



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

Quality report

Prices in the housing market

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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

Rashidov Aset Rashidovich

S.1.3.1 Name of the head of the responsible structural unit

Tlepbergenova Emma Narimanovna

S.1.5 Postal address of the contact person

010000, Kazakhstan, Nur-Sultan, Left bank of the Ishim river, st. Mangilik el 8,
House of Ministries, 4 entrance

S.1.6 E-mail address of the contact person

a. rashidov@economy.gov.kz

S. 1.7 Telephone number of the contact person

+ 7 (7172) 74-95-36

S. 2 Introduction-Relevance

The price indices in the housing market characterize the change in the sale and rental prices of residential real estate.

Average prices and price indices for housing are used to assess housing, determine the size of various cash payments, monitor the implementation of programs and projects, and conduct international comparisons. The dynamics of these indicators is used in calculating the gross domestic product, conducting analysis, forecasting and scientific research, measuring the welfare of the population of the republic and regions, making decisions on the purchase and construction of housing by individuals and construction organizations.

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

Depending on the data source, the prices of housing sales in the primary or secondary market of urban settlements and rental prices are observed.

The primary market is the market for newly commissioned housing. The housing market is considered a secondary market, where the object of purchase and sale is housing that has been functioning for some time and has a certain degree of wear and tear as a result of operation.

S.4.2 Classification system

The following statistical classifiers are used:

- 1) INKIPTs - Directory of commodity items to the Classifier of individual consumption by purpose (posted on the website of the Bureau of national statistics www.stat.gov.kz in the "Classifiers" section);
- 2) SONRZH - Directory of Objects of Surveillance in the Housing Market.

S.4.3 Sectoral coverage

The collection of primary data on the level of prices in the housing market is based on a sample concept that meets the methodological approaches to constructing price indices and complies with international standards. The survey of prices on the housing market is carried out in cities of republican and regional significance, in regional centers, where there is a sufficient number of organizations engaged in real estate transactions, and housing of various types to collect prices for it. This ensures the completeness of data, the regularity of obtaining information, taking into account the established requirements and the timeliness of the formation of indicators.

S.4.4 Statistical concepts and definitions

- 1) Type of observation - selective observation.
- 2) Toolkit for data collection - nationwide statistical observation "Notebook for registering housing prices" (code 263101168, index 1-CER, monthly frequency).
- 3) Definitions:
 - registration of prices - collection of primary statistical data on prices (tariffs) for goods and services during national statistical surveys;
 - base object - a selected object for monitoring and registering prices in it;
 - characteristics of housing - distinctive properties, specifications for the identification of a particular type of housing selected for price registration;
 - registration price - the amount of monetary units paid for a specific type of housing, for which the quality, terms of sale and the period of time are clearly defined.

S.4.5 Statistical object

Organizations engaged in transactions for the sale and lease of residential real estate.

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

The observation is carried out by a selective method.

The selection of organizations for monitoring prices in the housing market is carried out in compliance with the following criteria:

- 1) the selected objects provide the maximum possible coverage of the types of housing;
- 2) the sample includes organizations with different volumes of rental services;
- 3) the price information of organizations reflects the change in prices for residential real estate in all areas of the city;
- 4) information is available on the attributes of housing, including its location and price.

S.4.7 Territorial coverage

Republic of Kazakhstan, Nur-Sultan, Almaty, Shymkent, Semei and regional centers.

S.4.8 Time coverage

There are data in dynamics by months since 2001.

S.4.9 Base period

2015 = 100%

S.5 Unit of measurement

Kazakh tenge

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. 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.
3. 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.
4. Rules for registration of prices 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 December 26, 2018 No. 16.

5. Rules for the provision and use for scientific purposes of databases in a de-identified form, approved by the Order of the Minister of National Economy of the Republic of Kazakhstan dated December 18, 2015 No. 778;
6. "Methodology for constructing the price index in the housing market", approved by the order of the Acting Chairman of the Bureau of national statistics of the Agency for strategic planning and reforms of the Republic of Kazakhstan dated February 26, 2016 No. 41 and registered with the Ministry of Justice of the Republic of Kazakhstan No. 13558.

S.8 Privacy 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 the confidentiality and protection of the submitted data by respondents is guaranteed.
2. 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. 252 defines the goals, objectives, guidelines and practical techniques in the field of ensuring information security of the 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.
3. 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.

S.8.2 Confidentiality - 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 www.stat.gov.kz in the section "Home" // "Basic documents".

S.9.3 User access

Bureau of national statistics website www.stat.gov.kz. Official statistical information> Operational data (express information, bulletins)> Prices and tariffs.

Information-analytical system "Taldau" in the section "Price statistics".

S.10 Propagation frequency

month

S.11 Dissemination format, accessibility and clarity

S.11.1 News publications

The press release "Changes in prices in the housing market" is published monthly. Information is posted on the Bureau of national statistics website www.stat.gov.kz. News> Press release of the committee.

S.11.2 Publications

1) The statistical bulletin "Prices on the housing market in the Republic of Kazakhstan" is published monthly on the Bureau of national statistics website www.stat.gov.kz in the section Official statistical information (by industry) / Prices and tariffs.

2) Express information "Prices on the housing market" is published monthly on the website of the Bureau of national statistics www.stat.gov.kz in the section Official statistical information (by industry) / Prices and tariffs.

3) The annual statistical compilation "Prices on the consumer market in the Republic of Kazakhstan" is published on the Bureau of national statistics website www.stat.gov.kz in the section Official statistical information (by industry) / Collections, quarterly editions, spreadsheets, analytics.

S.11.3 Databases in on-line mode

Information-analytical system "Taldau" in the section "Price statistics".

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

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 in the housing market", approved by the order of the Acting Chairman of the Bureau of national statistics dated February 26, 2016 No. 41 and registered with the Ministry of Justice of the Republic of Kazakhstan No. 13558. Available on the Bureau of national statistics website www.stat.gov.kz in the Methodology / Price Statistics section, as well as 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 types of housing;
- rotation of sample sets of lists of types of housing and basic objects selected for price observation;
- annual review of weighing schemes;
- the use of uniform formulas for calculating price indices at all levels of aggregation.

S.13.2 Quality control

Not

S.14 Relevance

S.14.1 Needs

Information users:

The Government of the Republic of Kazakhstan, government agencies, government agencies, international organizations, individuals and legal entities and a number of other users.

S.14.2 User satisfaction

An annual survey of users of official statistical information is carried out according to the questionnaire Q-002 "User survey".

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 of the initial data is ensured by following the methodological recommendations.

S.15.2 Sample errors - indicators / A1.

Not applicable.

S.15.3 Non-sampling error

Not identified.

S.15.3.1 Coverage error

Not applicable.

S.15.3.1.1 A2. Overcoverage-share

Not applicable.

S.15.3.1.2 A3. Common units-ratio

Not applicable.

S.15.3.3 No response errors

S.15.3.3.1 A4. Absence unit-share

Not applicable.

S.15.3.3.2 A5.No answer item - share

Not applicable.

S.16 Timeliness and punctuality

S.16.1 Timeliness

S.16.1.1 TP1 Waiting period - first results

The Bulletin is published monthly, the data 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 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. The terms of publication are set in the Plan of statistical works, approved annually by order of the Chairman of the Bureau of national statistics and registered with the Ministry of Justice of the Republic of Kazakhstan.

S.17 Comparability

S.17.1 Geographic comparability

Within the territory of the Republic of Kazakhstan.

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

Not.

S.17.2 Length of comparable time series / CC2

The dynamic range of the house price index has been comparable and continuous since 2001.

S.18 Consistency

S.18.1 Consistency, external, cross

The methodology was developed taking into account the recommendations of the "Guidelines for Residential Property Price Indices" (2013), prepared by the International Labor Organization, International Monetary Fund, Organization for Economic Cooperation and Development, Eurostat, United Nations Economic Commission for Europe, World Bank.

S.18.2 Internal consistency

The methodology for constructing the price index on the housing market has been agreed with all structural divisions of the Bureau of national statistics.

S.19 Load

There is no load on the respondent. Registration is carried out by a specialist of the territorial statistics body. Sources are construction companies, real estate agencies, websites.

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

Building a house price index involves the use of two data streams: weight components (weighing scheme) and changes in prices for residential real estate.

The weighting scheme is the aggregate of weights of specific types of housing, determined by all degrees of aggregation according to the standard classification. With the help of it, the indicators are aggregated from the lowest level to the highest.

Weights reflect the significance of each type of housing surveyed and the impact of changes in its price on the overall value of the index. The data on housing commissioning is used as a source for the formation of weights for new housing sales.

S.21.2 Inspection frequency

month

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

Information source for the formation of average prices and price indices for the sale of new housing, resale and rental housing are materials of national statistical observation.

Prices are registered by the relevant officials of the territorial bodies of state statistics responsible for collecting prices by directly interviewing employees of organizations that sell and rent housing, and are also recorded from advertisements posted in the media or on Internet resources.

S.21.4 Reliability of primary statistical data

The software package contains format-logical controls: control of minimum and maximum price indices, control of replacement of base prices, control of replacement of basic objects, control of lack of characteristics, and others.

S.21.5 Imputation - share / A7

Not applicable.

S.21.6 Correction

Not applicable.

S.21.6.1 Seasonal adjustment

Not implemented.

S.22 Notes

Continue work to ensure the quality of statistical data.