variable construction</i>
s15.q17	What is the condition of the gate?	1-Excellent; 2-Good; 3-Bad; 4-Terrible	
s15.q18	Does the property have a guardroom?	1-Yes; 2-No; 3-Could not see	
s15.q20	How many cars (up to 1000CC) can be parked in the garage?		
s15.q21	How many cars (1000-1800CC) can be parked in the garage?		
s15.q22	How many motorcycles can park in the garage?		
s1.q5	How old is this property?		
EXIT			