

# **Construction Cost Index (CCI for dwellings)**

Reference Metadata in Euro SDMX Metadata Structure

(ESMS)

**INSTAT**

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<b>1. Contact</b>	
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1.2. Contact organisation unit	Price Unit
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1.4. Contact person function	Specialist of Price Unit
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<b>2. Metadata update</b>	
2.1. Metadata last certified	04.03.2020
2.2. Metadata last posted	04.03.2019
2.3. Metadata last update	04.03.2020
<b>3. Statistical presentation</b>	
3.1. Data description	Construction Cost Index (CCI for dwellings) measures the price development of the production factors raw materials, labour, machinery, transports, energy and other costs that are used in building projects. All data are index data and percentage changes (quarterly and yearly). The construction cost index (for dwellings) reflects changes in the costs of construction work performed during the reference period compared with the base period. For the calculation of

	<p>the CCI (for dwellings), the following components are compared: prices of the building materials used, hourly gross labor remuneration of construction workers, maintenance and operational costs of machinery and mechanical appliances.</p>
3.2. Classification system	<p>The classification used for these statistics is the Statistical Classification of Economic Activities (NACE). The expenditure classification is based on classification of EUROSTAT for Construction Cost Index.</p> <p>The CCI (for dwellings) have six expenditure groups:</p> <ul style="list-style-type: none"> <li>· Material Expenditures</li> <li>· Salary Expenditures</li> <li>· Machinery Expenditures</li> <li>· Transport Expenditures</li> <li>· Energy Expenditures</li> <li>· Other costs.</li> </ul>
3.3. Sector coverage	<p>CCI (for dwellings) covers economic activities listed in sections F” Construction” (Codes 41, 42, 43) and codes 46.73, 46.74 47.52 of Wholesales activity, according to NACE Rev.2.</p>
3.4. Statistical concepts and definitons	<p>The Construction Cost Index (for Dwellings) measures the price development of: construction materials, labor cost, machinery, transport, energy and other costs that are used in the construction of a typical dwelling (8-10 floors). The Material costs index measures the price development of the main construction materials.</p> <p>This group consists of three subgroups:</p> <ul style="list-style-type: none"> <li>· construction materials,</li> <li>· electric and communication materials</li> <li>· hydro-sanitary materials.</li> </ul> <p>The Labour costs index measures the salary for engineers, techniques and workers.</p>
3.5. Statistical unit	<p>The observation units for the CCI (for dwellings) are the Business Register Enterprises that conduct the following activities: distributors of construction materials and construction building companies.</p>
3.6. Statistical population	<p>The Statistical populations for CCI (for dwellings) are all active enterprises that according to Statistical Business Register are operating in the Construction activity and in the Trade of construction materials.</p>

3.7. Reference area	The Construction Cost Index (for dwellings) comprises all territory of Albania.
3.8. Time coverage	The Construction Cost Index (for dwellings) is published since year 1993.
3.9. Base period	Base period for the CCI (for dwellings) is the year 2011.
<b>4. Unit of measure</b>	Unit of measure are: · Indices · Percentage changes (quarterly and yearly).
<b>5. Reference period</b>	CCI (for dwellings) data refers to Quarterly. This report is based on reference year 2019.
<b>6. Institutional mandate</b>	
6.1. Legal acts and other agreements	The CCI (for dwellings) is part of STS indicators so the legal framework is the same. <ul style="list-style-type: none"> <li>• <a href="#">National Statistical Law</a></li> <li>• <a href="#">Official Statistics Programme 2017-2021</a></li> <li>• <a href="#">Council Regulation No.1165/98</a> introducing short-term statistics at European level</li> <li>• <a href="#">Commission Regulation No.1503/2006</a> defining variables and frequency of data compilation, repealing new orders received for building construction and new orders received for civil engineering.</li> </ul>
6.2. Data sharing	CCI data are sent to EUROSTAT. INSTAT fulfill questionnaires with information for CCI (for dwellings) for dwellings for some international organization like: European Commission, Enterprise and Industry Directorate-General, OECD, etc.
<b>7. Confidentiality</b>	
7.1. Confidentiality - policy	Data are considered strictly confidential and are used only for statistical and research purposes based on national Statistical Law No.17/2018 “On Official Statistics”, as amended, and on Law No.9887, date 10.03.2008 “Personal Data Protection”. Article 31 on

	<p>Statistics Law reads as follows: Data collected for the production of official statistics shall be treated by INSTAT as confidential and shall be used only in aggregated tables that will not identify the source information unit. Direct identification means when a statistical unit is directly identified from its name or address or any officially allocated and commonly known identification number. When data processing is made in a manner that allows the identification of the data subject, the data should immediately be encrypted in order for the subjects to be no longer identifiable.</p>
<p>7.2. Confidentiality - data treatment</p>	<p>Albanian Institute of Statistics protects and does not disseminate data it has obtained or it has access to, which enable the direct or indirect identification of the statistical units that have provided them by the disclosure of individual information directly received for statistical purposes or indirectly supplied from administrative or other sources. Albania Institute of Statistics takes all appropriate preventive measures so as to render impossible the identification of individual statistical units by technical or other means that might reasonably be used by a third party. Statistical data that could potentially enable the identification of the statistical unit are disseminated by Albania Institute of Statistics if and only if:</p> <ul style="list-style-type: none"> <li>a) These data have been treated, as it is specifically set out in the Regulation, in such a way that their dissemination does not prejudice statistical confidentiality</li> <li>or</li> <li>b) The statistical unit has given its consent, without any reservations, for the disclosure of data. The confidential data that are transmitted to Albania Institute of Statistics are used exclusively for statistical purposes and the only persons who have the right to have access to these data are the personnel engaged in this task. Issues referring to the observance of statistical confidentiality are examined by the staff working in Albania Institute of Statistics. The responsibilities of this staff are to recommend on: the level of detail at which statistical data can be disseminated, so as the identification, either directly or indirectly, of the surveyed statistical unit is not possible; the anonymization criteria for the micro data provided to users; the granting to researchers access to confidential data for scientific purposes.</li> </ul>
<p><b>8. Release policy</b></p>	
<p>8.1. Release calendar</p>	<p>Notifications about the dissemination of statistics are published in the release calendar, which is available on the website. The announcements and delays are pre-announced in this calendar. In the case of delays, the date of the next publication and the explanation of the reasons for the</p>

	delays are specified.
8.2. Release calendar access	<a href="#">The calendar of publications</a> is available on the INSTAT website.
8.3. User access	<p>In line with the article 34 of Law No.17/2018 “On Official Statistics”, INSTAT disseminates statistics on its website and other media for simultaneous access, respecting professional independence and in an objective, professional and transparent manner in which all users are treated equitably. The following dissemination channels are used to release the results:</p> <ul style="list-style-type: none"> <li>• Website – online release;</li> <li>• Written requests;</li> <li>• Special publications;</li> <li>• <a href="#">Data request</a>, section available for external users.</li> </ul>
<b>9. Frequency of dissemination</b>	The frequency of CCI (for dwellings) data dissemination is quarterly.
<b>10. Accessibility and clarity</b>	
10.1. News release	According to the calendar of publications, every quarterly published press release regarding to Construction Cost Index (for dwellings). The format of press release has not been changed; it is defined by publication sector as well as the date of release. Press releases of CCI (for dwellings) are published online at INSTATs website.
10.2. Publications	<p>All data for the CCI (for dwellings) can be found on the INSTAT website:</p> <ul style="list-style-type: none"> <li>• Figures: <a href="#">Construction Cost Index</a></li> <li>• Publications: <a href="#">Regional Statistical Yearbook</a>.</li> </ul>
10.3. On-line database	All the information is available in both Albanian and English language. Since 2011, through the Pc-Axis system is provided to external users in web a longer time series data from CCI 1993 reference year. The database link: <a href="#">Database</a> .
10.4. Micro – data access	CCI (for dwellings) data bases at micro level are not published due to confidentiality reasons Aggregated data is the only type of data that is provided to external users. Even the micro data are not published they can be accessed based on the article 31, point 7 of the low No.

	17/2018, “On official statistics”.
10.5. Other	Users can submit specific requests for data from the CCI (for dwellings) survey through the INSTAT website: <a href="#">Data Request</a> .
10.6. Documentation on methodology	A short explanation related to the definitions of the main concepts and methodological explanations are provided to users in the end of press releases and publications. Additional support information is given to internal users when needed or required. Also the <a href="#">methodological</a> notes are published at INSTATs website.
10.7. Quality documentation	Price Unit document all the work process and procedure for the CCI (for dwellings) for internal purposes.
<b>11. Quality management</b>	
11.1. Quality assurance	<p>INSTAT is committed to ensure the highest quality with respect to the compilation of statistical information. In accordance with the Statistics Law, INSTAT use statistical methods and processes in compliance with internationally recognized scientific principles and standards conduct on going analyses of the statistics with a view to quality improvements and ensure that statistics are as up to-date. In performing its tasks it follows the general principles of quality management from the European Statistics Code of Practice. INSTAT declares that it takes into account the following principles: impartiality, quality of processes and products, user orientation, employee orientation, effectiveness of statistical processes, reducing the workload for respondents. Quality controls and validation of data are actions carried out throughout the process. The staff is involved in different stages of index calculation, such as the data collection, data control, data input and other necessary control are all well trained. This helps the staff to know the enterprises and their responsibilities and keep an updated collaboration.</p>
11.2. Quality assessments	<p>The sector checks prices every month. If we notice that a price has a big difference compared to the previous month, the interviewer is contacted to confirm this change and if it is well justified, this price is included in further calculations. Otherwise the interviewer should verify once more the collected price.</p>
<b>12. Relevance</b>	

12.1. User needs	<p>Users of CCI (for dwellings) are classified as external and internal.</p> <p>External users are:</p> <ul style="list-style-type: none"> <li>• Ministries and public administrations that uses these data for economic and social policy planning purposes;</li> <li>• Universities (teachers/graduate and post graduate students), research organizations;</li> <li>• National and international NGOs;</li> <li>• Enterprises;</li> <li>• General public which gets the information via mass media through publications made by Statistical Office.</li> </ul> <p>Internal users are those within the institution of INSTAT that use CCI (for dwellings) results as input for their work.</p> <p>These users are:</p> <ul style="list-style-type: none"> <li>• National Account Directory;</li> <li>• Short-term statistics unit.</li> </ul>
12.2. User satisfaction	<p>Page Views (Hits) about Construction Cost Index Statistics in 2019 are around 4184 clicks.</p> <p>During 2019 INSTAT conducted User Satisfaction Survey concerning INSTAT publications. The survey results show that the overall quality of Construction Cost Index Statistics is rated 3.58 (or 71.6%) on a scale of 1 (very poor) to 5 (very good).</p> <p>INSTAT organizes every year <a href="#">User Satisfaction Survey</a>.</p>
12.3. Completeness	<p>CCI statistics based on Eurostat regulation consists of two statistical indicators: CCI (for dwellings) and CCI - Engineering works. The degree of completeness of the indicators produced by INSTAT is 50%. This calculation took into account the European regulation.</p>
<b>13. Accuracy and reliability</b>	
13.1. Overall accuracy	<p>The accuracy of CCI (for dwellings) is generally considered to be high. There is methodological accuracy in regards of weights and prices and calculations according to European Regulations.</p>
13.2. Sampling error	<p>The methodology for calculating the precision of CCI is not applicable, because CCI is based in non-probability sample.</p>
13.3. Non - sampling error	<p>The non-sampling errors are mainly errors occurring during</p>



	<p>measurement or nonresponse. Errors are evaluated and compared to results of other periods. Phone or physical contacts to the enterprises are used to obtain the correct information and to increase the response rate. Unit non response takes in consideration enterprises that are unable or unwilling to give the answers or when interviewers are unable to find the enterprises address, or when other barriers exist to complete the interview. The unit nonresponse rate for CCI 2019 is 7.6%.</p>
<b>14. Timeliness and punctuality</b>	
14.1. Timeliness	Results of Construction Cost Index (CCI for dwellings) are published on INSTAT website 64 days after the end of the reference period (T+ 64 days).
14.2. Punctuality	Construction Cost Index (CCI for dwellings) has been punctuality in time to 100% of publications carried out over the years.
<b>15. Coherence and comparability</b>	
15.1. Comparability - geographical	The CCI (for dwellings) are compiled at national level using European definitions.
15.2. Comparability - over time	CCI (for dwellings) statistics are provided quarterly, annually and are comparable. Time series for CCI (for dwellings) exists from the reference year 1993. (the base period has changed: 1993=100, fourth quarter 1999=100 and now first quarter 2011=100). However, when comparing the two indices it should take in account that it is not the development of prices for similar buildings that are compared but different kinds of buildings that are constructed using different techniques, materials and in periods with different legal demands. This means that not only the weighting scheme but also the methods for collecting prices and calculating the indices are different. In order to make comparisons over time the indices can be chained to compare with previous calculations of the index.
15.3. Coherence - cross domain	There is no comparability with other data sets.
15.4. Coherence - internal	Indexes are partly comparable with PPI (Product Price Index) and CPI (Consumer Price Index).

<b>16. Cost and burden</b>	<p>Persons working for all the price surveys: CCI, PPI, IPI and SPPI are: Total 73 employees</p> <ul style="list-style-type: none"> <li>· Total staff in Central Office: 3 employees</li> <li>· Enumerators 65: 40 long term and 25 short term</li> <li>· Operators (four months): 5 employees.</li> </ul>
<b>17. Data revision</b>	
17.1. Data revision - policy	<p>Revision policy of CCI (for dwellings) is done in accordance with general revision policy and errors treatment policy set by INSTAT. The same revision policy is applied to data released nationally and transmitted to Eurostat. For further information refer to:</p> <ul style="list-style-type: none"> <li>• <a href="#">Revision Policy</a></li> <li>• <a href="#">Errors Treatment Policy</a>.</li> </ul>
17.2. Data revision - practise	<p>Published data are not considered final and can be revising. Data are revised for a whole range or for other reasons such as: new and/or improved data sources, corrections of errors or methodological changes, but the revisions are generally rather limited in scale.</p>
<b>18. Statistical processing</b>	
18.1. Source data	<p>The data source for CCI (for dwellings) are:</p> <ul style="list-style-type: none"> <li>• Survey on Cost Construction (for dwellings) for the material costs;</li> <li>• Quarterly Survey of Enterprises (Module 122) Information on Machinery, Transportation and Wage Costs;</li> <li>• Producer Price Index (energy costs)</li> <li>• CPI (other costs).</li> </ul>
18.2. Frequency of data collection	<p>Data are collected quarterly.</p>
18.3. Data collection	<p>Data collection is carried out through the Survey on Cost Construction (for dwellings). From a sample of statistical units are collected the price. Completion of the information is relayed by direct interview by the interviewer with the contact person of the enterprise who is charged to declare the data.</p>
18.4. Data validation	<p>The prices collected are compared with their historical trend, price changes for similar products, and other knowledge gained by analysts;</p>

	<p>Significant price changes are verified with the reporting unit. In INSTAT, prices are checked in the questionnaire, during the data entry process and by phone in cases when the questionnaire is not properly completed.</p>
18.5. Data compilation	<p>National level  First step is collecting information from the interviewers. The purpose is to bring this information to the statistic level.  This process follows:</p> <ul style="list-style-type: none"> <li>• Physical control of questionnaires</li> <li>• Logical control of questionnaires (control of indicators, description and activity codification, and accurate value control).</li> <li>• Editing process of data collected (errors and modification)</li> <li>• Non response units and the missing information need to be completed through the imputation process.</li> <li>• The Laspeyres indices are used.</li> <li>• Analysis of results.</li> </ul>
18.6. Adjustment	<p>No seasonal adjustments are made.</p>
<b>19. Comment</b>	
<b>Annex</b>	