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QUALITY REPORT 2018

Prices of dwellings in new residential buildings

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1. Introduction – Basic information about the survey

1.1 Purpose, goal and subject of the survey

The aim of the quarterly survey of dwellings in new residential buildings is collection of information about the level and dynamics of dwelling price. The contract price is used in order to observe the current price level of residential construction as well as insight into the level of investment in residential construction. The observation unit is a contracted price of usable area of sold dwelling in new residential building in the residential, mainly residential and non-residential building. The exceptions are the dwellings which are constructed for own use.

1.2 Legal basis

The Law on Official Statistics and Official Statistical System (Official Gazette of Montenegro No 18/12) defines provisions for collection, processing, and dissemination of data. The Law provides to the Statistical Office clear and wide legal powers to collect and access the data necessary for the implementation of Programme and Annual Plan. The Law gives a priority to the use of administrative data and right of access to individual data that are a result of survey of other official statistical producers. As an annex to legal provisions, Statistical Office has signed several memoranda on cooperation with administrative data providers.

1.3 Statistical units

The reporting units are investors.

1.4 Coverage and scope of survey

1.4.1 Sectors

The coverage are all enterprises that are registered in sector F according to the classification NACE Rev.2 as well as enterprises that are not classified in construction sector, but whose local units perform the works on construction objects.

1.4.2 Statistical population

The prices of dwellings in new residential building, as a subject of this survey, have to covered sold new dwellings (in the residential, mainly residential and non-residential buildings) on the territory of Montenegro for which is concluded a contract of sales and which produces an obligation relations.

1.5 Referent geographical area

The whole territory of Montenegro. The average price per the square meter of dwelling in a new residential building is published according to the following territorial categories: Montenegro; The capital city of Podgorica; Coastal region: Bar, Budva, Herceg Novi, Kotor, Tivat and Ulcinj; Central region: Cetinje, Danilovgrad and Nikšić; Northern region: Andrijevica, Berane, Bijelo Polje, Gusinje, Kolašin, Mojkovac, Petnjica, Plav, Pljevlja, Plužine, Rožaje, Šavnik and Žabljak.

1.6 Concepts and definitions

This survey collects the information about: location of building, the month of contracting, construction system of the building, number of floors of the building, equipment of the building with installations, the number of rooms in dwellings, useable surface area of sold dwelling and the price per 1m² of usable area in Euro which is included: - The price for arranging construction land includes the following elements: purchase of land, demolition, the displacement of the occupants, preparation of detailed urban plans and projects, the field testing, the works on recovery, the works for environmental protection and protection of cultural monuments, arrangement of the area around the building, utility equipping of land which include the costs for constructing a primary and secondary network for electricity, water, sewer, phone and etc. - The price of construction works includes the costs for construction, craftsmanship and finishing works, installation works on buildings

and dwellings, equipments for buildings and dwellings. - Other costs such as a contributions and taxes for connections to the electricity grid and other communal facilities, the cost of expert services which organizes and supervises the construction, interest on loans and advances, taxes for obtaining the permits, VAT, the cost for projecting of the building, etc.

1.7 Classifications

NACE REV 2

1.8 Frequency of data collection

Data are collected quarterly.

1.9 Dynamics of data release

Quarterly and annually according to the Statistical Release Calendar.

1.10 Methodology

A statement of methodology is available on website:

http://monstat.org/userfiles/file/gradjevinarstvo/cijena%20stanova%20u%20novogradnji/2017/Price%20of%20dwellings%20in%20new%20residential%20buildings_Methodology_2018.pdf

1.11 Base period

Reference year.

1.12 Unit of measure

The values are expressed in Euro.

1.13 Source of data

Reporting units are the enterprises that sell dwellings.

1.14 Method of data collection

Data are collected through questionnaires (by post, email or fax).

2. Relevance – Data users

2.1 User needs

International users:

- Eurostat,
- World Bank,
- UN organizations,
- International Monetary Fund

National users:

- Ministries and other public administration bodies,
- Local government, and
- Other local government bodies.
- Central bank,
- Non-governmental organizations,
- Students,
- Researchers,
- Media

2.2 User satisfaction

The Statistical Office has adopted the Quality Management Strategy, the Guidebook to the Implementation of the Quality Management Strategy, as well as the Plan for the Implementation of the Quality Policy. In order to measure the degree to which fulfills obligations towards users and within the new quality policy, the Statistical Office conducted User satisfaction survey. Data collection was carried out through a web survey, in the period from 1 September to 20 October, 2017. The results of the survey are available on the Statistical Office website, link:

<http://www.monstat.org/userfiles/file/KVALITET/lzvjestaj%20o%20zadovoljstvu%20korisnika%20eng.pdf> .

3. Accuracy and reliability

3.1 Accuracy – Overall remark

Not relevant.

3.2 Sampling error

Not relevant.

Indicators of sampling error

Not relevant.

3.3 Non-sampling error

Not relevant.

3.3.1 Coverage error

Not relevant.

Indicators of coverage error

Not relevant.

3.3.2 Error of measurement

Not relevant.

Nonresponse rate

Not relevant.

3.3.3 Error nonresponse

Not relevant.

Rate not responsive unit

Not relevant.

Non-response rate for the topic

Not relevant.

3.3.4 Error processing the data

Not relevant.

Imputation rate

Not relevant.

3.4 Seasonal adjustment

Not relevant.

3.5 Data revision

3.5.1 Data revision policy

Statistical Office has adopted the revision policy and it is available on the website <http://www.monstat.org/userfiles/file/o%20nama/2017/Revision%20policy.pdf>

3.5.2 Revision practice

Survey of price of dwellings in new residential buildings uses regular revisions. Large and unplanned revisions are only used in the specific cases defined by the revision policy.

3.5.3 Data revision - average size (A6)

Not relevant.

4. Timeliness and punctuality

4.1 Timeliness

The data are published 50 days after the end of the reference period.

Time lag of the first results

The number of days (or weeks or months) from the last day of the reference period to the day of publication of first results: $T1 = d_{\text{first}} - d_{\text{ref}}$, $T1 = 35$ days, d_{first} - release date of first results; d_{ref} - last day (date) of the reference period of the statistics. Deadlines for balance of coal data during 2016 are published according to the Statistical Release Calendar.

Time lag of the final results

The number of days (or weeks or months) from the last day of the reference period to the day of publication of complete and final results.

4.2 Accuracy of data publication

Deadlines for publishing have been complied in accordance with the Statistical Release Calendar.

5. Availability and clarity

5.1 Data Release Calendar

The Law on Official Statistics and Official Statistical System (Official Gazette of Montenegro No 18/12) stipulates that official statistical producers prepare, update, and publish Statistical Release Calendar. It is published on the website of Statistical Office not later than 20 December for the next year, for all official

statistical producers that includes date of releasing statistical data. Any change in date of releasing in the Calendar is published in advance in accordance with the Procedure on Unplanned Revisions.

5.2 Access the data release calendar

<http://monstat.org/userfiles/file/o%20nama/2018/Kalendar%20objavlivanja%20statistickih%20podataka%20Zavoda%20za%20statistiku%20-%20ENGg.pdf>

5.3 Releases

Data are available on the website, press release, and the annual publication:

<http://monstat.org/cg/page.php?id=626&pageid=465>

5.4 Publications

Statistical Office publishes the following regular publications:

1. Statistical Yearbook,
2. Montenegro in figures,
3. Monthly statistical review.

In addition to the above regular ones, Statistical Office publishes also additionally publications. Some of the most important additional publications are as it follows:

1. Women and Men in Montenegro,
2. The most often used statistical data

All publication published by Statistical Office are available at the following link:

<http://monstat.org/eng/publikacije.php>

5.5 On-line database

<http://monstat.org/eng/pxweb.php>

5.6 Access to micro data

The Law on Official Statistics and Official Statistical System (Official Gazette of Montenegro No 18/12) regulates rules under which external users can obtain an access to individual data for needs of research. Article 58 defines types of scientific and research organizations that can obtain such data. Providing individual data without identifier is possible only upon a written request of scientific and research institutions, with purpose of performing scientific and research activities as well as international statistical organizations and statistical producers from other countries. Research entity signs the agreement with Statistical Office, and it signs the statement on respecting the confidentiality principle. Official statistical producers keeps a separate records on users and purpose of using the statistical data given to these users.

5.7 Metadata occupancy

The ratio of the number of metadata elements provided to the total number of metadata elements applicable. For these survey, the metadata fill rate is 100%.

6. Comparability

6.1 Spatial comparability

Not relevant

6.2 Time comparability

The data about prices of dwellings in new residential buildings are produced more than 30 years. Since 2011 the data are available on a quarterly basis.