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Data Article

Residential construction cost: An Italian survey



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ARTICLE INFO

Article history:

Received 25 October 2016

Received in revised form

4 January 2017

Accepted 2 February 2017

Available online 9 February 2017

Keywords:

Construction cost

Real estate

Education level

Survey

Italy

ABSTRACT

This paper reports data describing development projects for new buildings according to construction costs in North-East Italy. A survey was carried out on local companies undertaking new residential development projects in two Italian regions (Veneto and Lombardy). The aim of this survey was to record new real estate construction projects, collecting both technical and socio-economic cost features. It is extremely difficult to collect such data for the Italian real estate construction sector, due to its lack of transparency, so that the novelty for the Italian scenario is the dataset itself. Another interest perspective of this survey is that socio-economic characteristics were also recorded; they are often studied in urban economics, but are usually related to property purchase prices and values, not to construction costs. The data come from an analysis of Canesi and Marella regarding the relationship between the trend of construction costs and the socio-economic conditions of the reference setting, such as the mean years of schooling of the workforce, housing market trends, and average per capita income.

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Specifications Table

Subject area	Economics
More specific subject area	Real Estate

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<http://dx.doi.org/10.1016/j.dib.2017.02.005>

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Type of data	Table
How data was acquired	Survey
Data format	Raw
Experimental factors	Sample pretreatment: observations with incomplete data have been rejected and the survey was limited in only two Italian regions. The surveyed variables have been measured both in nominal and in ordinal scales.
Experimental features	We conduct the survey both by interviews and questionnaires; examining both technical and socio-economic features of the development project. Records try to reflect the socio-economic characteristic of the location the project take place.
Data source location	Regions: Veneto and Lombardia; Italy.
Data accessibility	Data are with this article

Value of the data

- The data partially fill the gap in information on Italian real estate construction costs, due to problems in collecting it, since the Italian scenario is highly opaque and not systematically recorded.
 - The records describe new development projects surveying not only technical but also socio-economic features, a novelty on international level.
 - The raw data are easy to interpret and can be processed by qualitative and quantitative statistical analysis, e.g., rough set analysis and hedonic regression models.
 - The data can identify the impact of some socio-economic and geographic variables on the unitary construction costs of new real estate development projects.
 - Family incomes and construction costs are recognized as influential factors in calculating real estate values [1–3], but there are very few data and studies attempting to identify the relationships between construction costs and socio-economic features.
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1. Data

First, we must emphasize that the Italian real estate market is highly opaque and that Italian construction companies hardly reveals information about their building sites, costs or corporate profiles. Therefore, more than elsewhere on the international scene, it is very difficult to collect data, which are private and not publicly recorded or cataloged [4,5]. In the Italian literature, datasets have little data and the related studies analyze on average 70–80 property [6]. Therefore, our dataset contains information on 70 new residential development projects in North-East Italy, presented between 2006 and 2015. [Table 1](#) lists the surveyed variables (selected both by consulting literature and according to the purposes of this survey), identified by a coding system and clustered into four groups, it also defines their measurement scales, as theorized by Stevens [7].

2. Experimental design, materials and methods

Being aware of the low number of cases available, we restricted our analysis and sample new builds in a limited area, rather than the whole country; in order to remove several variables relating to purely territorial dynamics. We establish some basic characteristics shared by all the selected projects, thus ensuring some degree of homogeneity. These homogeneous characteristics are: type of construction (residential apartment block); type of development (new build); period of construction (2006–2015); localization in Veneto and Lombardy regions.

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