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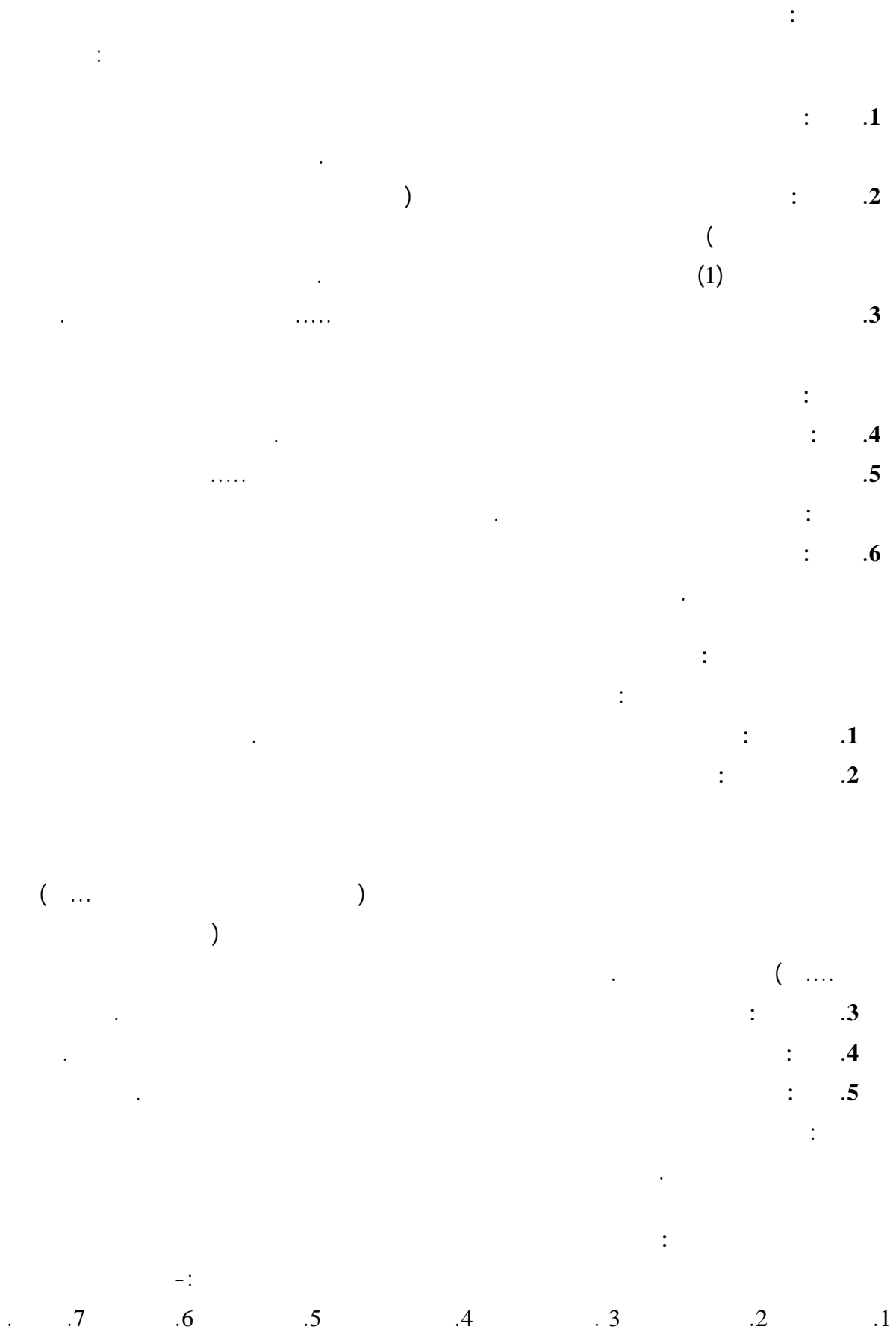
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جدول 1: كلفة إنشاء المباني في الأراضي الفلسطينية حسب نوع المبنى والمنطقة خلال عام 2000

Table 1: Cost of Construction of Buildings in the Palestinian Territory by Building Type and Region in 2000

(Value in US \$ 1000)

(القيمة بالآلاف دولار أمريكي)

Region	Building Type					المنطقة
	المجموع Total	أخرى Other	منشأة Establishment	فيلا / دار Villa \ House	عمارة Building	
Palestinian Territory	351879.7	66509.2	16491.6	206531.2	62347.6	الأراضي الفلسطينية
West Bank	263665.3	55915.4	8421.3	158974.2	40354.4	الضفة الغربية
North	132089.6	20062.5	1309.4	86641.7	24075.9	الشمال
Middle	43534.2	13075.3	6622.0	16394.6	7442.3	الوسط
South	88041.5	22777.5	489.9	55938.0	8836.1	الجنوب
Gaza Strip	88214.4	10593.8	8070.3	47557.0	21993.2	قطاع غزة

جدول 2: كلفة انشاء المباني في الأراضي الفلسطينية حسب حالة المبنى والمنطقة خلال عام 2000

Table 2: Cost of Construction of Buildings in the Palestinian Territory by Building Status and Region in 2000

(Value in US \$ 1000)

(القيمة بالالف دولار امريكي)

Region	Building Status			حالة المبنى	المنطقة
	المجموع Total	مستغل وغير مكتمل Used but not Completed	تحت الإنشاء Under Construction	مكتمل Completed	
Palestinian Territory	351879.7	99576.9	73131.2	179171.5	الأراضي الفلسطينية
West Bank	263665.3	44525.8	62359.0	156780.5	الضفة الغربية
North	132089.6	12494.9	33352.5	86242.2	الشمال
Middle	43534.2	3826.2	13341.4	26366.7	الوسط
South	88041.5	28204.7	15665.2	44171.6	الجنوب
Gaza Strip	88214.4	55051.1	10772.2	22391.1	قطاع غزة

جدول 3: كلفة انشاء المباني في الأراضي الفلسطينية حسب ملكية المبنى والمنطقة خلال عام 2000

Table 3: Cost of Construction of Buildings in the Palestinian Territory by Building Ownership and Region in 2000

(Value in US \$ 1000)

(القيمة بالالف دولار أمريكي)

Region	ملكية المبنى				المنطقة
	المجموع Total	أخرى* Other*	حكومي Governmental	خاص Private	
Palestinian Territory	351879.7	3297.7	7786.7	340795.3	الأراضي الفلسطينية
West Bank	263665.3	92.6	5918.5	257654.1	الضفة الغربية
North	132089.6	0.0	0.0	132089.6	الشمال
Middle	43534.2	0.0	5916.8	37617.5	الوسط
South	88041.5	92.6	1.8	87947.1	الجنوب
Gaza Strip	88214.4	3205.1	1868.2	83141.2	قطاع غزة

*Includes Waqf, Cooperative, Charitable and other Buildings

* تشمل أبنية الوقف، الهيئات أو الجمعيات الخيرية، وكالة الغوث وغيرها

جدول 4: كلفة إنشاء المباني في الأراضي الفلسطينية حسب الاستخدام الحالي للمبنى والمنطقة خلال عام 2000

Table 4: Cost of Construction of Buildings in the Palestinian Territory by Building Current Utilization and Region in 2000

(Value in US \$ 1000)

(القيمة بالآلاف دولار أمريكي)

Region	Building Utilization					المنطقة
	المجموع Total	أخرى* Other*	للسكن والعمل Work and Residential	للعمل فقط Work only	للسكن فقط Residential only	
Palestinian Territory	351879.7	75987.5	39119.2	20423.2	216349.9	الأراضي الفلسطينية
West Bank	263665.3	65090.4	24346.5	11975.2	162253.2	الضفة الغربية
North	132089.6	36620.4	17476.4	3380.9	74611.9	الشمال
Middle	43534.2	13341.4	1605.6	6622.0	21965.3	الوسط
South	88041.5	15128.6	5264.6	1972.4	65675.9	الجنوب
Gaza Strip	88214.4	10897.0	14772.7	8447.9	54096.7	قطاع غزة

*Includes Closed, Vacant and Not Stated Buildings

* تشمل الأبنية المغلقة، الخالية وغير المبنية

جدول 5: كلفة اثناء المباني في الأراضي الفلسطينية حسب مادة البناء للجدران الخارجية والمنطقة خلال عام 2000

Table 5: Cost of Construction of Buildings in the Palestinian Territory by Construction Material of External Walls and Region in 2000

(Value in US \$ 1000)

(القيمة بالآلف دولار أمريكي)

Region	مادة البناء للجدران الخارجية					المنطقة
	المجموع Total	أخرى Other	طوب اسمنتي Cement Block	حجر واسمنت Stone & Cement	حجر Stone	
Palestinian Territory	351879.7	40503.2	145316.5	68044.1	98015.8	الأراضي الفلسطينية
West Bank	263665.3	36147.3	62598.0	67176.4	97743.6	الضفة الغربية
North	132089.6	15192.4	39425.6	39982.0	37489.5	الشمال
Middle	43534.2	5382.6	10336.2	2355.7	25459.7	الوسط
South	88041.5	15572.2	12836.2	24838.7	34794.5	الجنوب
Gaza Strip	88214.4	4356.0	82718.5	867.7	272.2	قطاع غزة

جدول 6: كلفة الصيانة الجارية على المباني في الأراضي الفلسطينية حسب المنطقة خلال عام 2000

Table 6: Cost of Current Maintenance on Buildings in the Palestinian Territory in 2000

(Value in US \$ 1000)

(القيمة بالالف دولار أمريكي)

Region	تكلفة الصيانة الجارية Cost of Current Maintenance	المنطقة
Palestinian Territory	72075.0	الأراضي الفلسطينية
West Bank	66136.3	الضفة الغربية
North	15295.5	الشمال
Middle	4243.7	الوسط
South	46597.1	الجنوب
Gaza Strip	5938.7	قطاع غزة

جدول 7: كلفة الصيانة والتحسينات الرأسمالية على المباني في الأراضي الفلسطينية حسب المنطقة خلال عام 2000

Table 7: Cost of Capital Repair and Improvements on Buildings in the Palestinian Territory in 2000

(Value in US \$ 1000)

(القيمة بالآلاف دولار أمريكي)

Region	تكلفة الصيانة والتحسينات الرأسمالية Cost of Capital Repair and Improvements	المنطقة
Palestinian Territory	92315.5	الأراضي الفلسطينية
West Bank	87227.3	الضفة الغربية
North	19842.1	الشمال
Middle	28855.1	الوسط
South	38530.1	الجنوب
Gaza Strip	5088.2	قطاع غزة

جدول 8: كلفة انشاء المباني في الأراضي الفلسطينية حسب بنود التكلفة والمنطقة خلال عام 2000

Table 8: Cost of Construction of Buildings in the Palestinian Territory by Cost Item and Region in 2000

(Value in US \$ 1000)

(القيمة بالآلاف دولار أمريكي)

Cost Item	المنطقة				بند التكلفة
	Region		الضفة الغربية		
	الأراضي الفلسطينية Palestinian Territory	قطاع غزة Gaza Strip	القدس* Jerusalem*	باقي الضفة الغربية Remaining West Bank	
Excavations by Machinery	6221.6	1481.2	926.6	3813.8	حفريات (بالآليات)
Workmanship	49155.7	5765.1	670.0	42720.6	أجور مصنعية
Construction Materials **	194565.1	29069.8	1436.4	164058.9	مواد بناء **
Workmanship+Materials ***	81375.6	45977.7	6448.1	28949.8	أجور مصنعية + مواد بناء ***
Contracting Companies	8094.6	790.4	0.0	7304.2	مستحقات شركات مقاولات
Licensing Fees and Penalties	6141.3	1361.0	620.0	4160.3	رسوم ترخيص ومخالفات
Utilities Connection Fees	3226.1	1033.2	520.9	1672.0	توصيل خدمات (مياه وكهرباء..)
Other	3099.7	2735.9	129.6	234.1	أخرى
Total	351879.7	88214.4	10751.6	252913.7	المجموع

* These data represents those parts of Jerusalem Governorate which were annexed after 1967 occupation by Israel.

** Construction materials purchased by owner.

*** Includes workmanship and materials.

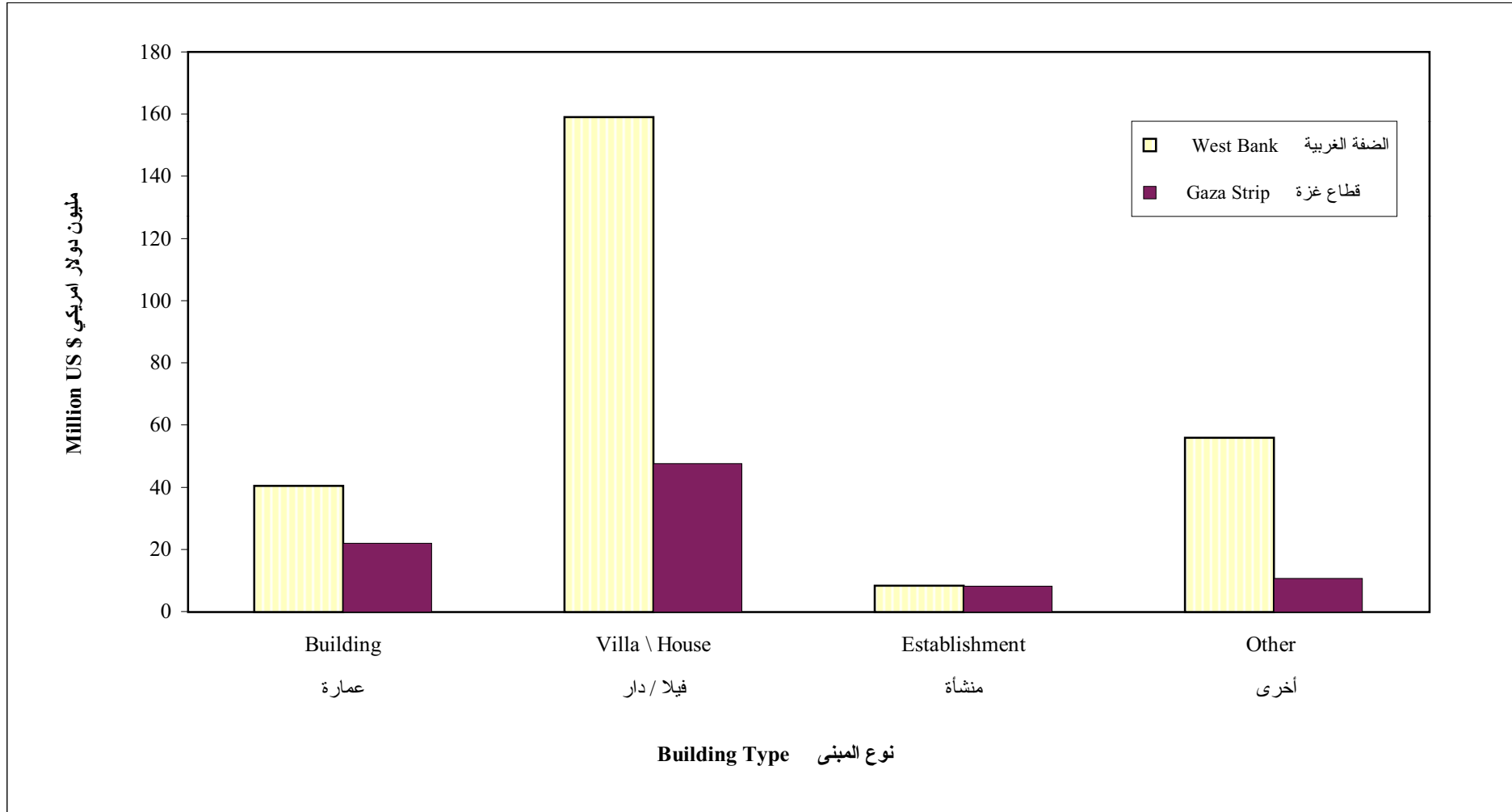
* تمثل هذه البيانات ذلك الجزء من محافظة القدس الذي ضمته إسرائيل عنوةً بعيد احتلالها للأراضي الفلسطينية عام 1967.

** مواد البناء المشتراه مباشرة من المالك.

*** يشمل تقديم المواد والأعمال المصنعية.

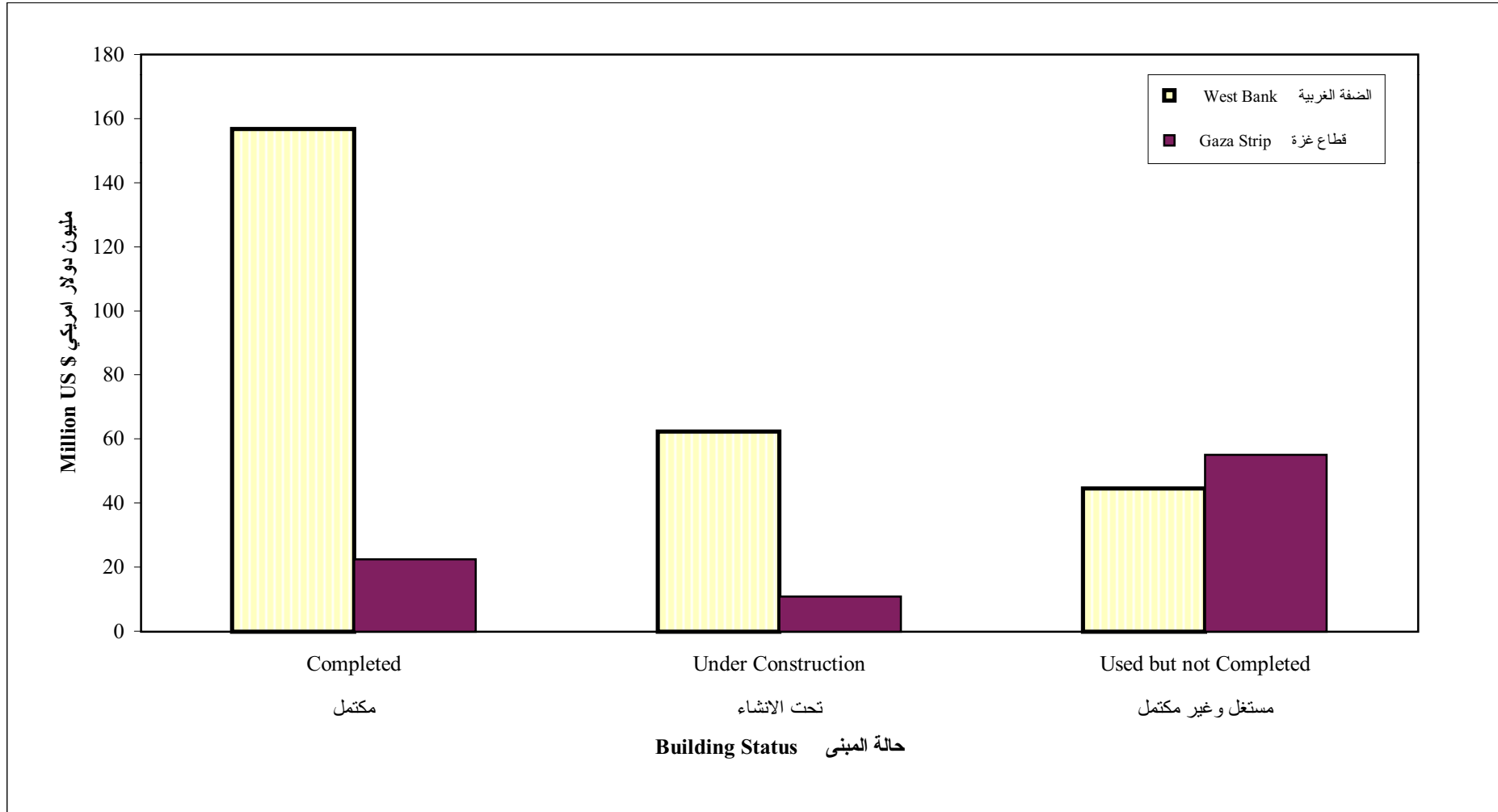
شكل 1: كلفة انشاء المباني في الأراضي الفلسطينية حسب نوع المبنى والمنطقة خلال عام 2000

Figure 1: Cost of Construction of Buildings in the Palestinian Territory by Building Type and Region in 2000



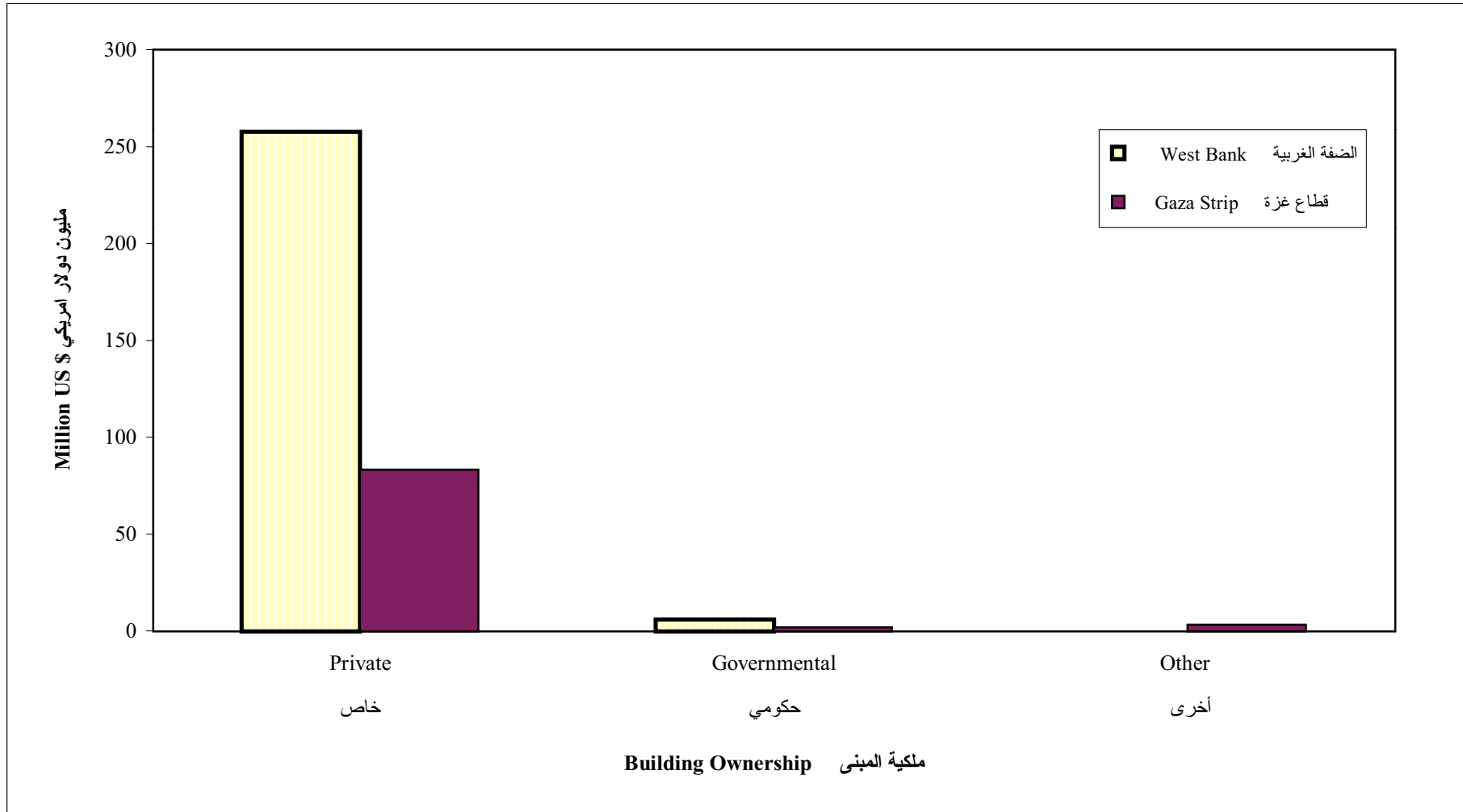
شكل 2: كلفة انشاء المباني في الأراضي الفلسطينية حسب حالة المبنى والمنطقة خلال عام 2000

Figure 2: Cost of Construction of Buildings in the Palestinian Territory by Building Status and Region in 2000



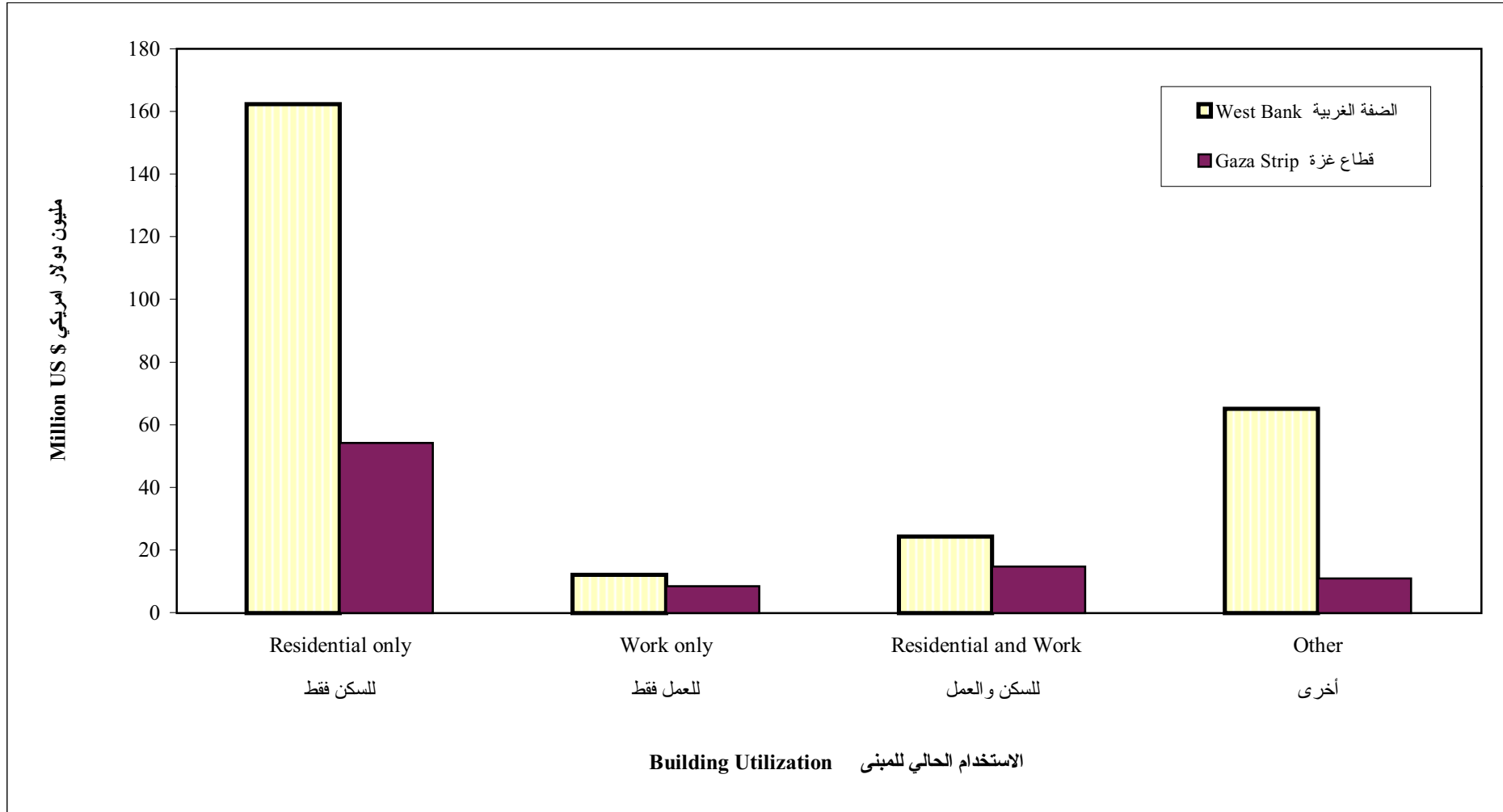
شكل 3: كلفة انشاء المباني في الأراضي الفلسطينية حسب ملكية المبنى والمنطقة خلال عام 2000

Figure 3: Cost of Construction of Buildings in the Palestinian Territory by Building Ownership and Region in 2000



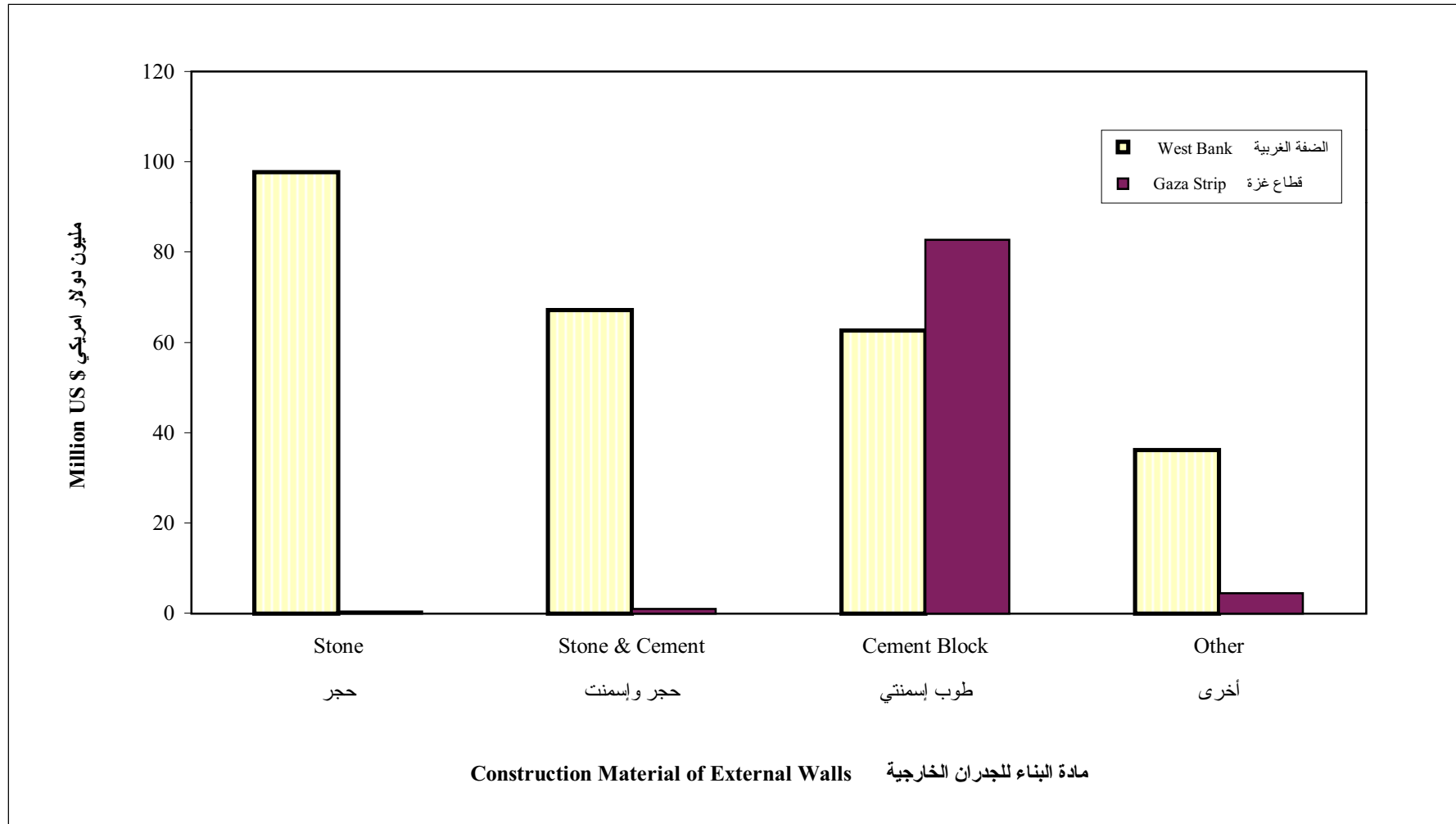
شكل 4: كلفة انشاء المباني في الأراضي الفلسطينية حسب الاستخدام الحالي للمبنى والمنطقة خلال عام 2000

Figure 4: Cost of Construction of Buildings in the Palestinian Territory by Building current Utilization and Region in 2000



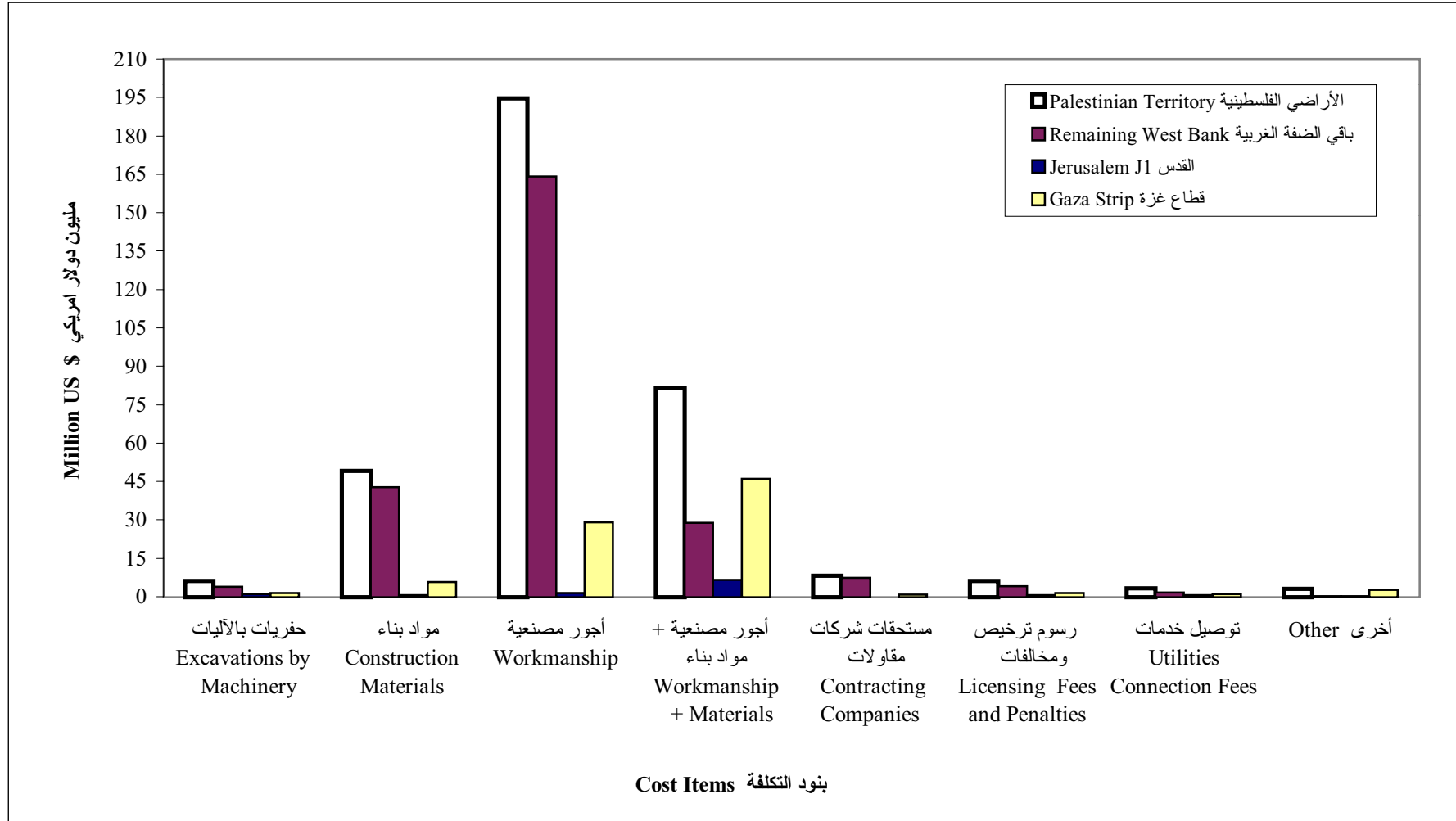
شكل 5: كلفة انشاء المباني في الأراضي الفلسطينية حسب مادة البناء للجدران الخارجية والمنطقة خلال عام 2000

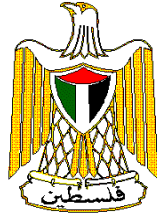
Figure 5: Cost of Construction of Buildings in the Palestinian Territory by Construction Material of External Walls and Region in 2000



شكل 6: كلفة انشاء المباني في الأراضي الفلسطينية حسب بنود التكلفة والمنطقة خلال عام 2000

Figure 6: Cost of Construction of Buildings in the Palestinian Territory by Cost Item and Region in 2000





The Palestinian Central Bureau of Statistics

Construction Statistics Existing Buildings Survey - 2000

October, 2002

Cover price 3 US \$

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Suggested Citation:

Palestinian Central Bureau of Statistics, 2002. *Existing Building Survey–
2000* Ramallah- Palestine.

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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.

Financial support for the Existing Building Survey 2000 at the PCBS is being provided by the Palestinian National Authority and the Government of Norway through the Norwegian Aid Directorate (NORAD). The PCBS extends special thanks to the Government of Norway and the NORAD for this support.

Preface

Construction is a vital activity in the Palestinian Economy. Not only it contributes substantially in the Palestinian Gross Domestic Product and 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 to prepare statistics on building licenses as of the first quarter of 1996.

PCBS is pleased to issue the fourth 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.

It is important to mention that Al – Aqsa Intifada that took place in all the Palestinian Territory since September 2000, is still going on during the implementation phase of the survey. As a result of the Israeli closure all the aspects of the economic activities have been affected especially the construction activities.

The findings of this survey will be used in compiling the National Accounts for 2000 for both construction and real estate activities. We hope also that this data is of benefit to researchers and other interested parties from both public and private sectors.

October, 2002

**Hasan Abu-Libdeh, Ph.D
President**

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Executive Summary

1. Introduction

In view of the significance of the construction activity in the Palestinian economy, PCBS found it necessary to accommodate the need as much as possible, for the statistical figures that cover the prominent aspects of this activity, particularly estimates essential for compilation of the National Accounts figures for Palestine.

The construction of buildings represents the bulk of construction projects taking place in the Palestinian Territory. Major number of these buildings are normally constructed by self-employed skilled workers and small size contractors. This survey aims to measure their output via addressing building owners directly.

2. Objectives

- 2.1 Measuring the output of the informal sector engaged in building construction, additions and capital and current maintenance.
- 2.2 Providing data on the cost of construction of existing buildings in the Palestinian Territory by several characteristics.
- 2.3 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.
- Remaining West Bank: the West Bank except for those parts of Jerusalem Governorate, which were annexed after 1967 occupation by Israel.

4. Methodology

- 4.1 Questionnaire: The questionnaire used in this survey was designed as simple as the data expected to be kept by respondents.
- 4.2 Sample: A two stage stratified cluster random sample was used in this survey. In the first stage 233 PSU (enumeration area) were selected out of the 3493 PSU into which all Palestinian Territory was subdivided for statistical purposes. In the second stage a random sample from each PSU. The total sample amounted to 4405 buildings.

5. Survey Stages

- 5.1 Preparation Stage: Examining available data and specifying objectives and data sources. It included also developing the questionnaire, manual, dummy tables, work plan, timetable, editing and coding rules.
- 5.2 Implementation Stage:
 - 5.2.1 Fieldwork operations: They are initiated after the recruitment and training of qualified interviewers. Fieldwork activities including interviewing and pre-data entry editing activities administer by the PCBS.

5.2.2 Data Processing and Tabulation: This phase includes:

- Developing a data entry program and training of operators.
- Organizing data entry process.

- Post-data entry editing.
- Tabulation.

6. Main Findings

The following main indicators are derived from the Existing Buildings Survey 2000:

	Values in Million US \$
1. Cost of building construction during 2000 in the Palestinian Territory	351.9
A . Cost of building construction by building type:	
a- Building	62.3
b- Villa/ House	206.5
c- Establishment	16.5
d- Others, including marginal buildings and enclosures	66.5
B. Cost of building construction by building status:	
a- Completed	179.2
b- Under construction	73.1
c- under destruction and utilized but not completed	99.6
C. Cost of building construction by building utilization:	
a- Residential only	216.3
b- Work only	20.4
c- Work and Residential	39.1
d- Others	76.0
D. Cost of building construction by building ownership:	
a- Private	340.8
b- Governmental	7.8
c- Other	3.3
2. Cost of current maintenance for buildings	72.1
3. Cost of capital improvements for buildings	92.3