**On approval of the Methodology for constructing the price index for the rental of commercial real estate**

Order of the Chairman of the Statistics Committee of the Ministry of National Economy of the Republic of Kazakhstan dated August 17, 2016 No. 164. Registered with the Ministry of Justice of the Republic of Kazakhstan on September 16, 2016 No. 14241.

     In accordance with subparagraph 5) of Article 12 of the Law of the Republic of Kazakhstan "On State Statistics", **ORDER** :

     Footnote. Preamble - as amended by the Acting order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).

     1. Approve the attached Methodology for constructing a price index for commercial real estate rental.

     2. The Department of Price Statistics, together with the Legal Department of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan, shall ensure in the manner prescribed by law:

     1) state registration of this order with the Ministry of Justice of the Republic of Kazakhstan;

     2) within ten calendar days after the state registration of this order, send a copy of it for official publication in print periodicals and the information and legal system "Adilet";

     3) sending in printed and electronic form within ten calendar days from the date of receipt of the registered order to the Republican State Enterprise on the right of economic management "Republican Center for Legal Information" for inclusion in the Reference Control Bank of regulatory legal acts of the Republic of Kazakhstan;

     4) placement of this order on the Internet resource of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan.

     3. The Department of Price Statistics of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan to bring this order to the structural subdivisions and territorial bodies of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan for guidance and use in work.

     4. To impose control over the execution of this order on the Deputy Chairman of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan.

     5. This order shall enter into force ten calendar days after the day of its first official publication.

Chairman of the

Statistics Committee

of the Ministry of National Economy

of the Republic of Kazakhstan

N. Aidapkelov

|  |  |
| --- | --- |
|  | Approved by the order of the Chairman of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan  dated Aug 17, 2016 164 |

**Methodology for constructing a price index for commercial real estate rental**

**Chapter 1. General Provisions**

     1. This Methodology for constructing a price index for rental of commercial real estate (hereinafter - Methodology) refers to a statistical methodology formed in accordance with international standards and approved in accordance with the Law of the Republic of Kazakhstan "On State Statistics" (hereinafter - Law).

     Footnote. Paragraph 1 - as amended by the Acting order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated July 23, 2021 No. 10 (shall be enforced ten calendar days after the day of its first official publication).

     2. This Methodology defines the main aspects and methods of nationwide statistical monitoring of the level of prices for rental of commercial real estate, the classification of types of commercial real estate for price surveys, the selection of surveyed basic objects, the formation of weight components and the calculation of price indices of various levels of aggregation.

     A national statistical survey on the commercial real estate market was organized to determine the level of rental prices for one square meter of a particular type of commercial real estate.

     Lease is understood as the right of temporary possession and use of the property specified in the contract for a fee.

     3. This Methodology is applied by the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan (hereinafter - the Bureau of National Statistics) and its territorial divisions when conducting nationwide statistical monitoring of commercial real estate rental prices and building price indices.

     Footnote. Paragraph 3 - as amended by the Acting order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated July 23, 2021 No. 10 (shall be enforced ten calendar days after the day of its first official publication).

     4. This Methodology uses concepts in the meanings defined in the Law, as well as in the Laws of the Republic of Kazakhstan "On the regulation of trading activities", "On road traffic", "On state registration of rights to real estate" and the following definitions:

     1) aggregate price index - a relative indicator that characterizes the change in prices for a separate subgroup, group or phenomenon under study as a whole and is formed on the basis of individual price indices;

     2) aggregation - combining low-level economic indicators into larger aggregates at all subsequent levels;

     3) price registration - collection of primary statistical data on prices (tariffs) for goods and services in the course of nationwide statistical observations;

     4) base object - a legal entity selected for monitoring and recording prices in it;

     5) specifications - a description or list of characteristics that are used to identify an individual product selected for price registration;

     6) individual (elementary) price index - a change in the prices of one element of the studied population (a specific product, service);

     7) classification - division of a set of objects into groups according to similarity or difference in accordance with accepted features;

     8) type of activity - the process of creating a homogeneous set of products (goods and services) that characterize the most disaggregated categories of the classification of types of activity. The main type of activity of a legal entity is a type of activity, the added value of which exceeds the added value of any other type of activity carried out by a legal entity. Secondary type of activity of a legal entity - a type of activity that is carried out in addition to the main one for the purpose of producing products (works, services) for third parties;

     9) weighting - a procedure used in index calculations to obtain summary indicators and ensure the commensurability of different goods that are not directly summable;

     10) weighting scheme - a set of weights for specific types of products, goods, services, determined by all degrees of aggregation according to the standard classification;

     11) sample **-** individual items from approved classifiers, nomenclatures and reference books used in the collection and processing of statistical data;

     12) representative product - a certain type of product in a product group, which is distinguished by minor features (details) that do not affect the quality and basic consumer properties of the goods and are homogeneous in their consumer purpose (hereinafter - representative object).

     Footnote. Clause 4 as amended by the orders of the Chairman of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan dated June 20, 2019 No. 2 (shall be enforced ten calendar days after the day of its first official publication); dated 23.07.2021 No. 10 (shall be enforced upon the expiration of ten calendar days after the day of its first official publication).

**Chapter 2. Classification of types (kinds) of commercial real estate for observation and factors affecting the rental price**

     5. Commercial real estate, based on structuring according to the functional purpose of objects, scale and type of activity, is classified into the following types:

     1) administrative and office premises;

     2) commercial premises;

     3) restaurants and catering establishments;

     4) points of consumer services, service;

     5) storage facilities;

     6) industrial premises;

     7) hotels, rest houses;

     8) parking lots;

     9) other types of commercial real estate.

     6. To build a price index for renting commercial real estate, the above types of commercial real estate, except for hotels, holiday homes, are subject to price monitoring due to their unrepresentativeness in the commercial real estate market in the regional aspect.

**Paragraph 1. Administrative and office premises**

     7. Offices means premises in an administrative building used for administrative activities.

     This type of commercial real estate is divided into different classes according to the type of finish, according to the characteristics of the premises itself. All the necessary parameters for determining the office class are structured and detailed.

     Based on a set of certain criteria, office premises, for statistical observation, are divided into four classes: "A", "B", "C", " D ". Each class has a set of mandatory and desirable (optional) criteria. The parameters for determining the class of administrative and office premises of office premises are given in Appendix 1 to this Methodology.

**Paragraph 2. Commercial premises**

      **8. Trading premises** for statistical observation **are divided into three types of objects:**

     1) shops;

     2) boutiques in trading houses, shopping and entertainment centers;

     3) pharmacies.

     Stores - capital stationary buildings or part of it, provided with trading, utility, administrative and amenity premises, as well as premises for receiving, storing and preparing goods for sale.

     Boutiques in trading houses and shopping and entertainment centers that sell certain types of goods are equipped with equipment corresponding to the specialization of sale (cell phones and their accessories, clothes, shoes, jewelry and watches, cosmetics, perfumes).

     Pharmacies are specialized organizations of the healthcare system engaged in the manufacture, packaging and sale of medicines.

     9. The main parameters of retail premises, taken into account in the cost of rent, are:

     1) for shops and pharmacies: location, area, technical parameters, showcase size, interior layout, accessibility and availability of parking;

     2) for boutiques in trading houses, shopping and entertainment centers: location inside the shopping center (floor, location relative to the entrance), area, lease term, building management and security.

      **10. When selecting for observation, the following main characteristics of retail premises are taken into account:**

     1) built-in-attached premises - located on the first floors of residential buildings or in special blocks attached to them;

     2) detached buildings - specially designed for shops;

     3) shopping complexes - objects that include several buildings (shops and warehouses).

**Paragraph 3. Restaurants and catering establishments**

     11. Public catering facilities combine the production, sale and organization of product consumption with the organization of consumer recreation.

     Public catering facilities for the purposes of statistical observation are divided into the following types: restaurant, cafe, bar, canteen. The main factors for the classification of public catering facilities are given in Appendix 2 to this Methodology.

**Paragraph 4. Points of consumer services, service**

     12. Public service points mean specially equipped stationary premises (their parts) intended for the provision of personal services to the population and provided with the necessary equipment.

     This type of commercial real estate for statistical observation is divided into four main types of objects:

     1) dry cleaning and laundry;

     2) photo salons;

     3) hairdressing and beauty salons;

     4) fitness clubs and gyms.

     Dry cleaning and laundries are consumer service facilities equipped with special equipment and engaged in dry cleaning and laundry on the basis of orders.

     Photo salons mean objects of consumer services engaged in the provision of services for shooting or printing photographs of any size.

     Hairdressing and beauty salons mean facilities equipped with appropriate equipment for cutting (styling), washing and coloring hair, styling wigs and hairpieces, pedicures and manicures, as well as providing cosmetology services.

     Fitness clubs and gyms mean health facilities equipped with modern cardio and strength equipment.

     Footnote. Clause 12 as amended by Acting Order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).

     13. As the main parameters taken into account in the cost of renting consumer service points, the parameters described in paragraph 9 of this Methodology are applicable.

**Paragraph 5. Warehouses**

     14. Warehouse premises mean non-residential premises intended for the storage of raw materials, products, goods, ensuring compliance with the required storage conditions and equipped with storage equipment and structures and structures convenient for unloading and loading.

     Warehouses are divided into classes, regardless of their purpose. When determining the class of a particular warehouse, the following parameters are taken into account:

     1) the geographical location of the warehouse;

     2) availability and condition of access roads, distance from motorways;

     3) the presence of a railway line;

     4) area of the room, number of storeys, ceiling height;

     5) availability of technical means of protection.

     Warehouses for statistical observation are divided into four classes: "A", "B", "C", " D ". The parameters for determining the class of storage facilities are given in Appendix 3 to this Methodology.

**Paragraph 6. Industrial premises**

     15. Production facilities are provided for premises in industrial buildings for placing technological, energy and other equipment and creating conditions for the implementation of the technological process and the release of finished products.

     Industrial premises for statistical observation are divided into four types of objects:

     1) industrial base;

     2) production shop;

     3) station for the maintenance and repair of vehicles;

     4) car wash.

     The industrial base implies a set of premises consisting of a number of production, auxiliary sites and service units with the infrastructure created around them.

     Production shops are organizational and separate premises with the necessary infrastructure to accommodate production.

     A vehicle maintenance and repair station provides facilities equipped for the maintenance and repair of vehicles.

     Car washes are facilities specially equipped for washing motor vehicles.

     16. The main characteristics of industrial premises that affect the cost of rent are the total area, the availability of permitted capacities, the technical condition, the availability of access roads, and the availability of exhaust ventilation.

**Section 7. Parking lots**

     17. Various types of parking lots are selected for statistical observation: above-ground open or covered, underground, multi-level.

     Platform-type parking lots are classified into open (without external fencing, fences) or covered, located on land plots adjacent to the highway.

     Above-ground open or covered parking lots are divided into:

     1) day and round-the-clock guarded;

     2) platform type.

     Underground parking involves the placement of cars directly under the building, as well as in underground parking in the courtyards of residential complexes.

     A multi-level parking is a garage construction facility designed for parking cars and having two or more levels in its design, interconnected by a transport connection (elevators or ramps).

**Chapter 3. Selecting base objects and representative objects for observation**

     18. The monitoring of the level and changes in prices for the lease of commercial real estate is carried out on a selective network of base objects.

     The accuracy and reliability of the calculated commercial real estate rental price indices is ensured by the optimally chosen observation method.

     19. The general population for the sample of basic objects consists of legal entities and (or) their structural and separate divisions, individual entrepreneurs with the main and secondary type of economic activity in accordance with the "General Classifier of Economic Activities" - "Rent and management of own or leased real estate" ( code - 68.20), developed and approved in accordance with the Law of the Republic of Kazakhstan dated November 9, 2004 "On technical regulation".

     20. To ensure the integrity of the sample of objects included in the list of basic ones, the following is taken into account:

     1) the selected basic objects provide the maximum possible coverage of the types of commercial real estate presented on the regional market;

     2) types of commercial real estate located in various administrative districts of the regional center are selected.

     21. The list of base objects selected for observation is used during the reporting year.

     During the year, the ongoing structural transformations of the basic objects (disaggregation or merger, change in the form of ownership, termination of activity) are monitored and appropriate changes are made to the list of basic objects.

     At the end of the year, based on the analysis of the frequency of submission of price data during the reporting year by each reporting base facility and data on the volume of services rendered, the list of base facilities is updated and expanded.

     22. In the base object, specific objects-representatives of commercial real estate leased out are determined.

     The selection of specific objects-representatives of commercial real estate is carried out in order to:

     1) determination of average prices for the lease of certain types of commercial real estate;

     2) calculation of price indices for the lease of selected types and calculation of price indices for their groups and for the lease of commercial real estate in general.

     The employees of the base objects determine specific representative objects that are leased out during the calendar year. For each type of commercial real estate object, 10-20 specific representative objects are selected, located in different areas of the building and with different transaction conditions.

     23. Specific representative objects are selected, reflecting transactions based on short-term and long-term contracts. A short-term lease agreement is considered to be a lease concluded for a period of less than 1 year, long-term - for a period of more than 1 year. First of all, specific representative objects with a short-term transaction agreement are connected in order to more reliably assess the price situation on the commercial real estate market.

     A specific representative object included in the survey is given a detailed description indicating the factors influencing the value of the rental price, described for the corresponding type of object in Section 2 of this Methodology.

     24. The scope of the selection of types of commercial real estate objects and specific representative objects is periodically updated and supplemented taking into account changes in the structure of transactions in the commercial real estate market.

**Chapter 4 Registration of prices**

     25. Registration of prices is carried out on a quarterly basis by filling in the basic objects of the statistical form of the nationwide statistical observation "Report on prices for the lease of commercial real estate" (1-C (rent)), approved in accordance with subparagraph 8) of Article 12 of the Law, and submitting it to the authorities state statistics.

     Footnote. Paragraph 25 - as amended by the Acting order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).

     26. Registration is subject to the current rental price of one square meter of leased area of commercial real estate on average for the reporting quarter, including value added tax.

     Footnote. Paragraph 26 - as amended by the Acting order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).

     27. When registering prices for the lease of a selected representative object, the principles of price comparability between two registration periods (reporting and previous) are observed. In both periods of comparison, the price is fixed for a representative object with the same quality characteristics, unchanged factors that determine the rental price, under the same conditions for rent and payment.

     28. During the registration of rental prices for commercial real estate, there are cases of temporary absence of price information. To preserve the continuity of the dynamic series of price indices, the following methods of calculating "conditional" prices are used:

     1) the use of relative price changes for similar types of commercial real estate;

     2) the use of the average price change for the group, which includes a specific type of commercial real estate that has temporarily disappeared.

     29. The list of types of commercial real estate determined for price monitoring remains unchanged during the reporting year. If it is impossible for the base object to provide information on the selected specific representative object, in order to maintain the continuity of the dynamic series of price indices, they are replaced and new specific types are introduced.

     Upon the complete termination of the lease of the type of object in the base objects, upon termination of activity or change in the activity of the base object, the presence in the region of other basic objects that provide services for the provision of commercial real estate for rent, but not selected for observation, is analyzed. If there are objects similar to the retired ones, the base object and observed specific objects are replaced.

     representative objects.

**Chapter 5 Formation of the weighing scheme**

     30. The construction of a commercial real estate rental price index involves the use of two data streams:

     1) on the level of prices for specific representative objects leased;

     2) on the volume of services rendered for the provision of commercial real estate for lease.

     The second data stream provides a reflection of the structure of the studied market, detailed to the smallest element of observation and is the information basis for the formation of the weighting scheme for the price index.

     31. Weighing schemes are formed centrally for each region and the republic as a whole. Their construction is based on the distribution of cost values by types of commercial real estate included in the observation.

     In the economic sense, the weighting scheme is a balance sheet, where the value used for a particular type of commercial real estate reflects its importance in the regional specialization of the commercial real estate rental market and in the nationwide volume of rendered services for the provision of commercial real estate for rent.

     Using the generated weighting scheme, average prices by types of commercial real estate in the republic, individual and aggregate price indices by regions and the republic are calculated.

     32. The construction of the weighing scheme begins with the determination of the initial cost of services rendered for the year preceding the reporting year, according to the list of types of commercial real estate selected for price monitoring.

     The generated values for each region of the Bureau of National Statistics are transferred to the territorial divisions for analysis and clarification of the values, their adjustment (deletion, change) and addition in accordance with the regional set of types of objects and objects-representatives of commercial real estate defined by them.

     Footnote. Clause 32 as amended by Acting Order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated July 23, 2021 No. 10 (shall be enforced ten calendar days after the day of its first official publication).

     33. The weighting scheme is applied during the reporting year. Every year, with a change in the regional lists of types of commercial real estate, a corresponding adjustment of the weight components is carried out. It is carried out taking into account changes in the ratio of the volume of services rendered for the provision of commercial real estate for rent.

**Chapter 6 Calculation of Average Prices and Price Indices**

     34. The construction of a commercial real estate rental price index includes the following steps:

     1) determination of average rental prices by types of commercial real estate in the region and the republic;

     2) determination of individual price indices for types of commercial real estate of the reporting period compared to the previous quarter;

     3) determination of aggregated price indices of the reporting period to the previous quarter for each level of aggregation;

     4) determination of individual and aggregate price indices of the reporting period for all other comparison periods (by the 4th quarter of the previous year, by the corresponding quarter of the previous year).

     Footnote. Paragraph 34 - as amended by the Acting order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).

     35. The average price for a particular type of commercial real estate in the region is determined as the geometric mean of the prices for a particular type of commercial real estate (the Jevons index):



     (1)

     Where

     – average price by type of commercial real estate *j* in period *t* ;

      *P* 1 *, P* 2 *, …, P* n - rental prices for objects-representatives of commercial real estate of type *j* in period *t* ;

      n is the number of specific representative objects.

     The calculated average prices by region are not considered representative, reflecting the price level of the entire set of the phenomenon under study, if they are formed from the prices of less than three different basic objects that reported in the reporting period. In these cases, average prices by types of commercial real estate in the region are not published, but are used for further calculations of average prices in the republic and price indices.

     The calculation of the average price in the republic is carried out on the basis of the average prices of the regions and cost data on the volume of services rendered and is determined by the formula:



     (2)

     Where

     – Republican average price by type of commercial real estate *j* ;

      P j - the average price in the region by type of commercial real estate *j* ;

      W 0 - data on the volume of services rendered for the provision of commercial real estate for rent in the region for a certain base period.

     36. The individual price index, calculated at the lowest level of aggregation, is a simple relative comparison of prices for a particular type of commercial property in the current and base period. The individual price index is determined separately for the entire list of observed types of commercial real estate for each basic object, region, republic:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | (3) |  |  |  |  |

Where

      i j - individual price index for a specific type of commercial real estate;

      P t - the price of the reporting quarter;

      P ( t -1) - the price of the previous quarter.

     Footnote. Paragraph 36 - as amended by the Acting order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).

     37. Aggregate indices are used at all subsequent stages of constructing the commercial real estate rental price index (by groups, types and in general).

     The numerator and denominator of the aggregated index is the sum of the products of two values, the first is indexed (variable), the second is unchanged both in the numerator and in the denominator, acting as a weighting factor.

     The aggregate price index by type of commercial property is defined as the weighted average of price indices by type of commercial property. The price index for the rental of commercial real estate as a whole reflects the generalizing results of price changes for all their types that form the studied population.

     For calculations, a modified version of the Laspeyres formula is used, which allows calculating price indices based on successive price observations, weighted through a constant weighting scheme:



at



     , (4)

     Where

      I L - the price index for renting commercial real estate for period *t* compared to the previous period t -1;

     - individual price index of the type of commercial real estate for the period t to the period t -1;

      P0 *?* \_ *Q* 0 - the cost of services rendered for the provision of commercial real estate for rent in the prices of the base period, taken as standard weights for aggregation;

     - the cost of services rendered for the provision of commercial real estate for rent in the reporting period;

     - the product of individual price indices by type of commercial real estate to the previous period.

     38. Calculation of the quarterly price index of the reporting year to the corresponding quarter of the previous year is carried out by dividing the quarterly price index in the index row of the reporting year by the quarterly price index in the same row of the previous year:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | (5) |  |  |  |  |  |

Where

      I jt - the price index of the type of commercial real estate j for quarter t of the reporting year g to the corresponding quarter of the previous year g -1;

      I tg - the price index of the quarter t of the reporting year g in the index row;

      It g -1 - the price index of quarter t of the previous year g -1 in the index series.

     Footnote. Paragraph 38 - as amended by the order Acting of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).  
     39. Excluded by Acting Order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).  
     40. Excluded by Acting Order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated May 26, 2022 No. 8 (shall be enforced ten calendar days after the day of its first official publication).

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|  | Appendix 1  to the Methodology for constructing an index of prices for renting commercial real estate |

**Parameters for determining the class of administrative and office premises**

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| --- | --- | --- | --- | --- | --- | --- |
| Criteria | Requirements: | | | | | |
| Class "A" offices | Class "B" offices | Class "C" offices | | Class "D" offices | |
| Purpose  building | Business center. | Office premises in specialized office buildings, reconstructed and refurbished administrative buildings with high-quality finishes. | Non-residential premises in administrative and office buildings, buildings for other purposes, adapted for offices. | | Premises in residential and non-residential buildings adapted for offices (ground floors and basements of residential buildings). | |
| Building life | Buildings of new construction. | Buildings new construction or reconstructed. | More than 10 years of operation, reconstructed buildings for other purposes. | | There are no requirements. | |
| Location | In the business districts of the city, on the main thoroughfares and squares, with convenient access. | Far from the business districts of the city, from the main streets, inconvenient entrance. | Significant distance from the business districts of the city, central streets, inconvenient access. | |
| Infrastructure and service | Well-developed infrastructure; fiber-optic communications and telecommunications; availability of conference rooms, meeting rooms, central Reception , consumer services and recreation facilities. | Developed infrastructure; fiber-optic communications and telecommunications; availability of conference rooms, meeting rooms, central Reception , consumer services and recreation facilities. | Insufficient business and leisure infrastructure. | |
| Parking | Guarded parking, underground or surface parking. | Guarded parking, underground parking is possible. | Organized ground parking, spontaneous parking of cars is possible. | |
| Architecture and decoration | Exterior finishing with high-quality materials, panoramic glazing, individual (author's) project of interior premises, repair for a tenant | Interior and exterior finishes are made of high quality materials, repair for the tenant is possible. | There are no architecture requirements. | | More or less quality repair. | |
| constructive  solutions | Monolithic-frame or metal-frame building, the possibility of installing raised floors and suspended ceilings, ceiling height of at least 2.7 meters. | Monolithic-frame, metal-frame, brick buildings. | Monolithic-frame, metal-frame, brick buildings. | | There are no requirements. | |
| planning  solutions | Rational effective grid of columns (distance between  columns of at least 6 meters), a rational ratio between columns and windows. | Inconsistency with some class "A" requirements. | Reasonably effective floor plans. | |
| Engineering | Automated life support systems, fully controlled indoor climate, maintaining temperature and humidity using a single combined heating and air conditioning system, modern building security systems, uninterruptible power supply (UPS ) . | Fully controlled indoor climate, maintaining temperature and humidity using a single combined heating and air conditioning system, modern building security systems, uninterruptible power supply (UPS ) . | Supply air pre-cooling system ( comfort cooling ) or split air conditioning systems. | | Outdated engineering communications. | |
| building management | Professional management. The building is kept in impeccable condition, has its own security, management and maintenance services. | Professional management. The building is kept in immaculate condition. | 24-hour security; good maintenance service; experienced landlord. | | There are no requirements. | |
|  | | | | Appendix 2  to the Methodology for constructing an index of prices for renting commercial real estate | |

**The main factors in the classification of public catering facilities**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Criteria | Description | | | | | |
| restaurants | cafe | bars | | canteens | |
| Type of catering facility | classic restaurant | classic cafe | classic bars | | dining room | |
| specialized restaurant (fish, beer, vegetarian, with national cuisine or cuisine of other countries) | specialized cafe (Internet cafe, coffee shop) | specialized bars (beer bar, cafe-bar, grill-bar, phyto-bar) | | dietary canteen | |
| Location | stand-alone restaurant, restaurant at the hotel, restaurant at the station, restaurant in the recreation area, dining car | free-standing cafe, cafe at the hotel, cafe at the station, cafe in the recreation area, cafe in trading houses, shopping and entertainment centers | stand-alone bar, bar at the hotel, bar at the station, bar in shopping and entertainment centers, bar in the recreation area, coupe bar | | public, at the place of study, work, recreation, residence, at medical, sanatorium and health institutions | |
|  | | | | Appendix 3  to the Methodology for constructing an index of prices for renting commercial real estate | |

**Parameters for defining a storage space class**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Criteria | Requirements: | | | |
| Class "A" warehouses | Class "B" warehouses | Class "C" warehouses | Class "D" warehouses |
| building type | A modern one-story rectangular warehouse building built using non-combustible materials. The ceiling height is more than 12 meters from the floor level to the structural elements of the building and engineering systems. | Newly built or reconstructed 1-storey rectangular warehouse building. For a multi-storey building - the presence of a sufficient number of freight elevators / lifts with a carrying capacity of more than 3 tons (more than 1 per 1,000 square meters of storage space). The ceiling height of each level is from 4 to 8 meters. | Insulated hangar or capital industrial premises, with a ceiling height of more than four meters, of various heights. With a multi-storey building - the presence of freight elevators. | Capital industrial premises or insulated hangar. Ceiling height up to 4 meters. |
| Internal structures | A building without columns or with a column spacing of more than 12 meters. Distance between spans - more  24 meters. The presence of protective structures around the columns. | A building without columns or with a column spacing of more than 12 meters. The distance between spans is more than 18 meters. The presence of protective structures around the columns. | There are no special requirements. | Requirements are minimal. |
| Floor covering | Ultra-flat floor with anti-dust coating. The height from the ground is 1 meter 20 centimeters. Floors provide a load of at least 5 tons per square meter. | Concrete floor with anti-dust coating. The distance to the ground is at least 1 meter. | Flat concrete or asphalt floor, no coating. | Asphalt or concrete tiles, uncoated concrete. |
| Ventilation and air conditioning systems | Air-conditioning and ventilation equipment provides high-quality ventilation of the entire warehouse premises. | They are equipped with a ventilation system that provides effective ventilation of up to 90% of the room. | Climatic and temperature conditions are maintained by the heating and ventilation system. | There are no requirements. |
| Temperature regime | The presence of a heating system that provides at least +14 degrees Celsius at an outside air temperature of -35 degrees Celsius (excluding low-temperature storage conditions). | The presence of a heating system. The premises maintain a constant storage temperature and an acceptable level of humidity. | The presence of a heating system. | Provided  constant temperature and humidity levels. |
| Security systems | Availability of security and video surveillance systems.  The presence of a remote control of a security officer on duty, which receives signals about an alarm in the area and an image from surveillance cameras. Use of sprinkler fire extinguishing systems with increased flow capacity that meet international standards. | Availability of security and video surveillance systems.  The presence of a remote control of a security officer on duty, which receives signals about an alarm in the area and an image from surveillance cameras. Fire safety is ensured by a fire alarm and fire extinguishing system. | Cargo safety is ensured by an alarm system. Security of the warehouse perimeter is organized. There is a hydrant fire extinguishing system and a fire alarm. | Cargo safety is ensured by an alarm system. Security of the warehouse perimeter is organized. There is a hydrant fire extinguishing system and a fire alarm. |
| Power supply and communications | Warehouses are equipped with their own autonomous electrical substation. Heating is provided by its own thermal unit. Summed up hot and cold water supply and sewerage. | The warehouse has its own heating system, sewerage and water supply. Electricity supply is provided by the common power grid. | The warehouse has a heating system, sewerage and water supply. | The warehouse has a heating system, sewerage and water supply. |
| Unloading and loading structures | Dock-type automatic gates ( dock shelters ) with adjustable height loading and unloading platforms ( dock levelers ) in an amount of at least 1 per 800 square meters of storage space. Installed wheel guides in front of the docks. The presence of gates with an entrance ramp for oversized cargo, at least 1 pc. for each fire block. | Dock-type automatic gates ( dock shelters ) with adjustable height loading and unloading platforms ( dock levelers ) in an amount of at least 1 per 1000 square meters of storage space. Freight elevators are located at the rate of at least 1 per 2000 square meters. The carrying capacity of each is more than 3 tons. | Number of automatic dock gates ( dock shelters ) with adjustable height loading and unloading platforms ( dock levelers ): not less than 1 per 1500 square meters. The presence of a ramp for unloading vehicles. The presence of a gate at the zero level to ensure the arrival of freight transport inside the premises. | The presence of a ramp for unloading vehicles. |
| Office and utility rooms | Availability of administrative and amenity premises at the warehouse (at least 5% of the warehouse area): office premises; sanitary facilities (toilets, showers); utility rooms; server rooms; locker rooms for staff; The dining room. | Availability of administrative and amenity premises at the warehouse (at least 5% of the warehouse area): office premises; sanitary facilities (toilets, showers); utility rooms;  server rooms; locker rooms for staff; The dining room. | Availability of administrative and amenity premises at the warehouse: office premises; sanitary facilities (toilets, showers); utility rooms; locker rooms for staff. | Availability of office space at the warehouse. Availability of auxiliary premises at the warehouse. |
| Telecommunications | Data transmission is carried out via fiber optic channels. Telephone communication is provided by its own automated telephone exchange. | Fixed telephone network, local network between workplaces. | There are no requirements. | Requirements are not  presented. |
| Control and accounting systems | On the territory of the warehouse there is an access control, a system of accounting and access for employees. All cargo movements are recorded in the automated cargo accounting system. | Access control on the territory, automated accounting of cargo movement. | There are no special requirements. |
| Surrounding area | Fenced and round the clock guarded, illuminated, landscaped area. | Fenced and round the clock guarded, illuminated, landscaped area. | Fenced and guarded area around the clock. | Security around the perimeter of the territory. |
| parking | There are parking lots and sludge zones for heavy vehicles. Its unhindered maneuvering is provided. | Sufficient number of parking spaces for heavy vehicles both directly at the warehouse and near the territory. | Near the warehouses there are parking lots for trucks and places for their maneuvering. | Requirements are not  presented. |
| Rail connection | The presence of a railway line, suitable directly to the warehouse. | Close proximity to the railway freight station. | There are no requirements. |
| Location | The warehouse is located near major transport arteries and has an entrance that provides the movement of heavy vehicles. | Proximity to major highways, convenient access, good road condition. | The warehouses are located at a small distance from the main highways, high-quality satellite roads lead to them, ensuring the unhindered movement of heavy vehicles. |

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