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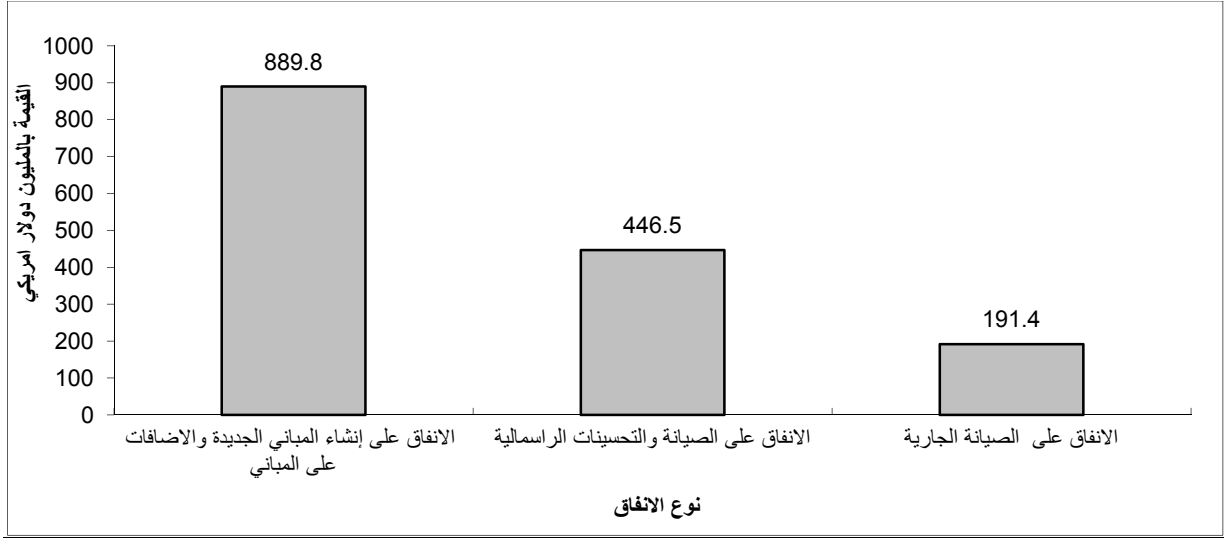
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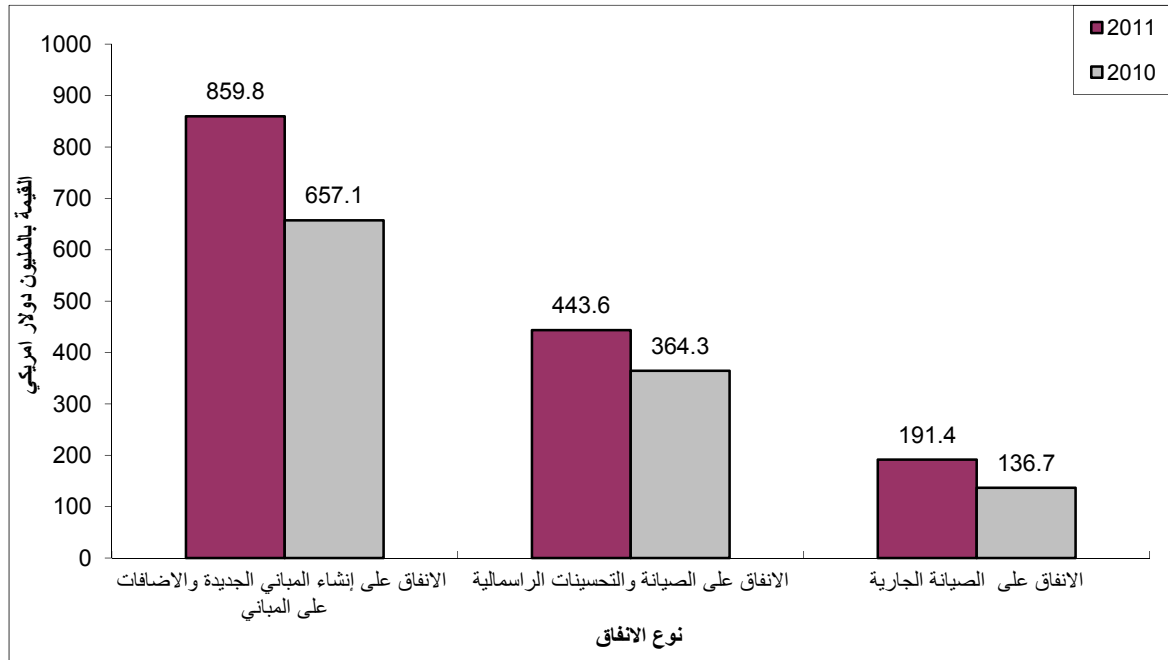
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Tables

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Table 1: Value of expenditure on new construction of buildings and additions in the Palestinian Territory by Region and Building type, 2011

(Values in US \$ 1000)

Region	Building Type						نوع المبنى
	المجموع Total	أخرى** Others**	تحت التشييد* Under Construction*	منشأة Establishment	فيلا/دار Villa/House	عمارة Building	
Palestinian Territory	889,823.0	1,500.0	301,101.2	105,588.2	303,321.4	178,312.2	
West Bank	518,477.1	1,500.0	206,379.3	94,874.7	142,622.3	73,100.9	
North of West Bank	202,844.1	758.4	48,307.1	36,046.2	75,299.9	42,432.6	
Middle of West Bank	131,638.4	59.5	69,754.9	17,202.8	31,795.0	12,826.3	
South of West Bank	183,994.6	682.2	88,317.3	41,625.7	35,527.4	17,842.0	
Gaza Strip	371,345.9	0.0	94,721.9	10,713.6	160,699.1	105,211.3	

* A Prior knowledge of the purpose of each type of buildings (Building, Villa / House, Establishments) is not necessarily to be uncompleted. The buildings under construction or finishing could be used and uncompleted. Therefore, it does not comparable between type and condition of a building where there may be a cross cutting among their components

** Other: include establishment, tent and marginal.

2011

:2

Table 2: Value of expenditure on new construction of buildings and additions in the Palestinian Territory by region and building status, 2011

(Values in US \$ 1000)

()

Region	Building status					
	Total	Other	Used but not completed	Uncompleted	Completed	
Palestinian Territory	889,823.0	478.5	255,999.7	293,592.6	339,752.2	
West Bank	518,477.1	478.5	111,590.4	195,606.4	210,801.7	
North of West Bank	202,844.1	478.5	29,405.0	54,123.0	118,837.6	
Middle of West Bank	131,638.4	0.0	27,037.5	53,651.8	50,949.1	
South of West Bank	183,994.6	0.0	55,148.0	87,831.6	41,015.0	
Gaza Strip	371,345.9	0.0	144,409.3	97,986.2	128,950.4	

2011

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Table 3: Value of expenditure on new construction of buildings and additions in the Palestinian Territory by region and building ownership, 2011

(Values in USD 1000)

()

Region	Building Ownership			ملكية المبنى	
	Total	* Others*	Governmental	Private	
Palestinian Territory	889,823.0	11,723.5	29,956.1	848,143.5	
West Bank	518,477.1	6,429.8	28,349.8	483,697.5	
North of West Bank	202,844.1	0.0	17,787.8	185,056.3	
Middle of West Bank	131,638.4	5,501.6	10,562.0	115,574.8	
South of West Bank	183,994.6	928.2	0.0	183,066.4	
Gaza Strip	371,345.9	5,293.7	1,606.2	364,446.0	

*Include UNRWA, Endowment, Philanthropic society and others

*

2011

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Table 4: Value of expenditure on new construction of buildings and additions in the Palestinian Territory by region and building current utilization, 2011

(Values in USD 1000)

()

Region	Building Utilization					
	Total	Not stated	Residential and work	Work only	الإستخدام الحالي للمبنى Residential only	
Palestinian Territory	889,823.0	321,672.5	64,525.9	106,044.8	397,579.8	
West Bank	518,477.1	222,468.4	22,041.9	95,331.2	178,635.5	
North of West Bank	202,844.1	65,245.7	6,285.8	36,171.9	95,140.6	
Middle of West Bank	131,638.4	63,321.6	8,517.5	16,851.5	42,947.8	
South of West Bank	183,994.6	93,901.1	7,238.6	42,307.8	40,547.0	
Gaza Strip	371,345.9	99,204.0	42,484.0	10,713.6	218,944.3	

2011

:5

Table 5: Value of expenditure on new construction of buildings and additions in the Palestinian Territory by region and construction material of external walls, 2011

(Values in USD 1000)

()

Region	Construction material of External walls مادة البناء للجدران الخارجية					
	Total	* Others*	Concrete	Cemet Block	Stone & Cemet	Stone
Palestinian Territory	889,823.0	34,816.7	21,552.6	540,972.9	32,003.7	260,477.1
West Bank	518,477.1	32,331.3	21,552.6	178,777.3	32,003.7	253,812.2
North of West Bank	202,844.1	13,239.2	2,570.9	139,021.6	15,159.3	32,853.2
Middle of West Bank	131,638.4	2,107.3	3,863.3	31,290.7	5,959.2	88,417.8
South of West Bank	183,994.6	16,984.7	15,118.3	8,465.1	10,885.3	132,541.2
Gaza Strip	371,345.9	2,485.4	0.0	362,195.6	0.0	6,665.0

*Include old stone and others.

*

2011

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Table 6: Value of current maintenance on buildings in the Palestinian Territory by region, 2011

(Values in USD 1000)

()

Region	Value of Current maintenance	
Palestinian Territory	191,392.0	
West Bank	150,237.9	
North of West Bank	66,287.4	
Middle of West Bank	43,898.9	
South of West Bank	40,051.5	
Gaza Strip	41,154.2	

2011

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Table 7: Value of expenditure on capital additions repairs and improvements on buildings in the Palestinian Territory by region, 2011

(Values in USD 1000)

(القيمة بالالف دولار امريكي)

Region	Value of capital additions repairs and improvements	
Palestinian Territory	446,528.9	
West Bank	358,715.0	
North of West Bank	168,139.8	
Middle of West Bank	124,233.1	
South of West Bank	66,342.1	
Gaza Strip	87,813.9	

2011

:8

Table 8: Value of expenditures on new construction of buildings and additions in the Palestinian Territory by expenditure items and region, 2011

(Value in USD 1000)

Expenditure Item	Gaza Strip	South of West Bank	Middle of West Bank	North of West Bank	West Bank	Palestinian Territory	()
Excavations by Machinery	1,043.0	8,548.7	3,004.1	4,211.8	15,764.6	16,807.6	()
Workmanship	23,775.6	22,640.7	5,872.5	57,737.8	86,251.0	110,026.6	
Construction Materials*	101,428.1	110,472.9	31,636.6	97,465.0	239,574.5	341,002.6	*
Workmanship + Materials**	215,158.9	1,629.1	38,901.4	13,191.9	53,722.4	268,881.3	** +
Contracting Companies	10,430.7	35,010.4	48,982.4	22,319.0	106,311.8	116,742.5	
Licensing Fees and Penalties	2,292.7	3,090.8	963.5	3,823.0	7,877.3	10,170.0	
Utilities Connection Fees	1,275.6	1,266.8	854.8	2,571.6	4,693.2	5,968.8	
Engineering Costs	1,836.7	1,099.3	1,423.1	1,444.1	3,966.6	5,803.3	
Others	14,104.6	235.9	0.0	79.9	315.7	14,420.4	
Total	371,345.9	183,994.6	131,638.4	202,844.1	518,477.1	889,823.0	

*Construction materials purchased by owner.

*

**Construction materials purchased by contractor.

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Table 9: Value of construction materials purchased by owner one on new construction of buildings and additions in the Palestinian Territory by material items and region, 2011

(Value in USD 1000)

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Material	Gaza Strip	South of West Bank	Middle of West Bank	North of West Bank	West Bank	Palestinian Territory	
Cement	13,130.8	11,688.1	1,312.1	8,804.4	21,804.5	34,935.3	
Iron	16,737.8	27,400.1	3,890.0	21,520.8	52,810.9	69,548.7	
Building stone	1,558.8	19,912.0	4,036.8	6,303.3	30,252.0	31,810.8	
Pebbles, sand and stone	5,567.5	5,386.0	1,640.6	7,772.1	14,798.7	20,366.3	
Concrete	9,362.6	19,327.3	8,045.2	17,627.0	44,999.6	54,362.2	
Cement bricks	10,577.6	7,370.9	951.3	8,034.2	16,356.5	26,934.1	
Cement tile	132.3	597.6	168.9	880.3	1,646.8	1,779.1	
Marble	3,709.6	1,206.7	1,150.0	4,629.1	6,985.8	10,695.4	/
Marble and Granite	1,191.0	363.1	380.9	1,820.8	2,564.8	3,755.8	
Electric materials	4,407.2	1,775.3	794.8	2,933.9	5,504.0	9,911.2	
Path Instrument	4,728.5	659.0	490.1	2,866.3	4,015.3	8,743.8	
Heating materials	22.9	10.1	0.0	232.9	243.0	265.9	
Carpentry works	1,536.9	914.3	1,281.1	2,390.3	4,585.7	6,122.7	()
Aluminum works	985.3	1,039.4	1,825.4	3,773.0	6,637.8	7,623.1	
Smithery works	1,830.2	8,209.4	3,477.8	2,035.1	13,722.3	15,552.6	
Paints	721.3	918.9	772.3	869.0	2,560.3	3,281.6	
Isolating materials	45.5	65.6	3.6	96.5	165.7	211.2	
Fuel	103.6	42.6	0.0	26.8	69.3	173.0	
Water	328.0	1,390.5	64.7	1,445.8	2,901.0	3,229.1	
Curtains	23.0	91.8	212.4	14.9	319.1	342.1	
Plaster	665.4	32.6	725.3	788.3	1,546.3	2,211.7	
Varieties	1,354.8	1,800.7	177.9	1,137.6	3,116.2	4,471.0	
Undefined	22,707.4	270.9	235.3	1,462.6	1,968.8	24,676.1	
Total	101,428.1	110,472.9	31,636.6	97,465.0	239,574.5	341,002.6	



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

**Construction Statistics
Existing Buildings Survey 2011**

June 2012

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

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All correspondence should be directed to:

**Palestinian Central Bureau of Statistics
P.O.Box 1647, Ramallah, Palestine.**

Tel: (972/970) 2 298 2700

Fax: (972/970) 2 298 2710

Toll free: 1800300300

E-Mail: diwan@pcbs.gov.ps

Web-Site: <http://www.pcbs.gov.ps>

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The survey of Existing buildings has been planned and conducted by a technical team from PCBS and with joint funding by the Palestinian National Authority (PNA) and the Core Funding Group (CFG) for the year 2012, represented by the Representative Office of Norway to PNA and the Swiss Development and Cooperation Agency (SDC).

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Work Team

- **Technical Committee**

Ayman Qanir
Lubna Samoor
Adel Qarayia
Ehtesab EL-Abede
Zeiad Qalalweh
Mohmmoud El-Seirafi

Head of the Committee

- **Report Preparation**

Ayshe Abdul_Hafeth
Ayman Qanir

- **Dissemination Standards**

Hanan Janajreh

- **Preliminary Review**

Ibrahim Al-Tarsha
Saleh Al-Kafri, Ph.D

- **Final Review**

Mahmoud Jaradat

- **Overall Supervision**

Ola Awad

President of PCBS

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Introduction

Construction is one of the major economic activities in the Palestinian economy. It contributes substantially to the Gross Domestic Product, comprises a large share of employees, and directly influences several other economic activities. Building construction in particular represents one of the major construction activities.

It has been necessary for PCBS to establish a statistical database that covers several aspects of construction activities in order to accommodate the different needs of users. The annual economic surveys series conducted by PCBS as of 1994 includes a survey of construction contractors. PCBS has also collected statistics on building licenses on a quarterly basis since the reference year 1996.

The construction of buildings represents the bulk of the construction projects taking place in the Palestinian Territory. Most of these activities are carried out by self-employed and skilled workers and small contractors who together constitute what is termed the 'informal sector' in construction. This survey aims to measure economic indicators such as the cost of construction, the cost of new additions, and other related indicators. The output of this survey is based on a special methodology designed to obtain the required data by addressing building owners directly.

The report is divided into three chapters: chapter one presents the main findings of the project, while chapter two discusses the quality and methodology of the fieldwork in terms of the questionnaire, fieldwork operations, coverage, data processing and tabulation. Finally, chapter three explains the main concepts and definitions used in the report with a brief description.

PCBS is pleased to present this report on Existing Buildings Survey 2011, which provides the value of expenditure on new buildings and additions, along with the value of expenditure on capital repairs and improvement and on current maintenance in the Palestinian Territory.

June, 2012

**Ola Awad
President of PCBS**

Chapter One

Main Findings

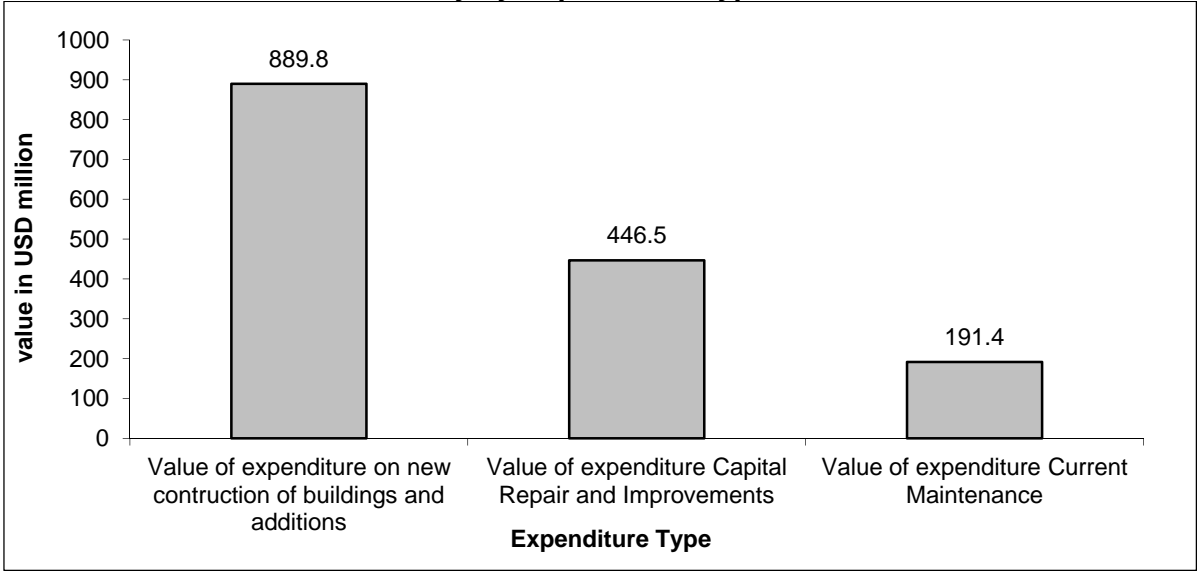
The following main indicators are derived from the Existing Buildings Survey 2011 in the Palestinian Territory:

Item	Values in Million USD
1. Value of expenditures on new buildings and additions in the Palestinian Territory:	889.8
A. Value of expenditures on new buildings and additions by building type:	
a- Building	178.3
b- Villa/ House	303.3
c- Establishment	105.6
d- Under construction	301.1
e- Others, including (tent, iron building, others)	1.5
B. Value of expenditures on new buildings and additions by building status:	
a- Completed	339.7
b- Uncompleted	293.6
c- Used but not completed	256.0
d- Others	0.5
C. Value of expenditures on new buildings and additions by building utilization:	
a- Residential only.	397.6
b- Work only.	106.0
c- Residential and work	64.5
d- Not stated	321.7
D. Value of expenditures on new buildings and additions by building ownership:	
a- Private	848.1
b- Governmental	30.0
b- Others, including (UNRWA, Endowment, others)	11.7
2. Value of current maintenance for existing buildings	191.4
3. Value of capital improvements for existing buildings	446.5
4. Total value of expenditures on building construction and maintenance	1,527.7

The survey results indicated that the value of construction of new buildings and additions in the Palestinian Territory in 2011 was USD 889.8 million. The cost of current maintenance to existing buildings was USD 191.4 million for 2011, while the cost of capital repairs and improvements to existing buildings totaled USD 446.5 million in 2011.

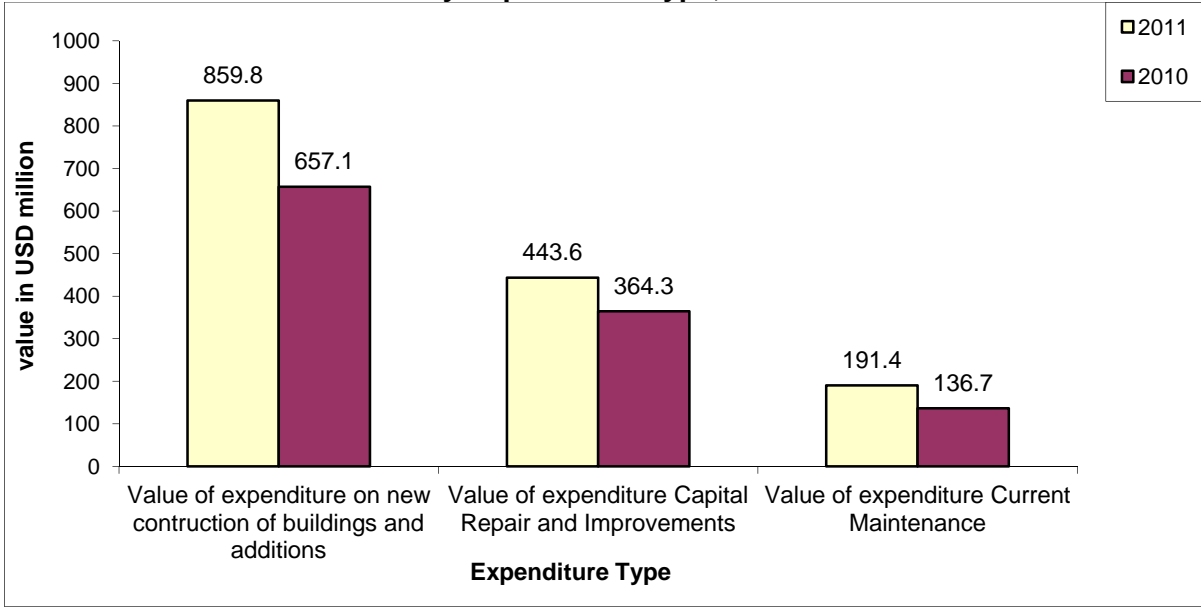
The figure below shows expenditure distributed by type of building construction:

Value of Expenditure on New Buildings and Additions to Buildings in the Palestinian Territory by Expenditure Type, 2011



The results of the survey also indicated an increase in the value of expenditure of 30.8% in 2011 in the West Bank compared with 2010.

Value of Expenditure on New Buildings and Additions to Buildings* in the Palestinian Territories by Expenditure Type, 2010 and 2011



*Doesn't include expenditure on governmental buildings.

Methodology and Data Quality

2.1 Objectives

- To measure the output of those engaged in building construction, additions, capital and current maintenance.
- To provide data on the cost of construction of existing buildings in the West Bank with several characteristics.
- To provide data on the costs of current maintenance, which is necessary to estimate the intermediate consumption of real estate activities.

2.2 Questionnaire

The questionnaire for the survey was designed to meet the objectives of the study. The questionnaire included essential economic variables required to identify characteristics pertinent to the cost of building construction, maintenance, and capital and current maintenance. In addition, the survey results provide statistics on buildings as well as basic data required for Palestine's national accounts. The questionnaire includes questions such as:

1. The nature, features, characteristics and geographical location of the buildings.
2. The value of expenditures on current maintenance.
3. The value of insurance fees on buildings.
4. Expenditure on the construction of a building, including new buildings, or vertical and horizontal additions.
5. The area of construction that was totally completed during the specified period and its type.
6. Working hours of waged workers.
Value of expenditure on maintenance, including capital maintenance.

2.3 Survey Frame and Sample

1.2.3 The Survey Frame

The survey includes all buildings constructed during or before 2011 in the Palestinian Territory.

The sampling frame includes:

- 5,081 enumeration areas that were used in the Population, Housing, and Establishments Census of 2007.
- Lists of buildings constructed in these enumeration areas according to the 2007 census (excluding Jerusalem J1) and the 202 area count.

2.2.3 The Survey Sample

A two-stage stratified cluster random sample was used in this survey. In the first stage, 300 enumeration areas were selected and distributed as 105 enumeration areas in the Gaza Strip, 162 enumeration areas in the West Bank, and 33 enumeration areas in JI.

The sample represents the following strata:

1. Geographical areas in the Palestinian Territory (North, Middle, South, Gaza Strip).
2. Value of annual change in building number
 1. 0-0.05
 2. 0.051-0.1
 3. Larger than 0.1

In the second stage, a systematic random sample of all buildings constructed in the selected enumeration area (24,306 count) was taken; in addition to listing all buildings that did not exist in the sampling frame from the 2007 census and establishment year 2011. The following strata were taken into consideration:

1. Geographical location:
 - (North, middle except J1, south, Gaza Strip)
2. Building type:
 - Villa.
 - House.
 - Apartment.
 - Establishment.
 - Tent, marginal and other.
 - Under construction/ Under preparation.
3. Age of building:
 - From 1 to 10 years.
 - From 11 to 20 years.
 - More than 20 years.

Sample Distribution: The distribution of the sample was proportional to size (proportional allocation) by the size of layers of design (area and type of building, age of the building) by any number of buildings in each layer.

2.4 Response Rates:

- The sample size was 4,076 buildings in the Palestinian Territory, of which 496 buildings were constructed in 2011.
- Non- response cases were 315.
- Over coverage cases were 76.
- Net sample = $4,572 - 76 = 4,496$.
- Non- response rate = 7.0%.

2.5 Accuracy of the Data:

1.2.5 Statistical Errors:

The findings of the survey are affected by statistical errors due to using a sampling method in conducting the survey instead of a comprehensive enumeration of the units of the target population.

Table of Variance Calculation in the Palestinian Territory

Value in USD 1000

Variable	Estimate	Standard Error	Coefficient of Variation	95% Confidence Interval	
				Lower	Upper
Value of expenditures on new construction of buildings and additions	889,823.0	83,893.8	0.095	722,165.5	1,052,187.8
Value of capital additions repairs and improvements	446,528.9	55,015.8	0.123	338,318.0	554,739.8
Value of current maintenance	191,392.0	12,922.5	0.068	165,974.7	216,809.4

2.2.5 Non-Statistical Errors

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

Response errors: these errors are related to respondents, field workers, and data entry personnel. To ensure data quality, a series of measures were implemented to support the accuracy of data collection and data processing as follows:

Fieldworkers' errors: a set of measures was implemented to support the accuracy of data collection through the selection of a specialized field work team. The team was trained in theory and practice in the completion of the survey questionnaire. Field visits were a helpful tool to test the accuracy of field workers and to resolve problems that they encountered in the field.

Data entry errors to ensure the quality and consistency of data, a set of measures were put into place, such as preparing the data entry program prior to data collection for checking purposes. Also a set of validation rules were applied to the program to check the consistency of data. The efficiency of the program was checked through pre-testing, including inputting incorrect information and checking efficiency in identifying this information.

Main obstacles in the survey:

1. Problems with maps since some buildings were not numbered on the maps.
2. There was no one available in the household to answer questions such as the year of construction or building costs.
3. Families were not present, forcing field workers to re-visit the property several times.

2.6 Comparability:

Data from this survey can be compared with data from previous surveys for all geographical areas covered.

2.7 Technical Notes:

1. There could be some non-statistical errors relating to building construction and maintenance on some buildings as a result of the long period of time between the interview and the base year. In addition, most respondents do not possess financial records.
2. Differences in the results of certain indicators that can be noticed are due to approximation.
3. Inability to disseminate results on annexed Jerusalem because of the high relative error of indices and the small number of observations.

4. Financial data was collected in NIS, USD and JD, but was converted and published in US\$, with the use of the average exchange rate during the reference period.

Exchange rates 2011:

NIS/ USD = 0.2798

JD/ USD = 1.4175

Concepts and 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.
- **Building Situation:**
 1. **Completed building:** A building that is structurally complete, including a vacant building that may be used.
 2. **Uncompleted building:** A building where construction work is not complete, provided the wall and ceiling of at least one storey is completed (i.e. the building may be under construction or under preparation).
 3. **Vacant building:** A building that is not occupied by anyone as it is not suitable for habitation or there was a decision taken to demolish it.
 4. **Building used but not completed:** A building that is occupied by individuals although it is not finished structurally.
- **Construction Materials of External Walls:**

The main material used in the construction of the external sides of walls. It could comprise cleaned stone, stone and concrete, concrete, cement blocks, adobe clay, old stone, or other.
- **Type of Housing Unit:**
 1. **Villa:** A separately established building that is usually constructed from clean stone. It is constructed for the living of one household and consists of a single, double or multiple storeys connected through internal stairs. One of the suites is constructed as bedrooms whereas the second suite is constructed for reception and involves the kitchen and other related services. In general, the villa is located in a garden, regardless of the area of this garden, which is surrounded by a border wall or fence. Villas normally have a roofed parking area (garage). Villas may also include separate small buildings or extensions as part of them.
 2. **House:** A building usually established for the residence of one household or more; it is the typical form of residential building prevailing in Palestine. The house may be comprised of single storey or more that is utilized by a single household. Nevertheless, if the house is divided into housing units, each with its own utilities and occupied by a different household, each housing unit would be classified as an apartment.
 3. **Building:** A building comprised of two or more floors, including the ground floor that usually involves stores, groceries, garages or apartments. Each floor consists of more than one apartment, usually constructed for housing purposes.
 4. **Tent:** It is made of textile, wool, or hair. It is typically used in Bedouin localities.
 5. **Marginal:** It is a separate unit, usually comprised of one or more rooms. The main construction material of the ceiling and the external walls is made of zinc, tin plate...etc, but it does not undergo listing if is unoccupied.
 6. **Establishment:** It is a building usually constructed for non-residential purposes, e.g., mosques, schools, hospitals, factories, hotels, or a number of stores or multi-storey

buildings originally intended for one task only, such as office buildings or commercial premises.

7. **Under Preparation:** A building where construction work is not complete, provided the wall and ceiling of at least one storey are completed.
 8. **Under Construction:** It refers to buildings being built, provided that four walls or one ceiling are finished. A building used partially for residential or non-residential purposes or both while the parts are being built is not classified as “under construction,” but rather by type of use. Likewise, the current use of the building that comprises completed houses (closed or vacant) along with other houses (under construction) is determined based on the type of use.
 9. **Other:** Any building whose architecture does not allow it to be classified under one of the aforementioned types.
- **Ownership:**
 1. **Private Building:** This means that the building is owned by an individual, group of persons, or legal personality, such as institutions or a private sector company or establishments regardless of whether this sector is national or international.
 2. **Governmental:** This means that the building is owned by the Palestinian National Authority (excluding Waqf properties, e.g., mosques, buildings dedicated to charitable work, etc.),

Note: Government buildings rented from individuals are considered as private. This category does not include buildings belonging to foreign governmental entities.

 3. **Local Authority:** It refers to a building owned by the municipality or village council.
 4. **Charitable Societies (Non- profit organizations):** This term refers to a building owned by non- profit organizations, (such as sports clubs, etc.).
 5. **Waqf:** It refers to buildings dedicated to charitable work, e.g., mosques, etc.
 6. **United Nations Relief and Works Agency (UNRWA):** This term refers to the buildings owned by the UNRWA, including schools and hospitals, that belong to UNRWA and not being rented from other parties.
 7. **Other:** This refers to buildings to which none of the aforementioned definitions apply or to cases in which a building is owned by more than one of the aforementioned entities, e.g., owned by a foreign or international entity other than the UNRWA.
 - **Utilization of the Building:**

It refers to the way the building is currently used, regardless of the purpose of its construction. The utilization could be one of the following:

 1. **Residential Only:** It means that the building was solely used for residential purposes only, i.e., normal buildings.
 2. **Residential and Work:** It means that some of the units in the building are used for habitation purposes whereas other units are used for work.
 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 buildings used for work purposes but found closed during the listing period.
 5. **Vacant:** It means that the building is not being utilized. Normally, such a building is for rent or for sale.
 6. **Deserted:** A building that has not been used for a long period of time due to being unsuitable and requiring renovation and maintenance to be suitable for living. Deserted

buildings also include those that cannot be used by the owners as a result of Israeli measures.

- **Important Note:**

If some parts of the building 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.

- **Current Maintenance of the Building:**

It is kept to the performance of the source, and it doesn't lead to increase in its life age or change its production quality, and it is consumed through one year.

- **North of the West Bank:**

It includes the six governorates of Jenin, Tubas, Tulkarem, Nablus, Qalqilia and Salfit.

- **Middle of the West Bank:**

It includes the three governorates of Ramallah and Al-Bireh, Jerusalem, and Jericho and Al-Aghwar.

- **South of the West Bank:**

It includes Hebron and Bethlehem governorates.

- **Gaza Strip:**

It includes North Gaza, Gaza, Deir Al-Balah, Khan Younis and Rafah.