



Agency for Strategic planning
and reforms of the
Republic of Kazakhstan
Bureau of National statistics

Quality report

*Prices and price indices for lease of commercial
real estate in the Republic of Kazakhstan*

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S.1 Contact details

S.1.1 Organization

Bureau of national statistics of the Agency for strategic planning
and reforms of the Republic of Kazakhstan

S.1.2 Structural subdivision

Department of price statistics

S.1.3 Name of contact person

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S.1.5 Postal address of the contact person

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S.2 Introduction-Relevance

Price statistics is a branch of economic statistics that studies the price behavior of subjects in various sectors of the economy by monitoring the level of prices and their changes through the system of price indices.

Indicators of price statistics are used to assess the state of the market economy, the impact of price changes on the standard of living of the population and business activity.

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

National statistical observation of prices in the commercial real estate market is organized to determine the level of rental prices for one square meter of a specific type of commercial real estate. The index of prices for commercial real estate lease formed on the basis of the observation results measures the dynamics of changes in prices for lease of commercial real estate objects.

Commercial real estate rental price index has been formed since 2011.

The price index for commercial real estate lease is used to calculate the index of the physical volume of commercial real estate lease services, produced by the statistics of services of the Committee on Statistics.

Commercial real estate lease prices are used:

1) when calculating the global competitiveness rating according to the methodology of the International Institute for Management Development (IMD);

2) government agencies and businesses for economic calculations.

The Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan holds meetings of working groups (focus groups), with the participation of potential users and respondents, representatives of interested government agencies, as well as NPP "Atameken", which analyze in detail indicators of national statistical forms for their relevance and avoidance of duplication with indicators of departmental statistical forms and forms of administrative data "

Feedback from users is carried out through the blog of the Minister of National Economy of the Republic of Kazakhstan on the website of the Ministry of National Economy of the Republic of Kazakhstan www.economy.gov.kz.

S.3 Updating metadata

S.3.1 Latest confirmation of updated metadata S.3.2 Latest placement of metadata

S.3.3 Latest metadata update

S.4 Presentation of statistical information

S.4.1 Data description

Commercial real estate rental price indices are calculated by type of commercial real estate and by type as a percentage, per month to different periods of comparison, for the period of the reporting year to the corresponding period of the previous year.

Commercial real estate lease prices are formed by types and types of commercial real estate for the reporting month and the period from the beginning of the reporting year.

S.4.2 Classification system

Commercial real estate objects are classified by 31 types of objects and grouped by 9 types in the Statistical Directory of Services posted on the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan website www.stat.gov.kz in the "Classifiers" section / "Directories" / "Directory of services".

S.4.3 Sectoral coverage

The surveyed segment of the economy according to the current General Classifier of Economic Activities (OKED) is represented by the section "Lease and Management of Own or Leased Real Estate" (OKED - 68.2) in terms of non-residential premises, including exhibition halls, warehouses.

S.4.4 Statistical concepts and definitions

1) Type of observation - selective;

2) The circle of respondents - legal entities and (or) their structural and separate divisions, individual entrepreneurs with a primary and secondary economic activity in accordance with the "General Classifier of Economic Activities" - "Lease and Management of Own or Leased Real Estate" (code - 68.20)

Submission deadline - up to 3 days (inclusive) after the reporting period;

3) Data collection toolkit - a statistical form of national statistical observation "Report on prices for renting commercial real estate" (code 261101161, index 1C (rent)), monthly frequency). The statistical form is available on the website Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan www.stat.gov.kz in the section "For respondents" / "Statistical forms for 2018" // "Monthly form" // "1-C (rent)".

S.4.5 Statistical object

Commercial real estate lease price.

S.4.6 General population (principle of selection of survey units)

The general population for the sample of basic objects is made up of legal entities and (or) their structural and separate divisions, individual entrepreneurs with a primary and secondary economic activity according to the General Classifier of Economic Activities - Rent and Management of Own or Leased Real Estate (code - 68.20).

Monitoring of the level and changes in prices for lease of commercial real estate is carried out on a sample network of basic objects.

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

- 1) the selected base objects provide the maximum possible coverage of the types of commercial real estate on the regional market;
- 2) the types of commercial real estate located in various administrative districts of the regional center are selected.

S.4.7 Territorial coverage

Republic of Kazakhstan, regions, Nur-Sultan, Almaty, Shymkent.

S.4.8 Time coverage

The price index for commercial real estate lease has been formed since January 2011; there are time series for 2011-2018.

S.4.9 Base period

2015 = 100

S.5 Unit of measurement

Square meter

S.6 Reporting period

month

S.7 Legal basis

S.7.1 Legal framework

1. Law of the Republic of Kazakhstan dated March 19, 2010 No. 257-IV "On state statistics".
 2. Rules for the provision of primary statistical data by respondents, approved by order of the Chairman of the Agency of the Republic of Kazakhstan on statistics dated July 9, 2010 No. 173.
 3. Rules for the submission of administrative data by administrative sources on a gratuitous basis, approved by order of the acting Chairman of the Agency of the Republic of Kazakhstan on Statistics dated July 14, 2010 No. 183.
 4. The plan of statistical work, approved in accordance with the established legislative procedure of the Republic of Kazakhstan by the Order of the Minister of National Economy of the Republic of Kazakhstan.
 5. Schedule for the dissemination of official statistical information, approved by the Order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan.
 6. Rules for the provision of statistical information on a gratuitous basis that is not provided for by the schedule for the dissemination of official statistical information and developed on the basis of primary statistical data submitted by respondents in accordance with the schedule for submitting primary statistical data by respondents, approved by order of the Chairman of the Agency of the Republic of Kazakhstan on Statistics of May 20, 2010 No. 113.
 7. Rules for the provision and use of databases in a de-identified form for scientific purposes, approved by the Order of the Minister of National Economy of the Republic of Kazakhstan dated December 18, 2015 No. 778.
- T. 8 Confidentiality and data protection

S.8.1 Privacy Policy

1. Article 8 of the Law of the Republic of Kazakhstan No. 257-IV of March 19, 2010 "On State Statistics", in accordance with which a guarantee of confidentiality and protection of the submitted data by respondents is ensured.
2. Article 28 of the Entrepreneurial Code of the Republic of Kazakhstan No. 183 dated October 29, 2015 ensures the protection of information constituting a commercial secret.

3. Information security policy (hereinafter - the Policy), approved by the Order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan dated October 31, 2016 No. Security Committee. The main goal of the Policy is to ensure the availability of official statistical information, confidentiality of information stored and processed on the computer equipment of the Committee under the conditions of its integrity and authenticity.

S.8.2 Privacy - data handling

The rules for the provision and use of databases in a de-identified form for scientific purposes, approved by the Order of the Minister of National Economy of the Republic of Kazakhstan dated December 18, 2015 No. 778.

S.9 Publication Policy

S.9.1 Publication Calendar

According to paragraph 1, paragraph 2 of Article 26 of the Law of the Republic of Kazakhstan "On State Statistics" dated March 19, 2010 No. 257, the Schedule for the dissemination of official statistical information is formed.

S.9.2 Access to the Graph

The schedule for the dissemination of official statistical information is posted on the website of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan www.stat.gov.kz in the "Home" section // "Basic documents".

S.9.3 User access

Website Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan
www.stat.gov.kz.

S.10 Frequency of propagation

month

S.11 Dissemination format, accessibility and clarity

S.11.1 News publications

Once a quarter on the 17th day of the month following the quarterly, a press release "On changes in prices for renting commercial real estate" is published, which contains brief data on price changes for the month compared to the previous month, December of the previous year, the corresponding month and the period of the previous year, December 2015, corresponding to the previous quarter, by groups of objects.

S.11.2 Publications

1) The statistical bulletin "Prices and price indices for renting commercial real estate in the Republic of Kazakhstan" is published monthly on the website of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan www.stat.gov.kz and contains data on the level prices in the republic and price changes in the republic and in the context of regions for all periods of comparison by types and groups of commercial real estate. Placed in the section Official statistical information (by industry) / Prices and tariffs.

2) Annual statistical collection "Prices in construction and for services of the production sector in the Republic of Kazakhstan" - annual data on the level and changes in prices in dynamics (monthly, quarterly) by groups, classes in general for the republic and regions are published on the website Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan www.stat.gov.kz. Placed in the section Official statistical information (by industry) / Collections, quarterly publications, spreadsheets, analytics.

S.11.3 Databases in on-line mode

IAS "Taldau"

S.11.3.1 AC1. Data tables-consultation

Not implemented

S.11.4 Microdata access

The rules for the provision and use of databases in a de-identified form for scientific purposes, approved by the Order of the Minister of National Economy of the Republic of Kazakhstan dated December 18, 2015 No. 778.

S.11.5 Other

No

S.11.5.1 AC2. Metadata consultation

Not implemented

S.12 Availability of Documentation

S.12.1 Methodology documentation

"Methodology for constructing the price index for the lease of commercial real estate", approved by the order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan dated August 17, 2016 No. 164 and registered with the Ministry of Justice of the Republic of Kazakhstan No. 14241. Available on the website Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan www.stat.gov.kz in the section "Methodology" / "Price statistics", and on the website www.adilet.kz.

S.12.2 Quality documentation

1. Policy in the field of quality, approved by the order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan dated April 23, 2015 No. 67.

2. Objectives in the field of quality Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan, Objectives in the field of quality of the relevant structural unit.
3. Documented information of the quality management system: Quality manual; Documented procedures; Instructions; Process maps.
4. Standard methodology for describing the process of production of statistical information by state bodies, approved by the Order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan dated March 30, 2015 No. 53;
5. Methodology for assessing the quality of official statistical information, approved by the Order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan dated May 23, 2018 No. 63

S.13 Quality management

S.13.1 Quality assurance

The quality and reliability of price statistics data is supported by generally accepted procedures:

- compliance with the basic principles of primary accounting;
- use of standard statistical classifications of goods, products, services;
- at the stages of collection and processing of primary data, all control schemes (format-logical, arithmetic) have been developed and implemented;
- to confirm the reliability of primary data, the possibility of obtaining additional information from respondents is legally enshrined;
- a comparative analysis of statistical data is carried out (in dynamics, with administrative data, cross-sectoral);
- rotation of sample sets of lists of goods, products, services and basic objects selected for price observation;
- annual review of weighing systems;
- the use of uniform formulas for calculating price indices at all levels of aggregation.

S.13.2 Quality control

The methodology for constructing a price index for renting commercial real estate does not pass the expertise of international organizations, since it is a sub-index in the price index for manufacturing services.

S.14 Relevance

S.14.1 Needs

The Commercial Real Estate Rental Price Index satisfies the users' need for inflation in the commercial rental sector. Of interest to business and the public are the average rental prices for commercial real estate, which are formed in the Republic of Kazakhstan.

S.14.2 User satisfaction

S.14.3 Completeness / R1. Data completeness-share

Not applicable

S.15 Accuracy and reliability (to be completed according to the type of observation) S.15.1 Overall accuracy

The accuracy and reliability of the calculated indices of prices for renting commercial real estate is ensured by conducting an optimally chosen observation method.

The methodology for calculating the price index for commercial real estate lease is based on international standards, which set out the requirements for the selection of basic objects, real estate objects, statistical monitoring of prices and procedures for calculating the indicator.

S.15.2 Sample errors - indicators / A1.

Cannot be estimated due to targeted sampling. S.15.3 Non-sampling error

Not identified.

S.15.3.1 Coverage error

Cannot be estimated due to targeted sampling. S.15.3.1.1 A2. Overcoverage-share

Cannot be estimated due to targeted sampling

S.15.3.1.2 A3. Common units-ratio

Cannot be estimated due to targeted sampling

S.15.3.3 No response errors

S.15.3.3.1 A4. Absence unit-fraction

The methods for calculating "notional" prices are applied in accordance with the Methodology for constructing the price index for commercial real estate lease. The missing response rate is not calculated.

S.15.3.3.2 A5.No answer item - share

The calculation is not carried out.

S.16 Timeliness and punctuality

S.16.1 Timeliness

S.16.1.1 TP1 Waiting period - first results

The first results in the bulletin are published on the 13th day after the deadline for submitting the primary statistical information by the respondents and are final. The release dates were approved and published in the Statistical Work Plan and the Schedule for the Dissemination of Official Statistical Information.

S.16.1.2 TP2.Waiting Period - Latest Results

The first results are final.

S.16.2 Punctuality

S.16.2.1 Punctuality / TP3

The data are published and disseminated in accordance with the Schedule for Dissemination of Official Statistical Information, approved annually by order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan. The terms of publication are set in the Plan of statistical work, approved annually by the order of the Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan and registered with the Ministry of Justice of the Republic of Kazakhstan.

S.17 Comparability

S.17.1 Geographic comparability

Within the territories of the Republic of Kazakhstan.

S.17.1.1 Asymmetry in mirror flow statistics-coefficient / CC1

no

S.17.2 Length of comparable time series / CC2

The dynamic range of the commercial real estate rental price index has been comparable and continuous since 2011.

S.18 Consistency

S.18.1 Consistency, external, cross

The main approaches of the methodology for constructing the price index for renting commercial real estate are agreed with the manual on the producer price index: theory and practice (International Labor Organization, International Monetary Fund, Organization for Economic Cooperation and Development, Statistical Office of the European Communities, United Nations and World Bank), 2004 .

S.18.2 Internal consistency

The methodology for constructing the price index for commercial real estate lease has been agreed with all structural divisions of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan.

S.19 Load

The collection of prices is carried out in electronic form and on paper at the request of the respondent.

Data collection is carried out online, in which automated arithmetic and logical controls are provided for the respondent, excluding the possibility of typical input errors.

Information processing processes are automated using local software systems, control of input and output information, procedures for imputing missing data are provided.

There is no duplication with other examinations.

Administrative data or other sources are not being used.

S.20 Revision of data

S.20.2 Revision of data / A6

Not applicable.

S.21 Processing of statistical data S

.21.1 Input data

The construction of a price index for commercial real estate lease involves the use of two data streams: weight components (weighing scheme) and changes in prices for lease of commercial real estate.

Weighing schemes are formed centrally for each region and the republic as a whole. Their construction is based on the distribution of cost data on the volumes of rendered rental services by types of commercial real estate objects included in the observation.

The collection of information on changes in prices for lease of commercial real estate is carried out within the framework of the statistical observation "Report on prices for lease of commercial real estate" (code 261101161, 1-C (lease)).

S.21.2 Inspection frequency

month

S.21.3 Method (method) of collecting primary statistical data

Data collection is carried out on paper or in electronic form by filling out the statistical form 1-C (rent) "Report on prices for renting commercial real estate". It is carried out in electronic form through the use of the information system "Data collection in on-line mode" posted on the Internet resource Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan (www.stat.gov.kz).

S.21.4 Reliability of primary statistical data

The format-logical controls of the minimum and maximum price indices are laid down; comparison with the price level of the previous month, control of the price level depending on the class of the object and others.

In accordance with Article 17 of the Law of the Republic of Kazakhstan "On State Statistics", the respondent is obliged to submit reliable primary statistical data when conducting statistical observations in accordance with the schedule for submitting primary statistical data by respondents and with the statistical methodology.

S.21.5 Imputation - share / A7

The imputation is carried out according to the Methodology for constructing the price index for commercial real estate lease.

S.21.6 Adjustment

Not applicable.

S.21.6.1 Seasonal adjustment

Not implemented.

S.22 Notes