

SEMI-ANNUAL SURVEY ON PRICES OF DWELLINGS OF NEW CONSTRUCTION

LEGAL BASIS

The survey is conducted on the basis of the Law on Official Statistics („Official Gazette of RS“, No. 104/2009) and Program of official statistics in the period from 2016 to 2020 („Official Gazette of RS“, No. 55/15).

METHODOLOGICAL BASIS

Aim of the statistical survey

Data on prices of dwellings of new construction are used for understanding level of current prices of new construction dwellings, level of housing construction investments, determining dwellings' purchase prices, as well as proposing and conducting the measures of current housing policy.

Reporting units and statistical units

Reporting units are legal units that sold the new constructed dwellings in the observed period. The statistical units are the enterprises and kind of activity units (KAU).

Contents of the statistical survey

Semi-annual survey on prices of dwellings of new construction is to provide data on the price of useful area of new construction dwelling for which the contract has been provided regarding sale and purchase in exclusively residential, prevalingly residential and prevalingly non-residential buildings. The exception refers to dwellings built for the own needs.

In scope of the survey, collected are also the data on location of the building, system of construction, size of the building (number of floors), equipment of the building (central heating installations, elevator), as well as number of rooms and useful area of the sold dwelling.

Method, time and sources for data collecting

The survey is conducted by the reporting method. The reporting unit completes the semi-annual questionnaire GRADJ-41 and delivers the filled in forms to the relevant statistical authority in the determined period. Data are collected for the second half of the previous year and for the first half of the current year in the reporting year.

Source for completing the questionnaire is the contract of purchase and sale, realized in the observed semi-annual period.

Obligation to protect individual data

Obligation of individual data protection is based on article 3 of the Provision on protection of data suppliers/ providers, articles 44, 45, 46, 47, 48 and 49 of the Provision on confidentiality of the Law on Official Statistics („Official Gazette of RS“, No 104/2009).

List and definitions of main items- indicators

Buildings refer to permanent constructions containing roof and outer walls, constructed as separate occupational units that provide protection from weather and other outside effects, with the purpose of living, performing some activities or keeping animals, goods and equipment needed for versatile production or service activities, etc.

Dwelling is any construction unit intended for habitation, consisting of one or more rooms with functional areas for ancillary use (kitchen, bathroom, lobby, pantry, toilet, etc.) or without functional areas for ancillary use and with one or more separate entries, directly from the hall, staircase, from the garden or street.

Useful dwelling area (m²) is useful floor area measured inside the outer walls. Excluded are areas of basement, cellar that are not arranged as dwelling or its part, garage spaces, pantry, areas occupied by heating and air-conditioning installations, etc, as well as staircase and other common rooms in the buildings with more dwellings.

Traditional (classical) system of construction has the characteristic of using classic building materials such as: bricks, stone, concrete, etc in traditional way, applying only the basic finished elements (girders, pillars, platforms, etc.).

"Semi- prefabricate system" means construction on which less than 50% is performed by using prefabricate elements that are set and connected on construction sites, applying mostly the dry process.

"Prefabricate system" refers to construction on which more than 50% is done by using previously produced fabricated elements that are set and connected on construction sites, applying mostly dry process.

Building is equipped with *central heating installations* in case such installations are planned, i.e. built-in in the whole building or part of it.

Building has the *elevator* if at least one entrance of the building is provided with one (or more) elevators.

Total price of dwelling includes price of construction, price of land and other costs.

Average prices published by one m² are the result of characteristics of construction and difference in a month in which the contract was arranged on the particular territory (city, Republic, AP).

Price of building encompasses the following elements:

- cost of demolishing the existing constructions and clearing of the construction site,
- labor cost,
- costs of renting construction machinery and equipment,
- transportation costs of materials, equipment and workers to construction sites,
- value of consumed construction materials and finished built-in products for embedding,
- consumed electricity,
- costs of spare parts and minor materials,
- costs of ownership amortization,
- general costs of contractor,
- costs of sub-contractor' services and
- contractor's benefit.

The price of *land* includes costs of displacing people from the already existing residential buildings, except in case of purchasing empty land.

Other costs encompass:

- costs of land purchase,
- architect's costs,
- direct and indirect costs and benefit of business entity that ordered construction intended for further market sale,
- other costs referring to taxes, fees, credit interest, PDV, etc.

Level of data representativeness (*territorial and CA*)

Data are available for the Republic of Serbia, Central Serbia, AP Vojvodina and selected towns and municipalities.

Semi-annual survey on prices of dwellings involves all dwellings of new construction for which the contracts of sale and purchase have been realized in the referent period in urban settlements.

Starting from 1999 the Statistical Office of the Republic of Serbia has not at disposal and may not provide available certain data relative to AP Kosovo and Metohia and therefore these data are not included in the coverage for the Republic of Serbia (total).

Harmonization with international recommendations, standards and practice

Results of the semi-annual survey on prices of new construction dwellings are used for monitoring the level of current prices, determining dwellings' purchase price, legal proceedings and for proposing and conducting the measures of current housing policy. Therefore, the survey is of national interest, with great number of users interested in the data provided by this survey. International recommendations do not contain the corresponding survey, regarding coverage and methodology.

DESCRIPTION OF THE SURVEY MANAGEMENT

Bodies in charge of the survey management (*responsible producer of official statistics*)

The process of surveys' preparation and implementation involves: the Statistical Office of the Republic of Serbia, Statistical Section of AP Vojvodina and regional departments of the Office, Institute for Informatics and Statistics of the city of Belgrade, as well as all executors of the survey, i.e. responsible persons in the reporting units.

Obligation to provide data

The obligation to provide data is laid down in Article 26 of the penalty provision relative to the refusal of providing data or providing incomplete and false data according to Article 52 of the Law on Official Statistics ("Official Gazette of RS", No 104/2009).

Timetable of the main phases of the survey (*including data publishing*)

Reporting unit is to deliver the completed questionnaire GRADJ-41 to the relevant statistical authority not later than 45 days after the end of the referent semi-annual period.

Regional departments and Institute for Informatics and Statistics of the city of Belgrade deliver the examined questionnaires to the Statistical Office of the Republic of Serbia not later than 55 days after the end of the referent semi-annual period.

Results for the second half of the previous year and for the whole previous year are to be created until March 15th, while the deadline for the first half of the current year is September 15th.

SURVEY TOOLS

Questionnaire

Semi-annual questionnaire on prices of dwellings of new construction (GRADJ-41) is used in this survey.

Instructions for filling the questionnaire

Questionnaire GRADJ-41 is filled by all physical persons and legal entities that sold dwellings of new construction in the referent period. Included are all contracts realized in the observed half of the year. Contract is taken to be realized only when purchaser pays the whole determined amount or part of it, within the set deadline. Shown are only the first contracts and not their annexes.

One line in the table is filled for every contract. When in the reporting half of the year there were more realized contracts than empty lines in the questionnaire, data on the rest of the dwellings are to be written in new form, with the same identification data.

All prices present nominal values from the contracts of sale and purchase (revalorization excluded) and are expressed per one square meter of occupational (housing) area.

List of nomenclatures and classifications used in the survey (*with the information where to obtain them*)

- Classification of Activities: register of enterprises, institutions and other legal entities, register of shops, Statistical Office of the Republic of Serbia, Official Gazette, 1997.

List of publications in which the survey results and the relevant methodology can be found (*in printed form and/or in scope of Internet presentation*)

Processing results of the survey on prices of dwellings of new construction are published in statistical releases GR GR-20 and GR-21, in the "Statistical Yearbook of Serbia", as well as on the website of the Statistical Office of the Republic of Serbia.

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