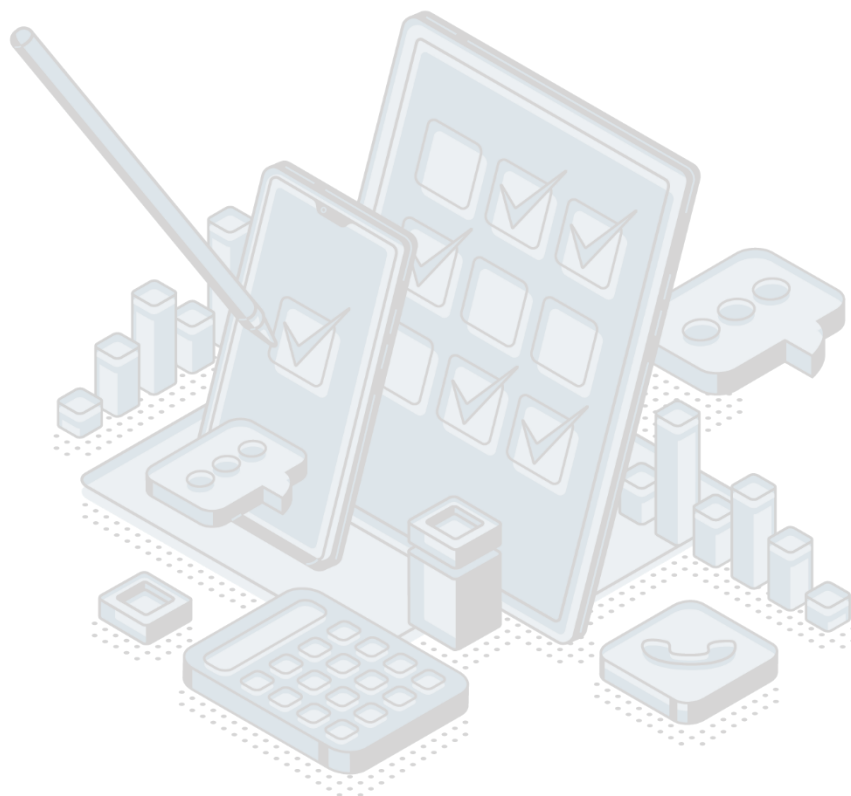


QUALITY REPORT

Prices of dwellings in new residential buildings 2024



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1. Introduction – Basic information about the survey

1.1 Purpose, goal and subject of the survey

The aim of the survey is to collect the data necessary for the calculation of the average price per square meter of dwelling in a new building, which refers to dwellings sold in residential buildings in the territory of Montenegro, pursuant to a concluded sale contract with an investor, and that produces a contractual obligation. The average price per square meter of dwelling in a new building includes dwellings sold by enterprises as well as dwellings sold by solidarity residential construction.

1.2 Legal basics

The Law on Official Statistics and Official Statistical System (Official Gazette of Montenegro No 18/12, 47/19) defines provisions for the collection, processing, and dissemination of data. The Law provides the Statistical Office with legal powers to collect and access the data necessary for the implementation of the Programme and Annual Plan. The Law gives priority to the use of administrative data and the right of access to individual data that are a result of surveys of other official statistical producers. As an annex to legal provisions, the Statistical Office has signed several memoranda on cooperation with administrative data providers.

1.3 Statistical units

Enterprises that sell the dwellings, ie, investors.

1.4 Coverage and scope of survey

1.4.1 Sectors

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

1.4.2 Statistical population

The prices of dwellings in new residential buildings, as a subject of this survey, have to be covered for all sold dwellings in the residential buildings on the territory of Montenegro for which is concluded a contract of sales has been concluded and which produces an obligation relation.

1.5 Referent geographical area

The whole territory of Montenegro. The average price per 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, Niksic, Tuzi and Zeta;

Northern region: Andrijevica, Berane, Bijelo Polje, Gusinje, Kolasin, Mojkovac, Petnjica, Plav, Pljevlja, Pluzine, Rozaje, Savnik, and Zabljak.

1.6 Concepts and definitions

The contracted price was determined on the basis of the executed contract of sale between the seller and the flat end customer, regardless of whether the dwelling was started, completed, or under construction.

The price includes the following elements:

- ✚ The price for arranging construction land includes the following elements: purchase of land (recording and appraisal of facilities, purchase and compensation to owners, court costs, etc.), 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, etc.
- ✚ The price of construction works includes all construction works and profits of investors per 1 m² of floor space, craft-finishing and installation works on buildings and dwellings.
- ✚ Other costs include all construction costs such as contributions and taxes for connections to the electricity grid and other communal facilities, taxes for obtaining building permits, VAT, the cost of projecting the building, the interest on the loans and advances, etc.

1.7 Classifications

Statistical classification of economic activities in the European Union - NACE Rev. 2

1.8 Frequency of data collection

Data are collected quarterly.

1.9 Frequency of data dissemination

Data are published quarterly in accordance with the Statistical Release Calendar.

1.10 Methodology

Methodology of Prices of dwellings in new residential buildings survey is available on the website: [Methodology](#)

1.11 Base period

Reference year.

1.12 Unit of measure

The data obtained by this survey are expressed in euros.

1.13 Source of data

Enterprises that sell the dwellings, ie, investors.

1.14 Method of data collection

Data are collected by questionnaires (by e-mail or post).

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 it fulfills obligations towards users and within the new quality policy, the Statistical Office conducted a User satisfaction survey. The results of the survey are available on the Statistical Office website, link: [User satisfaction report](#)

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.

Indicator of coverage error

Not relevant.

3.3.2 Error of measurement

Not relevant.

3.3.3 Non response error

Not relevant.

Unit non-response rate

Not relevant.

Item non-response rate

Not relevant.

3.3.4 Data processing error

Not relevant.

Imputation rate

Not relevant.

3.4 Seasonal adjustments

Not relevant.

3.5 Data revision

3.5.1 Data revision policy

The Statistical Office of Montenegro has adopted a revision policy, and it is available on the website: [Revision policy](#)

3.5.2 Data revision practice

Typical revision is minimal. Significant revisions have only been made to reflect changes in methodology.

3.5.3 Data revision - average size

Not relevant.

4. Timeliness and punctuality

4.1 Timeliness

Preliminary data are published 50 days after the end of the reference period. The final data are published 4 months after the completed reference period.

Time lag of the first results

The time lag of the preliminary results indicator represents the time between the date of the last day of the reference period and the date of publication of preliminary data. The preliminary data are published 50 days after the completed reference period. The deadlines for the publication of preliminary data on prices of dwellings in new residential buildings in 2024 have been met in accordance with the Statistical Release Calendar.

Time lag of the final results

The timeliness indicator of publication of final data represents the time between the date of the last day of the reference period and the date of publication of final data. The final data are published 4 months after the completed reference period. The deadlines for the publication of final data on prices of dwellings in new residential buildings in 2024 have been met in accordance with the Statistical Release Calendar.

4.2 Punctuality

The punctuality indicator represents the time difference between the actual publication of the data and the planned publication of the data. Deadlines for the dissemination of the prices of dwellings in new residential buildings data are defined in the Statistical Release Calendar, and these deadlines are respected.

Indicator TP3 (punctuality) is 0, i.e., no difference between the actual publication of the data and the planned publication of the data, which means that the Releases are published according to the deadlines that are defined in the Statistical Release Calendar.

5. Availability and clarity

5.1 Statistical Release Calendar

The Law on Official Statistics and Official Statistical System (Official Gazette of Montenegro No 18/12 and 47/19) stipulates that official statistical producers prepare, update, and publish the Statistical Release Calendar. It is published on the website of the Statistical Office not later than 20 December for the next year, for all official statistical producers, which includes the date of releasing statistical data. Any change in the

date of release in the Calendar is published in advance in accordance with the Procedure on Unplanned Revisions.

5.2 Access the data Release Calendar

The calendar of data publication is available on the following link: [Release Calendar](#)

5.3 Releases

Prices of dwellings in new residential buildings release are available on the link: [Release](#)

5.4 Publication

All publications published by the Statistical Office of Montenegro are available at the link: [Publication](#)

5.5 On-line databases

Not available.

5.6 Access to micro data

The Law on Official Statistics and Official Statistical System (Official Gazette of Montenegro No 18/12 and 47/19) regulates the rules under which external users can obtain access to individual data for the needs of research. Article 58 defines types of scientific and research organizations that can obtain such data. Providing individual data without an identifier is possible only upon a written request of scientific and research institutions, with the purpose of performing scientific and research activities, as well as international statistical organizations and statistical producers from other countries. The research entity signs the agreement with the Statistical Office, and it signs the statement on respecting the confidentiality principle. Official statistical producers keep separate records on users and the 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 this survey, the metadata fill rate is 100%.

6. Comparability

6.1 Comparability - geographical

Not relevant.

6.2 Time comparability

Data on prices of dwellings in new residential buildings are comparable over time, and they have been available since 2006 on the Statistical Office website, within the section [Data](#).

Time comparability indicator

Not available.