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Town planning, housing and construction

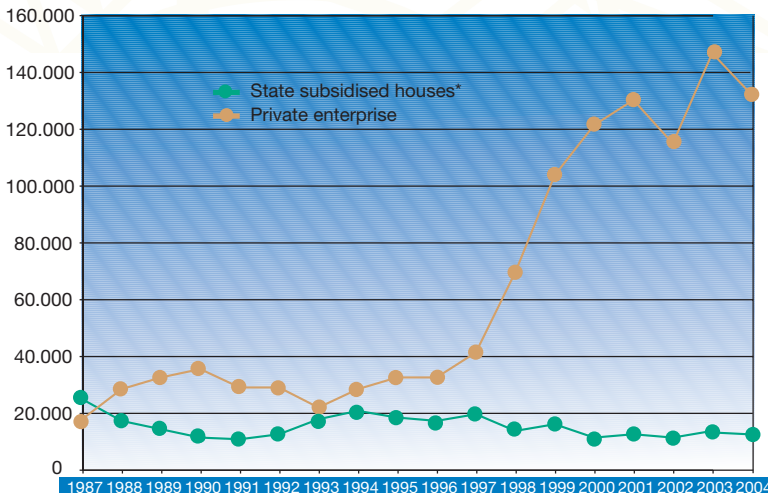
This chapter offers information on urban land distribution and the different types of housing, and construction sector activity, contributing data on urban units and their cadastral value, types and legal basis of houses and the evolution of public expenses in construction and infrastructures.

8.1. Urban units and property values by province. 2003

	Andalusia	Almería	Cádiz	Córdoba	Granada	Huelva	Jaén	Málaga	Sevilla	Spain
Urban units	4.772.354	398.485	605.914	471.931	629.081	323.203	428.859	988.660	926.221	28.749.288
Property value (millions of euros)	149.621	11.252	20.513	11.649	16.744	8.818	10.116	35.971	34.559	1.028.965
Property value per urban unit (euros)	31.352	28.236	33.854	24.684	26.616	27.284	23.588	36.383	37.312	35.791

SOURCE: Ministry of the Treasury. Urban Real Estate Property Register. Basic Statistics by municipality

8.2. Evolution of houses under construction according to housing regime in Andalusia. 1987-2004

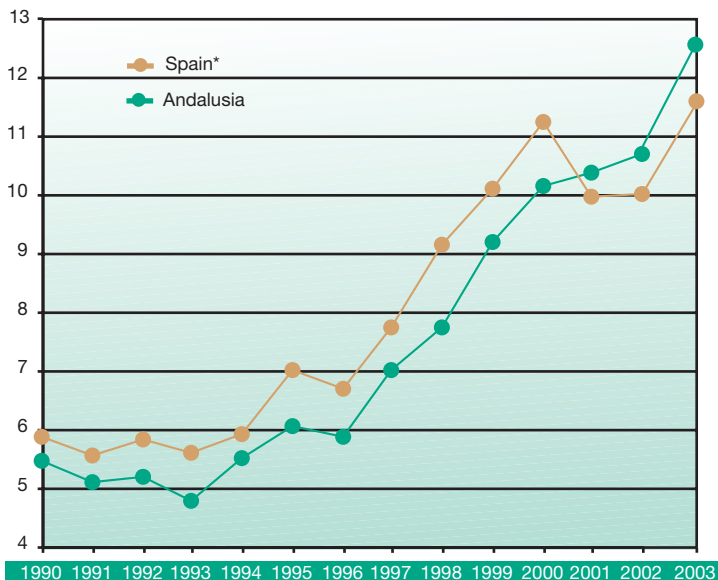


SOURCES: 1987-1993: Ministry of Public Works and Transport. Statistical Yearbook
 Ministry of Development. Report on the Evolution of Housing Sub-sector
 2004: Regional Government Ministry of Public Works and Transport.
 Ministry of Housing

*Includes provisional housing certificate and houses under construction.

8.3. Evolution of new houses or renovation work provided for in municipal planning permissions. 1990-2003

(houses/1000 inhabitants)



SOURCE: Ministry of Development. Construction and housing

*The data prior to 1998 do not include information on the Basque Country.

Housing and Construction Statistics. Ministry of Public Works This monthly statistics has been made since 1991 from the questionnaire the promoter or technician responsible for a project must submit to the Town Hall when soliciting the license for building work, demolition and renovation of buildings and houses. It offers information mainly on the following variables: general features of the building work (location, legal basis, type of promoter, estimated duration); estimates of building materials; number

and characteristics of the buildings (purpose, surface area and volume, n^o of storeys, building type and facilities); number and characteristics of the houses (total living space, n^o of rooms and bathrooms and type of finish). Data are broken down at Autonomous Community level and exploitation of municipal data (individualised for those of more than 10.000 inhabitants and aggregates for those of a lesser size) are also elaborated.

8.4. Average price per square metre of housing by property type in the main cities of Andalusia. 2002* (euros)

	Andalusia	Almería	Algeciras	Jerez de la Frontera	Cádiz	Córdoba	Granada	Huelva	Jaén	Málaga	Sevilla	Spain
New houses	1.094,22	1.320,45	978,81	860,10	1.347,47	1.222,16	1.492,93	1.191,31	1.100,72	1.352,75	1.591,62	1.431,09
Second hand	873,74	1.035,93	686,64	738,52	1.187,27	949,65	1.099,95	966,01	874,78	1.114,63	1.192,76	1.178,89
Total	914,97	1.107,57	745,58	776,50	1.216,32	993,11	1.170,99	1.030,01	902,66	1.186,98	1.258,58	1.220,93

SOURCE: Ministry of Development. House Price Index

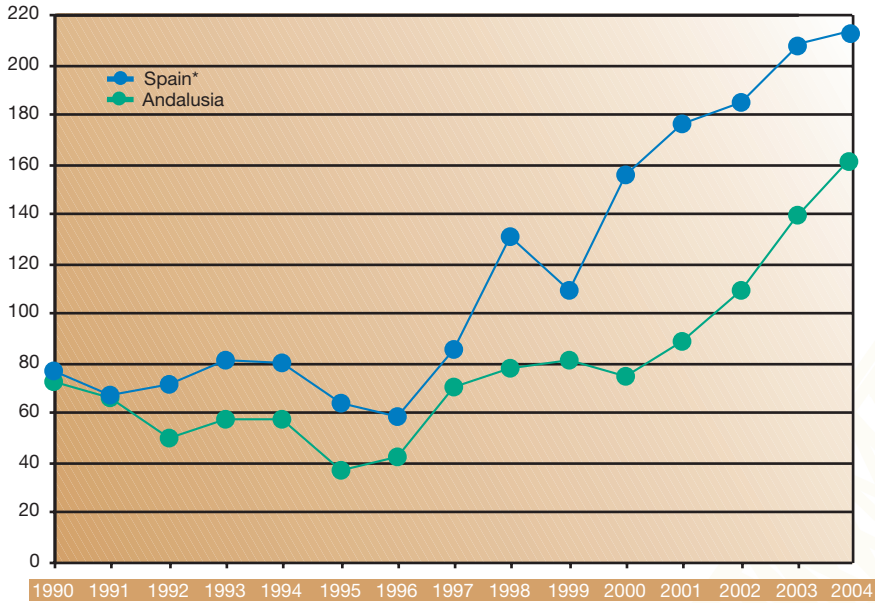
*Provisional data, except for Andalusia and Spain.

House Price Index. Statistics of Average Price per sq m. Ministry of Housing. The quarterly Statistics on the Average House Price per sq m is elaborated through mortgage valuation, information provided by the valuation societies aimed at providing the evolution of house prices. Given the number of valuations used and their geographic distribution, they are an indicator of enormous interest of

the real estate market. The geographic scope is the national territory, except the cities of Ceuta and Melilla. Information is offered on the following variables: valuation date, total square footage, and valuation price, year of construction, postcode and municipal code.

The Ministry of Public Works elaborated this statistics from 1987 to 2002.

8.5. Evolution of public spending on construction. 1990-2004 (euros/inhabitant)



SOURCE: National Association of Construction Companies (SEOPAN)

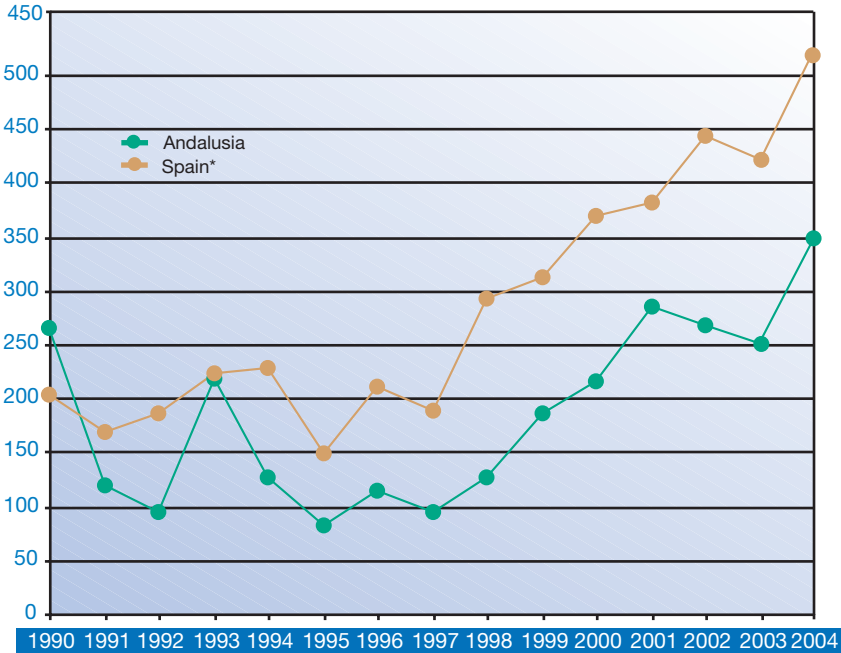
*Since 2001 the series on Spain takes in the demand for building work by public administrations that have been published in the Official Government Gazette in the reference year. Until 2000 it only took in those demands whose tenders had been carried out in that year.

8.6. Evolution of public spending on construction and infrastructure according to type in Andalusia. 1991-2004 (thousands of euros)

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Building									
Housing	59.560	45.557	49.349	43.766	41.265	60.098	72.299	138.050	126.508
Social equipment	115.418	295.740	371.768	372.814	324.721	329.785	381.850	623.842	572.137
Others	131.760	71.478	139.856	177.425	183.429	262.677	359.345	296.050	544.102
Total	306.739	412.775	560.973	594.004	549.415	652.560	813.494	1.057.942	1.242.747
Infrastructures									
Transport	589.719	393.759	497.127	1.129.212	547.762	1.580.934	1.230.069	1.151.336	1.697.188
Hydraulics	153.120	139.958	133.455	267.294	902.780	240.220	270.791	516.727	493.019
Housing estates	72.903	152.693	275.973	185.587	125.521	289.726	500.535	235.737	458.581
Total	815.742	686.410	906.555	1.582.092	1.576.064	2.110.881	2.001.395	1.903.800	2.648.788

SOURCE: National Association of Construction Companies (SEOPAN)

8.7. Evolution of public spending on infrastructure. 1990-2004 (euros/inhabitant)



SOURCE: National Association of Construction Companies (SEOPAN)

*Since 2001 the series on Spain takes in the demand for building infrastructures by public administrations that have been published in the Official Government Gazettes in the reference year. Until 2000 it only took in those demands whose tenders had been carried out in that year.

For more information:

- IEA. Housing Census of Andalusia
- IEA. Directory of Establishments with Economic Activity in Andalusia
- Regional Government Ministry of Public Works and Transport
- Ministry of the Treasury. Urban Cadastre. Basic Statistics by Municipality
- Ministry of the Treasury. Urban Cadastre. National Statistics on Cadastral Plots
- INE. Building Census
- INE. Central Business Directory (DIRCE)
- Ministry of Housing. Survey on the Situation of the Construction Industry
- SEOPAN. Information Circular
- Ministry for Development. Report on the Evolution of Housing Sub-sector
- Ministry for Development Housing and Construction Statistics
- Ministry of Housing. Statistics of Average Price per sq m