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| Appendix to the order  Approved by the order of the Chairman of the Committee on Statistics of the Ministry of National Economy of the Republic of Kazakhstan dated October 21, 2016 245  (as amended by the order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan  dated March 14, 20226) |

**Methodology for the formation of construction statistics indicators**

**Chapter 1. General provisions**

1. Methodology for the formation of indicators of construction statistics (hereinafter - Methodology) refers to the statistical methodology, formed in accordance with international standards and approved in accordance with the Law of the Republic of Kazakhstan "On State Statistics" (hereinafter - Law).

2. The following concepts are used in this Methodology:

1) construction - an artificially created three-dimensional, planar or linear object (ground, surface and (or) underground, underwater), having natural or artificial spatial boundaries and intended to perform production processes, place and store material assets or temporarily stay (move) people, goods, and also placement (laying, wiring) of equipment or communications. The structure can also have an artistic, aesthetic, decorative, or memorial purpose;

2) individual housing construction - the construction of individual residential buildings by citizens, on a land plot assigned to them in the prescribed manner, on their own, by contract or in another way not prohibited by law;

3) apartment - a separate dwelling, which is part of a multi-apartment residential building, intended and used for permanent residence;

4) customer (developer) - an individual or legal entity carrying out activities in accordance with the legislation of the Republic of Kazakhstan on architectural, urban planning and construction activities. Depending on the goals of the activity, the customer may be the customer-investor of the project (program), the customer (owner), the developer or their authorized persons;

5) dwelling - a separate residential unit (individual residential building, apartment, room in a hostel), intended and used for permanent residence, meeting the established building, sanitary, environmental, fire and other mandatory norms and rules.

**Chapter 2. Formation of statistical indicators on the volume of completed construction works (services)**

**Paragraph 1. Algorithm for calculating the volume of completed construction works (services)**

3. The volume of construction work includes the cost of construction work performed by enterprises engaged in construction activities under concluded construction contracts, which includes work on the construction of new facilities, major and current repairs, reconstruction, modernization of residential and non-residential buildings, engineering structures.

4. The scope of construction work does not include the cost of:

1) works not provided for in the construction estimate;

2) work to eliminate defects and alteration of poorly executed construction and installation and other works;

3) work on the installation of the equipment being installed and repaired, as well as the cost of parts purchased or manufactured at the construction site to complete the equipment;

4) products and services of ancillary industries serving farms;

5) parts, blocks, structures and building materials imported or prepared at the construction site that have not yet been put into the case;

6) advance transfers from customers;

7) funds received from customers for the development of the production base of contractors, as well as the creation of social infrastructure facilities;

8) the amount of value added tax and other taxes that are not included in the cost of work;

9) works related to the drilling of oil and gas wells, as well as the development of wells (except drilling of water wells - with the type of economic activity code 42.21), auxiliary work on test and exploratory drilling, construction, cementing the base of oil and gas wells;

10) work on land reclamation, liquidation of the consequences of coal mines (liquidation of depressions, lakes, marshes after soil subsidence);

11) services for the provision of machines, mechanisms and mechanized tools, mobile workshops and other equipment to construction and installation organizations on a lease basis (without service personnel);

12) loading and unloading and other auxiliary work performed outside the construction site (for example, for auxiliary production and service facilities of contractors in warehouses), as well as the operation of construction machines and mechanisms in quarries and other industrial, transport and other enterprises and auxiliary production;

13) the cost of equipment in the oil and gas sector (main gas pipelines, oil pipelines and oil product pipelines).

5. The construction of main pipelines includes construction work on the installation and installation of pipelines. At the same time, the scope of work performed does not include the cost of equipment (main gas pipelines, oil pipelines and oil product pipelines), except for the case when the contractor purchases equipment at his own expense, as well as including its cost in the “Acceptance Certificate for Construction Works”. Main pipelines with a nominal diameter of DN 500 ( steel [pipes](http://www.gosthelp.ru/gost/gost644.html) and fittings with a diameter of more than 500 m or m), which are related to the delivery of the customer.

6. Statistical information on the volume of completed construction work is formed on a monthly basis based on operational data and on an annual basis based on final data. Operational data are formed for the month and cumulative total for the period. Annual statistical information is compiled for the whole year.

The information base is the primary data of nationwide statistical observations on large , medium and small enterprises with the main and secondary economic activities code 41-43 "Construction".

Statistical surveys of large, medium and small enterprises engaged in construction activities are carried out monthly and quarterly using the continuous accounting method.

To ensure coverage of the volume of completed construction work for a full range of economic entities , when generating operational data, monthly adjustments are made for small businesses and individual entrepreneurs.

The volume of construction work for the reporting month is formed from primary statistical data on large, medium-sized enterprises and the volume of additional calculation of construction work for small enterprises and individual entrepreneurs.

7. The volume of completed construction works (services) for the full range of economic entities is determined by the formula:

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where:

V *okatoN* – volume of completed construction works (services);

V *nkatoN* – volume of completed construction works (services) for large and medium-sized enterprises;

D *okatoN* - the volume of additional calculation of construction work for small enterprises;

*D ip* - volume of counting construction works for individual entrepreneurs.

8. Additional calculation for small enterprises is made for the first two months of each reporting quarter. The information base for calculating the additional calculation of the intermediate volume for small enterprises before obtaining the quarterly volume is the data of the nationwide statistical observation of the annual frequency (1/12of the volume for each region). In addition, the analysis additionally uses quarterly data (1/3 of the volume for each region) for the corresponding quarter of the previous year, as well as data from the previous quarter of the current year.

The calculation is carried out on the basis of quarterly and annual data, with the main and secondary types of economic activity "Construction" in terms of the "Volume of completed construction works (services)" indicator.

To calculate the additional calculation for small enterprises, 1/12of the annual volume of construction work (services) performed by small enterprises is used.

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where:

- calculation of the volume of construction works for small enterprises;

V *gkatoN*- the annual volume of construction work performed by small enterprises.

For the analysis of the adjustment for small enterprises, 1/3 of the quarterly data of the previous quarter of the current year and the corresponding quarter of the last year is used:

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where:

- calculation of the volume of construction works for small enterprises;

V *kvkatoN*- quarterly volume of completed construction works by small enterprises.

The volume of completed construction works for small enterprises for the last month of the reporting quarter is determined by the difference between the volume of completed work for the current quarter and the additional calculation for small enterprises made for the first two months of the current quarter.

9. Accounting for individual entrepreneurs is made monthly. The information base for the calculation is the primary data of nationwide statistical observation, as well as administrative sources.

The calculation of the volume of construction work performed by individual entrepreneurs is carried out for each region separately.

10. The aggregated volume of additional counts by regions formed in the software package is subject to systematic verification of primary data collected from respondents in order to identify and subsequently change unacceptable, contradictory and highly doubtful or impossible values in accordance with pre-established rules. The adjusted amount of additional counting is distributed according to the algorithm and connected to the aggregated reporting data.

**Paragraph 2. Algorithm for calculating the index of the physical volume of construction work (services)**

11. To analyze the dynamics of construction activity, the volume of construction work is calculated at constant prices, since the cost of work at current prices does not allow direct comparison of data for a number of years.

12. The calculation of the volume of construction work in constant prices is carried out in the prices of the previous year and in the prices of the year taken as the base one. There are two main methods of index analysis:

1) deflation of data for the reporting period at current prices using the relevant price indices;

2) extrapolation of data for the base year (that is, the year in which prices are estimated) at current prices using volume indices.

Deflation of data is carried out according to the following formula:

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where:

*V q 1p 1*- the volume of construction work at current prices;

*J p* - price index for construction and installation works of the reporting period to the previous one;

*V q 1p 0*-the volume of construction work in the reporting period, in prices of the previous year.

Extrapolation of data is carried out according to the following formula:

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| V q 1p 0 = V q 0 p 0 \* J q , | ( 5) |

where:

*V q 1p 0*- the volume of construction work in the reporting period in the prices of the base year;

*V q 0 p 0* - the volume of construction work in the base period at current prices;

*T q*- index of physical volume of construction works (services).

13. To determine changes in the construction industry, the index of the physical volume of construction work (services) is used, which characterizes the change in the cost of completed construction work in dynamics. And index of physical volume construction works (services) is determined by the ratio of the volumes of completed construction works of the analyzed period to the previous period in actual prices, taking into account the deflator (price index).

14. When calculating e physical volume index through cost indicators and deflation is performed using the corresponding price index in construction.

As a deflator, the price index for construction and installation works is used, which shows the change in prices in the process of construction and installation works.

The calculation of the index of the physical volume of construction work is carried out according to the following formula:

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where:

*T* - the physical volume index;

*V* - volume of construction works (services);

*t* - period of the current year;

*t –1*- the corresponding period of the previous year;

*J* ***with t / t –1*-** index of prices for construction and installation works to the corresponding period of the last year.

15. Also, the index of the physical volume of construction works (services) is calculated according to the structure of the types of work ( construction and installation works, capital and current repairs). The calculation is carried out using price index for construction and installation works ( deflator).

16. In order to determine and change the cost by types of objects (residential, non- residential buildings and structures) in the construction industry, the index of the physical volume of construction works (services) is calculated for each type of objects separately. The calculation is carried out using price index for construction and installation works by types of objects ( deflator).

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where:

*Т j t / t –1, Т nj t / t –1,Т s t / t –1***-** and index of physical volume of construction works for residential, non-residential buildings and structures (rates);

,,- volume of construction works (services) for residential, non-residential buildings and structures;

*J j c t / t –1, J jg c t / t –1, Js c t / t -1* **-** priceindex for construction and installation works for residential, non-residential buildings and structures to the corresponding period of the last year.

17. In accordance with the data revision policy, after the final annual results are available, operational statistics are edited with updated annual data. To calculate the index of the physical volume of the main indicators of construction activity in the operational reporting since July, the archive base of the previous year in terms of specific weights is recalculated on the basis of annual data.

**Chapter 3 Accounting for the volume of construction products based on**

**consolidated types of work**

18. To determine the cost of construction products using the resource method, data on integrated types of work are formed in accordance with the classification of types of construction work in physical and value terms.

19. Estimation of the project cost depending on pricing factors, both for the project as a whole, and for individual types of work or for individual types of resources, is determined using the Resource-Technological Model (hereinafter - RTM). RTM allows you to calculate the cost of construction using the most advanced resource index method.

20. Statistical information on the aggregated types of construction work in physical and value terms makes it possible to indirectly determine the average price of aggregated construction work.

21. Formation of data on consolidated types of construction work is carried out by types of objects under construction (residential, non-residential buildings and structures) and is used for economic analysis of the development of the construction industry in certain sectors of the economy.

22. The information base for generating data on aggregated types of construction work is the nationwide statistical observation.

23. Data collection on aggregated types of construction work is carried out according to the "Directory of aggregated types of work", which consists of groups, and the groups, in turn, are divided into separate subgroups.

**Chapter 4** **Indicators characterizing the finished products of construction**

24. The result of the implementation of investment projects for the construction and reconstruction of construction projects is finished construction products.

25. Finished construction products include completed residential and non-residential buildings, facilities, facilities and objects of various types of activities, accepted for operation in the prescribed manner.

26. The objects of observation in the statistics of finished construction products are objects under construction and completed construction, construction phases, start-up complexes and construction sites in general.

27. Statistical information on finished construction products is formed on the basis of nationwide statistical observations on a monthly and annual basis on commissioned facilities, including by individual developers.

28. When conducting nationwide statistical observations on commissioned facilities, including individual developers, information is provided by legal entities and their structural and separate divisions that commission facilities in the reporting period, regardless of the number of employees, as well as structural divisions of local executive bodies performing functions in the field of architecture and urban planning, peasant or farm enterprises.

29. The basis for filling in the data on commissioned objects in statistical observations is the Acts of acceptance of the object into operation and acceptance of the constructed object into operation by the owner independently (hereinafter - Acts).

Documents confirming the fact of the creation of objects: a court decision on recognizing the right of ownership and suitability of objects for operation, a technical passport, the conclusion of a technical examination of an object are not grounds for inclusion in the statistical form on finished construction products.

30. The parameters of the objects put into operation (the number of buildings, their total area and construction volume, the capacity of the commissioned object and their actual cost) are reflected in primary statistical forms in the actually accepted sizes indicated in the Acts for the month in which they were issued, as well as for the year.

31. The object of construction is a separate building or structure with all related equipment, inventory, tools, galleries, flyovers, internal engineering networks and communications, for the construction (reconstruction, expansion) of which an independent object estimate is compiled. Separate construction objects are also types of other works (vertical planning, external engineering networks, landscaping of the construction site).

Structures include construction objects, which are buildings connected to the ground, made of building materials and components, and / or in respect of which construction work is carried out. In this regard, soil preparation, planting or sowing plants for agricultural purposes are not considered as construction objects.

32. Buildings include artificial structures consisting of load-bearing and enclosing structures that form a mandatory closed ground volume, depending on the functional purpose, used for living or staying people, performing production processes, as well as placing and storing material assets.

33. When erecting at a construction site according to the project only one object of the main purpose, without the construction of ancillary and auxiliary facilities (for example: in industry - the building of the main purpose workshop; in transport - the building of the railway station; in housing and civil construction - a residential building, theater, school building), the concept of "object" coincides with the concept of "construction".

34. An industrial building (building), which houses several workshops, is considered one object.

35. In order to put into operation objects and capacities in accordance with the established procedure after the restoration of destroyed buildings, structures, production facilities and non-industrial facilities, an Act for the write-off of objects is drawn up.

36. The capacity and actual cost of commissioned facilities after reconstruction or reorganization is reflected when their functional purpose is changed.

37. The number of buildings put into operation by sections is determined upon completion and commissioning of the facility as a whole.

38. External extensions to existing objects that have a different functional nature than the object (building) as a whole are considered a separate building.

**Paragraph 1. Indicators of housing construction**

39. The objects of housing construction are individual and multi-apartment residential buildings, dormitories and residential buildings for social groups put into operation in the prescribed manner (boarding schools for orphans and children left without parental care, orphanages, boarding schools for the elderly and disabled , adaptation centers for persons without a fixed place of residence).

40. Main indicators of housing construction:

1) the number of housing units (apartments) put into operation; 2) the total area of residential buildings put into operation;

3) the index of the physical volume of residential buildings put into operation;

4) the actual cost of commissioned residential buildings.

41. The total area of a residential building (residential building) is calculated as the sum of the total areas of all dwellings and the areas of all non-residential premises, as well as the areas of parts of a residential building that are common property.

The number of residential buildings entered does not include data on the following objects:

1) premises and buildings temporarily adapted for housing, suitable only for seasonal or temporary residence, regardless of the length of residence (dachas, summer garden and hunting lodges, rangers' houses);

2) yurts, mobile houses and wagons, collapsible switchboard, modular houses and buildings adapted for temporary residence;

3) overhauled houses, where individual dilapidated parts and structures of the house were replaced, except for the construction of the main walls of the building;

4) residential buildings designed for special purposes (barracks for military personnel, hostels for special contingents);

5) sports and tourist bases, motels, campsites, sanatoriums, rest houses, boarding houses, guest houses, hotels.

42. The total area of the dwelling is calculated as the sum of the usable area of the dwelling and the areas of balconies (loggias, verandas, terraces), calculated using reducing coefficients in accordance with the normative legal acts of the area. The usable area of a dwelling is calculated as the sum of the residential and non-residential areas of the dwelling.

43. The living area of a dwelling is calculated as the sum of the areas of living rooms (bedroom, living room, nursery, home office) in a dwelling (apartment), calculated in square meters.

44. The non-residential area of the dwelling is calculated as the sum of the areas of the internal utility rooms (kitchen, bathroom, toilet, hallway, corridor, apartment pantry) in the dwelling (apartment), calculated in square meters.

45. The indicator "Average actual costs for the construction of 1square meter of the total area of residential buildings (without specialized and other residential buildings)" determines the capital costs actually incurred by developers and is calculated by dividing the actual cost of construction of facilities (thousand tenge) by the total area of residential buildings (square meters).

The actual cost of construction of facilities includes all costs provided for in the estimate for construction. Includes costs for design and estimate documentation, architectural supervision, maintenance of directorates of facilities under construction, costs associated with the preparation and development of the construction site (including the seizure of land from the population for state needs) and costs included in construction estimates.

The main component of the estimated cost of construction and installation works includes the cost of all materials, products and structures, energy resources, the wages of workers and the cost of operating construction machines and mechanisms.

46. To determine the provision of the population with newly built housing, the indicator “Commissioned residential buildings per 1000 people” is calculated using the following formula:

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where:

*S n 1000* - the total area of commissioned residential buildings per 1000 population, square meters;

*S o* - the total area of residential buildings put into operation, square meters by legal entities;

*S i* - the total area of residential buildings put into operation by individual developers, square meters;

*N sr* - average annual (average) population of the Republic of Kazakhstan.

47. Residential buildings built by individual developers are considered put into operation, in the period in which the fact of their creation was first confirmed (an act of acceptance of the object into operation was issued).

48. Commissioned garden houses (summer cottages) for permanent residence are considered as residential buildings subject to a change in the purpose of the land plot, the procedure for changing which is regulated by the Land Code of the Republic of Kazakhstan and if there are relevant documents on their re-registration for real estate as individual residential houses.

49. The main indicator that determines changes in housing construction is the index of the physical volume of residential buildings put into operation (rate) of commissioning of residential buildings. The calculation is carried out in terms of the total area of commissioned residential buildings in dynamics and is determined as the ratio of the total area of the analyzed period to the previous period according to the following formula:

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where:

*I J* - the index of the physical volume of residential buildings put into operation (rate) of commissioning of residential buildings;

*S o* - the total area of residential buildings put into operation, square meters by legal entities;

*S i* - the total area of residential buildings put into operation by individual developers, square meters.

**Paragraph 2. Characteristics of commissioned facilities ( capacities) in non-residential buildings and structures**

50. Meters of production capacity, length, capacity and certain consumer properties of objects in physical terms characterize completed buildings, structures and information about the economic parameters of their use.

51. Capacities of commissioned facilities in non-residential buildings and structuresdepending on the functional purpose and characteristic features are divided into the following types:

1) capacities for the production of products, services, extraction and processing of minerals and other natural resources, except for linear objects;

2) objects of social and cultural purpose;

3) linear objects (pipelines, roads and railways, power lines, utility networks).

52. Commissioned non-residential buildings are classified depending on the purpose of their use into the following types of buildings:

1)industrial (buildings used for industrial production, warehousing at industrial enterprises, including construction industry enterprises);

2) agricultural buildings (buildings for the maintenance and management of livestock and poultry, warehouses, industrial agricultural buildings);

3) commercial (buildings, which include all buildings intended for wholesale and retail trade, hotels and public services);

4) administrative buildings (buildings of administrative institutions and offices of firms, organizations, enterprises, agencies, financial and insurance organizations, banks, editorial offices);

5) educational (buildings intended for training: educational institutions, out-of-school, cultural and educational, scientific and design and survey institutions);

6) health care (buildings intended for medical purposes: medical and preventive, sanatorium-resort, health-improving institutions);

7) buildings that are not assigned to any of the above groups (religious, sports, transport, communications).

53. Commissioned from the equipment are subdivided mainly according to their functional purpose into the following types:

1) transport - for various types of transport (bridges, overpasses, flyovers, berths, railways and roads);

2) water management - water intake, water treatment, culvert, pumping stations;

3) hydrotechnical - dams, dams, canals, locks;

4) communication facilities, power transmission, pipeline transport - for various types of products;

5) sports and recreation - stadiums, tracks, sports tracks , swimming pools, tennis courts, gyms, hockey rinks.

54. For linear construction (oil pipelines, communication lines, railways and roads) located in several territories (in different regions), the commissioning of facilities for each of them is determined based on the volume of commissioning related to individual sections and objects of this construction located in the respective territory.

During the reconstruction of linear objects, statistical observations reflect changes in the parameters of linear objects or their sections (parts), which entails a change in the class, category and (or) originally established indicators of the functioning of such objects (capacity, carrying capacity, etc.) or in which a change in boundaries is required right-of-way and (or) security zones of such objects.

55. The indicator of commissioned facilities for the use of renewable energy sources includes facilities that use energy sources that are continuously renewable due to naturally occurring natural processes for the production of electrical and (or) thermal energy (energy of the sun, wind, water, anthropogenic sources of primary energy resources - biomass, biogas).

56. Data on the energy efficiency class of the commissioned facility are determined when newly constructed facilities are put into operation.

The customer indicates the required energy efficiency class in the assignment for the development of design (design and estimate) documentation, as well as in the technical passport of the building, structure, structure and in the Commissioning Certificate.