

A Service of

ZBW

Leibniz-Informationszentrum Wirtschaft Leibniz Information Centre for Economics

Dudkin, Gerti; Välilä, Timo

Working Paper

Transaction costs in public-private partnerships: a first look at the evidence

Economic and Financial Report, No. 2005/03

Provided in Cooperation with: European Investment Bank (EIB), Luxembourg

Suggested Citation: Dudkin, Gerti; Välilä, Timo (2005) : Transaction costs in public-private partnerships: a first look at the evidence, Economic and Financial Report, No. 2005/03, European Investment Bank (EIB), Luxembourg

This Version is available at: https://hdl.handle.net/10419/45289

Standard-Nutzungsbedingungen:

Die Dokumente auf EconStor dürfen zu eigenen wissenschaftlichen Zwecken und zum Privatgebrauch gespeichert und kopiert werden.

Sie dürfen die Dokumente nicht für öffentliche oder kommerzielle Zwecke vervielfältigen, öffentlich ausstellen, öffentlich zugänglich machen, vertreiben oder anderweitig nutzen.

Sofern die Verfasser die Dokumente unter Open-Content-Lizenzen (insbesondere CC-Lizenzen) zur Verfügung gestellt haben sollten, gelten abweichend von diesen Nutzungsbedingungen die in der dort genannten Lizenz gewährten Nutzungsrechte.

Terms of use:

Documents in EconStor may be saved and copied for your personal and scholarly purposes.

You are not to copy documents for public or commercial purposes, to exhibit the documents publicly, to make them publicly available on the internet, or to distribute or otherwise use the documents in public.

If the documents have been made available under an Open Content Licence (especially Creative Commons Licences), you may exercise further usage rights as specified in the indicated licence.



WWW.ECONSTOR.EU



Economic and Financial Report 2005/03

TRANSACTION COSTS IN PUBLIC-PRIVATE PARTNERSHIPS: A FIRST LOOK AT THE EVIDENCE

Gerti Dudkin and Timo Välilä*

JEL Classification codes: H54, L33, C14

* Gerti Dudkin is with the Helsinki School of Economics. She visited Economic and Financial Studies division of the European Investment Bank during this research project.

Timo Välilä is Senior Economist, Economic and Financial Studies division of the European Investment Bank.

Notes

ECONOMIC AND FINANCIAL REPORTS are preliminary material circulated to stimulate discussion and critical comment. Quotation of material in the *Reports* should be cleared with the author or authors. The views expressed are those of the individual authors, and do not necessarily reflect the position of the EIB. *Reports* are available only on-line from <u>http://www.eib.org/efs/</u>

Transaction Costs in Public-Private Partnerships: A First Look at the Evidence

Abstract:

This paper presents the results of one of the first systematic analyses of the magnitude and determinants of transaction costs in public-private partnerships (PPPs). Given limited data availability, the analysis is confined to procurement-phase costs of bidding and contract negotiation, thus excluding costs related to contract monitoring and renegotiation in the operational phase. Notably, no attempt is made to compare transaction costs in PPPs to those in traditional public procurement of investment projects, nor to compare them to cost savings achieved through PPPs. Even so, some interesting results emerge. As regards the level of transaction costs in the procurement phase, it is estimated that the total costs amount on average to well over 10 percent of the capital value of the project. Transaction costs to the public sector and the winning bidder vary between countries (legal systems) and sectors, and they are significantly higher in small projects (below £25 million) and in projects that take long (over 50 months) to procure. In contrast, neither experience in setting up partnerships nor the number of bidders affect the costs to the public sector and the winning bidder.

1. Introduction

At a decade and a half, public-private partnerships (PPPs) are old enough for both economic theory and empirical investigation to have tackled most key economic and financial issues that are associated with them (see the EIB Papers, 2005, for an overview). Most notably, the theoretical analysis of why and under what conditions PPPs may be superior to traditional public procurement of investment projects in terms of productive efficiency has been established in the framework of the theory of incomplete contracts (see Välilä, 2005, for an overview). Also, with an increasing number of PPP projects in operation, it has been possible to quantify some of the cost savings that can be achieved through PPPs, at least in the procurement phase of the project (Leahy, 2005).

However, one issue that has not received much attention so far concerns transaction costs in PPPs. Transaction costs in this context refer to the costs of establishing and maintaining a partnership; more specifically, they encompass legal, financial, and technical advisory costs incurred by both public and private sectors in the procurement and operational phases of a project. Costs for organising the bidding process; participating in it; negotiating the contract between the public sector and the winning bidder; monitoring the private sector partner's compliance with the contract and also renegotiating the contract during its life-cycle would all be included among transaction costs.

While there is widespread perception among practitioners and academics alike that PPPs are associated with "high" transaction costs, to the best of our knowledge, no systematic study has yet been undertaken to quantify such costs and to analyse their determinants. The National Audit Office (NAO) in the UK provides anecdotal evidence of high transaction costs in many of its reports (see, for example, NAO, 2003 and 2004), as does the Public Accounts Committee (PAC) of the House of Commons in the UK (PAC, 2003). Indeed, a project size of at least £20 million is considered necessary for a PPP to be a viable option in the UK (HM Treasury, 2003). Torres and Pina (2001) report some

evidence related to the US, noting that it has been reported that the monitoring of the performance of the private sector partner in PPP type of arrangements entails extra costs anywhere between 3 and 25 percent of the contract value. As a consequence, it has been recommended in the US context that monitoring costs of 10 percent of the contract value be budgeted in such arrangements.

Against this background, the aim of this paper is to offer the first systematic assessment of the magnitude and determinants of transaction costs in PPPs. Conversely, <u>this paper</u> does not attempt to compare transaction costs in PPPs to those in traditionally procured public investment projects. Neither does it attempt to contrast transaction costs with the cost savings that PPPs can, under certain circumstances, generate. Both these important topics are for future research to address.

Following a brief discussion of why one would expect transaction costs in PPPs to exceed those in traditionally procured public investment projects in Section 2, the data material used in this study is described in Section 3, and the empirical methodologies employed are explained in Section 4. Section 5 reports the results concerning the magnitude of transaction costs in PPPs. Section 6 turns the focus on the determinants of the transaction costs, and Section 7 summarises and concludes.

2. Transaction costs in PPPs: some theoretical considerations

There are several reasons why transaction costs in PPPs would be high, especially compared to traditional procurement of public investment projects. The main sources of higher transaction costs in PPPs are their long-term character, ownership and financing structures, and risk-sharing features. Due to all these reasons, the degree of contractual incompleteness is high in the case of PPPs, and attempts to reduce that contractual incompleteness give rise to correspondingly high transaction costs. Consequently, the search (tendering and bidding), contracting, and monitoring processes become more resource-consuming than in traditional short-term contracting aimed to supply assets, rather than services, to the public sector. Negotiating the contract is especially costly, not

least due to the high cost of advisory services, and such costs are not limited to the predelivery phase, as renegotiation is almost inevitable in contracts that stretch over decades.

Apart from the direct costs related to tendering, contract negotiation, and monitoring, Domberger and Jensen (1997) emphasise that the long contract period gives also rise to economic costs indirectly. The enforcement of a long-term contract can be difficult because the threat of contract termination can only be used if the public sector is committed to buying the asset at fair value in case of termination; otherwise, expropriation risk would need to be factored into project costs. This cost is obviously the less important the smaller and less specific is the initial investment in the underlying asset. In addition, a long contract period lessens the disciplining power of *ex ante* competition, and it increases the likelihood of costly contract renegotiation.

Also, that a PPP is established for service provision using privately owned assets might entail higher monitoring costs than in-house provision of the same service. The provision of most services is relatively difficult to measure and monitor, especially in terms of quality. While in-house provision, too, necessitates quality control, it can be argued that private asset ownership implies higher monitoring costs for the public sector. After all, if the asset were in public ownership the public sector could always ensure the desired service quality, while private ownership can jeopardise service quality due to excessive investment in productive efficiency. It is therefore more costly to maintain the desired service quality under private asset ownership.

The high transaction costs can have the potential to erode the cost savings achieved through a PPP structure. Apart from their direct negative impact on the financial and economic viability of the project, the high cost of bidding constitutes an obvious hurdle for potential bidders to enter the bidding process. This, in turn, undermines the power of *ex ante* competition, which is in many infrastructure and public service sectors the only form of competition that can exist. The inability to harness the power of *ex ante* competition to support the quest for productive efficiency will, in turn, deter the creation of value for money through a PPP. Besides, as auction theory demonstrates, the design of

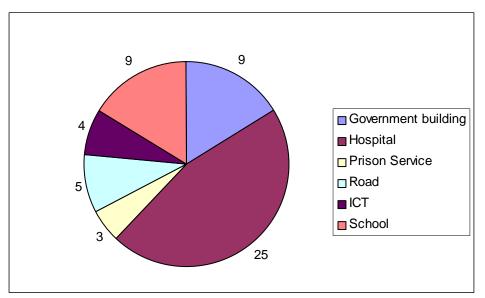
the bidding process so as to avoid inefficiencies due to collusion or opportunistic behavior is difficult in general and in the case of long-term contracts in particular.

3. Description of data

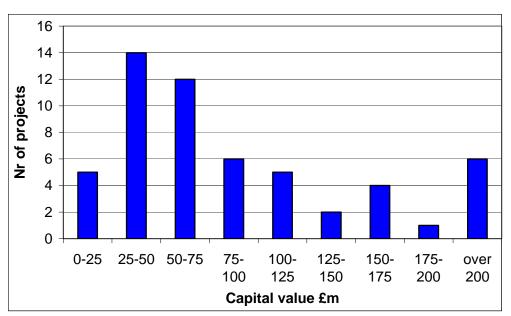
One reason for the absence of empirical studies of the transaction costs is obviously the lack of appropriate data. The problem is twofold: there is only limited information about transaction costs, and even when such information exists, it is often confidential in character. Add to that the still limited experience of the operation of PPP projects, especially from a longer-term perspective, and it would seem next to impossible to say anything general about the topic.

There are, however, a number of data sources that can be combined to give an overview of the magnitude and also determinants of transaction costs in PPPs. For the public sector's part, publicly available information compiled by the NAO and PAC can be used to create a database with 55 PPP projects in 6 different sectors of the UK economy.^{1 2} The projects are identified in Appendix 1. The sample on the public sector's transaction costs, which is illustrated in Graphs 1-3 below, covers some 10 percent all signed PPP projects through December 2004 by number and 15 percent by value.

¹ The actual number of projects is 64, but some were procured as a bundle, with reporting for the bundles aggregating all projects in it. This reduced the number of reporting units (individual projects or bundles) to 55.
² Information about 14 projects was acquired by e-mail inquiries.



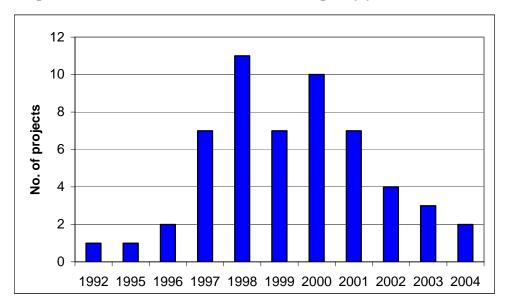




Graph 2. Public sector transaction costs: Sample by project size

Sources: NAO, PAC

Sources: NAO, PAC.



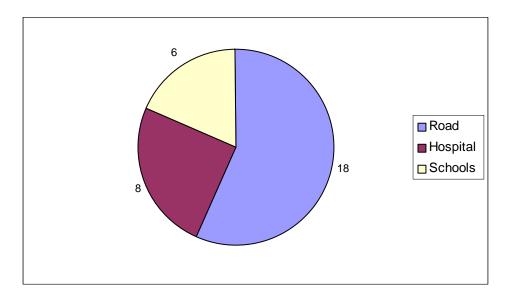
Graph 3. Public sector transaction costs: Sample by year

The information about the public sector's transaction costs covers the procurement phase of the project. It comprises the project name; sector; capital value; year of financial close; procurement time (both estimated and real); number of bidders; bid development cost; financial, legal and techical advisory costs (disaggregated for 34 projects); contract length; and possible occurrence of refinancing.

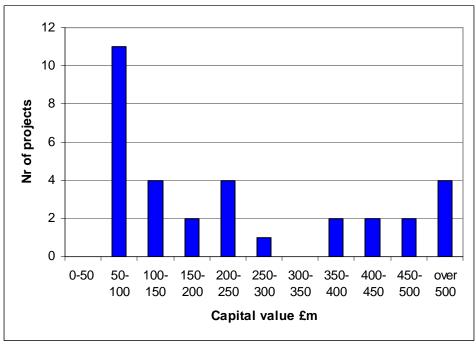
Turning to the sample on the private sector's transaction costs, internal EIB documents were used to obtain information about transaction costs (bidding and contract negotiation costs) incurred by the winning bidder. The sample comprises 32 projects in 3 sectors (hospitals, roads, schools) in 4 countries (Ireland, the Netherlands, Portugal, and the UK) and is illustrated in Graphs 4-6 below. The list of individual projects included in the sample is not reproduced for confidentiality reasons.

Sources: NAO, PAC.

Graph 4. Winning bidder's transaction costs: Sample by sector

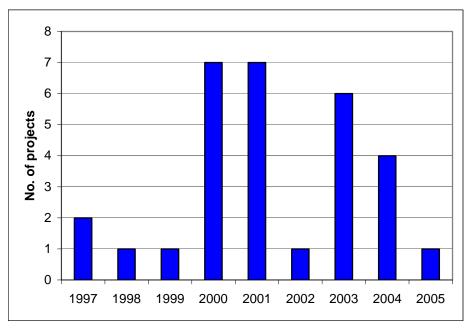


Source: EIB.



Graph 5. Winning bidder's transaction costs: Sample by project size

Source: EIB.



Graph 6. Winning bidder's transaction costs: Sample by year

Source: EIB.

As with public sector transaction costs, the sample on the private sector's transaction costs is confined to the procurement phase. However, as mentioned in Section 2, monitoring and contract renegotiation costs during the operational phase are conceivably significant, especially as the operational phase stretches over decades in PPP projects. By excluding the transaction costs in the operational phase, we are underestimating overall transaction costs in PPPs, possibly by a significant amount. The estimation of overall transaction costs will, however, have to wait until a sufficient number of PPP projects have completed their entire life cycle, which is perhaps another two decades away.

4. Empirical methodology

Given that data availability is as constrained as explained above, the empirical methods that could be used to analyse the data are also constrained. Specifically, the use of standard statistical tests would be questionable, as they hinge on assumptions about the population distribution of the variables of interest that cannot be supported by our small sample size. One can, however, resort to non-parametric tests to analyse the data. In examining the importance of the various possible determinants of transaction costs in Section 6 below, we will use two such non-parametric tests to assess whether the transaction costs vary significantly across different values of any one determinant, such as country, sector, project size, etc. This precludes, of course, the isolation of the individual impact of any one determinant on transaction costs, as the others cannot be "held constant" in this set-up.

The first test, the Kruskal-Wallis test, is used to assess whether all samples, which can be of different sizes, come from identical populations or not.³ In our case, the samples represent projects in different countries or sectors; different project sizes etc. Thus, the aim is to test whether or not the samples differ significantly in terms of their transaction costs. The test is based on ranking each observation by magnitude, and the test itself aims to assess whether the samples differ from one another in terms of the variability of ranks within each sample. In other words, we can test whether transaction costs are equal across countries, sectors, project sizes, etc.

The hypotheses for the Kruskal-Wallis test are thus:

H₀: $\mu_1 = \mu_2 = ... = \mu_k$ **H**₁: $\mu_i \neq \mu_j$

where μ denotes the mean ranks of a sample. In other words, the null hypothesis has it that the mean ranks of all samples are equal, while the alternative has it that at least one sample originates from a different population.

To test these hypotheses, the Kruskal-Wallis tests uses the following test statistic:

³ The Kruskal-Wallis test has also been described as the non-parametric equivalent of parametric analysis of variance (ANOVA).

$$H = \frac{12}{n(n+1)} \sum_{i=1}^{k} \frac{R_i^2}{n_i} - 3(n+1)$$

where *n* denotes the size of a sample; *k* denotes the number of samples; and *R* denotes the sum of ranks in a sample. For very small samples (n < 5 for each *i* and k < 4), the critical values for the test statistic have been tabled. For larger samples the test statistic *H* can be assumed to follow χ^2 distribution with (k –1) degrees of freedom.

While the Kruskal-Willis test can be used to test the hypothesis that all samples originate from identical populations, another test is required to test exactly which samples are different in case the null hypothesis is rejected in the Kruskal-Willis tests. To that end, the Wilcoxon rank sum test can be employed.⁴ It tests the null that two samples, call them A and B, originate from the same population against the alternative that they do not. The alternative hypothesis can also be formulated more precisely in form of an inequality between the samples. Formally:

 $H_0: A = B$ $H_1: A \neq B \text{ or } A > B \text{ or } A < B$

The test statistic in the Wilcoxon test is

$$z = \frac{T - E(T)}{\sigma_T}$$

where

$$E(T) = \frac{n_a(n_a + n_b + 1)}{2}$$

⁴ As the Kruskal-Willis tests has been likened to ANOVA, the parametric counterpart of the Wilcoxon rank sum test would be a two-sample t-test.

and

$$\sigma_T = \sqrt{\frac{n_a n_b (n_a + n_b + 1)}{12}}$$

For sufficiently large sample sizes, the test statistic *z* is approximately normally distributed with mean E(T) and standard deviation σ_T .

Intuitively, the Wilcoxon rank sum test assesses how two samples are located with respect to one another, based on ranked data as in the case of the Kruskal-Wallis test. It can be used, for example, to test whether transaction costs differ between any two countries, sectors, project sizes, etc.

5. Size of transaction costs

Before embarking on the analysis of the determinants of transaction costs, let us establish their level. As described in Section 3, there is actual data on the bidding and contract negotiation costs for the public sector as well as for the winning bidder. Notably, we are interested in the total procurement phase transaction costs to the economy, not just the financial cost of the project, so we need to add the bidding costs for the failed bidders. In the absence of actual data on failed bidders' costs they need to be estimated, as explained below.

The public sector's bidding and contract negotiation costs average 3.5 percent in our dataset, which only covers the UK, varying roughly between 1 and 7 percent of the capital value of the project across sectors (see Section 6.2. below).

The winning bidder's costs vary between 3.0 and 5.7 percent across sectors, averaging 3.8 percent. In the 8 projects where a breakdown of the winning bidder's costs into bidding and contract negotiation costs was available, the split is even, with bidding costs

amounting to 1.9 percent and contract negotiation costs to another 1.9 percent of the project's capital value.

As for the failed bidders, costs for them were estimated based on information about the winning bidder's bidding costs and the average number of bidders for the projects in the sample. Each failed bidder can be reasonably assumed to spend neither more nor much less than the winning bidder on the bidding process. As the winning bidder spends on average some 1.9 percent of the project's capital value on bidding, and as the average number of bidders in our sample is 4, the costs incurred by the 3 failed bidders amount to some 5 percent of the project's capital value.



Graph 7. Level of transaction costs in PPPs (% of capital value; sample average)

Sources: NAO, PAC, EIB, autors' estimates.

In sum, the procurement phase transaction costs average well over 10 percent of the capital value of the sampled projects, with the cost to public sector at 3.5 percent, cost to the winning bidder at 3.8 percent, and the cost to the failed bidders at about 5 percent.

Notably, this estimate is unlikely to be significantly biased upward because of doublecounting that could arise if the winning bidder would systematically inflate his bidding costs to cover his costs for bidding unsuccessfully for other projects. First, this would only happen if the winning bidder's bidding costs were always reimbursed by the public sector, which is not the rule. Second, even in cases where the public sector reimburses such costs, our estimates would not be double-counting them as the public sector figures do not, to the best of our knowledge, include any such reimbursement. Besides, the winning bidder is most likely to recover his bidding costs through higher project cost rather than inflating his own bidding costs.

6. Determinants of transaction costs

Having established their magnitude, let us then turn to an analysis of the determinants of procurement phase transaction costs in PPPs. Because of the absence of actual data on the costs of failed bidders mentioned above, the analysis to follow mainly considers transaction costs incurred by the winning bidder.

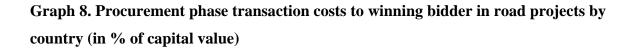
In the absence of a rigorous theoretical model that could be used to determine a set of determinants for the procurement phase transaction costs in PPPs, we resort to a more *ad hoc* –approach and investigate the relationship between transaction costs and a number of variables that could conceivably affect the magnitude of transaction costs and for which data are available. Such variables include the following:

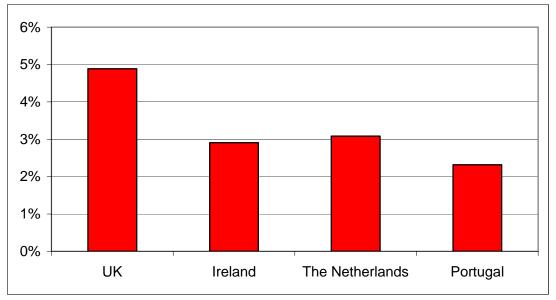
- project country (approximating differences between legal systems);
- economic sector;
- project size (capital value);
- length of procurement process (approximating, among other things, the complexity of the project);
- number of bidders (proxying the intensity of competition at the bidding stage);
- the year when the project was signed (accounting for the hypothesis that transaction costs decline over time as experience with PPPs accumulates, facilitating the set-up process).

Each of these factors is considered in turn below. Although some of the factors are probably interdependent, the analysis below is performed each time in a "one-factor-only" dimension because of data limitations. The results of the statistical tests are discussed qualitatively in this Section; the detailed results are reported in Appendices 2-9.

6.1. Country

A comparison of transaction costs across countries has to be limited to the private sector partner's (winning bidder's) bidding and negotiation costs in the absence of the public sector's costs for countries outside the UK. To control, at least, for differences across sectors, the comparison is limited to road sector projects.





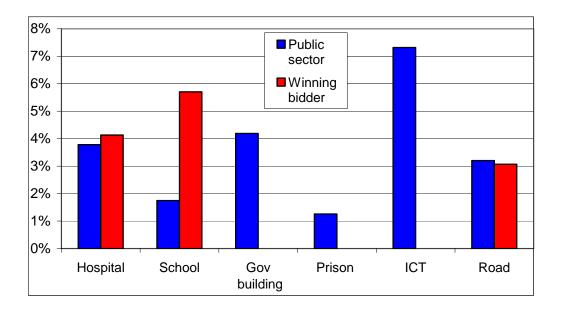
Sources: NAO, PAC, EIB.

As the graph above illustrates, there is some cross-country variation. The costs are highest in the UK at about double those in Portugal and some two-thirds higher than in Ireland and the Netherlands.

That the UK has higher costs would appear obvious because of its common law legal system, which necessitates high legal advisory costs. However, if that were the only factor at play, the costs in Ireland should be high, too. What other factors may play a role is considered below.

6.2. Sector

As regards cross-sectoral variation, the graph below suggests that the transaction costs are roughly equal for the public sector and the winning bidder in hospital and road projects, adding up to 8 and 6 percent of the project's capital value, respectively.



Graph 9. Procurement phase transaction costs by sector (in % of capital value)

Sources: NAO, PAC, EIB.

In school projects, the total comes also to about 7.5 percent, although the winning bidder shoulders three-quarters of them. There is no obvious explanation to this observation, but there is some anecdotal evidence suggesting that the public sector tends to use in-house resources instead of external technical advisors (e.g., architects) in school projects, which would tend to reduce its explicitly accounted costs. Of course, the economic cost of using

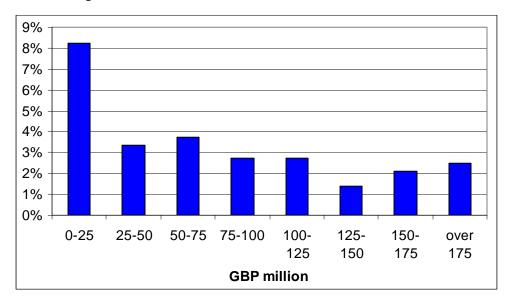
in-house resources would still be there and should be added to the explicitly accounted costs to get the total economic cost.

There is also significant variation between the 3 sectors for which we only have data on public sector transaction costs. Notably, the ICT sector includes an outlier, where transaction costs amounted to over 20 percent of the project's capital value. Without that outlier, the average for the ICT sector would be 3 percent.

Interestingly, the public sector's transaction costs for prison projects appear very small. Obviously, this does not necessarily mean that overall transaction costs are low: as with school projects, the winning bidder may bear the bulk of them or they can be, at least in part, not explicitly accounted for.

6.3. Size of project

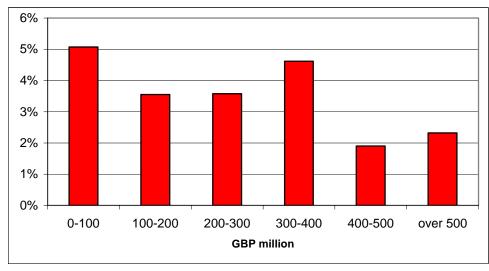
Turning to the size (capital value) of the project, small projects are associated with higher transaction costs (relative to the size of the project) for both public and private sectors. For the public sector, as illustrated below, projects with a capital value below £25 million have significantly higher transaction costs than bigger projects. For the private sector, projects with a capital value below £100 million are significantly more expensive to bid for and negotiate than especially very big projects.



Graph 10. Procurement phase transaction costs for the public sector by project size (in % of capital value)

Sources: NAO, PAC.

Graph 11. Procurement phase transaction costs for the winning bidder by project size (in % of capital value)



Source: EIB.

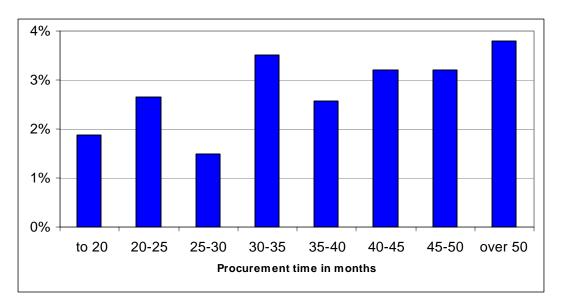
Note that the small number of projects in the sample necessitates different size classification for the analysis of public and private sector transaction costs, respectively.

These findings lend some support to the notion that the high transaction costs in PPPs necessitate a minimum project size for a partnership to be a financially and economically viable option. In the UK, a project size in excess of £20 is now considered necessary for the PPP option to be considered in the first place.

6.4. Procurement time

As regards the procurement time for the project—which reflects in part the complexity of the project—it turns out, unsurprisingly, that projects with long procurement time are associated with significantly higher transaction costs, at least for the public sector. More specifically, there seems to be a statistically significant structural break in transaction costs when procurement time exceeds 50 months: projects that take longer than that to procure have significantly higher transaction costs than projects with procurement time below 50 months.

Graph 12. Procurement phase transaction costs for the public sector by procurement time (in % of capital value)

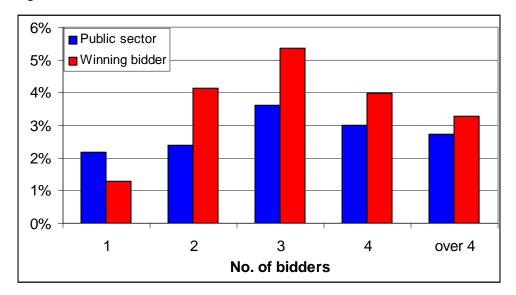


Sources: NAO, PAC, Official Journal of the European Communities

The illustration of the link between transaction costs and procurement time above warrants two comments. First, the bars illustrate median values in each interval, and while the interval above 50 months has the highest median value, it is not obvious from the median values alone that there is significant structural break at 50 months. However, the nonparametric statistical tests are based on ranking the data instead of considering median (or average) values, and such tests suggest unambiguously the presence of a break at 50 months. Second, as with project size, the split of the data into intervals is dictated by the requirement that each interval contain a sufficient number of observations; hence, interval lengths other than those considered would weaken the power of tests employed.

6.5. Number of bidders

One would expect the public-sector cost of bidding to increase with the number of bidders. Interestingly, that hypothesis is not validated by our sample. Data on the number of bidders was available for 23 projects, with the number of bidders varying between 1 and 8. As the chart below shows, transaction costs for the public sector and the winning bidder appear to peak when there are three bidders; otherwise the differences are statistically insignificant.



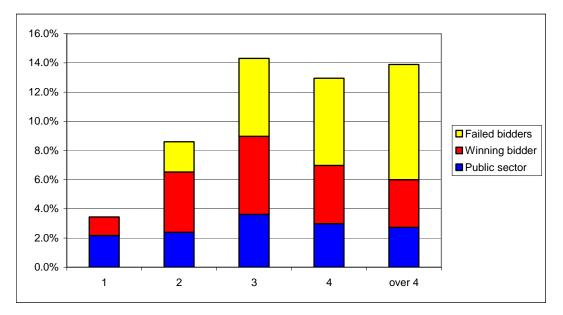
Graph 13. Procurement phase transaction costs by number of bidders (in % of capital value)

Sources: NAO, PAC, EIB.

While there is no obvious economic reason why transaction costs for the winning bidder would peak with exactly three bidders, it is conceivable that the explanation lies in the way that the presence of three bidders combines the intensity of competition and the likelihood for a bid to succeed. From the perspective of an individual bidder, the presence of two other bidders renders the bidding process at the same time competitive and reasonably likely to result in success. Therefore, any bidder has the incentives to spend quite a lot to win the contract. Such incentives are weaker if either the number of bidders is smaller (which curtails competition and increases the likelihood of winning even if little is spent) or larger (which reduces the likelihood of winning).

While the absence of competition would therefore seem to be associated with relatively low costs of bidding and contract negotiation, it is likely that it increases costs down the road as the lack of competition is likely to result in higher overall costs of the project to the public sector and in a higher probability of contract renegotiation during its life cycle. Considering total procurement phase transaction costs to the economy—thus including also the bidding costs incurred by failed bidders—we find an irregular pattern, illustrated below. The bidding costs of failed bidders have been estimated by considering the bidding costs of the winning bidder in each category (estimated at one-half of his procurement phase transaction costs, as explained in Section 5 above) together with the number of failed bidders in each case. There is still a large increase from 2 to 3 bidders, but the pattern for 3 or more bidders is irregular. Obviously, a larger number of observations in the categories above 3 bidders would be needed to establish the relationship between the number of bidders and total bidding costs with any degree of confidence.

Graph 14. Total procurement phase transaction costs by number of bidders (in % of capital value)

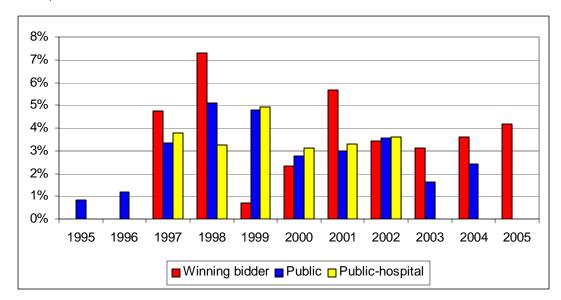


Sources: NAO, PAC, EIB, authors' estimates.

6.6. Experience

Transaction costs do not seem to decline systematically over time. The chart below shows such costs for the public sector and winning bidders during the sample period, and it also

shows separately the public sector's transaction costs in hospital projects, as they constitute the single largest sector in the sample.



Graph 15. Procurement phase transaction costs by year of signing (in % of capital value)

Sources: NAO, PAC, EIB.

There is no statistically significant trend in the private sector transaction costs. Notably, the extreme values for the private sector (1998 and 1999) only represent one single observation each and should therefore be taken with a grain of salt. Similarly, there is no significant trend in the public sector transaction costs overall, nor in hospital projects.

These findings contrast with the efforts, most advanced in the UK, to reduce transaction costs by standardising PPP contracts. While the time series analysed above remain short, one cannot at this stage reject the possibility that PPP contracts necessitate such a high degree of individual tailoring that benefits of standardisation remain limited by necessity.

7. Conclusions

This first systematic attempt at quantifying the transaction costs of PPPs suggests the following conclusions. First, even if only the transaction costs related to the procurement phase are considered—thus ignoring the additional costs of monitoring and renegotiating the contract over its life-cycle—they amount on average to well over 10 percent of the capital value of the project. The public sector and the winning bidder's costs reach some 7 percent, which is split between the public sector and the winning bidder roughly equally in hospital and road projects, while the winning bidder shoulders the bulk of the costs in school projects. In addition, the aggregate costs incurred by failed bidders can be estimated at some 5 percent of the project's capital value, brining the total procurement phase transaction costs to well over 10 percent.

Second, transaction costs (in percent of projects' capital value) to the public sector and the winning bidder vary between countries (legal systems) and sectors, and they are significantly higher in small projects (below £25 million for the public sector) and in projects that take long (over 50 months) to procure. In contrast, neither experience in setting up partnerships nor the number of bidders affect the costs to the public sector and the winning bidder.

These results offer some first insights into the issue, but it is important to recognise what they do not do. They do not tell us anything about the magnitude of the difference between traditional public procurement of investment projects and PPPs in terms of transaction costs; however, the prior remains that PPPs are more expensive to set up. Also, these results do not tell us to what extent transaction costs eat up cost savings otherwise achieved by a PPP structure, although that extent would seem to be significant. Both these issues are for future research to tackle.

Literature

- Domberger, S. and Jensen, P. (1997). "Contracting Out by the Public Sector: Theory, Evidence, Prospects". *Oxford Review of Economic Policy*, (13:4), pp. 67-78.
- EIB Papers (2005). Innovative Financing of Infrastructure—the Role of Public-Private Partnerships. Volumes 1 and 2. Available at <u>www.eib.org/efs</u>.

HM Treasury (2003). PFI: meeting the investment challenge.

- Leahy, P. (2005). "Lessons from the Private Finance Initiative in the United Kingdom". EIB Papers, Volume 10, Number 2, pp. 58-71.
- NAO (2003). Delivering better value for money from the Private Finance Initiative. June 2003.
- NAO (2004). London Underground PPP: Were they good deals? June 2004.
- PAC (2003). 19th Report, Session 2002-03.
- Torres, L. and Pina, V. (2001). "Public-private partnership and private finance initiatives in the EU and Spanish local governments". *The European Accounting Review*, (10:3), pp. 601-619.
- Välilä, T. (2005). "How expensive are cost savings? On the economics of public-private partnerships". EIB Papers, Volume 10, Number 1, pp. 94-119.

Appendix 1. Projects in public sector sample

SCHOOLS

- 1. Cornwall County Council Grouped Schools I PFI Project
- 2. Cornwall County Council Grouped Schools II PFI Project
- 3. Bridlington Group Schools Project
- 4. Liverpool Group Schools Project
- 5. Newham Joint Schools Project
- 6. Rotherham Group Schools Project
- 7. Ashburton School
- 8. North Wiltshire Schools
- 9. Haringey Group Schools Projects

HOSPITALS

- 1. Darenth Valley Hospital
- 2. North Cumbria Acute Hospitals
- 3. South Buckinghamshire NHST Site Rationalisation
- 4. Norfolk and Norwich University Hospital
- 5. University Hospital of North Durham
- 6. West Middlesex University Hospital DBFO
- 7. Wythenshaw Hospital
- 8. Queen Elizabeth Hospital, Greenwich
- Calderdale and Huddersfield NHST Centralisation of Acute Hospital Services Halifax General Hospital
- 10. Princess Royal University Hospital
- 11. Barnet General Hospital Modernisation
- 12. Worcester Acute Hospitals NHS Trust New District General Hospital
- 13. Hereford County Hospital
- 14. Redevelopment of Bishop Auckland General Hospital
- 15. James Cook University Hospital

- 16. The Great Western Hospital, Swindon
- 17. King's College Hospital New Block
- 18. Leeds Community & Mental Health Services
- St George's Healthcare NHS Trust Cardiothoracic & Neurosciences Development
- 20. University College London Hospitals Site Rationalisation
- 21. Maternity and Acute Development Hull Royal Infirmary
- 22. Dudley Group of Hospitals NHS Trust Redevelopment and Rationalisation of Sites
- 23. Prospect Park Mental Health Facility
- 24. Gloucestershire Royal Hospital Site Redevelopment
- 25. Coventry and Warwickshire NHS Trust Coventry New Hospitals Project

INFORMATION COMMUNICATION TECHNOLOGIES

- 1. LIBRA
- 2. Radiocommunications Agency Strategic IT Partnership
- 3. Defence Fixed Telecommunications Service
- 4. National Insurance Recording System 2

PRISONS

- 1. HMP Altcourse (Fazakerley)
- 2. HMP Bronzefield
- 3. HMP Peterborough
- 4. HMP Parc (Bridgend)
- 5. HMP Kilmarnock

GOVERNMENT BUILDINGS

- 1. PRIME
- 2. Home Office Central London Accommodation Strategy
- Redevelopment of the Treasury Building, Government Offices Great George Street
- 4. Berlin Embassy
- 5. Newcastle Estate Development
- 6. MoD Main Building Refurbishment
- 7. STEPS
- 8. Hereford and Worcester Magistrates' Court
- 9. Derbyshire Magistrates' Courts

ROADS

- 1. A1 (M) Alconbury to Peterborough
- 2. M1-A1 Link Road
- 3. A50/A564 Stoke-Derby Link DBFO
- 4. A30/A35 Exeter to Bere Regis DBFO
- 5. M40 Junctions 1 to 15
- 6. A19 Dishforth to Tyne Tunnel DBFO
- 7. M6 DBFO Project
- 8. Skye Bridge
- 9. A55 Llandygai to Holyhead Trunk Road
- 10. Newport Southern Distributor Road
- 11. A69 Carslile to Newcastle DBFO
- 12. A419/A417 Swindon to Gloucester DBFO

Appendix 2. Kruskal-Wallis test results (public sector sample)

Sector

Nr of bidders

Kruskal-Wallis Test

Group	Rank Sum	Observations
Hospitals	842.5	25
Schools	126	9
Gov. Building	295.5	9
Prison Service	23	3
ICT	120	4
Road	133	5
H Stat		15.7895
df		5
p-value		0.0075
chi-squared Critical		11.0705

Group	Rank Sum	Observations
1995	3	1
1996	15	2
1997	202	7
1998	353	11
1999	276	7
2000	251	10
2001	183	7
2002	122	4
2003	35	3
2004	45	2
H Stat		14.3418
df		9
p-value		0.1107
chi-squared Critical		16.919

Time series

Kruskal-Wallis Test

Kruskal-Wallis Test	Capital value	
Group	Rank Sum	Observations
0-25	224	5
25-50	428.5	14
50-75	361	12
75-100	164	6
100-125	125	5
125-150	26	2
150-175	63	4
175-200	45	1
over 200	103.5	6
H Stat		14.1769
df		8
p-value		0.0773
chi-squared Critical		15.5073

Group	Rank Sum	Observations
1	22	2
2	20	2
3	139.5	11
4	73	6
over 4	21.5	2
H Stat df		0.4001 4
p-value		0.9825
chi-squared Critical		9.4877

Kruskal-Wallis Test

Procurement time

Group	Rank Sum	Observations
to 20	121	7
20-25	234	10
25-30	174	9
30-35	157	5
35-40	103	5
40-45	187	6
45-50	152	5
over 50	250	5
H Stat		19.2224
df		7
p-value		0.0075
chi-squared Critical		14.0671

Appendix 3. Kruskal-Wallis test results (private sector sample)

Sector

Kruskal-Wallis Test

Nr of bidders

Group	Rank Sum Observations	
Road	240	18
Hospital	149	8
School	139	6
H Stat df p-value chi-squared Critical		5.492 2 0.0642 5.9915

Group	Rank Sum	Observations
1	4	1
2	2 58	3
3	8 99	5
4	I 173	10
over 4	i 194	13
H Stat df p-value chi-squared Critical	3.1081 4 0.5399 9.4877	

Kruskal-Wallis Test

Country

Group	Rank Sum Ob	servations
UK	48	4
Portugal	70	9
Ireland	30	3
The Netherlands	23	2
H Stat df p-value chi-squared Critical		2.1209 3 0.5477 7.8147

Kruskal-Wallis Test Country Rank Sum Observations Group UK 48 4 9 Portugal 70 Ireland 30 3 The Netherlands 23 2 H Stat 2.1209 df 3 0.5477 p-value chi-squared Critical 7.8147

Kruskal-Wallis Test	Kr	uska	al-W	allis	Test
---------------------	----	------	------	-------	------

Capital value

Group	Rank Sum	Observations
to 150	319	15
150-300	95	7
300-450	53	4
over 450	61	6
H Stat		7.7701
df		3
p-value		0.051
chi-squared Critical		7.8147

Kruskal-Wallis Test

Years

Group		Rank Sum (Observations
Gloup			
	1997	35	2
	1998	30	1
	1999	1	1
	2000	69	7
	2001	162	7
	2002	17	1
	2003	90	6
	2004	68	4
	2005	56	3
H Stat			12.1718
df			8
p-value			0.1437
chi-squared	d Critical		15.5073

Appendix 4. Wilcoxon rank Sum tests on private sector country data

Wilcoxon Rank Sum Test

	Rank Sum Obse	rvations
UK	35	4
Portugal	56	9
z Stat	1.0801	
P(Z<=z) one-tail	0.14	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.28	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obse	rvations
The Netherlands 17		2
Portugal	49	
z Stat	1.1785	
P(Z<=z) one-tail	0.1193	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2386	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

2 Wilcoxon Rank Sum Test

3

1

6	
~	

5

Rank Sum Observations	
55	9
23	3
-0.6472	
0.2588	
1.6449	
0.5176	
1.96	
	55 23 -0.6472 0.2588 1.6449 0.5176

	Rank Sum Obser	vations
UK	18	4
Ireland	10	3
z Stat	0.7071	
P(Z<=z) one-tail	0.2397	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.4794	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum (Observations
Ireland	9	3
The Netherlands	6	2
z Stat	0	
P(Z<=z) one-tail	0.5	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	1	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	4
4	ł

	Rank Sum	Observations
UK	15	4
The Netherlands	6	2
z Stat	0.4629	
P(Z<=z) one-tail	0.3217	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.6434	
z Critical two-tail	1.96	

Appendix 5. Wilcoxon Rank Sum tests on public sector sectoral data

1

2

Wilcoxon Rank Sum Test

	Rank Sum Obs	servations
Hospitals	528 25	
Schools	67	9
z Stat	3.5328	
P(Z<=z) one-tail	0.0002	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0004	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obse	ervations
Hospitals	ospitals 375	
ICT	31	3
z Stat	0.9285	
P(Z<=z) one-tail	0.1766	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3532	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obse	ervations
Hospitals	397	25
Prison Service	9	3
z Stat	2.5626	
P(Z<=z) one-tail	0.0052	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0104	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

6

5

Observations	Rank Sum	
3 9	73	Gov. Building
2 5	32	Road
3	0.7333	z Stat
7	0.2317	P(Z<=z) one-tail
9	1.6449	z Critical one-tail
4	0.4634	P(Z<=z) two-tail
ô	1.96	z Critical two-tail
5	1.96	z Critical two-tail

3 Wilcoxon Rank Sum Test

7

	Rank Sum Obser	rvations
ICT	11	3
Road	25	5
z Stat	-0.7454	
P(Z<=z) one-tail	0.228	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.456	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

8

	Rank Sum	Observations
Road	28	5
Prison Service	8	3
z Stat	1.6398	
P(Z<=z) one-tail	0.0505	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.101	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
Hospitals	437.5	25
Gov. Building	157.5	9
z Stat	0	
P(Z<=z) one-tail	0.5	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	1	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
Hospitals	405	25
Road	60	5
z Stat	0.9739	
P(Z<=z) one-tail	0.1651	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3302	
z Critical two-tail	1.96	

	Rank Sum Obser	rvations
ICT	15	3
Gov. Building	63	9
z Stat	-0.8321	
P(Z<=z) one-tail	0.2027	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.4054	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

9

10

11

12

	Rank Sum	Observations
ICT	20	3
Schools	58	9
z Stat	0.0925	
P(Z<=z) one-tail	0.4632	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.9264	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	ervations
Prison Service	13	3
Schools	65	9
z Stat	-1.2019	
P(Z<=z) one-tail	0.1147	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2294	
z Critical two-tail	1.96	

	Rank Sum	Observations
Prison Service	9	3
ICT	12	3
z Stat	-0.6547	
P(Z<=z) one-tail	0.2563	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.5126	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Wilcoxon Rank Sum Test

	Rank Sum Obse	rvations
Road	48	5
Schools	57	9
z Stat	1.4	
P(Z<=z) one-tail	0.0808	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1616	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obser	vations
Gov. Building	70	9
Prison Service	8	3
z Stat	2.1264	
P(Z<=z) one-tail	0.0167	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0334	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
Schools	59	9
Gov. Building	112	9
z Stat	-2.34	
P(Z<=z) one-tail	0.0096	
z Critical one-tail	1.6449	34
P(Z<=z) two-tail	0.0192	
z Critical two-tail	1.96	

Appendix 6. Wilcoxon rank sum tests on private sector sectoral data

Wilcoxon Rank Sum Test

	Rank Sum Obse	ervations
Road	221	18
Hospital	130	8
z Stat	-1.2222	
P(Z<=z) one-tail	0.1108	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2216	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	ervations
Hospital	55	8
School	50	6
z Stat	-0.6455	
P(Z<=z) one-tail	0.2593	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.5186	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obse	ervations
Road	190	18
School	110	6
z Stat	-2.3333	
P(Z<=z) one-tail	0.0098	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0196	
z Critical two-tail	1.96	

1

2

Wilcoxon Rank Sum Test

	Rank Sum Obs	ervations
0-25	71	5
25-50	119	14
z Stat	1.9442	
P(Z<=z) one-tail	0.0259	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0518	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
0-25	25	5
125-150	3	2
z Stat	1.9365	
P(Z<=z) one-tail	0.0264	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0528	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	ervations
50-75	92	12
0-25	61	5
z Stat	-1.6865	
P(Z<=z) one-tail	0.0458	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0916	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

6

7

5

	Rank Sum Obser	vations
150-175	12	4
0-25	33	5
z Stat	-1.9596	
P(Z<=z) one-tail	0.025	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.05	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

2
0

4

	Rank Sum C	Observations
0-25	40	5
75-100	26	6
z Stat	1.8257	
P(Z<=z) one-tail	0.0339	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0678	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
100-125	18	5
0-25	37	5
z Stat	-1.9845	
P(Z<=z) one-tail	0.0236	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0472	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
0-25	43	5
over 200	23	6
z Stat	2.3735	
P(Z<=z) one-tail	0.0088	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0176	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	ervations
0-25	19	5
175-200	2	1
z Stat	0.8783	
P(Z<=z) one-tail	0.1899	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3798	
z Critical two-tail	1.96	

	Rank Sum C	Observations
25-50	185	14
50-75	166	12
z Stat	-0.2057	
P(Z<=z) one-tail	0.4185	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.837	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

9

10

11

12

	Rank Sum C	Observations
125-150	7	2
150-175	14	4
z Stat	0	
P(Z<=z) one-tail	0.5	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	1	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Rank Sum Observations 50-75 118 12 75-100 53 6 z Stat 0.3746 P(Z<=z) one-tail 0.354 z Critical one-tail 1.6449 P(Z<=z) two-tail 0.708 z Critical two-tail 1.96

Wilcoxon Rank Sum Test

14

	Rank Sum Ob	servations
150-175	10	4
175-200	5	1
z Stat	-1.4142	
P(Z<=z) one-tail	0.0786	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1572	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Rank Sum Observations 75-100 39 6 100-125 27 5 0.5477 z Stat 0.2919 P(Z<=z) one-tail z Critical one-tail 1.6449 P(Z<=z) two-tail 0.5838 z Critical two-tail 1.96

Wilcoxon Rank Sum Test

15

	Rank Sum Obse	rvations
175-200	7	1
over 200	21	6
z Stat	1.5	
P(Z<=z) one-tail	0.0668	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1336	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
100-125	25	5
125-150	3	2
z Stat	1.9365	
P(Z<=z) one-tail	0.0264	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0528	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	servations
75-100	55	6
25-50	155	14
z Stat	-0.6598	
P(Z<=z) one-tail	0.2547	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.5094	
z Critical two-tail	1.96	

	Rank Sum	Observations
25-50	150	14
100-125	40	5
z Stat	0.9258	
P(Z<=z) one-tail	0.1773	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3546	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

17

_

18

19

	Rank Sum Ob	servations
25-50	170.5	14
over 200	39.5	6
z Stat	1.9382	
P(Z<=z) one-tail	0.0263	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0526	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Ol	oservations
125-150	7	2
25-50	129	14
z Stat	-1.5878	
P(Z<=z) one-tail	0.0562	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1124	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

22

21

	Rank Sum Obse	rvations
50-75	96	12
125-150	9	2
z Stat	1.0954	
P(Z<=z) one-tail	0.1367	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2734	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Observations	
25-50	147	14
150-175	24	4
z Stat	1.4868	
P(Z<=z) one-tail	0.0685	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.137	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

23

	Rank Sum Observations	
100-125	39	5
50-75	114	12
z Stat	-0.6325	
P(Z<=z) one-tail	0.2635	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.527	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obse	ervations
175-200	12	1
25-50	108	14
z Stat	0.9258	
P(Z<=z) one-tail	0.1773	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3546	
z Critical two-tail	1.96	

20 Wilcoxon Rank Sum Test

	Rank Sum Observations	
150-175	23	4
50-75	113	12
z Stat	-1.3339	
P(Z<=z) one-tail	0.0911	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1822	
z Critical two-tail	1.96	

	Rank Sum Obse	rvations
50-75	81	12
175-200	10	1
z Stat	-0.8018	
P(Z<=z) one-tail	0.2113	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.4226	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Observations	
175-200	7	1
75-100	21	6
z Stat	1.5	
P(Z<=z) one-tail	0.0668	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1336	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Wilcoxon Rank Sum Test

30

29

	Rank Sum Obse	rvations
50-75	127	12
over 200	44	6
z Stat	1.2176	
P(Z<=z) one-tail	0.1117	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2234	
z Critical two-tail	1.96	

	Rank Sum C	bservations
75-100	45	6
over 200	33	6
z Stat	0.9608	
P(Z<=z) one-tail	0.1683	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3366	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

27

25

26

	Rank Sum Obse	ervations
125-150	5	2
75-100	31	6
z Stat	-1.3333	<u> </u>
P(Z<=z) one-tail	0.0912	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1824	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	4

39

Rank Sum Observations		rvations
75-100	41	6 1
150-175	14	4 1
z Stat	1.7056	Z
P(Z<=z) one-tail	0.044	Р
z Critical one-tail	1.6449	z
P(Z<=z) two-tail	0.088	Р
z Critical two-tail	1.96	Z

Rank Sum Observations 150-175 16 4 100-125 29 5 z Stat -0.9798 P(Z<=z) one-tail 0.1636 z Critical one-tail 1.6449 P(Z<=z) two-tail 0.3272 z Critical two-tail 1.96

28 Wilcoxon Rank Sum Test

Wilcoxon Rank Sum Test

32

S		Rank Sum Obser	rvations
6	100-125	15	5
4	175-200	6	1
	z Stat	-1.4639	
	P(Z<=z) one-tail	0.0716	
	z Critical one-tail	1.6449	
	P(Z<=z) two-tail	0.1432	
	z Critical two-tail	1.96	

	Rank Sum Ob	servations
100-125	37	5
over 200	29	6
z Stat	1.278	
P(Z<=z) one-tail	0.1006	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2012	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

34

	Rank Sum Obse	rvations
175-200	3	1
125-150	3	2
z Stat	1.2247	
P(Z<=z) one-tail	0.1103	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2206	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

35

	Rank Sum Obse	rvations
125-150	10	2
over 200	26	6
z Stat	0.3333	
P(Z<=z) one-tail	0.3694	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.7388	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

36

	Rank Sum	Observations
150-175	20	4
over 200	35	6
z Stat	-0.4264	
P(Z<=z) one-tail	0.3349	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.6698	
z Critical two-tail	1.96	

Appendix 8. Wilcoxon Rank Sum tests on private sector capital value data

1

2

Wilcoxon Rank Sum Test

	Rank Sum	Observations
to 150	198	15
150-300	55	7
z Stat	1.7975	
P(Z<=z) one-tail	0.0361	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0722	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	ervations
over 450	38	6
150-300	53	7
z Stat	-0.5714	
P(Z<=z) one-tail	0.2839	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.5678	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Wilcoxon Rank Sum Test

6

5

	Rank Sum	Observations
150-300	43	7
300-450	23	4
z Stat	0.189	
P(Z<=z) one-tail	0.4251	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.8502	

1.96

	Rank Sum	Observations
to 150	164	15
300-450	26	4
z Stat	1.4	
P(Z<=z) one-tail	0.0808	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1616	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

z Critical two-tail

	Rank Sum O	bservations
300-450	24	4
over 450	31	6
z Stat	0.4264	
P(Z<=z) one-tail	0.3349	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.6698	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	servations
to 150	197	15
over 450	34	6
z Stat	2.4912	
P(Z<=z) one-tail	0.0064	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0128	
z Critical two-tail	1.96	

1

2

3

Wilcoxon Rank Sum Test

Wilcoxon Rank Sum Test

5

6

6

5

Rank Sum Observations

21

45

-2.7386

0.0031

1.6449

0.0062

1.96

	Rank Sum	Observations
to 20	54	7
20-25	99	10
z Stat	-0.8783	
P(Z<=z) one-tail	0.1899	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3798	
z Critical two-tail	1.96	

	Rank Sum Obser	vations
40-45	36	6
45-50	30	5
z Stat	0	
P(Z<=z) one-tail	0.5	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	1	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Wilcoxon Rank Sum Test

	Rank Sum Ob	servations
20-25	107	10
25-30	83	9
z Stat	0.5715	
P(Z<=z) one-tail	0.2838	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.5676	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Wilcoxon Rank Sum Test

P(Z<=z) one-tail

z Critical one-tail

P(Z<=z) two-tail

z Critical two-tail

40-45

z Stat

over 50

7

	Rank Sum Obser	vations
25-30	57	9
30-35	48	5
z Stat	-1.4	
P(Z<=z) one-tail	0.0808	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1616	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obs	ervations
30-35	34	5
35-40	21	5
z Stat	1.3578	
P(Z<=z) one-tail	0.0873	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1746	
z Critical two-tail	1.96	

	Rank Sum	Observations
30-35	48	5
20-25	72	10
z Stat	0.9798	
P(Z<=z) one-tail	0.1636	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.3272	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

8

	Rank Sum Ob	servations
25-30	64	9
35-40	41	5
z Stat	-0.4667	
P(Z<=z) one-tail	0.3204	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.6408	
z Critical two-tail	1.96	

	Rank Sum O	bservations
to 20	59	7
25-30	77	9
z Stat	-0.0529	
P(Z<=z) one-tail	0.4789	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.9578	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
to 20	42	7
35-40	36	5
z Stat	-0.5684	
P(Z<=z) one-tail	0.2849	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.5698	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	<u> </u>	01
	Rank Sum	Observations
to 20	34	7
30-35	44	5
z Stat	-1.8676	
P(Z<=z) one-tail	0.0309	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0618	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obse	ervations
to 20	37	7
40-45	54	6
z Stat	-1.7143	
P(Z<=z) one-tail	0.0432	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0864	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obser	rvations
45-50	28	5
30-35	27	5
z Stat	0.1044	
P(Z<=z) one-tail	0.4584	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.9168	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

9

10

11

12

13

	Rank Sum Obse	ervations
40-45	35	6
30-35	31	5
z Stat	-0.1826	
P(Z<=z) one-tail	0.4276	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.8552	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

15

	Rank Sum Obse	rvations
35-40	21	5
40-45	45	6
z Stat	-1.6432	
P(Z<=z) one-tail	0.0502	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1004	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

16

	Rank Sum Obs	servations
to 20	35	7
45-50	43	5
z Stat	-1.7052	
P(Z<=z) one-tail	0.0441	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0882	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

17

	Rank Sum Obse	rvations
20-25	74	10
45-50	46	5
z Stat	-0.7348	
P(Z<=z) one-tail	0.2312	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.4624	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obser	vations
45-50	47	5
25-30	58	9
z Stat	1.2667	
P(Z<=z) one-tail	0.1026	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2052	
z Critical two-tail	1.96	

19

20

21

22

	Rank Sum Obse	rvations
35-40	37	5
20-25	83	10
z Stat	-0.3674	
P(Z<=z) one-tail	0.3567	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.7134	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
20-25	74	10
40-45	62	6
z Stat	-1.1931	
P(Z<=z) one-tail	0.1164	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.2328	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum	Observations
25-30	60	9
40-45	60	6
z Stat	-1.4142	
P(Z<=z) one-tail	0.0786	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.1572	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

Rank Sum (Observations
33	5
22	5
1.1489	
0.1253	
1.6449	
0.2506	
1.96	
	33 22 1.1489 0.1253 1.6449 0.2506

Wilcoxon Rank Sum Test

Rank Sum	Observations
15	5
40	5
-2.6112	
0.0045	
1.6449	
0.009	
1.96	
	15 40 -2.6112 0.0045 1.6449 0.009

Wilcoxon Rank Sum Test

	Rank Sum	Observations
35-40	15	5
over 50	40	5
z Stat	-2.6112	
P(Z<=z) one-tail	0.0045	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.009	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

25

	Rank Sum (Observations
40-45	21	6
over 50	45	5
z Stat	-2.7386	
P(Z<=z) one-tail	0.0031	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0062	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

26

	Rank Sum Obse	rvations
25-30	45	9
over 50	60	5
z Stat	-3	
P(Z<=z) one-tail	0.0013	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0026	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

27

	Rank Sum C	bservations
20-25	55	10
over 50	65	5
z Stat	-3.0619	
P(Z<=z) one-tail	0.0011	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0022	
z Critical two-tail	1.96	

Wilcoxon Rank Sum Test

	Rank Sum Obse	ervations
to 20	28	7
over 50	50	5
z Stat	-2.842	
P(Z<=z) one-tail	0.0022	
z Critical one-tail	1.6449	
P(Z<=z) two-tail	0.0044	
z Critical two-tail	1.96	