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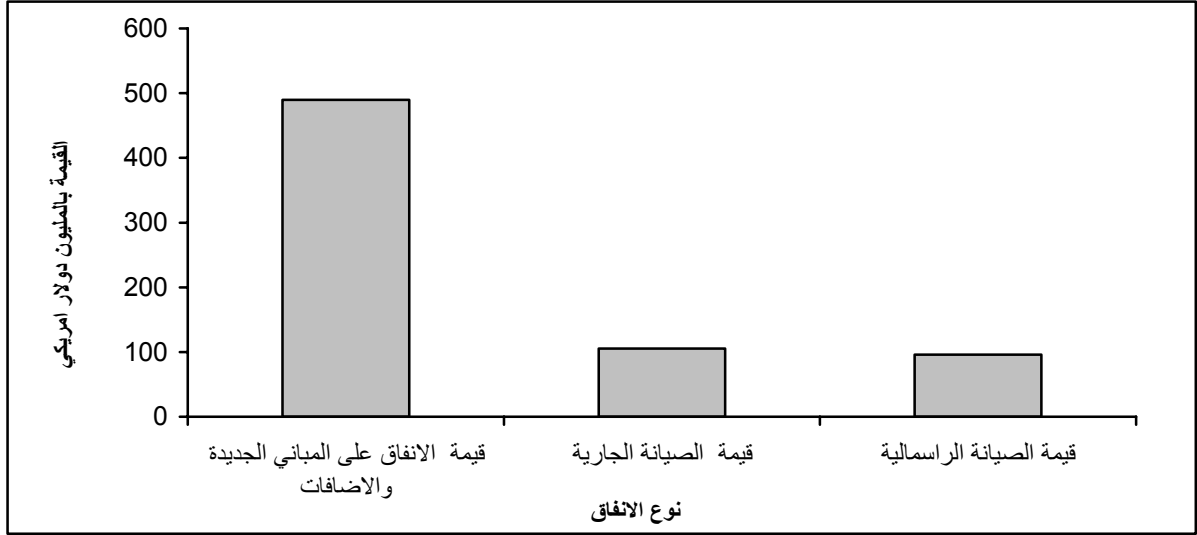
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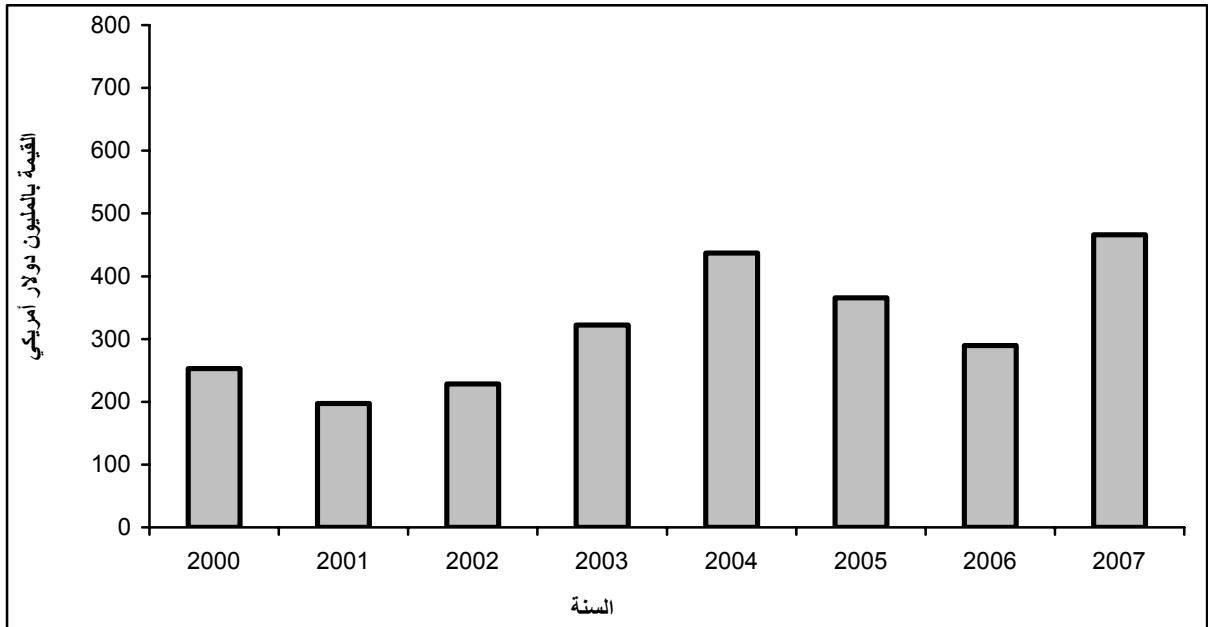
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Tables

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Table 1: Value of expenditures of new construction of buildings and additions in the West Bank by region and building type - 2007

Value in US \$ 1000

Region	Building Type						
	Total	Other	** Under construction	Enterprise	/ Villa\ House	Building	
West Bank	489878.8	65.6	224524.4	50582.2	113155.1	101551.5	
Remaining West Bank	465980.8	65.6	224524.4	50582.2	89438.2	101370.4	
Jerusalem*	23898.0	0.0	0.0	0.0	23716.9	181.1	*

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

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2007 -

:2

Table 2: Value of expenditures of new construction of buildings and additions in the West Bank by region and building status - 2007

Value in US \$ 1000

Region	Building Status				
	Total	Used but not completed	** Under construction**	Completed	
West Bank	489878.8	148653.9	228707.2	112517.7	
Remaining West Bank	465980.8	148653.9	228707.2	88619.7	
Jerusalem*	23898.0	0.0	0.0	23898.0	*

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

.1967

** Including building under preparation

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2007 -

:3

Table 3: Value of expenditures of new construction of buildings and additions in the West Bank by region and building ownership - 2007

Value in US \$ 1000

Region	Building Ownership					
	Total	** Other**	Local Authority	Govern- mental	Private	
West Bank	489878.8	38658.8	9829.2	7695.3	433695.5	
Remaining West Bank	465980.8	38317.9	9829.2	7695.3	410138.4	
Jerusalem*	23898.0	340.9	0.0	0.0	23557.1	*

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

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**Includes UNRWA, Endowment, Philanthropic society and others.

**

2007 -

:4

Table 4: Value of expenditures of new construction of buildings and additions in the West Bank by region and building current utilization - 2007

Value in US \$ 1000

Region	Building Utilization					
	Total	Not Stated	Work and Residential	Work only	Residential only	
West Bank	489878.8	228036.6	11569.3	57493.0	192779.9	
Remaining West Bank	465980.8	228036.6	10787.2	57493.0	169664.0	
Jerusalem*	23898.0	0.0	782.1	0.0	23115.9	*

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

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2007 -

Table 5: Value of expenditures of new construction of buildings and additions in the West Bank by region and construction material of external walls - 2007

Value in US \$ 1000

Region	Construction Material of External Walls						
	Total	** Other**	Concrete	Cement Block	Stone & Cement	Stone	
West Bank	489878.8	29118.4	19944.5	77813.8	36492.6	326509.5	
Remaining West Bank	465980.8	27302.0	19763.4	77813.8	34844.4	306257.2	
Jerusalem*	23898.0	1816.4	181.1	0.0	1648.2	20252.3	*

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

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**Includes old stones and others.

**

2007 -

:6

Table 6: Value of current maintenance on buildings in the West Bank - 2007

Value in US \$ 1000

Region	Value of current maintenance	
West Bank	105177.5	
Remaining West Bank	90406.3	
Jerusalem*	14771.2	*

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

.1967

2007 -

:7

**Table 7: Value of expenditures of capital additions repairs and improvements on buildings
In the West Bank by region - 2007**

Value in US \$ 1000

Region	Value of capital additions repairs and improvements	
West Bank	95922.7	
Remaining West Bank	88122.0	
Jerusalem*	7800.7	*

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

.1967

2007 -

:8

**Table 8: Value of expenditures of new construction of buildings and additions in the West Bank
by expenditure Item and region -2007**

Value in US \$ 1000

Expenditure Item	Region			
	West Bank	* Jerusalem*	Remaining West Bank	
Excavations by Machinery	20086.6	3113.7	16972.9	()
Workmanship	47737.5	627.3	47110.2	
Construction Materials**	306918.4	19464.0	287454.4	**
Workmanship + Materials***	81600.1	117.2	81482.9	*** +
Contracting Companies	15268.8	4.4	15264.4	
Licensing Fees and Penalties	12896.9	285.9	12611.0	
Utilities Connection Fees	2055.6	270.1	1785.5	(.)
Other	3314.9	15.4	3299.5	
Total	489878.8	23898.0	465980.8	

*Those parts of Jerusalem Governorate which were annexed by Israel in 1967

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**Construction materials purchased by owner.

***Includes workmanship and materials.



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

**Construction Statistics
Existing Buildings Survey – 2007**

September, 2008

Cover price 3 US \$

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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 eleventh report on the Existing Buildings 2007. 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 West Bank.

The findings of this survey will be used in compiling the national accounts for 2007 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.

September, 2008

Luay Shabaneh, Ph.D
PCBS President

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Summary Results

This report covers 2007 data which it was collected at the beginning of the year 2008, 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 the West Bank in the year 2007 was 489.9 million US\$, with an increase in Remaining West Bank by 60.7% compared with 2006, while the cost of current maintenance on existing buildings reached 105.2 million US\$ for 2007, on the other side the capital repair and improvements cost for existing buildings reaches 95.9 million US\$ in 2007.

The final results in Remaining West Bank show a decrease in the total cost value of capital repair and improvements by 30.8% for the year 2007 compared with 2006, while it increased by 4.4% compared with 2005, and the results show increasing in the total cost value of current maintenance by 19.3%, 33.1% for the years 2005, 2006 respectively.

Comparing results of 2007 with the period 2000-2005, revealed that the value cost of constructing new buildings and additions on buildings in Remaining West Bank increased by 84.2%, 136.4%, 104.0%, 44.6%, 6.6%, 27.4% respectively.

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 and habitation, but not occupied by any household.
6. **Abandoned:** it means that the building not used for long time, or owners can not arrive because of Israeli closure.
7. **Unclear:** building under construction or under prepared.

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 (245 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 3695 buildings.

5. Main Findings

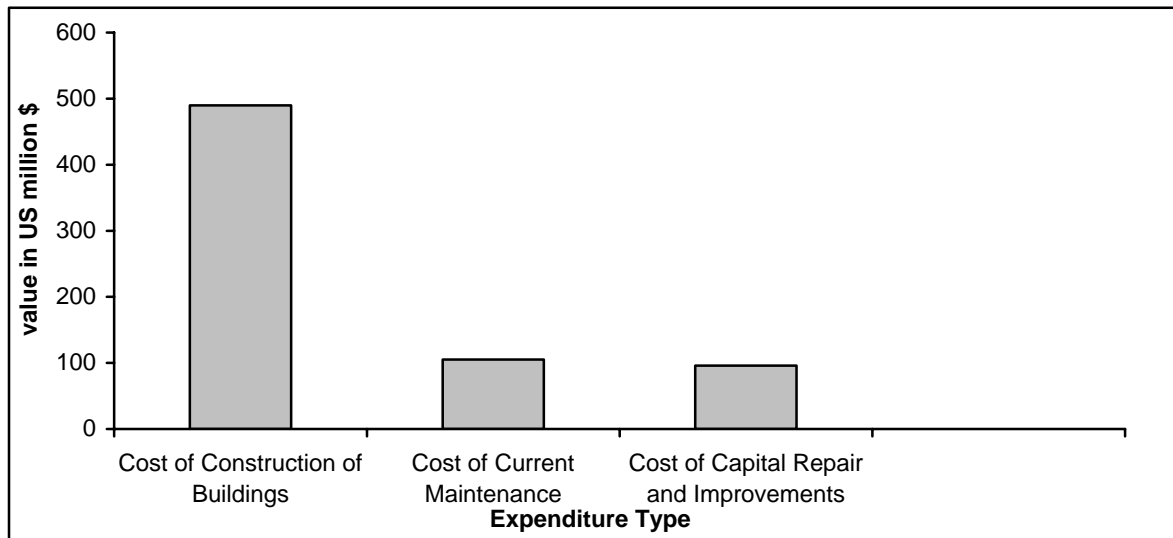
The following main indicators are derived from the existing buildings Survey 2007:

Item	Values in Million US\$
1. Value of expenditures of new buildings and additions in the West Bank	489.9
A. Value of expenditures of new buildings and additions by building type:	
a- Building	101.5
b- Villa/ House	113.2
c- Enterprize	50.6
d- Under construction	224.5
e- Others, including(tent, irony building, Others)	0.1
B. Value of expenditures of new buildings and additions by building status:	
a- Completed	112.5
b- Under construction/ Under prearation	228.7
c- Used but not completed	148.7
C. Value of expenditures of new buildings and additions by building utilization:	
a- Residential only	192.8
b- Work only	57.5
c- Work and Residential	11.6
d- Not Stated	228.0
D. Value of expenditures of new buildings and additions by building ownership:	
a- Private	433.7
b- Governmental	7.7
c- Philanthropic society	9.8
d- Others, including (UNRWA ,Endowment, others)	38.7
2. Value of current maintenance for buildings	105.2
3. Value of capital improvements for buildings	95.9
4. Total value of expenditures on buildings constructions and maintenance	691.1

The results indicate that the value of expenditures of new buildings and additions in the West Bank in the year 2007 was 489.9 million US\$, reflecting an increase in Remaining West Bank by 27.4%, 60.7% comparing with the years 2005 and 2006 respectively. While the value of current maintenance in the West Bank was 105.2 million US\$, which increased by 19.3% compared with 2006 in Remaining West Bank, but the value of capital repair and improvements in the West Bank was 95.9 million US\$, reflecting a decrease by 30.8% in 2007 compared with the year 2006.

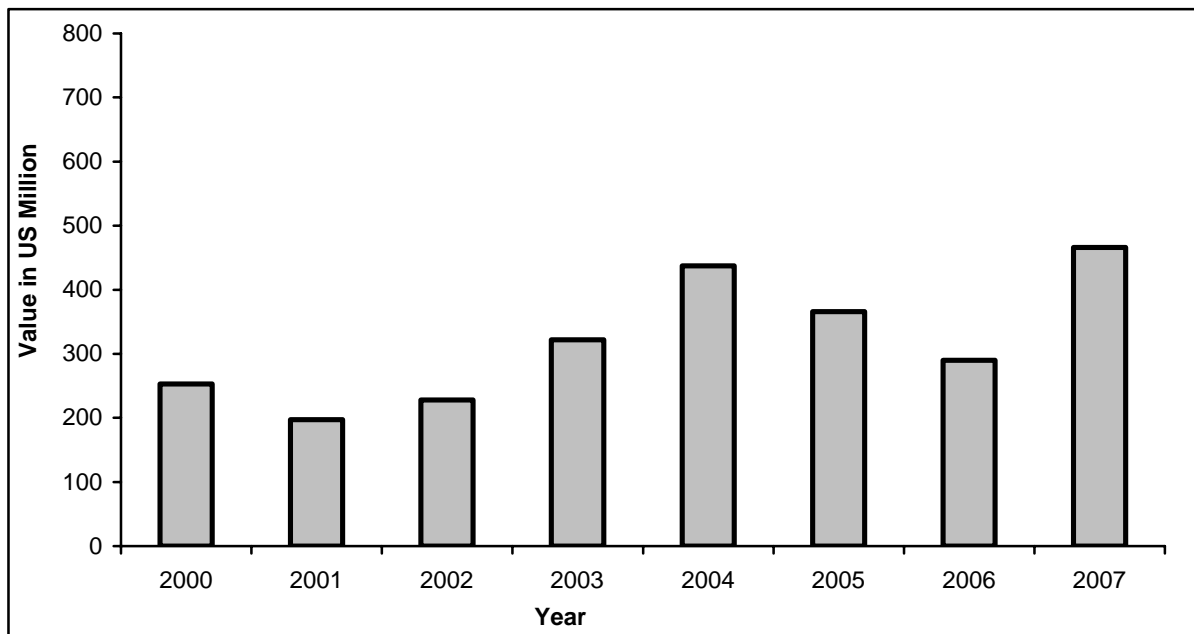
The figure below shows the expenditures distributed by expenditure type for building construction:

Figure (1): Value of Expenditures of New Buildings and Additions in the West Bank by Expenditure Type - 2007



Also the results of the survey indicate that the year 2007 increased comparing with the years 2000- 2006, and the following figure show the main results.

Figure (2): Value of Expenditures of New Construction of Buildings and Additions in the West Bank for the Years 2000 - 2007



6. Data Quality

6.1 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

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 2900 buildings West Bank, in addition to 284 buildings was constructed in the year 2007 already included.
- Non-response cases was 260.
- Over coverage cases was 4.
- Net sample= 2900-4= 2896.
- Non-response rate = 9.0%.

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.

6.2 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.

6.3 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\$.
4. Data were not available for Gaza Strip.
5. The comparison done for Remaining West Bank because data of annexed Jerusalem were unavailable in previous years.

Exchange rates:

US\$ / NIS = 4.1139

US\$ / JD = 0.7057