

2006 -

2007 /

:

<http://atlas.pcbs.gov.ps>

<http://www.pcbs.gov.ps>

()

2006

.2007 - 1428 ©

:

.2006 - ; .2007

:

/

- 1647 . .

(970/972) 2 240 6343 :

(970/972) 2 240 6340 :

<http://www.pcbs.gov.ps> :

diwan@pcbs.gov.ps :



2007 -

.

2006

(PNA)

2007 (CFG)

.(SDC)

.

(CFG)

:

•

:

•

:

•

:

•

:

•

:

•

.

.1994

2006

2007

2006

2007

19		:
19		
21		:
27		:
29		:
29	1.4	
29	2.4	
31		:
31	1.5	
32	2.5	
32	3.5	
33		

35		:1
	2006 -	
35		:2
	2006 -	
35		:3
	2006 -	
36		:4
	2006 -	
36		:5
	2006 -	
36		:6
	2006 -	
37		:7
	2006 -	
37		:8
	2006 -	

28

:1

2006 -

28

:2

2006 - 2000

151.1

		2007		2006	
					:
				464.7	2006
		105.8			
				2005	2006
		%35.9		2006	
			2005	%8.8	2006
		.%8.7	2005	2006	
			2004	2003	2000
2003	2000	%15.0	%36.6		2006
			.2004		%40.0
		2003	2000	%176.5	%71.2
				.2004	2006
					%46.0
		%39.5	%169.4	%50.5	
					. 2004 2003 2000

"

"

.

.

.

:

:

.1

.

.2

.

.

.3

.

:

.(SNA 1993)

.

.

.

:

:

:

.1

.2

...

.3

:

:

:

.1

:

.2

:(

)

.3

:

.4

:

... ..

:

: .1

: .2

: .3

: .4

: .5

()

: .6

: .7

: .8

	:		:	
	:		:	.1
	.)	:	.2
		(
		(1)		
	.			
3
			:	
	.		:	.4
		:	.5
	.		:	.6
			:	
			:	
			:	.1
			:	.2
	(...)		
	(....)		
	.		:	.3
	.		:	.4
	.		:	.5
			:	
			:	
	-:			
				.1
				.2

.3

.4

.5

.6

.....

:(²)

:

2006

:

:

:

.1

:

.2

:

.3

()

:

+

.4

(:) .5

: .6

: .7

: .8

:

.1967

: 2006

464.7	.1
105.0	•
207.1	/ •
27.2	•
122.0	•
3.4	() •
177.1	•
138.8	•
148.8	•
253.1	•
47.7	•
34.5	•
129.4	•
432.2	•
12.6	•
5.8	•
14.1	() •
105.8	.2
151.1	.3
721.6	.4

%40.0

464.7 2006

2005 2004

%35.9

2006

105.8

151.1

2005

%8.8

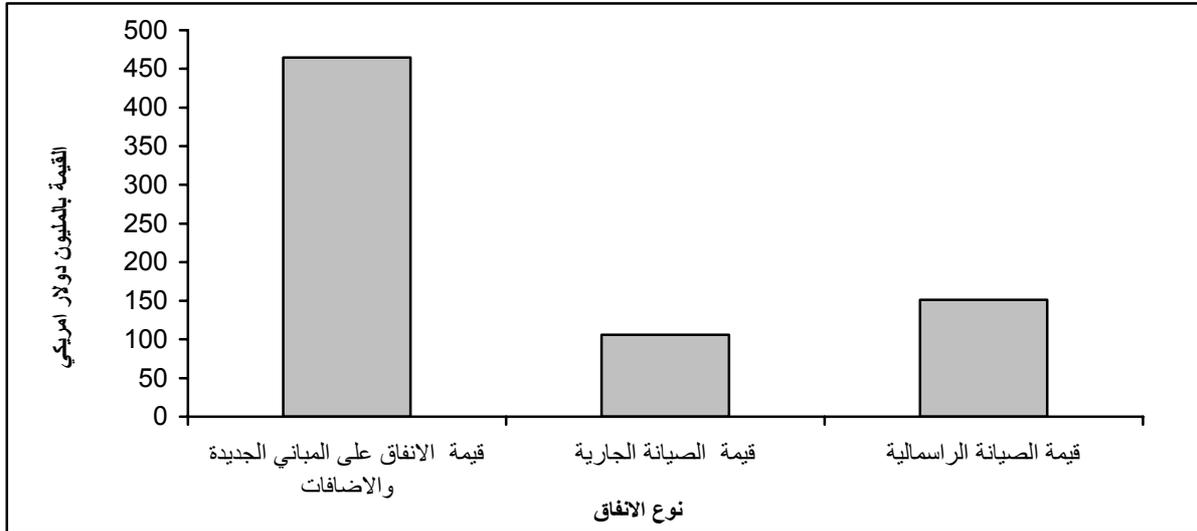
2005

%8.7

:2006

2006 -

: (1)



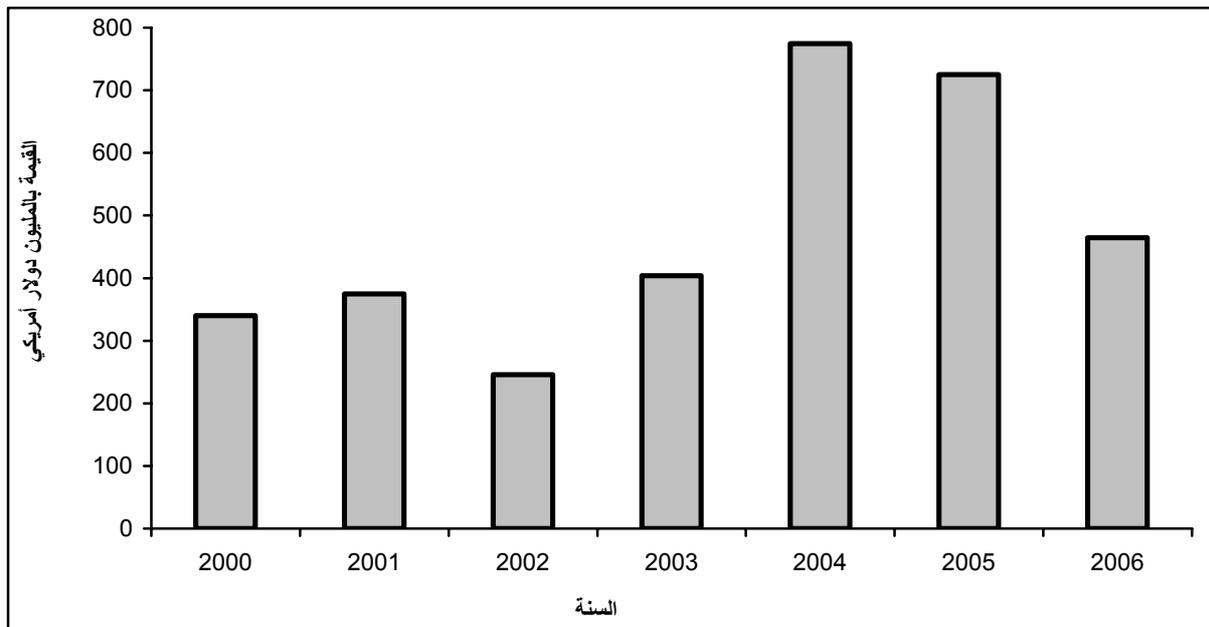
2005 2004

2006

2003 - 2000

2006 - 2000

: (2)



: **1.4**

:

.1

.2

.3

.4

.5

.6

.7

: **2.4**

: **1.2.4**

.2006

-:

.1997 3,496 •

.(J1) •

: **2.2.4**

:

(228)

:

:

.(()) .1

.2

-. () .3

•

•

•

:

2006 : 2005-1998

: 3,659

.1

() *

.2

-

-

-

.(1995) (1997- 1996) .3

1.5

1.1.5

%95		C.V %				
596579.2	332820.2	0.144	66900.8	464699.7		
183783.2	118363.7	0.109	16536.0	151073.5		
129856.8	81670.0	0.116	12270.5	105763.4		

2.1.5

610

:
:
:
:
3,659 •
2006
405 •
97 •
4,172 = 97 - 4,269 = •
%9.5 = •

() ()

2.5

3.5

:

.1

()

.2

()

.3

: (J1)

.4

•

•

:

•

:

4.4849 = /

0.7086 = /

Tables

:1

2006 -

Table 1: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building type - 2006

Value in US \$ 1000

Region	Building Type					
	Total	Other	** Under construction	Enterprise	/ Villa\ House	Building
Remaining West Bank and Gaza Strip	464699.7	3372.3	122002.0	27189.5	207146.8	104989.1
Remaining West Bank	289817.4	3372.3	89904.9	10554.8	140129.1	45856.3
Gaza Strip	174882.3	0.0	32097.1	16634.7	67017.7	59132.8

**

:2

2006 -

Table 2: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building status - 2006

Value in US \$ 1000

Region	Building Status			
	Total	Used but not completed	** Under construction	Completed
Remaining West Bank and Gaza Strip	464699.7	148774.5	138805.6	177119.6
Remaining West Bank	289817.3	56580.9	106708.5	126527.9
Gaza Strip	174882.4	92193.6	32097.1	50591.7

**

:3

2006 -

Table 3: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building ownership - 2006

Value in US \$ 1000

Region	Building Ownership				
	Total	** Other**	Philanthropic society	Govern-mental	Private
Remaining West Bank and Gaza Strip	464699.7	14099.0	5781.0	12637.4	432182.3
Remaining West Bank	289817.3	11435.1	5350.5	4958.3	268073.4
Gaza Strip	174882.4	2663.9	430.5	7679.1	164108.9

**Includes UNRWA, Endowment, and others.

**

2006 -

Table 4: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building current utilization - 2006

Value in US \$ 1000

Region	Building Utilization				
	Total	Not Stated	Work and Residential	Work only	Residential only
Remaining West Bank and Gaza Strip	464699.7	129366.8	34563.3	47668.1	253101.5
Remaining West Bank	289817.3	97600.0	17928.6	21388.5	152900.2
Gaza Strip	174882.4	31766.8	16634.7	26279.6	100201.3

2006 -

Table 5: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and construction material of external walls - 2006

Value in US \$ 1000

Region	Construction Material of External Walls					
	Total	** Other**	Concrete	Cement Block	Stone & Cement	Stone
Remaining West Bank and Gaza Strip	464699.7	7448.6	41882.4	229375.3	7077.5	178915.9
Remaining West Bank	289817.4	5921.4	41691.0	64232.7	7077.5	170894.8
Gaza Strip	174882.3	1527.2	191.4	165142.6	0.0	8021.1

**Includes old stones and others.

**

2006 -

Table 6: Value of current maintenance on buildings in Remaining West Bank and Gaza Strip - 2006

Value in US \$ 1000

Region	Value of current maintenance
Remaining West Bank and Gaza Strip	105763.5
Remaining West Bank	75800.5
Gaza Strip	29963.0

2006 -

:7

Table 7: Value of expenditures of capital additions repairs and improvements on buildings in Remaining West Bank and Gaza Strip by region - 2006

Value in US \$ 1000

Region	Value of capital additions repairs and improvements	
Remaining West Bank and Gaza Strip	151073.5	
Remaining West Bank	127342.9	
Gaza Strip	23730.6	

2006 -

:8

Table 8: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by expenditure Item and region –2006

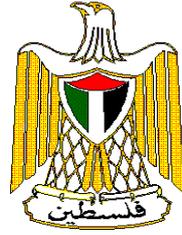
Value in US \$ 1000

Expenditure Item	Region			
	Palestinian Territory	Gaza Strip	Remaining West Bank	
Excavations by Machinery	11893.3	916.8	10976.5	()
Workmanship	28327.2	7416.9	20910.3	
Construction Materials**	124573.5	25783.8	98789.7	**
Workmanship + Materials***	241953.3	111801.9	130151.4	*** +
Contracting Companies	38821.1	20158.0	18663.1	
Licensing Fees and Penalties	7690.6	6432.8	1257.8	
Utilities Connection Fees	5557.7	1051.2	4506.5	(.)
Other	5883.0	1321.0	4562.0	
Total	464699.7	174882.4	289817.3	

**Construction materials purchased by owner.

**

***Includes workmanship and materials.



**Palestinian National Authority
Palestinian Central Bureau of Statistics**

**Construction Statistics
Existing Buildings Survey – 2006**

June, 2007

Cover price 3 US \$

**PAGE NUMBERS OF ENGLISH TEXT ARE PRINTED IN SQUARE BRACKETS.
TABLES ARE PRINTED IN THE ARABIC ORDER (FROM RIGHT TO LEFT)**

New Web Site:

- PCBS has launched the electronic atlas of Palestine on <http://atlas.pcbs.gov.ps>
- All of PCBS publications are available online in electronic format on PCBS web site <http://www.pcbs.gov.ps>
- For additional data requests, online form is available on PCBS web site and users can track the status of their request and download the data once made available.
- Note:

In this report (tenth edition) for Existing Building Survey, Jerusalem annexed by Israel was excluded due to technical reasons, refer data quality, and so there is no ability to compare the results with the previous years reports.

**This document is prepared in accordance with the
standard procedures stated in the Code of Practice for
Palestine Official Statistics 2006**

© June, 2007

All rights reserved.

Suggested Citation:

**Palestinian Central Bureau of Statistics, 2007. *Existing Building Survey – 2006*,
Ramallah - Palestine.**

All correspondence should be directed to:

Dissemination & Documentation Department/ Division of User Services

Palestinian Central Bureau of Statistics

P.O.Box 1647, Ramallah, Palestine.

Tel: (972/970) 2 240 6340

Fax: (972/970) 2 240 6343

E-Mail : diwan@pcbs.gov.ps

web-site: <http://www.pcbs.gov.ps>



Population, Housing and Establishment Census - 2007

Acknowledgment

The Palestinian Central Bureau of Statistics (PCBS) expresses its deep gratitude to the Palestinian households who cooperated with the fieldwork team through providing data requested in this survey.

The funding for this survey Existing Building Survey 2006 was provided by the Palestinian National Authority (PNA), and the Core Funding Group (CFG) for 2007. CFG member include Representative Office of Norway to PNA; Representative Office of Netherlands to PNA; Swiss Agency for Development and Cooperation (SDC).

On this occasion, the PCBS extends special thanks to the members of the Core Funding Group (CFG) who contributed in funding this survey for their support.

Team Work

- **Technical Committee**

Jamil Alrimawi

Saleh Khasib

Khalid Hantoly

Mohammad Khutaba

Principal of Committee

- **Report Preparation**

Jamil Alrimawi

Ayman Quneir

- **Preliminary Review**

Yousef Daqah

Ibraheem Al Tarsha

- **Dissemination Standard**

Hanan Janajreh

- **Final Review**

Saleh Al Kafri

- **Overall Supervision**

Luay Shabaneh, Ph.D

PCBS President

Preface

Construction is a vital activity in the Palestinian Economy. Not only for its substantial contribution in the Palestinian Gross Domestic Product (GDP) and in employment, but also it has strong interrelations with other economic activities. The construction of buildings, in particular, comprises a significant part of the construction activities as a whole.

In an attempt to provide statistical data on the different aspects of this activity, the PCBS has initiated the Construction- Contractors Survey within the economic survey series since 1994. PCBS has also started producing statistics on building licenses since the first quarter of 1996.

PCBS is pleased to issue the tenth report on the existing buildings. This survey aimed basically to measure the output of producers engaged in construction activities; those not covered in the Construction- Contractors Survey. We refer here to self- employed skilled and unskilled workers (informal sector) who significantly contribute to the buildings' construction activity. This significant contribution brought up the urgent need to be surveyed to provide more complete data on producers in construction activities. This survey provided data on the cost of construction of existing buildings according to different characteristics in the Palestinian Territory.

The findings of this survey will be used in compiling the national accounts for 2006 for both construction and real estate activities. We hope also that this data is benefit to researchers and other interested parties from both public and private sectors.

June, 2007

Luay Shabaneh, Ph.D
PCBS President

Table of Contents

Subject	Page
List of Tables	
List of Figures	
Summary Results	
Executive Summary	[19]
1. Introduction	[19]
2. Objectives	[19]
3. Definitions	[19]
4. Methodology	[20]
5. Main Findings	[21]
Data Quality	[23]
1. Accuracy of the Data	[23]
2. Comparison of the Data	[24]
3. Technical Notes	[24]
Tables	33

List of Tables

Table	Page
Table 1: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building type - 2006	35
Table 2: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building status - 2006	35
Table 3: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building ownership - 2006	35
Table 4: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and building current utilization - 2006	36
Table 5: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by region and construction material of external walls - 2006	36
Table 6: Value of current maintenance on buildings in Remaining West Bank and Gaza Strip - 2006	36
Table 7: Value of expenditures of capital additions repairs and improvements on buildings in Remaining West Bank and Gaza Strip by region - 2006	37
Table 8: Value of expenditures of new construction of buildings and additions in Remaining West Bank and Gaza Strip by expenditure Item and region -2006	37

List of Figures

Figure	page
Figure 1: Value of Expenditures of New Buildings and Additions in Remaining West Bank and Gaza Strip by Expenditure Type - 2006	[22]
Figure 2: Value of Expenditures of New Construction of Buildings and Additions in Remaining West Bank and Gaza Strip for the Years 2000 – 2006	[22]

Summary Results

This report covers 2006 data which it was collected at the beginning of the year 2007, where the respondents in this survey are the owners of the buildings.

The existing building survey results was as follow:

The survey results indicate that the value of constructing new buildings and additions in Remaining West Bank Gaza in the year 2006 was 464.7 million US\$, with a decrease by 35.9% compared with 2005, while the cost of current maintenance on existing buildings reached 105.8 million US\$ for 2006, on the other side the capital repair and improvements cost for existing buildings reaches 151.1 million US\$ in 2006.

The final results show a decrease in the total cost value of capital repair and improvements by 8.7% for the year 2006 compared with 2005, and show increasing in the total cost value of current maintenance by 8.8% for the same period.

Comparing the data in 2006 with 2004, revealed that the value cost of constructing new buildings and additions on buildings in Remaining West Bank and Gaza Strip decreased by 40.0%, while it increased by 36.6%, 15.0% compared with 2000 and 2003 respectively, while the value of current maintenance costs on existing buildings decreased by 50.5%, 169.4%, 39.5% compared with 2000, 2003, 2004 respectively, and the capital repair and improvements cost value on existing buildings increased by 71.2%, 176.5%, compared with 2000, 2003, respectively, on the contrary its decreased by 46.0% compared with 2004.

Executive Summary

1. Introduction

Due to the vital role of the construction activities in the Palestinian Economy in terms of its capacity to create job opportunities and also for its contribution to Gross Domestic Product (GDP), PCBS had devoted important efforts to produce a comprehensive data base on the construction activities which became as part of its master plans since its establishment in 1993, as a result; The annual existing building survey was introduced and designed to capture the informal sector in the construction activities, this survey also serves as a complementary part to the annual survey on the formal part to the Construction Contractors Survey which considered formal part of construction activities.

The construction of buildings represents the bulk of construction projects taking place in the Palestinian Territory, most of these activities are constructed by self- employed, skilled workers and small size contractors whom together constitute what is called the Informal Sector in construction. This survey aims to measure the economic indicators such as the cost of constructions, cost of new additions and other related indicators, the output of this survey depending on a special methodology designed to get the requested data via addressing building owners directly.

2. Objectives

- Measuring the output of the informal sector engaged in building construction, additions and capital and current maintenance.
- Providing data on the cost of construction of existing buildings in Remaining West Bank and Gaza Strip by several characteristics.
- Providing data on costs of current maintenance necessary for estimating the intermediate consumption of real estate activities.

3. Definitions

- Statistical unit: The statistical unit is the building.
- Building: the building is defined as any fixed construction that is temporarily or permanently erected on the surface of the earth or water. The building is surrounded by four walls or with at least one completed ceiling at the time of the visit, regardless of the construction material and the purpose of construction and utilization. The building might be utilized for habitation, for work, for both, vacant, closed or under construction.
- Construction Materials of External Walls:
 1. Cleaned stone
 2. Stone and concrete
 3. Concrete
 4. Cement blocks
 5. Clay adobe
 6. Old stone
 7. Other
- Utilization of the building: It refers to the way the building is currently used, regardless of the purpose of its construction which classified as follow:
 1. Habitation only: it means that the building was completely used for residential purposes only, i.e. normal buildings.

2. **Habitation and Work:** it means that some of the housing units in the building are used for habitation purposes whereas other units are used for habitation and for work. An example of this is a building comprising units used for habitation purposes only whereas other units are used for work purposes. Likewise, a building comprised of units used for residential purposes, except for the ground floor that consists of stores, groceries, garages...etc, are considered habitation and non-habitation at the same time. Also, the building constructed for work purposes (e.g. factory, school, mosque ...etc)but includes a unit permanently occupied by a household is considered habitation and work at the same time.
3. **Work only:** it means that the building was used for work only, i.e. not occupied by any household.
4. **Closed:** it means that one household or more occupied the building but it was closed during the listing period. This applies as well to building used for work purposes but found closed during the listing period.
5. **Vacant:** it means that the building was used for work only, i.e. not occupied by any household.

Important note: If some parts of the buildings are used while other parts are vacant, closed or under construction, the current use shall be habitation only, for work only, or habitation and work, depending on case.

- **Remaining West Bank:** The West Bank except for those parts of Jerusalem Governorate, which were annexed after 1967 occupation by Israel.

4. Methodology

- **Questionnaire:** The questionnaire used in this survey was designed as simple as the data expected to be kept by respondents.
- **Sample:** A two stage stratified cluster random sample was used in this survey. In the first stage (228 enumeration area) were selected out of the 3496 PSU into which all Remaining West Bank and Gaza Strip was subdivided for statistical purposes. In the second stage a random sample from each PSU was selected, the sample amounted to 4269 buildings.

5. Main Findings

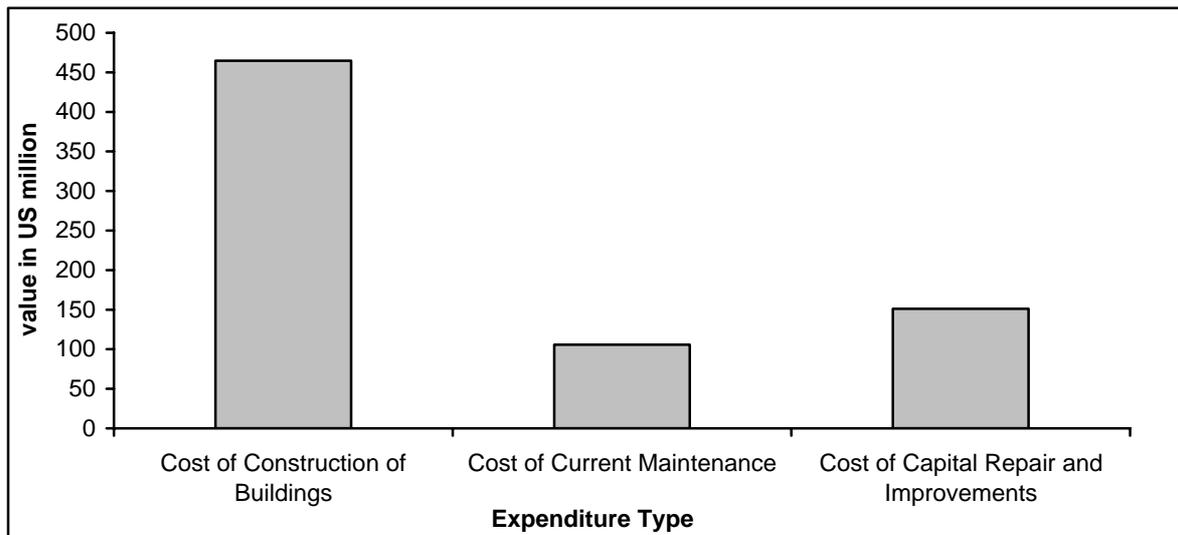
The following main indicators are derived from the existing buildings Survey 2006:

Item	Values in Million US \$
1. Value of expenditures of new buildings and additions in Remaining West Bank and Gaza Strip	464.7
A. Value of expenditures of new buildings and additions by building type:	
a- Building	105.0
b- Villa/ House	207.1
c- Enterprize	27.2
d- Under construction	122.0
e- Others, including(tent, irony building, Others)	3.4
B. Value of expenditures of new buildings and additions by building status:	
a- Completed	177.1
b- Under construction	138.8
c- Used but not completed	148.8
C. Value of expenditures of new buildings and additions by building utilization:	
a- Residential only	253.1
b- Work only	47.7
c- Work and Residential	34.5
d- Not Stated	129.4
D. Value of expenditures of new buildings and additions by building ownership:	
a- Private	432.2
b- Governmental	12.6
c- Philanthropic society	5.8
d- Others, including (UNRWA ,Endowment, others)	14.1
2. Value of current maintenance for buildings	105.8
3. Value of capital improvements for buildings	151.1
4. Total value of expenditures on buildings constructions and maintenance	721.6

The results indicate that the value of expenditures of new buildings and additions in Remaining West Bank and Gaza Strip in the year 2006 was 464.7 million US \$, reflecting a decrease by 40.0%, 35.9% comparing with previous two years, 2004 and 2005 respectively, while the value of current maintenance was 105.8 million US \$, which increased by 8.8% compared with 2005, but the value of capital repair and improvements was 151.1 million US\$, reflecting a decrease by 8.7% in 2006 compared with the previous year.

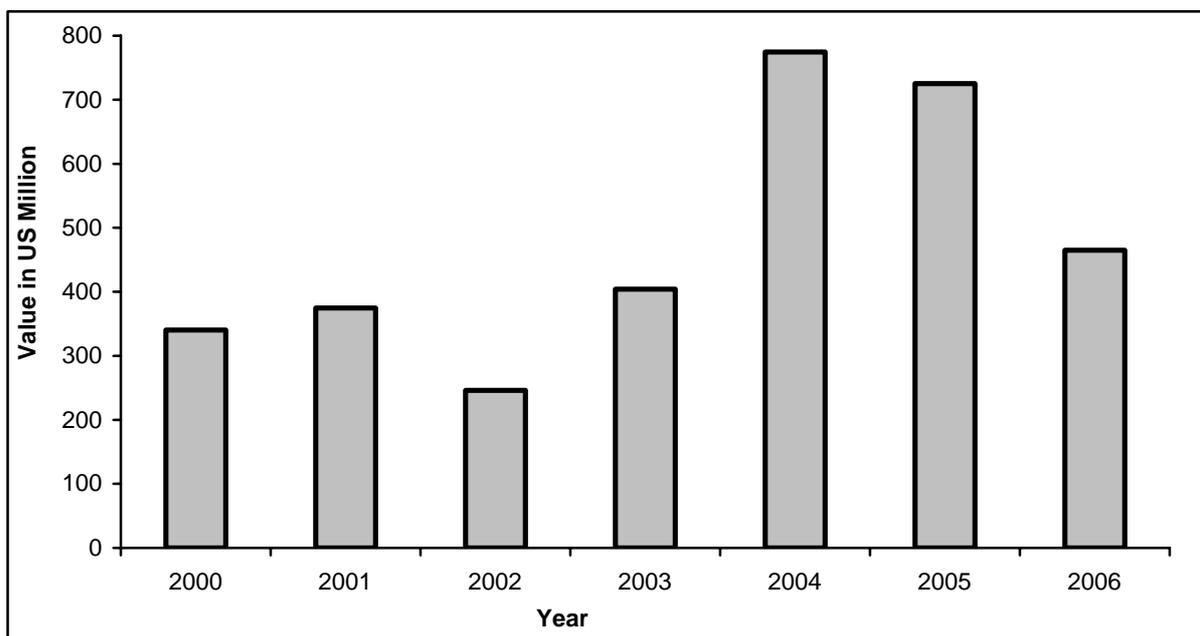
The figure below shows the expenditures distributed by expenditure type for building construction:

Figure (1): Value of Expenditures of New Buildings and Additions in Remaining West Bank and Gaza Strip by Expenditure Type - 2006



Also the results of the survey indicate that the year 2006 had witnessed a decrease in the value of expenditure 2004 and 2005, whereas it is still increased comparing with the years 2000- 2003 and the following figure show the main results.

Figure (2): Value of Expenditures of New Construction of Buildings and Additions in Remaining West Bank and Gaza Strip for the Years 2000 - 2006



Data Quality

5.1 Accuracy of the Data:

1. Statistical Errors:

The findings of the survey are affected by statistical errors due to using sampling in conducting the survey rather than comprehensive enumeration for the units of the target population, which increases the chances of having variances from the actual values we expect to obtain from the data had we conducted the survey using comprehensive enumeration.. The variance of the key goods in the survey was computed and dissemination was carried out on the level of Remaining West Bank and Gaza Strip for reasons related to sample design and computation of the variance of the different indicators.

Variance Account at Remaining West Bank and Gaza Strip Level

Variable	Estimate		Standard Error	CV%	95% Confidence interval	
	Unit	Value			Lower	Upper
Expenditures of new construction and additions	US\$ 1000	464699.7	66900.8	0.144	332820.2	596579.2
Capital improvements	US\$ 1000	151073.5	16536.0	0.109	118363.7	183783.2
Current maintenance	US\$ 1000	105763.4	12270.5	0.116	81670.0	129856.8

The table above shows that the value of standard error is high, but its acceptable, and this refers to the high value of the variance, because of the differences in unit that is the size of building according to its type, so that the value of expenditure on these buildings will vary following the variation in the of buildings.

2. Non-Statistical Errors

These types of errors could appear on one or all the survey stages that include data collection and data entry:

Response rate values:

- Sample size was 3,659 buildings in Remaining West Bank and Gaza Strip, in addition to 610 buildings was constructed in the year 2006.
- Non-response cases was 405.
- Over coverage cases was 97.
- Net sample= 4,269-97= 4,172.
- Non-response rate = 9.5%.

Response errors: these types of errors are related to, responders, fieldworkers, and data entry personnel's, and for insuring data quality, a series of measures were taken into account to support accuracy of data collection and data processing through the following: With regard to fieldworkers errors: a set of actions were taken to support accuracy of data collection through the Selection of specialized fieldwork team, the team was trained theoretically and practically on the survey questionnaire, and all the questions were answered. Field visits was a helpful tool to test the credibility of fieldworkers, and to solve all problems that face fieldworkers.

With regard to data entry errors: for insuring quality and consistency of data, a set of measures were taken into account for strengthening accuracy of data as preparing data entry program before data collection for checking readiness of the program for data entry, and

a set of validation rules were applied on the program for checking consistency of data, In addition efficiency of the program was checked through pre-testing in entering few questionnaires, including incorrect information for checking its efficiency, in capturing these information.

5.2 Comparison of the Data:

Comparison exercises was done with previous years survey of Existing Building statistics, the results reveals consistency with previous surveys data, and its shown in results section.

5.3 Technical Notes:

1. There could be some non- statistical errors in buildings construction and maintenance on these buildings, as a result of the long period between interview time and the base year, in addition to that most responders don't have financial records.
2. not able to disseminate in annexed Jerusalem because high relative error of indices, and the observations are so little.
3. Financial data was collected by NIS, US \$ and JD, but it was converted and published in US \$.

Exchange rates:
US \$ / NIS = 4.4849
US \$ / JD = 0.7086