



International Organization for Migration (IOM)

The UN Migration Agency

HERAT RENTAL MARKET SURVEY

ES/NFI CLUSTER ▪ 31 JULY 2019



SURVEY DESIGN

- 4 to 16 May 2019
- Herat City
- 4 target nahias
 - 6, 7, 8, and 9
 - Chosen because they are the largest residential areas
 - 48,466 households in the 4 nahias
- 3,675 households surveyed
 - Stratified sample based on number of households per nahia

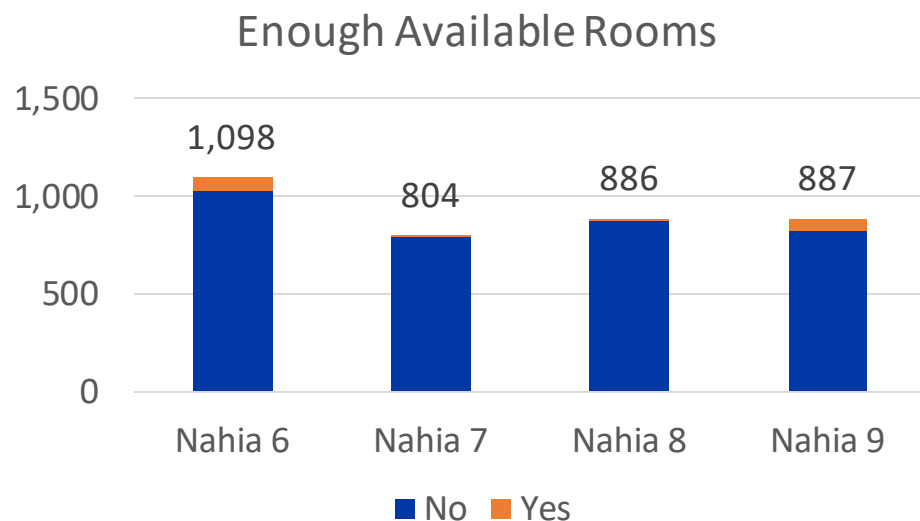
HHs WILLING TO RENT TO IDPs

Nahia	HHs surveyed	% of HHs	Total HHs in Nahia	Total HHs with room for rent
Nahia 6	51	4.6%	16,592	771
Nahia 7	3	0.4%	9,436	35
Nahia 8	8	0.9%	9,345	84
Nahia 9	15	1.7%	13,093	221
Grand Total	77	2.1%*	48,466	1,112

*Communities aggressively mobilized against renting to IDPs, coercing families to reject any rental possibilities

- D.1 Do you have enough/available room/house to give for rent?

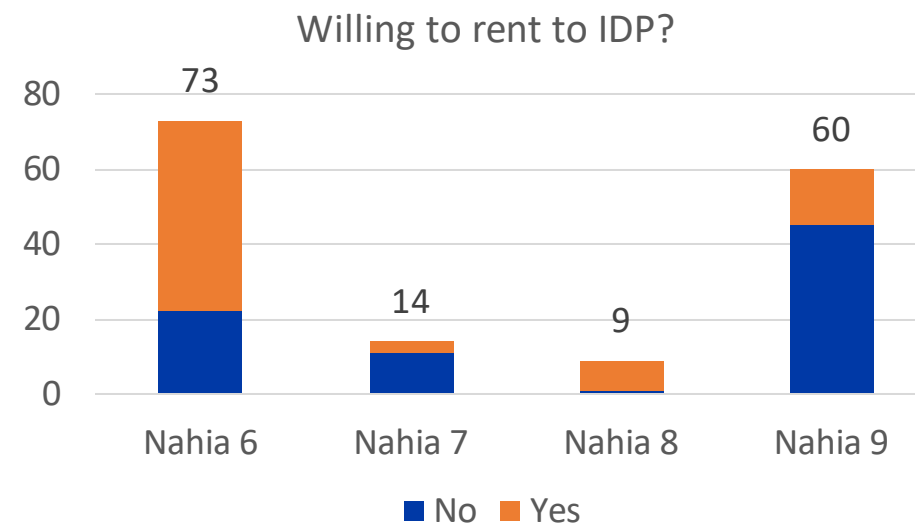
- n = 3,675



Nahia	No	Yes	Total
Nahia 6	1,025	73	1,098
Nahia 7	790	14	804
Nahia 8	877	9	886
Nahia 9	827	60	887
Total	3,519	156	3,675

- D.2 If yes, would you rent to IDP families of your choice?

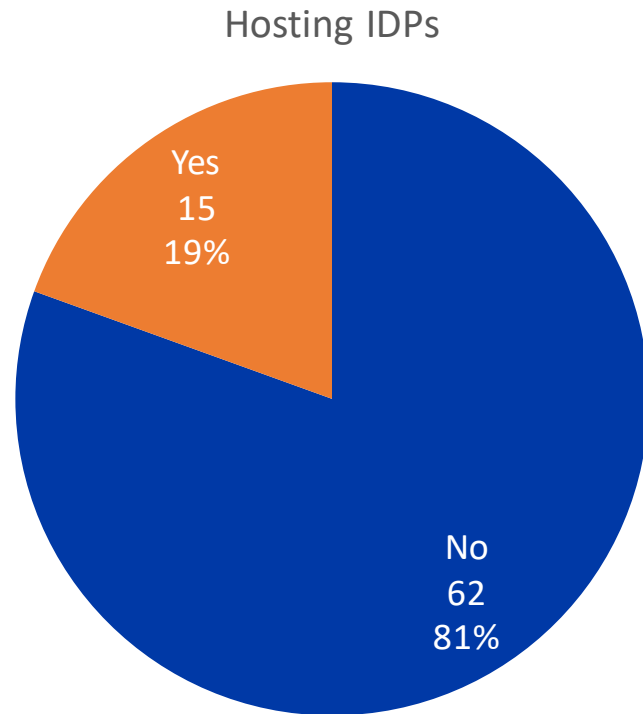
- n = 156



Nahia	No	Yes	Total
Nahia 6	22	51	73
Nahia 7	11	3	14
Nahia 8	1	8	9
Nahia 9	45	15	60
Total	79	77	156

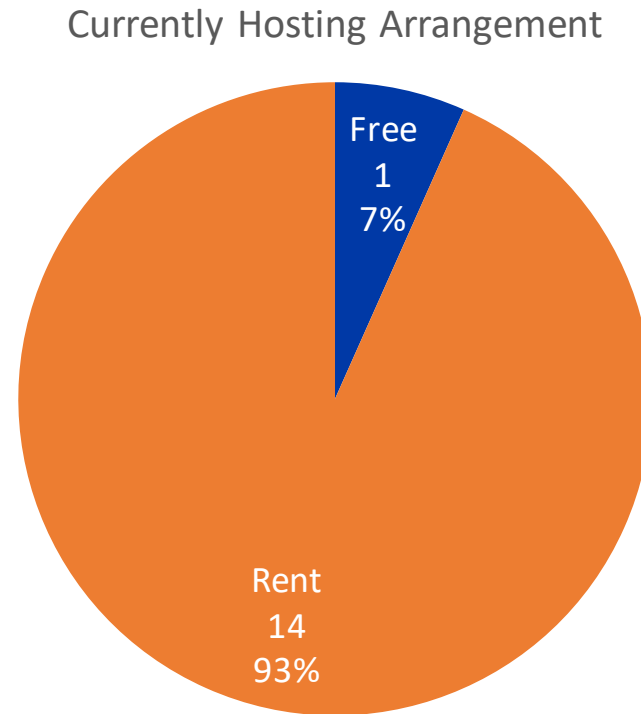
- D.4 Are you currently hosting any IDP family?

- n = 77



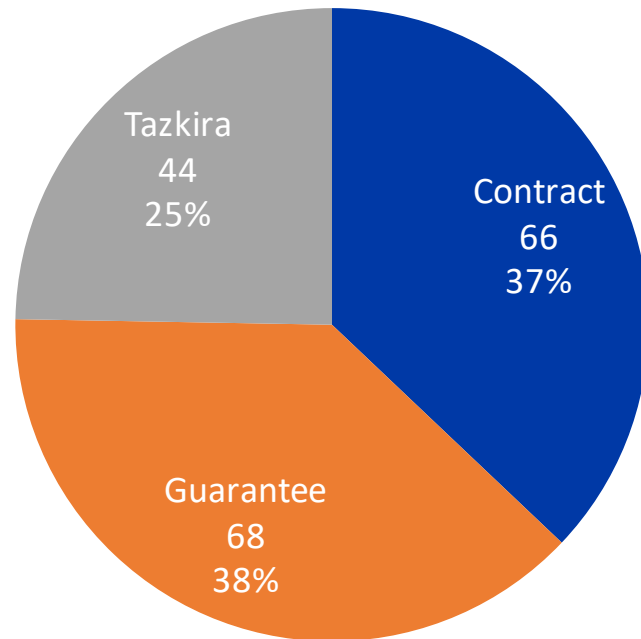
- D.6 If yes, what is the type of arrangement?

- n = 15



- D.8 If you wish to rent, what document do you require from the IDP families for renting?
- n = 77

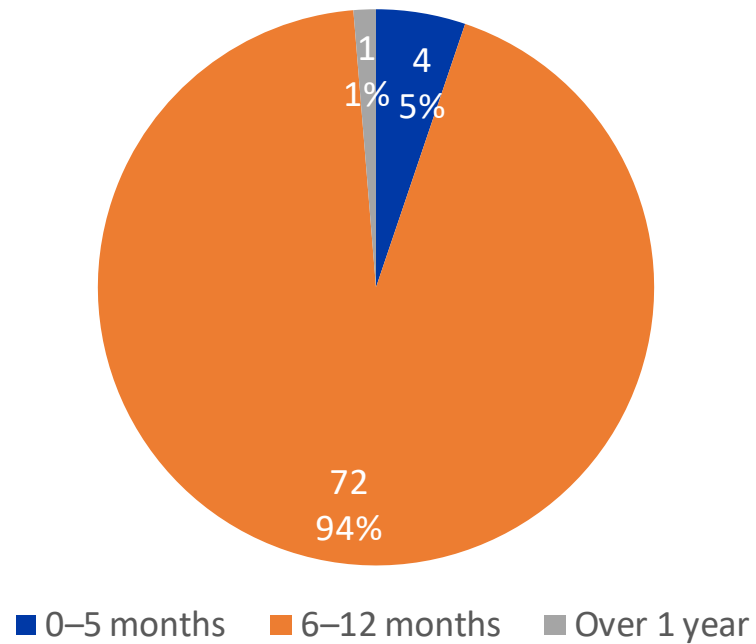
Required Documents for Renting



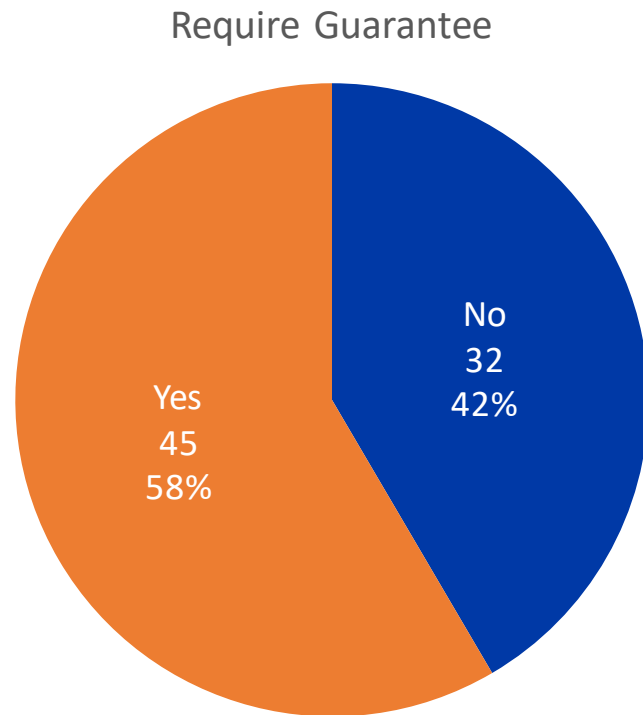
- D.9 If you wish to rent or are already renting out, what is the average rent you require per unit (room) per month?
- n = 77
- Average Room Rent: AFN 3,325 (\$41.56)
- Minimum Room Rent: AFN 500 (\$6.25)
- Maximum Room Rent: AFN 12,000 (\$150)

- D.10 What is the minimum duration required for renting?
- n = 77

Required Minimum Rental Duration

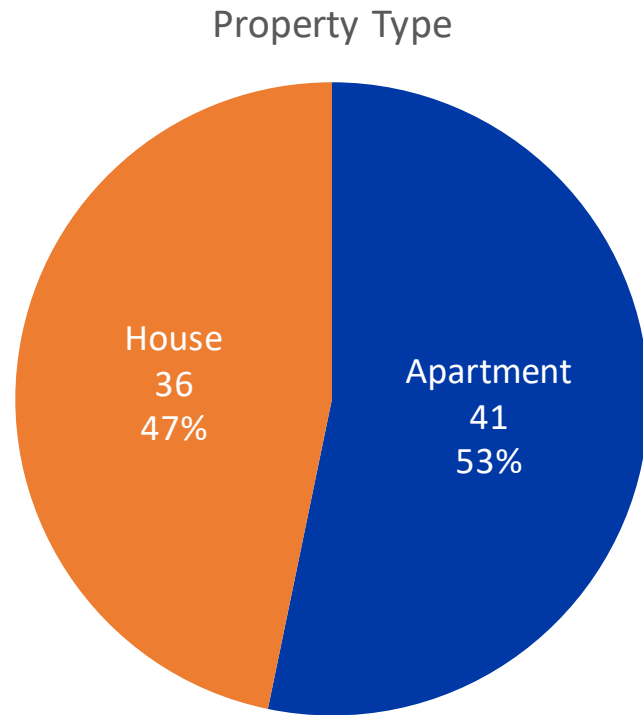


- D.11 Do you require guarantee?
- n = 77

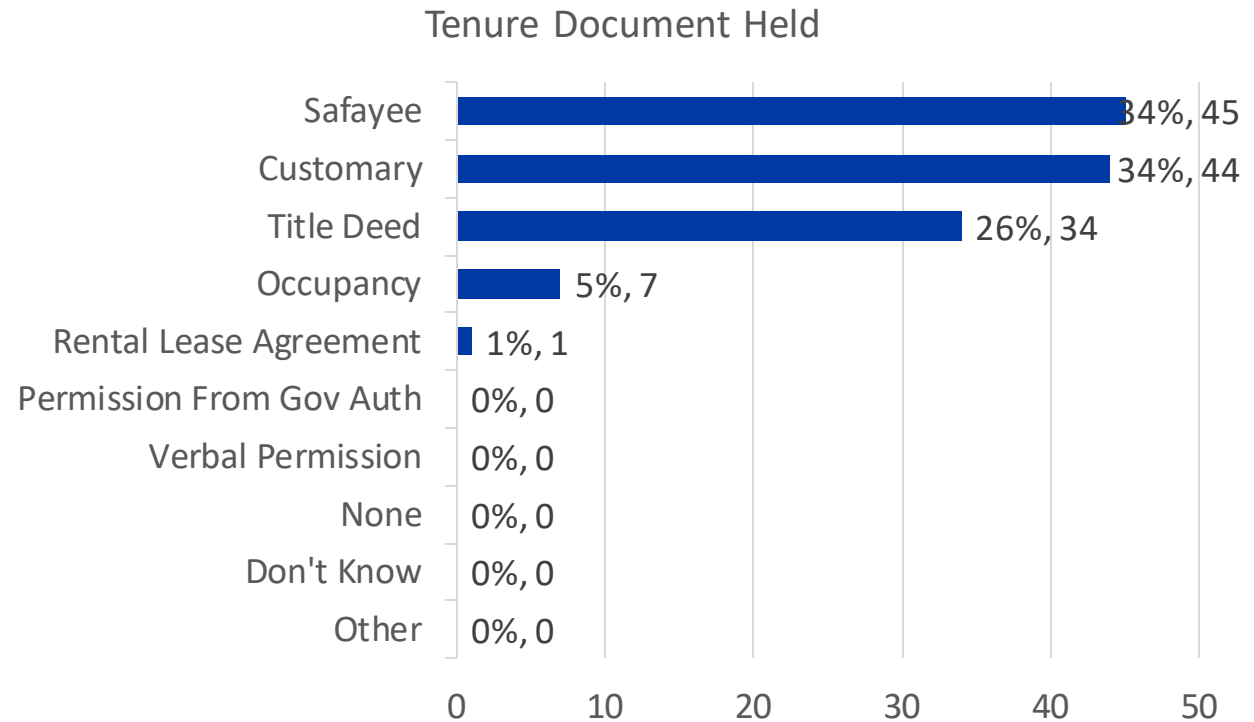


- D.12 If yes, How much?
- n = 45
- Average Deposit
8,584 (\$107.30)
- Minimum Deposit
2,000 (\$25)
- Maximum Deposit
30,000 (\$375)

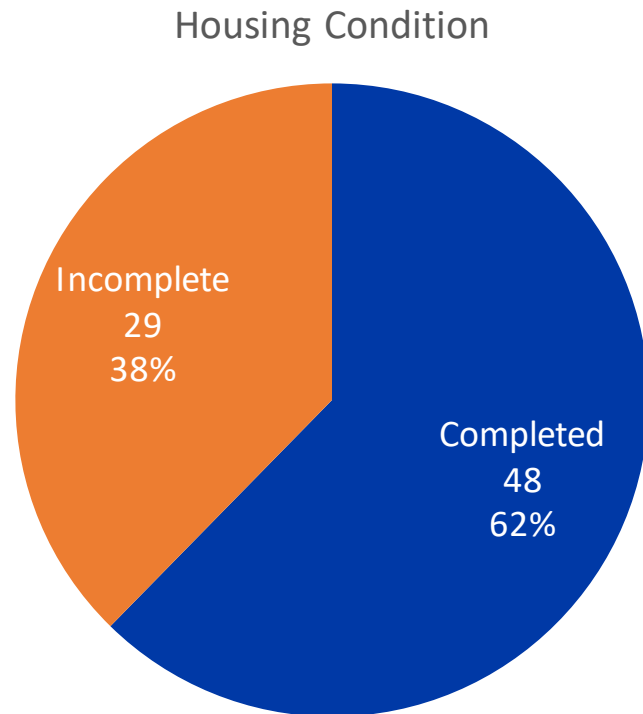
- E.1 Property type?
- n = 77



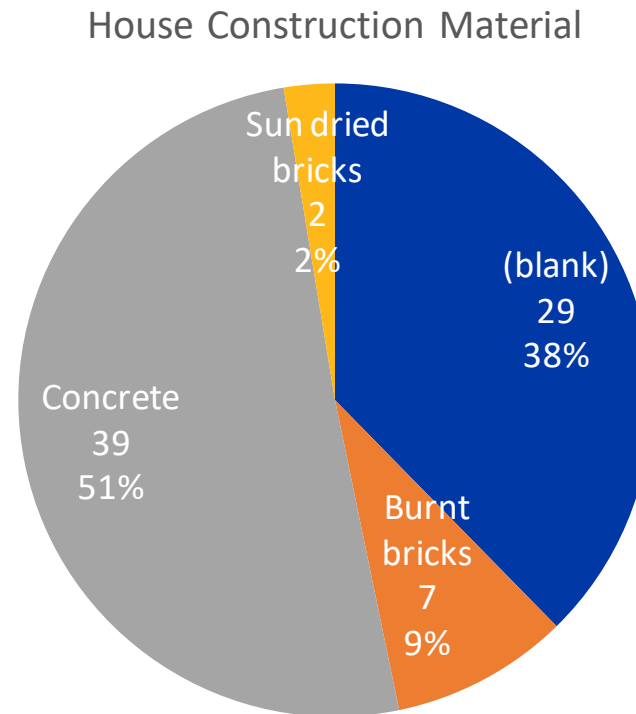
- D.4 What type of (tenure) document do you hold to this land/building?
- n = 131



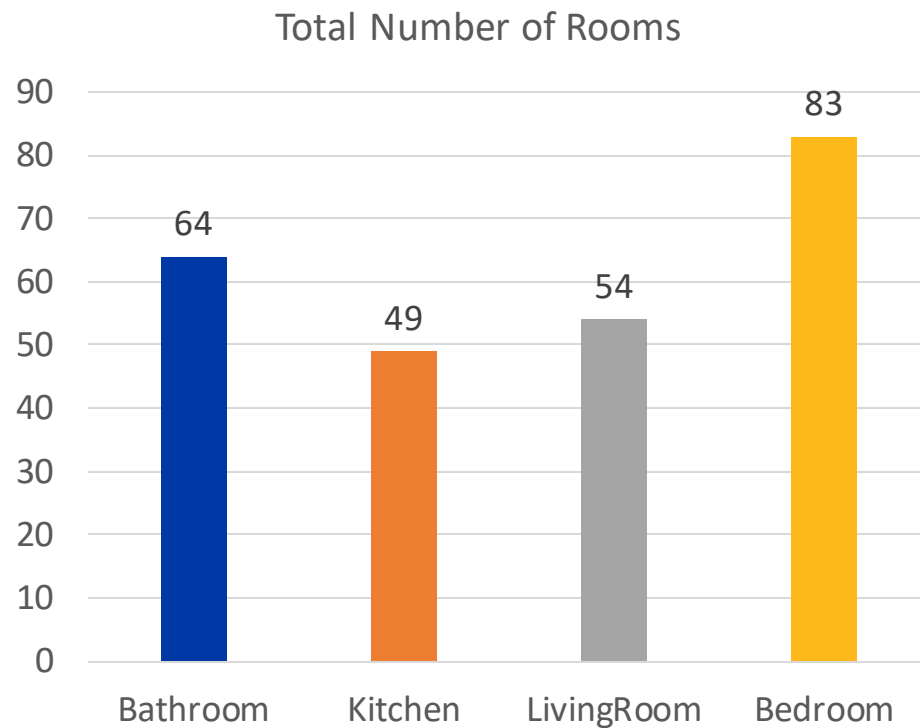
- E.5 Housing condition?
- n = 77



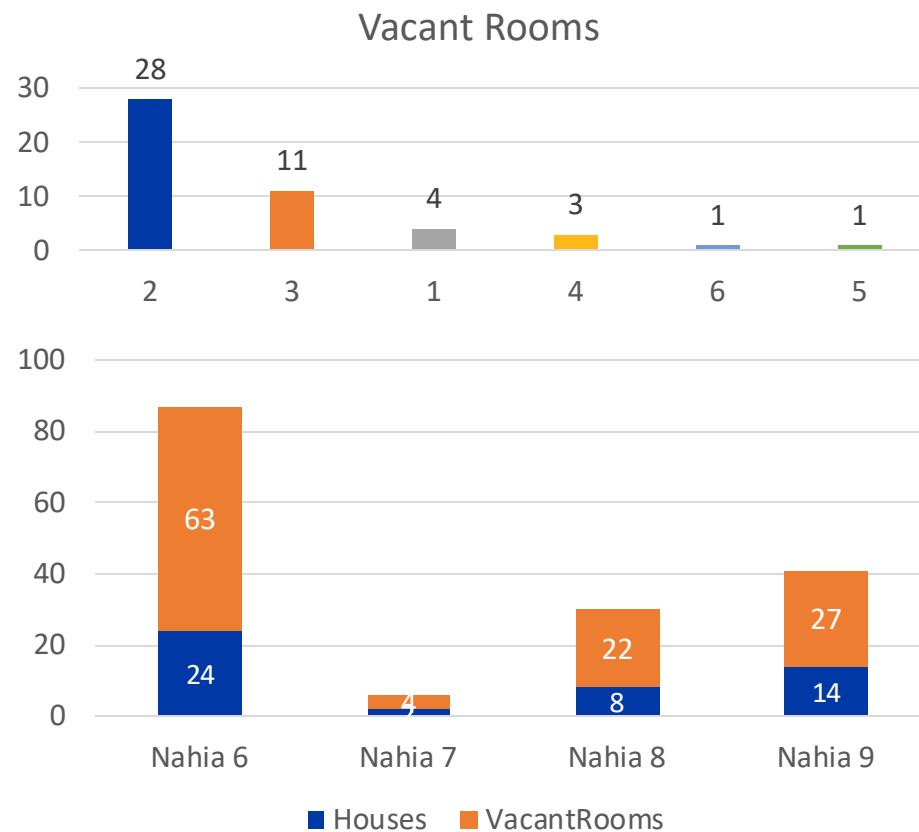
- E.6 What material is the housing predominantly constructed of?
- n = 77



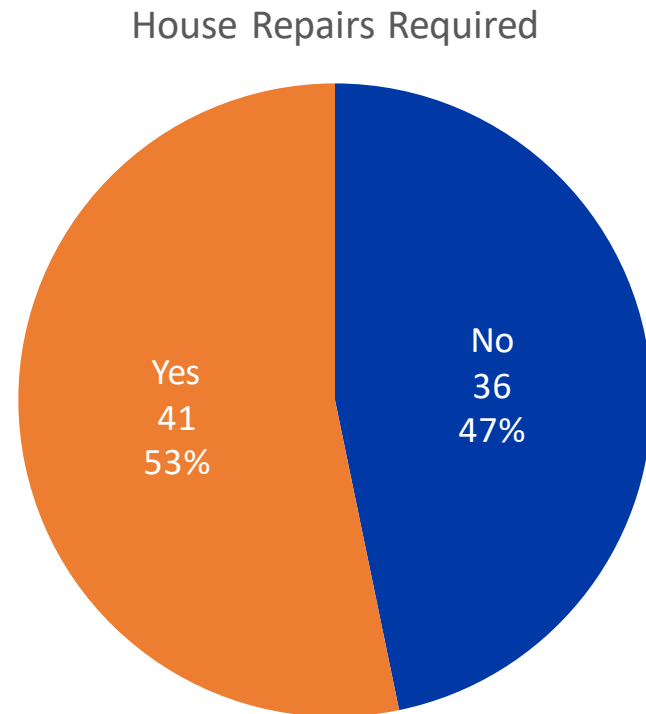
- E.7 The total number of rooms?
- $n = 77$



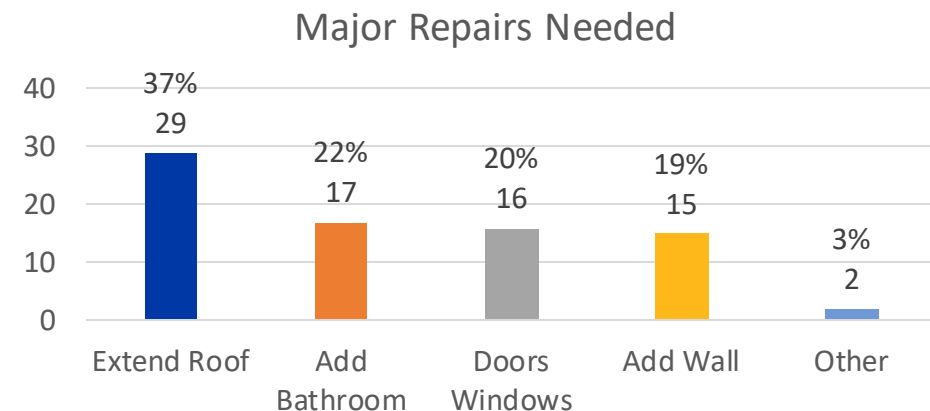
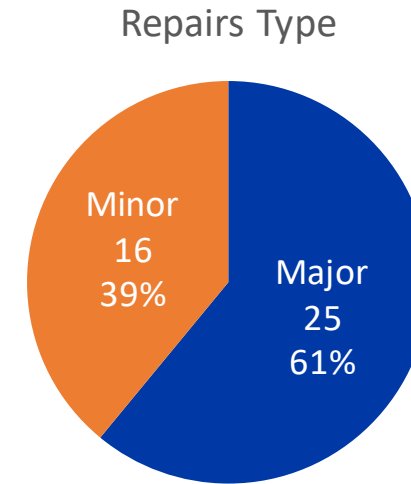
- E.8 List the number of vacant rooms available for rent and the size?
- $n = 48$



- G.1 If you were to rent out the room, are any repairs required?
- n = 77

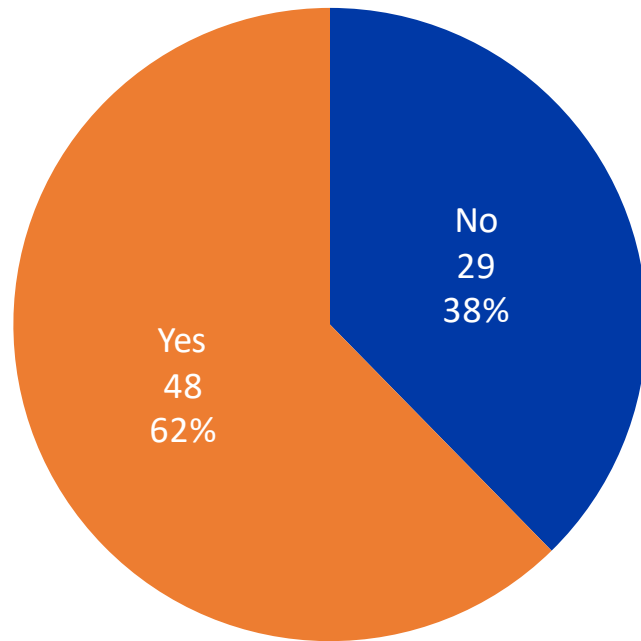


- G.2 If YES, what type of repair work is required to make the room/housing ready for renting?
- n = 41



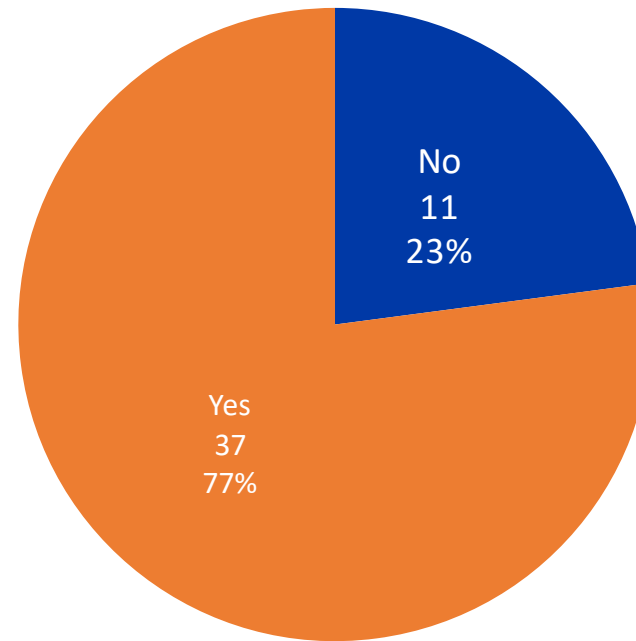
- G.4 Are you willing to repair to make it ready for renting?
- n = 77

Willingness to make house ready for rent

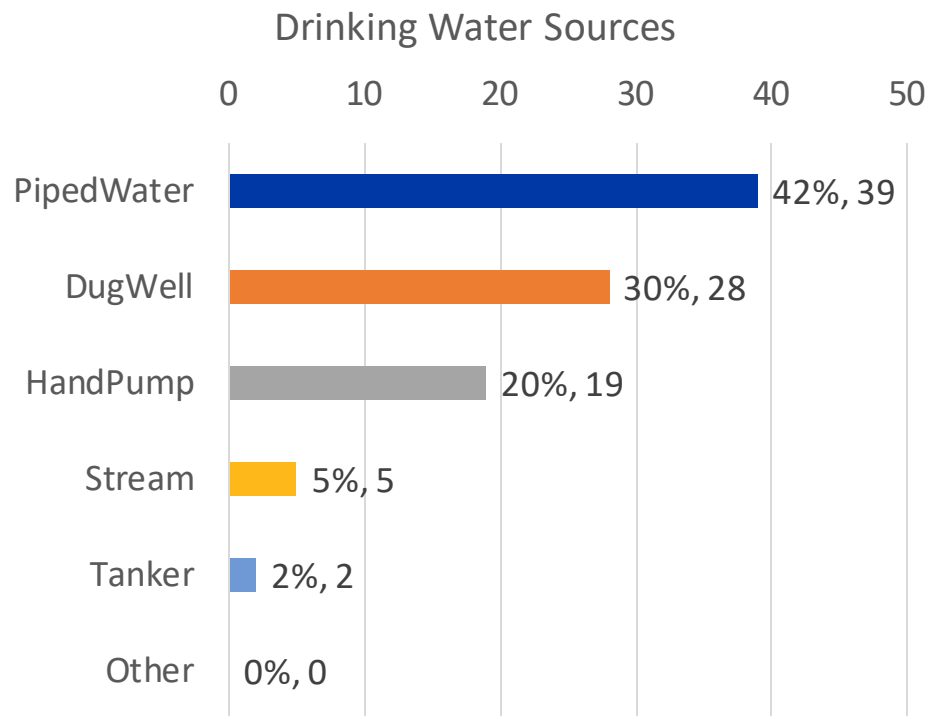


- G.5 If Yes, do you require any support to repair and make the room habitable for renting?
- n = 48

Support required to make repairs



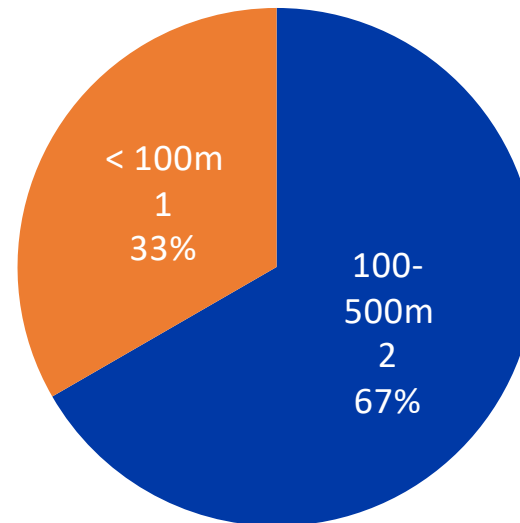
- F.1 What is the main source of drinking water?
- n = 77



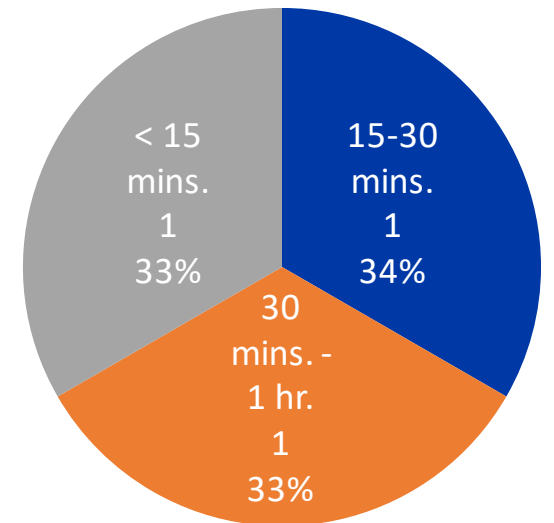
- F.2.a. If water is not available inside the house, what is the distance to the nearest water point? And water waiting collecting/return time?

- n = 3

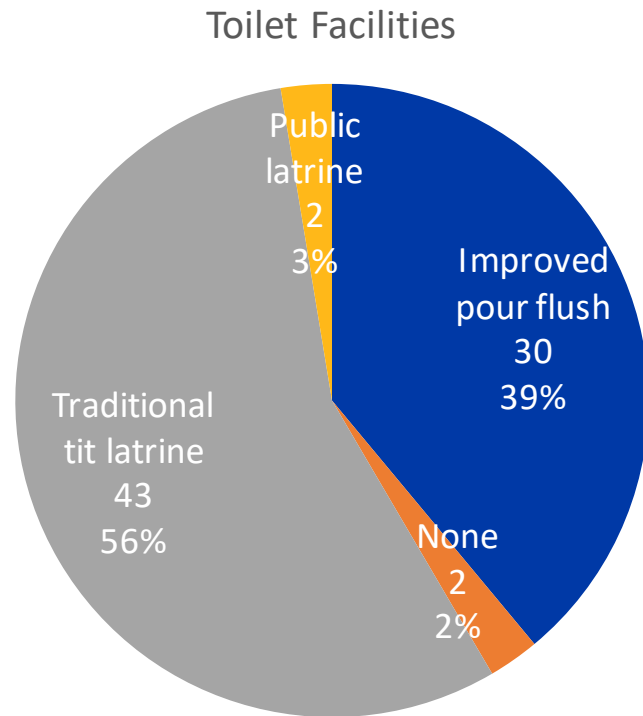
Distance to Nearest Water Point



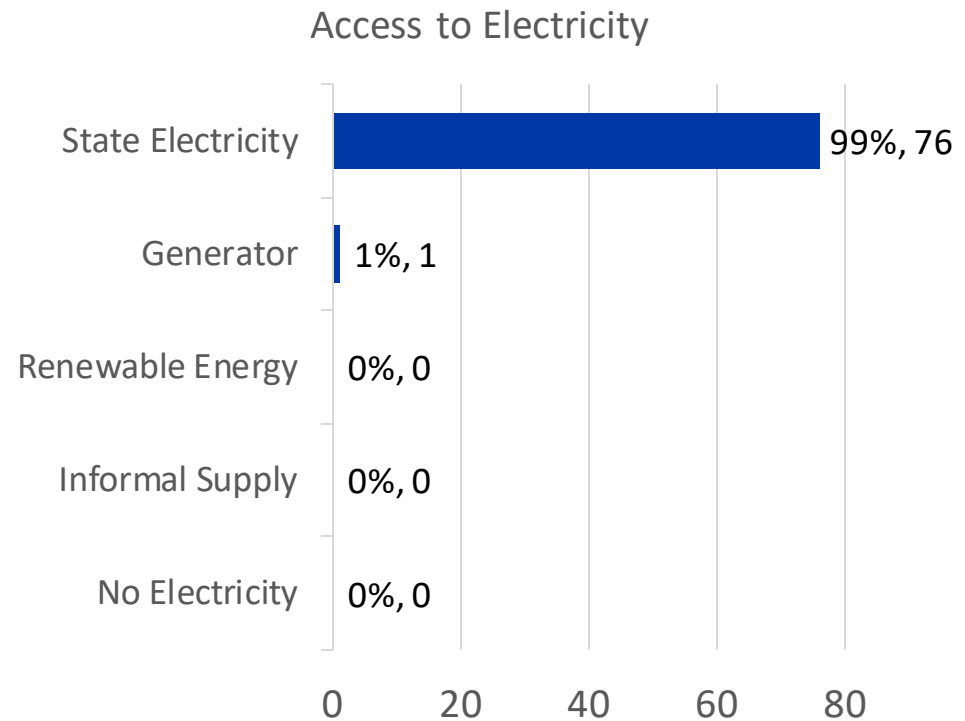
Time to Nearest Water Point



- F.4 What type of toilet facilities do you have in your compound?
- n = 77



- F.5 How do you access power/electricity in your family/HH?
- n = 77



THANK YOU

? QUESTIONS ?