

METHODOLOGICAL GUIDELINES
CONSTRUCITON ACTIVITY IN MONTENEGRO

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The legal basis for the implementation of this statistical survey is the Law on Official Statistics and Official Statistical System of Montenegro ("Official Gazette of Montenegro", No. 18/12 from 30. 03. 2012).

METHODOLOGICAL GUIDELINES

The aim of survey

The aim of the survey of construction activity is to provide a results of construction activities by type of construction. For this purposes is collected the data of turnover, the value of construction works, the value of new contract (order), number of employees on the construction site and effective working hours, the data of spent building material and fuel and the data of dwellings. The collected data represent the results of work by construction company in Montenegro. They provided a monitoring of construction production, overview of the size and structure of the investments in the buildings and engaged the labor force in the construction sector.

Reporting units

Reporting units of survey on construction activities are:

- enterprises with 5 and more employees which are registered in sector F – construction (area 41, 42, 43) according to the classification NACE Rev.2 and
- enterprises (KAU) which are not registered in sector F, but whose local units perform the construction works.

Coverage

The survey included all reporting units with 5 and more employees who are involved in construction, regardless of ownership, association form and of the origin of capital as well as reporting units (KAU) whose business units engaged in construction works.

The sample frame was formed on the basis of the data from Statistical Business Register, which includes all active business entities from the area of construction as well as KAU with secondary activity in construction sector.

Reference area: The whole territory of Montenegro.

Sample: Stratified sample.

Sampling and methods of used estimation:

Initial weight W , $W = 1/f$, where is $f = nh/Nh$ (nh – sample size in a certain class of reporting units, Nh – total number of reporting units in that class obtained from database). Depending on the results obtained from the fields, initial weight is adjusted for non-response rate.

Criteria for stratification:

Reporting units are stratified by the group of employees and classified into three classes:

- Class 1: 5-49 employees,
- Class 2: 50-249 employees,
- Class 3: 250 and more employees.

The sample includes all reporting units from the class 2 and 3, while reporting units from class 1 is selected by random sample.

Organization of survey

Data collection at the level of municipality is done in the regional offices of statistics. Control, input, processing and dissemination of collected data is done in the sector of short-term statistics.

The data are collected via questionnaire which are provided by Statistical Office of Montenegro delivered through its regional departments to reporting units from construction area.

Methods of data collection

The data for reporting units are collected through quarterly survey on construction activities (Građ-31).

The data are collected on a sample of reporting units which represents the quarterly estimation of construction activities in Montenegro.

Reporting units received the questionnaire and instruction from the competent statistical services.

Statistical Office of Montenegro shall performed the all tasks of preparing for a proper and successful implementation of survey. For this purpose its performs the following steps: development of methodology for survey, making a questionnaire, determining the framework for the selection of the reporting units, address book of reporting units, printing of materials for conducting the survey, submission of questionnaire to the regional units which perform their distribution to the reporting units. Regional units are collecting the material (questionnaire) and in the defined deadline sent to the statistician for data processing. In order to increase the response rate suggest the reminders by post, mail or phone.

After the processing of data its done calculation and logical control. In the case of illogical the reporting units are contacted for check.

Definition

The main contractor are defines as a reporting units which is a direct part to a contract with the investor.

Subcontractor is a reporting units which has a contract on the execution of part of the construction work was signed with the company that is the main contractor.

Turnover (income from sales) is income from sale of goods and services decreased in discounts and restitution, subventions without VAT.

Value of construction work is shown at current prices and it comprises all construction material built and work spent regardless of whether such work and materials are paid or not.

Value of works on the building refers to works that during the reporting period reporting unit performed with workers who are directly engaged in the performance of work (permanent workers or workers take for works on some other grounds). Excludes VAT, as well as the cost of buying the land, designing and supervision.

Cost of the works displayed are based on provisional accounting situation, agreed payment according to the degree of completion of the final settlement or if the works were completed in the reporting period, regardless of whether the individual investor accounting situations acknowledged and paid for or not. If the situation were not delivered accounting, reporting unit should assess the value of construction work in the reporting period based on periodic billing and payment, or based on actual hours worked and materials consumed during the reporting period. Business entity that builds for their own needs as well as in other cases where there is no written contract with the investor, the information given on the basis of their own costs for spent working hours, the cost of building materials and products for installation, fuel etc.

Buildings are permanent structures with a roof and external walls, constructed as a stand-alone utility units that protect from weather and other external influences, intended for dwelling, performing a certain activity or for placing and keeping of animals, goods, equipment used in various industrial and service activities. The value of construction work by a reporting unit mounted on buildings, regardless of whether it is a new building, upgrading, modification, reconstruction, maintenance, renovation. In this survey buildings are also constructions covered with roof but without () walls, for example. eaves, as well as partly or completely below the surface, for example. shelters, underground garages, shops and other business premises in underground passages and the like. All the buildings according to the classification of types of buildings divided into residential and non-residential buildings.

Residential buildings are buildings in which 50% or more of the total usable area of the building intended for residential use. Included are: residential buildings with one, two, three or more apartments as well as buildings for housing communities. A dwelling is any residential construction unit intended for habitation, consisting of one or more rooms with ancillary rooms (kitchen, closet, bathroom, pantry, etc.), Or without them, and has one or more separate entrances directly from corridors, courtyards, with stairs or the street.

Non-residential buildings are constructions without dwelling area is less than 50% of the total usable area is intended for housing. Included are: hotels and similar buildings, commercial buildings, buildings for wholesale and retail, buildings for transport and communications, industrial buildings and warehouses, buildings for cultural - artistic activities and entertainment, education, hospitals and other care buildings, as and other non-residential buildings.

Other buildings are all buildings that are not building roads, bridges, railways, swimming pools, airport trails, water supply and so on.

Transport infrastructure implies highways, roads and streets, railways, airport trails, bridges and viaducts, tunnels, subways, airports, waterways, dams and other hydro structures.

Pipelines, communication and electricity lines include pipelines, water pipelines, telecommunication lines, power lines, substations, sewerage network.

Complex industrial buildings include construction of mining and extraction of oil and gas, power plants, facilities and equipment for the chemical and heavy industry.

Other buildings - unmentioned obuhvatajusportske courts, docks in a marina, amusement parks, playgrounds, military facilities, landfills and others.

New contracts represent the total value of the contract works in the reporting period that binds manufacturers and third parties regarding the execution of construction works, including subcontractors.

New construction contracts constitute the total value of contracted works in the reporting period on residential and non-residential buildings in the reporting period.

New contracts on other buildings constitute vrijednost contracted works on transport infrastructure, pipelines, communication and power lines, complex industrial buildings and other structures in the reporting period.

Cancelled contracts represent the value canceled the contract in the reporting period.

Unrealized agreements concluded between surazlika and realized contracts in the reporting period.

Number of persons employed is defined as the total number of persons working in the respective unit (including the work of the owner, regular partners in the unit and unpaid family workers), as well as persons who work outside the unit to which they belong and who pays them. Included are the persons absent for a short period (eg, sick leave, paid leave or special leave), and persons on strike, but not those who are absent for an indefinite period. It also includes workers with part-time work (which to exercise this right under the law of the country) who are on the payroll, as well as seasonal workers, apprentices and family workers who are on the payroll.

Effective hours worked shows the total number of hours worked per employee, which shows the total number of hours actually worked in the production of unit during the reference period. Included are actual working hours during normal business hours, as well as two additional working hours, time spent working on tasks such as preparing the space and time that suits shorter breaks for the workplace. If you do not know the exact number of hours actually worked, it can be estimated on the basis of the theoretical number of working hours and the average rate of absences (sick leave, maternity leave, etc.).

Data on the number of employees and executed effective working hours on the site are provided separately for building construction (for buildings) and civil engineering (on buildings).

The value of building materials is the value of used building materials, finished products and parts for installation, spent spare parts and other products that are fully invested in the construction works.

The value of fuels and electricity is the value of consumed fuels and electricity, which are fully invested in the construction works.

Data on dwellings include all dwellings provided to the project in all buildings in which the company performs works by municipalities in which the building is built. That the apartments would not duplicate, the table filled only by main contractors of major construction works.

Finished and unfinished flats - it is considered completed if completed all planned construction, installation and finishing (craft) works, so that the whole habitable. If the company is the main contractor only rough construction works, (and other types of construction work performed by other companies), it shall be deemed that the apartment is finished if the company completed all construction works.

Confidentiality

According to the Law on Official Statistics and Official Statistical System of Montenegro Article 54, aggregates of economic units are considered to be confidential if composed less than three units and the share of one unit in the aggregate exceed 85% of the total.

Dissemination

The published data are available to users in the Quarterly survey of construction activities in Montenegro, Monthly statistical review, on the Web and application for the Android devices. Depending to the requirements and user equipment the data shall be submitted by post, fax or e-mail.

Harmonization with EU regulations

The survey of construction activities are harmonized with the regulation of European Union No. 1165/98, Classification of activities NACE Rev.2 and Classification of Types of Construction – CC 1997.

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