

الجهاز المركزي للإحصاء الفلسطيني

إحصاءات الإنشاءات: رخص الأبنية الربع الثالث، 1999

المجلد الرابع: العدد 3

شباط / فبراير، 2000

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شكر وتقدير

يتقدم الجهاز المركزي للإحصاء الفلسطيني بالشكر الجزيل إلى وزارة الحكم المحلي وجميع البلديات ودوائر التنظيم والمجالس القروية الذين تعاونوا مع الجهاز من خلال تزويده بالبيانات المطلوبة.

تتولى حكومة ألمانيا الاتحادية الصديقة توفير التمويل الكامل والدعم الفني لمعظم نشاطات الجهاز في مجال إعداد الإحصاءات الإقتصادية، وذلك عبر الوكالة الألمانية للتعاون الفني (GTZ). يتقدم الجهاز المركزي للإحصاء الفلسطيني بالشكر الجزيل لحكومة ألمانيا و (GTZ).

تقديم

يعتبر نشاط الإنشاءات من الأنشطة الاقتصادية الهامة في الإقتصاد الفلسطيني، سواءً من حيث مساهمته في الناتج المحلي الإجمالي، أو تشغيل الأيدي العاملة، أو ارتباطه وتأثيره المباشر على العديد من الأنشطة الاقتصادية الأخرى. ويشكل نشاط إنشاء الأبنية على وجه الخصوص أحد أهم أنشطة الإنشاءات بشكل عام. وقد سعى الجهاز المركزي للإحصاء الفلسطيني إلى توفير البيانات الإحصائية التي تغطي أوجه أنشطة الإنشاءات المختلفة بما يخدم حاجات مختلف المستخدمين لهذه البيانات، وتشمل سلسلة المسوح الإقتصادية السنوية التي يجريها الجهاز اعتباراً من عام 1994 مسحاً لمقاولي الإنشاءات، كذلك فقد بدأ الجهاز بتنفيذ مسح سنوي للأبنية القائمة اعتباراً من عام الإسناد الزمني 1996.

يسر الجهاز المركزي للإحصاء الفلسطيني أن يصدر العدد الثالث من المجلد الرابع ضمن سلسلة تقارير رخص الأبنية، والذي يوفر بيانات إحصائية عن حجم وخصائص الأبنية المرخصة في الأراضي الفلسطينية للربع الثالث من العام 1999.

ويتم إعداد هذه الإحصاءات حالياً من خلال استيفاء بيانات النموذج المعد لذلك من واقع السجلات الخاصة برخص الأبنية لدى مختلف الجهات الرسمية المانحة لهذه الرخص، حيث تجمع هذه البيانات بشكل دوري ربع سنوي منذ الربع الأول من عام 1996.

وسيستمر العمل على نشر البيانات الإحصائية المتعلقة برخص الأبنية في السنوات القادمة، ويأمل الجهاز أن يتم في المستقبل القريب تطوير وسائل حفظ هذه البيانات لدى الجهات المانحة لرخص الأبنية بما يخفض التكلفة ويختصر الوقت لإعداد هذه الإحصاءات.

والله ولي التوفيق،،،

د. حسن أبو لبده
رئيس الجهاز

شباط، 2000

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جدول 1: تطور رخص الأبنية الصادرة في باقي الضفة الغربية وقطاع غزة للفترة من الربع الأول 1996 الى الربع الثالث 1999*

Table 1: Development of Building Licenses Issued in Remaining West Bank and Gaza Strip

From First Quarter 1996 to Third Quarter 1999*

Period	الوحدات السكنية المرخصة				المساحات المرخصة (الف م ²)			عدد الرخص الصادرة					الفترة	
	Licensed Dwellings				Licensed Area (1000 m ²)			Number of Licenses						
	وحدات قائمة		وحدات جديدة		مساحات قائمة	مساحات جديدة	المجموع	إضافات قائمة	أبنية قائمة	إضافات جديدة + أجزاء قائمة	إضافات جديدة لمباني مرخصة	أبنية جديدة		المجموع
	مساحة	عدد	مساحة	عدد	Existing Areas	New Areas	Total	Existing Extensions	Existing Build-ings	Additions + Existing Parts	Additions to Licensed Buildings	New Build-ings		Total
(الف م ²) (1000 m ²)	No.	(الف م ²) (1000 m ²)	No.											
1996														1996
Quarter I	33.3	258	277.3	2154	48.8	391.1	439.9	39	116	26	429	852	1462	الربع الأول
Quarter II	74.3	532	356.7	3038	100.6	493.6	594.2	33	248	11	467	863	1622	الربع الثاني
Quarter III	34.5	251	513.4	4299	44.9	691.2	736.1	16	116	24	584	1452	2192	الربع الثالث
Quarter IV	85.7	638	493.5	3648	108.1	714.2	822.3	36	329	14	582	1373	2334	الربع الرابع
Total	227.8	1679	1640.9	13139	302.3	2290.1	2592.5	124	809	75	2062	4540	7610	المجموع
1997														1997
Quarter I	78.8	541	445.3	3374	114.0	600.7	714.7	50	231	26	491	1139	1937	الربع الأول
Quarter II	89.9	645	436.6	3273	111.3	624.6	735.9	40	254	43	527	1172	2036	الربع الثاني
Quarter III	123.9	894	460.5	3402	150.9	592.4	743.3	111	358	50	453	1280	2252	الربع الثالث
Quarter IV	99.2	679	426.1	3181	123.9	574.2	698.0	62	312	68	523	1198	2163	الربع الرابع
Total	391.8	2759	1768.6	13230	500.1	2391.8	2891.9	263	1155	187	1994	4789	8388	المجموع
1998														1998
Quarter I	102.7	669	422.7	3055	120.5	569.3	689.8	55	265	39	460	1055	1874	الربع الأول
Quarter II	97.5	693	387.3	2841	121.6	535.2	656.8	47	264	65	468	1246	2090	الربع الثاني
Quarter III	101.0	732	524.5	3735	121.3	743.6	864.8	46	297	71	715	1488	2617	الربع الثالث
Quarter IV	85.9	641	452.2	3195	105.7	657.6	763.3	30	318	90	609	1328	2375	الربع الرابع
Total	387.1	2735	1786.7	12826	469.1	2505.7	2974.7	178	1144	265	2252	5117	8956	المجموع
1999														1999
Quarter I	112.0	730	398.0	2664	135.7	554.0	689.7	38	349	87	446	1105	2025	الربع الأول
Quarter II	115.7	872	579.0	4069	147.9	778.2	926.1	10	365	126	597	1593	2691	الربع الثاني
Quarter III	108.5	1123	607.5	3993	145.0	827.5	972.4	43	357	139	478	1771	2788	الربع الثالث

* Excluding boundary walls licenses

* لا تشمل رخص الأسوار

جدول 2: رخص الأبنية الصادرة في باقي الضفة الغربية وقطاع غزة حسب ملكية البناء واستخدام المبنى - الربع الثالث 1999
 Table 2: Building Licenses Issued in Remaining West Bank and Gaza Strip by Building Ownership and Utilization - Third Quarter 1999

Building Ownership	الوحدات السكنية المرخصة				المساحات المرخصة (الف م ²)*			عدد الرخص الصادرة					ملكية البناء	
	Licensed Dwellings				Licensed Area (1000 m ²)*			Number of Licenses						
	وحدات قائمة		وحدات جديدة		مساحات قائمة	مساحات جديدة	المجموع	إضافات قائمة	أبنية قائمة	إضافات جديدة + أجزاء قائمة	إضافات جديدة لمباني مرخصة	أبنية جديدة		المجموع
	مساحة (الف م ²)	عدد	مساحة (الف م ²)	عدد	Existing Areas	New Areas	Total	Existing Extensions	Existing Build-ings	Additions + Existing Parts	Additions to Licensed Buildings	New Build-ings		Total
Total														
Residential Buildings	106.1	1108	601.0	3955	126.8	700.4	827.1	37	328	129	421	1612	2527	المجموع
Non-Res. Buildings	2.4	15	6.5	38	18.2	127.1	145.3	6	29	10	57	159	261	مبنى سكني
Boundary walls	0.0	0	0.0	0	0.1	13.2	13.3	0	2	0	57	65	124	مبنى غير سكني
Private														أسوار خاص
Residential Buildings	106.1	1108	556.3	3757	126.8	654.7	781.4	37	328	129	419	1602	2515	مبنى سكني
Non-Res. Buildings	2.4	15	6.5	38	15.6	102.8	118.4	6	28	7	49	140	230	مبنى غير سكني
Boundary walls	0.0	0	0.0	0	0.1	10.1	10.2	0	2	0	57	63	122	أسوار
Governmental														حكومي
Residential Buildings	0.0	0	0.0	0	0.0	0.2	0.2	0	0	0	1	0	1	مبنى سكني
Non-Res. Buildings	0.0	0	0.0	0	2.6	20.4	23.0	0	1	3	8	14	26	مبنى غير سكني
Boundary walls	0.0	0	0.0	0	0.0	0.0	0.0	0	0	0	0	0	0	أسوار
Cooperative														تعاوني
Residential Buildings	0.0	0	41.0	176	0.0	41.8	41.8	0	0	0	1	8	9	مبنى سكني
Non-Res. Buildings	0.0	0	0.0	0	0.0	1.4	1.4	0	0	0	0	2	2	مبنى غير سكني
Boundary walls	0.0	0	0.0	0	0.0	2.8	2.8	0	0	0	0	1	1	أسوار
Other														أخرى
Residential Buildings	0.0	0	3.7	22	0.0	3.7	3.7	0	0	0	0	2	2	مبنى سكني
Non-Res. Buildings	0.0	0	0.0	0	0.0	2.5	2.5	0	0	0	0	3	3	مبنى غير سكني
Boundary walls	0.0	0	0.0	0	0.0	0.2	0.2	0	0	0	0	1	1	أسوار

* For boundary walls it refers to length in (1000 m.r)

* بالنسبة للأسوار تمثل الطول بالآلاف متر طولي

جدول 3: رخص الأبنية الصادرة في باقي الضفة الغربية وقطاع غزة حسب الجهة المانحة واستخدام المبنى - الربع الثالث 1999

**Table 3: Building Licenses Issued in Remaining West Bank and Gaza Strip
by Issuing Authority and Utilization - Third Quarter 1999**

Issuing Authority	المساحات المرخصة (الف م ²) Licensed Dwellings				عدد الرخص الصادرة Number of Licenses									
	وحدات قائمة Existing Dwellings		وحدات جديدة New Dwellings		مساحات قائمة Existing Areas	New Areas	Total	Existing Extensions	Existing Build-ings	+	Additions + Existing Parts	Additions to Licensed Buildings	New Build-ings	Total
	مساحة (الف م ²) Area (1000 m ²)	No.	مساحة (الف م ²) Area (1000 m ²)	No.										
All Authorities														
Residential Buildings	106.1	1108	601.0	3955	126.8	700.4	827.1	37	328	129	421	1612	2527	
Non-Res. Buildings	2.4	15	6.5	38	18.2	127.1	145.3	6	29	10	57	159	261	
Boundary walls	0.0	0	0.0	0	0.1	13.2	13.3	0	2	0	57	65	124	
Municipalities														
Residential Buildings	80.5	784	481.4	3212	98.1	573.2	671.3	36	239	107	408	1287	2077	
Non-Res. Buildings	1.5	10	5.3	30	13.4	112.6	126.0	6	23	8	52	136	225	
Boundary walls	0.0	0	0.0	0	0.1	10.0	10.1	0	2	0	53	63	118	
Rural Councils **														
Residential Buildings	0.0	0	0.0	0	0.0	0.0	0.0	0	0	0	0	0	0	
Non-Res. Buildings	0.0	0	0.0	0	0.0	0.0	0.0	0	0	0	0	0	0	
Boundary walls	0.0	0	0.0	0	0.0	0.0	0.0	0	0	0	0	0	0	
Construction Auth.														
Residential Buildings	25.6	324	119.7	743	28.7	127.1	155.9	1	89	22	13	325	450	
Non-Res. Buildings	0.9	5	1.2	8	4.8	14.5	19.3	0	6	2	5	23	36	
Boundary walls	0.0	0	0.0	0	0.0	3.2	3.2	0	0	0	4	2	6	
UNRWA														
Residential Buildings	..	..	..	..	..	..	..	..	..	..	..	..	..
Non-Res. Buildings	..	..	..	..	..	..	..	..	..	..	..	..	..
Boundary walls	..	..	..	..	..	..	..	..	..	..	..	..	..
Other**														
Residential Buildings	0.0	0	0.0	0	0.0	0.0	0.0	0	0	0	0	0	0	
Non-Res. Buildings	0.0	0	0.0	0	0.0	0.0	0.0	0	0	0	0	0	0	
Boundary walls	0.0	0	0.0	0	0.0	0.0	0.0	0	0	0	0	0	0	

المجالس القروية

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* For Boundary Walls it refers to length in (1000 m.r)

** Includes Ministry of Local Governments in Gaza Strip which issues licenses in the green zones

**Table 11: Building Licenses Issued in Remaining West Bank and Gaza Strip
for Boundary Walls Only by Governorate - Third Quarter 1999**

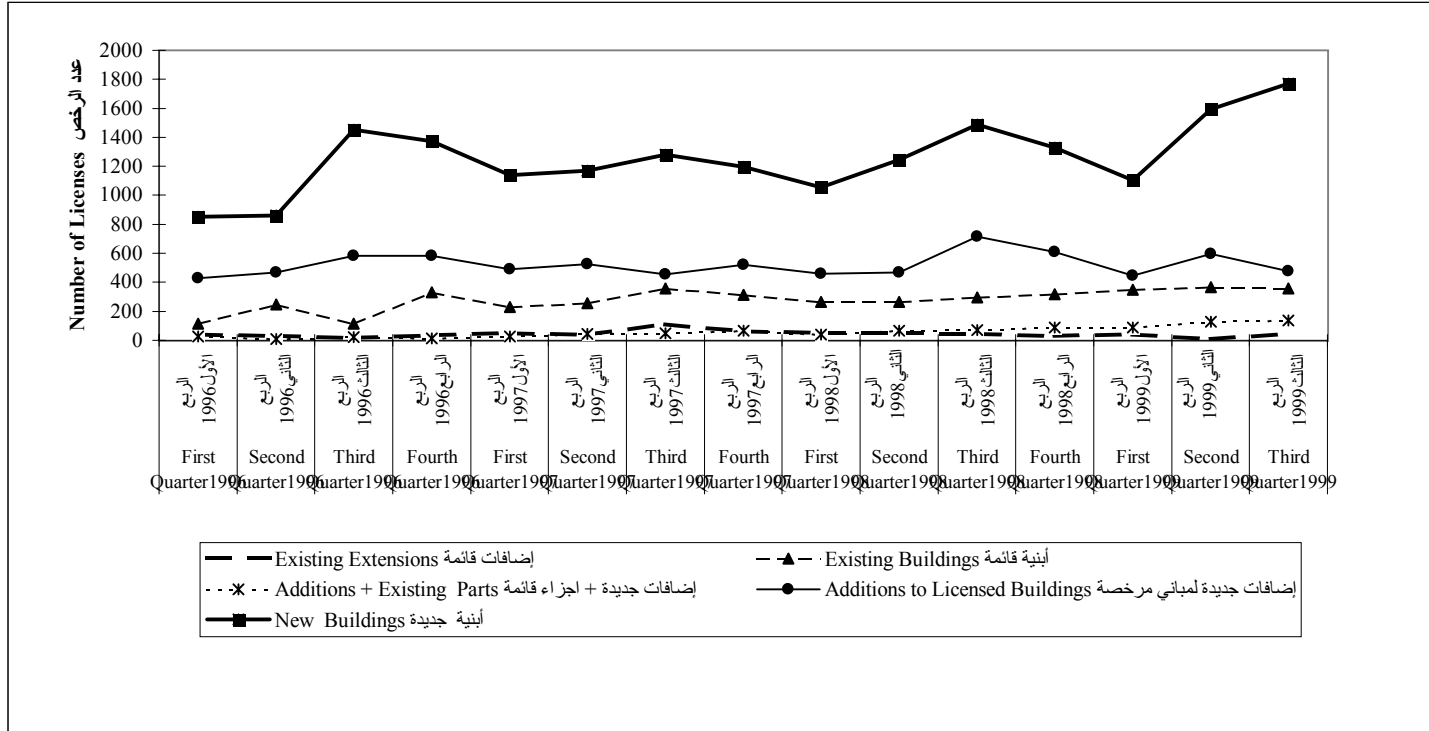
Governorate	Existing and Existing Additions		New and New Additions		
	(.) Total Length (m.r)	Number	(.) Total Length (m.r)	Number	
All Governorates	111	2	13162	122	
Jenin	0	0	324	6	
Tubas	19	1	3076	3	
Tulkarm	0	0	548	8	
Nablus	92	1	2219	37	
Qalqilya	0	0	520	8	
Salfit	0	0	135	1	
Ramallah	0	0	3559	31	
Jericho	0	0	277	2	
Jerusalem*	0	0	52	1	*
Bethlehem	0	0	323	4	
Hebron	0	0	445	5	
North Gaza	0	0	0	0	
Gaza	0	0	0	0	
Deir Al-Balah	0	0	1684	16	
Khan Younis	0	0	0	0	
Rafah	0	0	0	0	

* Excludes those parts of Jerusalem Governorate which were annexed after 1967 occupation by Israel.

* باستثناء ذلك الجزء من محافظة القدس الذي ضمته اسرائيل
عنةً بعيد احتلالها للضفة الغربية عام 1967.

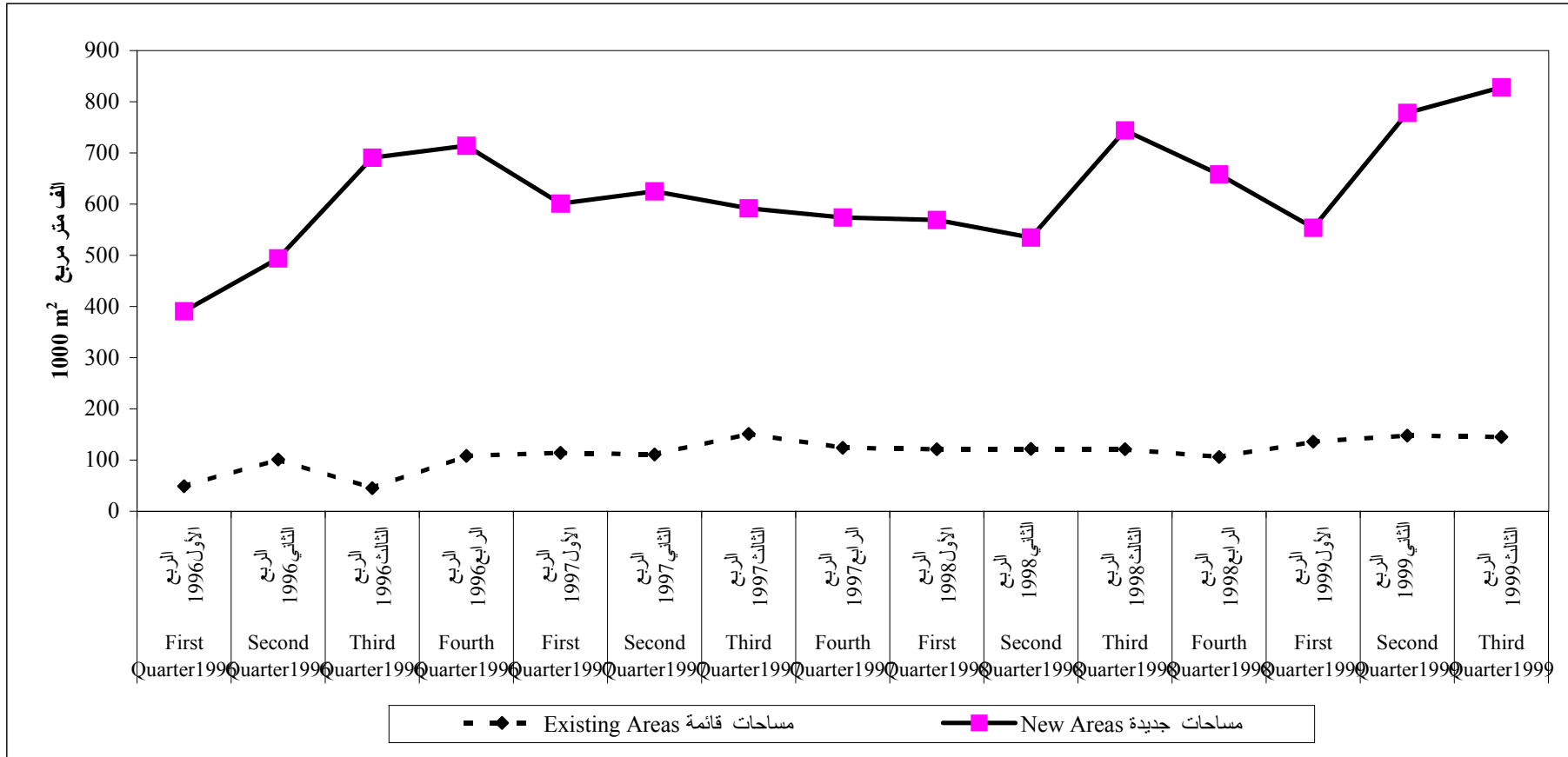
شكل 1: تطور عدد رخص الأبنية الصادرة في باقي الضفة الغربية وقطاع غزة حسب وضع البناء المرخص للفترة من الربع الأول 1996 الى الربع الثالث 1999

Figure 1: Development of Building Licenses Number Issued in Remaining West Bank and Gaza Strip by Status of Licensed Building from First Quarter 1996 to Third Quarter 1999



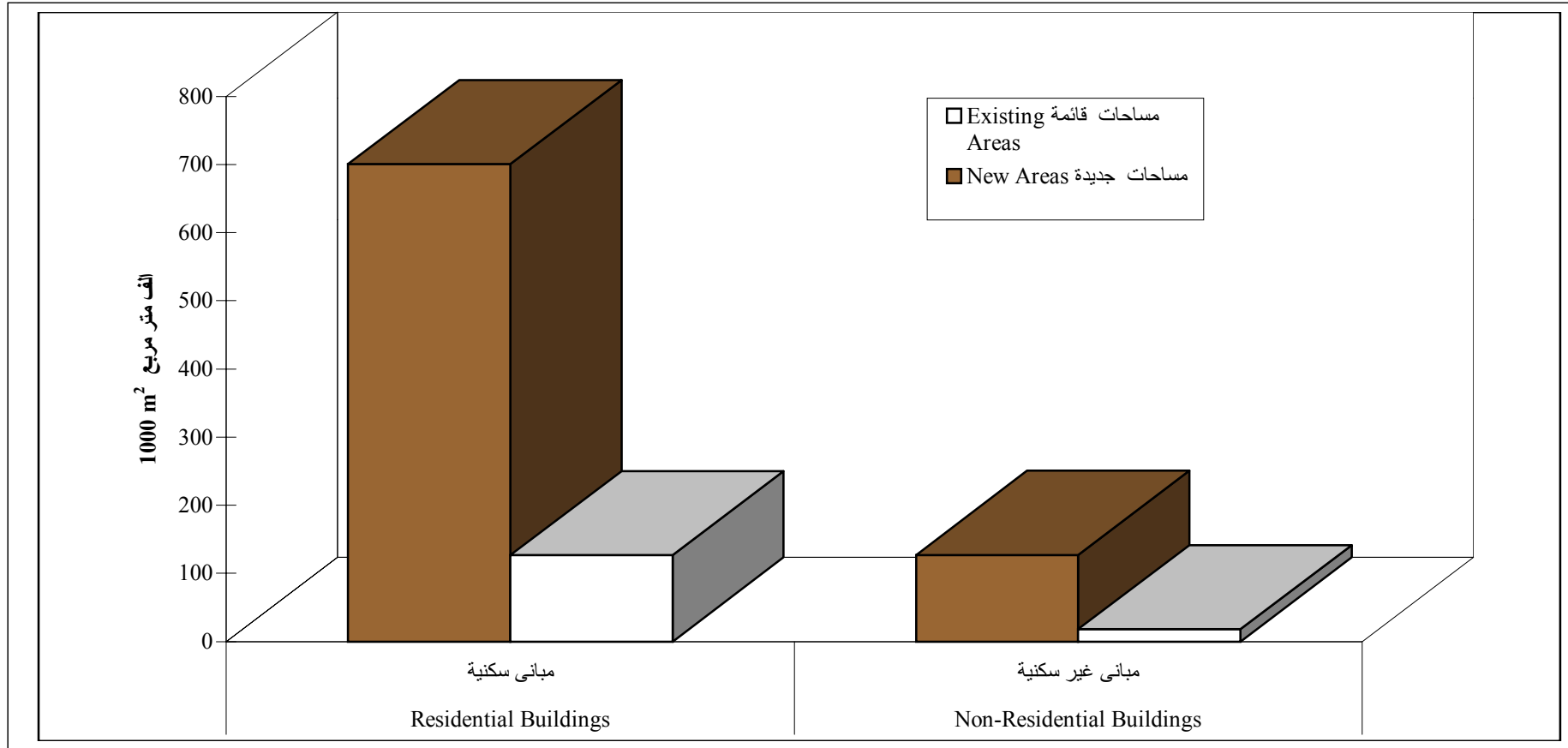
شكل 2: تطور مساحات الأبنية المرخصة في باقي الضفة الغربية وقطاع غزة للفترة من الربع الأول 1996 الى الربع الثالث 1999

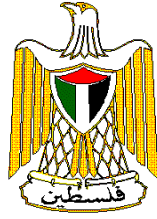
Figure 2: Development of Building Licensed Area in Remaining West Bank and Gaza Strip from First Quarter 1996 to Third Quarter 1999



شكل 3: المساحات المرخصة الجديدة والقائمة حسب استخدام المبنى في باقي الضفة الغربية وقطاع غزة-الربع الثالث 1999

Figure 6: New and Existing Licensed Areas by Utilization in Remaining West Bank and Gaza Strip -Third Quarter 1999





Palestinian Central Bureau of Statistics

**Construction Statistics: Building Licenses
Third Quarter, 1999**

**Volume 4, Issue No. 3
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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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Preface

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

It has been necessary for PCBS to seek establishing 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 for construction contractors. PCBS had also conducted the annual Existing Buildings Survey starting from the reference year 1996.

It is the pleasure of PCBS to present this report of Building Licenses Statistics which provides statistical data on the size and characteristics of licensed buildings in the Palestinian Territory.

Statistical data is currently collected through filling the designated form from the administrative records of the different official licenses issuing authorities. This was initiated on quarterly basis as of 1996 first quarter.

Publication of building licenses statistics will be pursued in the following years. PCBS hopes that the means by which these data are archived in the issuing authorities are developed, in the foreseeable future, in a manner that would reduce cost and time needed for preparing these statistics.

February, 2000

Hassan Abu-Libdeh, Ph.D.
President

Table of Contents

Subject	Page
List of tables	18
List of figures	19
Executive Summary	20
1. Introduction	20
2. Objectives	20
3. Definitions	20
4. Methodology	21
5. Explanatory Notes	22
6. Main Findings	22
Tables	33
Figures	39

List of Tables

Table

Table 1:	Development of Building Licenses Issued in Remaining West Bank and Gaza Strip from First Quarter 1996 to Third quarter 1999	35
Table 2:	Building Licenses Issued in Remaining West Bank and Gaza Strip by Building Ownership and Utilization	36
Table 3:	Building Licenses Issued in Remaining West Bank and Gaza Strip by Issuing Authority and Utilization	37
Table 4:	Building Licenses Issued in Remaining West Bank and Gaza Strip for Boundary Walls Only by Governorate	38

List of Figures

Figure

- | | | |
|------------------|--|-----------|
| Figure 1: | Development of Building Licenses Number Issued in Remaining West Bank and Gaza Strip from First Quarter 1996 to Third quarter 1999 | 41 |
| Figure 2: | Development of Building Licensed Area in Remaining West Bank and Gaza Strip from First Quarter 1996 to Third quarter 1999 | 42 |
| Figure 3: | New and Existing Licensed Areas by Utilization in Remaining West Bank and Gaza Strip | 43 |

Executive Summary

1. Introduction:

The construction activity is considered as one of the important economic activities, particularly in countries undergoing economic development. This activity plays a vital role in the Palestinian economy and significantly interrelated to the remaining economic activities. Thus, the Palestinian Central Bureau of Statistics (PCBS) took upon itself compiling statistical data on all aspects of construction activity in order to measure the main related variables.

This administrative record statistics sheds light on size and type of building licenses issued from official parties. Buildings licenses statistics are compiled in most countries all over the world. In addition to its own significance, buildings licenses statistics constitute the sampling frame of other surveys to be launched for identifying the actual constructed buildings against licenses, to endeavor estimating construction costs and obtaining data on the technical characteristics of these buildings.

2. Objectives:

This statistics provides data on numbers of building licenses, licensed areas, number and area of licensed dwellings and stores by the following variables:

- Issuing authorities.
- Geographic location.
- Status of building to be licensed (new, existing, new or existing additions....etc.).
- Building ownership (private, governmental, local authorities, cooperative.....etc.).
- Utilization of the building (residential, non-residential: industrial, commercial, educational.....etc.).
- Major external construction material (stone, concrete, block...etc.).

3. Definitions:

3.1 Statistical Unit:

The license issued by any authorized authority. The issuing authorities are the reporting units for this administrative records statistics.

3.2 Building Ownership:

1. Private.
2. Governmental.
3. Local Authority.

4. Cooperative Society.
5. Charitable Society.
6. Other, e.g. religious groups, UNRWA.....etc.

3.3 Status of the building to be licensed:

1. New, when the building site is entirely vacant.
2. Addition to an already existing licensed building - it could be vertical or horizontal addition.
3. Addition to non-licensed existing building (or part of building) that needs licensing.
4. Existing building.
5. Existing extensions.

3.4 Building Utilization:

1. Residential: The building is considered residential if more than half of its total area is prepared for residential purposes. The building could consist of:
 - Complete dwellings.
 - Rooms added to the dwellings.
 - Extension of other facilities, e.g. kitchen, bathroom, cesspool, garage.
2. Non-Residential: industrial, commercial, educational,...etc.
3. The boundary wall: This is when boundary wall undergoes separate licensing. If the building license includes the wall, then it is not included herein.

3.5 Dwelling:

The housing unit of a single household.

3.6 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 Data collection form:

The form was designed to meet the objectives of this statistics.

4.2 Coverage:

Comprehensive coverage of all parties engaged in issuing building licenses in the Palestinian territories; they include:

- Municipalities: Excluding Jerusalem, which is under Israeli Authority.
- The construction authorities: They issue licenses in the villages within each governorate in the West Bank, while rural councils issue building licenses in the

villages in Gaza Strip. There are 472 villages at present in the Palestinian Territories, (453) of which are in West Bank, the rest are in Gaza Strip.

- Rural councils: They issue licenses in some villages particularly in Gaza Strip. Some rural councils in the Strip were formulated for the refugee camps, they issue building licenses for privately owned lands neighbouring these camps.
- Ministry of Local Governments: It issues building licenses in the regional zones that are outside the boundaries of municipalities and rural councils in Gaza Strip.
- UNRWA: The UNRWA issues licenses in the 19 refugee camps of the West Bank. In Gaza Strip, building licenses in the camps are not allowed.

Data is collected on a quarterly basis. This statistics has been initiated as of the first quarter of 1996.

5. Explanatory Notes:

- Tables do not include building licenses for those parts of Jerusalem Governorate which were annexed after 1967 occupation by Israel. At present these licenses are issued by the Israeli Municipality, while include licenses for some villages of Jerusalem Governorate.
- It was not possible to get data on building licenses issued in the refugees' camps by UNRWA.
- The symbol (..) refers to cases where data was not available.
- Details do not necessarily add up to totals, because of rounding.
- The Palestinian National Authority has upgraded few rural councils to municipality councils during data collection. Results on municipalities may not be accurate.

6. Main Findings:

1. Number of licenses: The number of building licenses issued in the Third quarter, 1999 amounted to 2788 distributed as follows:
 - 1771 licenses for new buildings.
 - 478 licenses for additions to licensed buildings.
 - 139 licenses for additions + existing parts.
 - 357 licenses for existing buildings.
 - 43 licenses for existing extensions.
2. Licensed areas: The total number of areas for licensed buildings amounted to 972.4 thousand square meters (1000 s.q.m.) distributed as follows:
 - 827.5 (1000 s.q.m.) for new areas, of which 700.4 residential and 127.1 non-residential.
 - 145.0 (1000 s.q.m.) of existing areas, of which 126.8 residential and 18.2 non-residential.
3. Licensed boundary walls: 124 Licenses for walls with total length of 13273 meters.

4. Number of dwellings and their area: The total number of licensed dwellings is 5116 and area of 716.0 (1000 s.q.m.) distributed as follows:
- New dwellings: 3993 units with a total area of 607.5 (1000 s.q.m.).
 - Existing dwellings: 1123 units with a total area of 108.5 (1000 s.q.m.).