

CONSTRUCTION COST INDEX (CCI for dwellings)

Reference Metadata in Euro SDMX Metadata Structure

(ESMS)

INSTAT

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2. Metadata update	
2.1. Metadata last certified	04.03.2024
2.2. Metadata last posted	04.03.2024
2.3. Metadata last update	04.03.2024
3. Statistical presentation	
3.1. Data description	<p>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.</p> <p>For the calculation of the CCI (for dwellings), the following components</p>

	are compared: prices of the building materials used, hourly gross labor remuneration of construction workers, maintenance and operational costs of machinery and mechanical appliances.
3.2. Classification system	<p>The classification used for these statistics is the Statistical Classification of Economic Activities (NACE).</p> <p>The expenditure classification is based on classification of EUROSTAT for Construction Cost Index. The CCI (for dwellings) have six expenditure groups:</p> <ul style="list-style-type: none"> • Material Expenditures • Salary Expenditures • Machinery Expenditures • Transport Expenditures • Energy Expenditures • Other costs.
3.3. Sector coverage	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.
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"> • Construction materials; • Electric and communication material; • Hydro-sanitary materials. <p>The Labour costs index measures the salary for engineers, techniques and workers.</p>
3.5. Statistical unit	The observation units for the Construction Cost Index (for dwellings) are the Business Register Enterprises that conduct the following activities: distributors of construction materials and construction building companies.
3.6. Statistical population	The Statistical populations for Construction Cost Index (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.
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 Construction Cost Index (for dwellings) is fourth quarter 2020=100.
4. Unit of measure	Unit of measure are: <ul style="list-style-type: none"> • Indices; • Percentage changes (quarterly and yearly).
5. Reference period	Construction Cost Index (for dwellings) data refers to Quarterly. This report is based on reference year 2023.
6. Institutional mandate	
6.1. Legal acts and other agreements	The Construction Cost Index (for dwellings) is part of STS indicators so the legal framework is the same. <ul style="list-style-type: none"> • National Statistical Law; • Official Statistics Programme 2022-2026; • Council Regulation No.1165/98 introducing short-term statistics at European level; • Commission Regulation No.1503/2006 defining variables and frequency of data compilation, repealing new orders received for building construction and new orders received for civil engineering.
6.2. Data sharing	Construction Cost Index 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.
7. Confidentiality	
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

	<p>“Personal Data Protection”. Article 31 on 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"> a) These data have been treated, as it is specifically set out in the Regulation, in such way that their dissemination does not prejudice statistical confidentiality or b) The statistical unit has given its consent, without any reservations, for the disclosure of data. <p>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.</p>
<p>8. Release policy</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	The calendar of publications is available on the INSTAT website.
8.3. User access	<p>In accordance with article 34 of Law No. 17/2018 "On Official Statistics", official statistics are disseminated so that all users have an immediate and equal right and all possible forms of media are used. INSTAT and statistical agencies, having in the program the responsibilities of dissemination, seek to meet every requirement of any organization or individual for unpublished data or specific analysis. The following dissemination channels are used to release the results:</p> <ul style="list-style-type: none"> • Website – online release; • Written requests; • Special publications; • Data request, section available for external users.
9. Frequency of dissemination	The frequency of CCI (for dwellings) data dissemination is quarterly.
10. Accessibility and clarity	
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 Construction Cost Index (for dwellings) can be found on the INSTAT website:</p> <ul style="list-style-type: none"> • Construction Cost Index; • Regional Statistical Yearbook.
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: Database .
10.4. Micro – data access	Construction Cost Index (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 law 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: Data Request .
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. There is a section on the INSTAT website regarding the methodology on the Construction Cost Index (for dwellings)
10.7. Quality documentation	Price Unit document all the work process and procedure for the Construction Cost Index (for dwellings) for internal purposes.
11. Quality management	
11.1. Quality assurance	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.
11.2. Quality assessments	<p>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> <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>
12. Relevance	

12.1. User needs	<p>Users of Construction Cost Index (for dwellings) are classified as external and internal.</p> <p>External users are:</p> <ul style="list-style-type: none"> • Ministries and public administrations that uses these data for economic and social policy planning purposes; • Research organizations; • National and international NGOs; • Enterprises; • Universities, researchers, students and other similar groups. <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"> • National Account Directory; • Short-term statistics unit.
12.2. User satisfaction	<p>Page Views about “Construction Cost Index” in 2023 are 12,446 clicks.</p> <p>INSTAT conducts an annual survey to measure User Satisfaction.</p> <p>The 2023 survey results show that the overall quality of the topic "Construction Cost Index" was rated 3,90 (ose 78.0%) on a scale of 1 (very poor) to 5 (very good).</p>
12.3. Completeness	<p>Construction Cost Index 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 ratio of indicators met by INSTAT to what is required by European regulations.</p>
13. Accuracy and reliability	
13.1. Overall accuracy	<p>The accuracy of Construction Cost Index (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 Construction Cost Index is not applicable, because Construction Cost Index is based in non-probability sample.</p>

13.3. Non - sampling error	<p>The non-sampling errors are mainly errors occurring during 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.</p> <p>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 non-response rate for Construction Cost Index 2023 is 7.6%.</p> <p>Over-coverage is possible when a unit is registered in the activity under observation, but it actually performs some other activity, which is not the subject of observation or the enterprise's status has changed, it's not active anymore. Over-coverage rate for Construction Cost Index 2023 is 1.4 %.</p>
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14. Timeliness and punctuality

14.1. Timeliness	<p>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).</p> <table border="1"> <tr> <td>Reference period</td> <td>12/31/2023</td> </tr> <tr> <td>Date of publication</td> <td>3/4/2024</td> </tr> <tr> <td>Timeliness</td> <td>64</td> </tr> </table>	Reference period	12/31/2023	Date of publication	3/4/2024	Timeliness	64
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Date of publication	3/4/2024						
Timeliness	64						

14.2. Punctuality	<p>Construction Cost Index (CCI for dwellings) data are published based on the publication calendar. Construction Cost Index (CCI for dwellings) has been punctuality in time to 100% of publications carried out over the years.</p> <table border="1"> <tr> <td>Reference period</td> <td>12/31/2023</td> </tr> <tr> <td>Date of announcement</td> <td>3/4/2024</td> </tr> <tr> <td>Date of publication</td> <td>3/4/2024</td> </tr> <tr> <td>Time lag</td> <td>0</td> </tr> </table>	Reference period	12/31/2023	Date of announcement	3/4/2024	Date of publication	3/4/2024	Time lag	0
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Time lag	0								

15. Coherence and comparability

15.1. Comparability - geographical	<p>The Construction Cost Index (for dwellings) are compiled at national level using European definitions.</p>
15.2. Comparability - over time	<p>Construction Cost Index (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,</p>

	<p>fourth quarter 1999=100, first quarter 2011=100 and actually it is fourth quarter 2020=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.</p> <p>The average construction cost index is available from 1994 to 2010 referring to the statistical database providing a time comparability of 17 years ($CC2 = Jlast - Jfirst + 1 = 17$).</p> <p>Construction Cost Index by Expenditure Groups are available from 1994 to 2020 providing a time comparability of 27 years ($CC2 = Jlast - Jfirst + 1 = 27$).</p> <p>Construction Cost Index by Quarters by Expenditure Groups, Variables and Quarters are available from 2002 to 2023 referring to the statistical database providing a time comparability of 22 years ($CC2 = Jlast - Jfirst + 1 = 22$).</p> <p>The data are constantly checked to ensure their comparability over time.</p>
15.3. Coherence - cross domain	There is no comparability with other data sets.
15.4. Coherence - internal	Indexes are partly comparable with Product Price Index and Consumer Price Index.
16. Cost and burden	<p>Persons working for all the price surveys: CCI, PPI, IPI and SPPI are: Total 73 employees:</p> <ul style="list-style-type: none"> • Total staff in Central Office: 3 employees • Enumerators 52: 40 long term and 12 short term • Operators (four months) 9 employees and 9 controller.
17. Data revision	
17.1. Data revision - policy	<p>Revision policy 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"> • Revision Policy; • Errors Treatment Policy.

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> <p>No reviews of data on “Construction Cost Index (for dwellings)” for 2023 have been conducted, subject to this report.</p>
18. Statistical processing	
18.1. Source data	<p>The data source for Construction Cost Index (for dwellings) are:</p> <ul style="list-style-type: none"> • Survey on Cost Construction (for dwellings) for the material costs; • Quarterly Survey of Enterprises (Module 122) Information on Machinery, Transportation and Wage Costs; • Producer Price Index (energy costs) • Consumer Price Index (other costs).
18.2. Frequency of data collection	Data are collected quarterly.
18.3. Data collection	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.
18.4. Data validation	The prices collected are compared with their historical trend, price changes for similar products, and other knowledge gained by analysts; 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.
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.</p> <p>This process follows:</p> <ul style="list-style-type: none"> • Physical control of questionnaires • Logical control of questionnaires (control of indicators, description and activity codification, and accurate value control). • Editing process of data collected (errors and modification) • Non response units and the missing information need to be completed through the imputation process.

	<ul style="list-style-type: none"> • The Laspeyres indices are used. • Analysis of results by each publishing domain.
18.6. Adjustment	Not applicable. No seasonal adjustments are made.
19. Comment	
Annex	