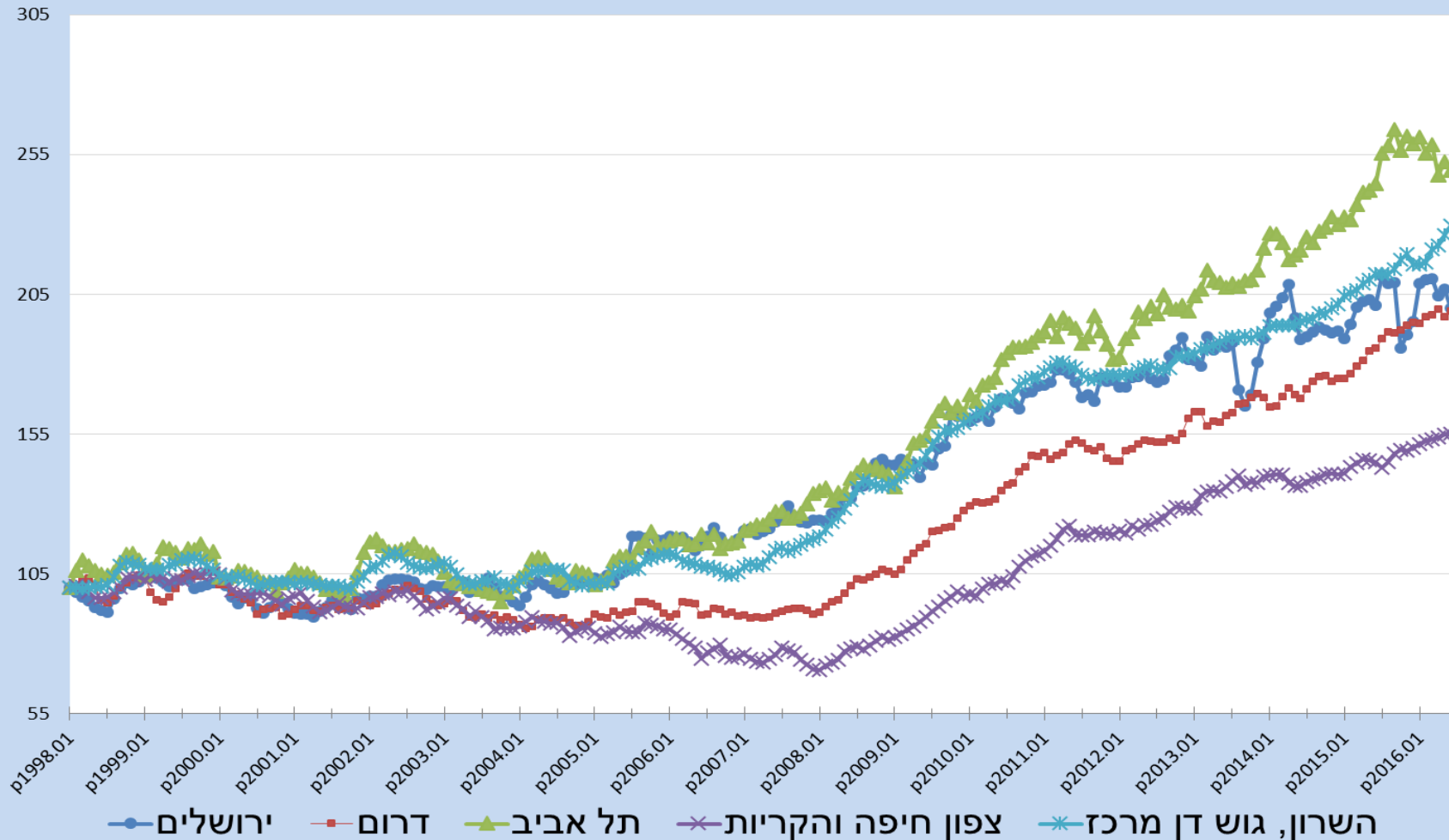


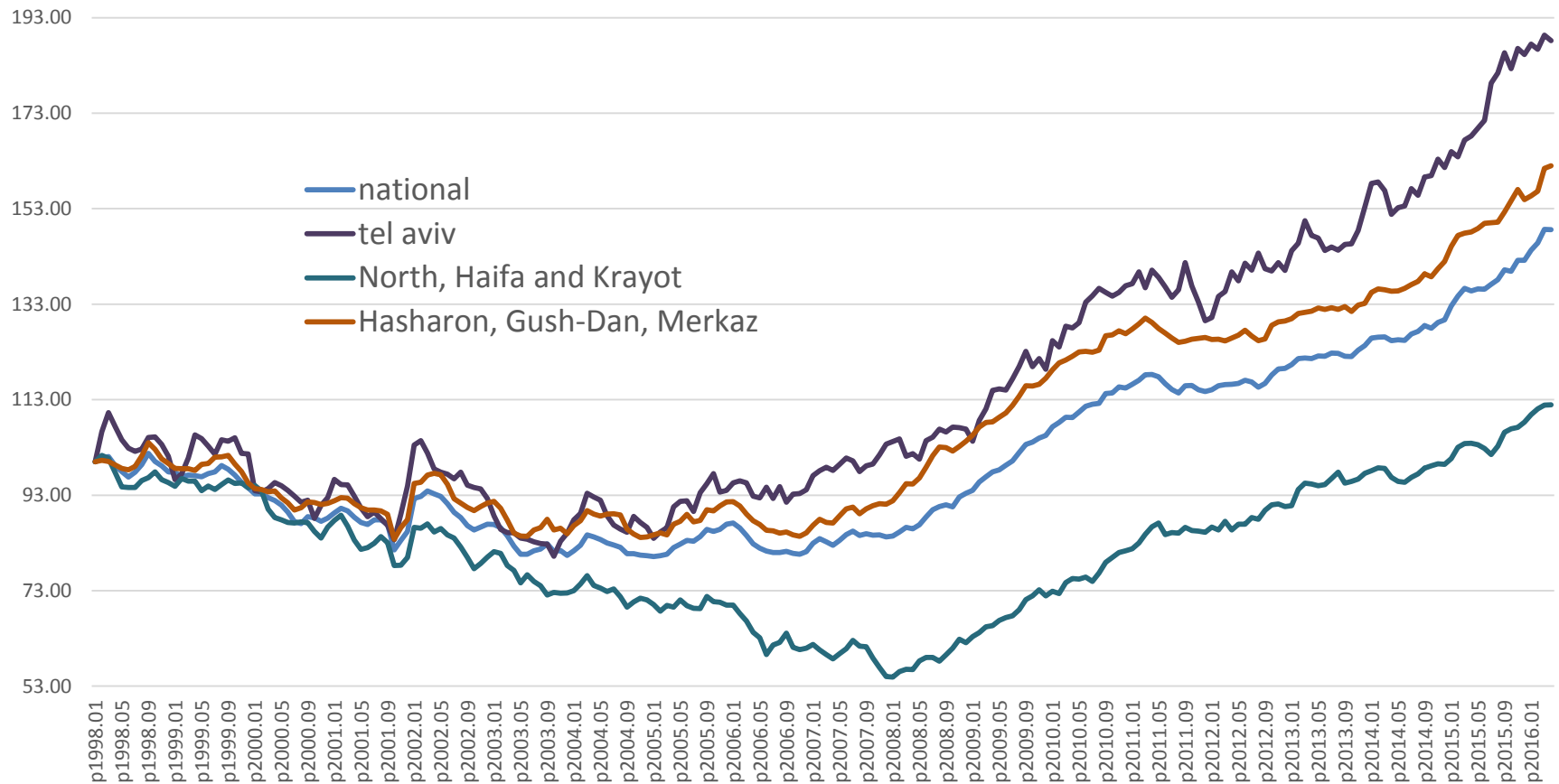
מכון גזית-גלוב לחקר נדל"ן



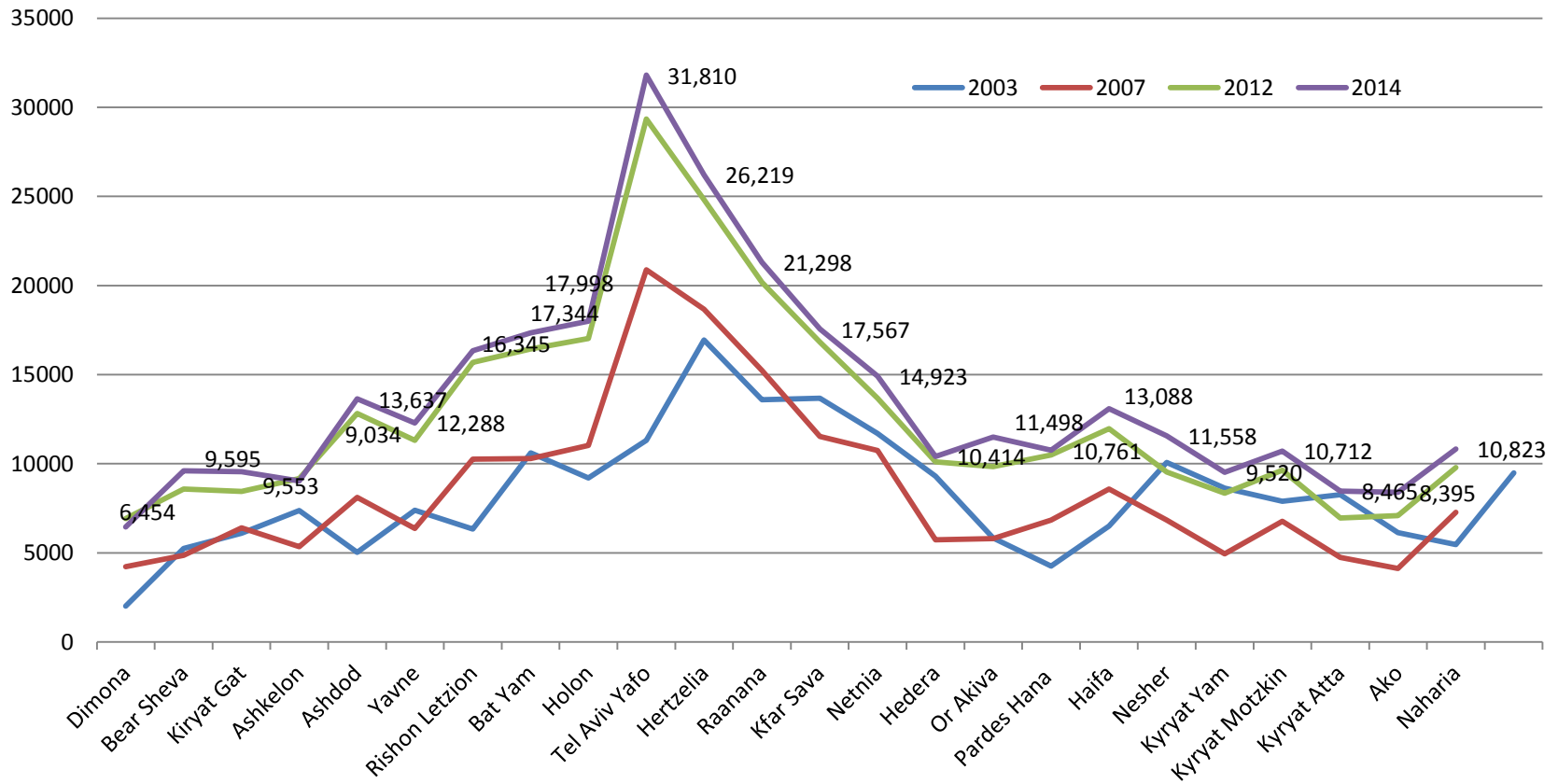
תרשים מספר 2
 מדד מכון גזית-גלוב למחירי דירות – GGI נומינלי בחלוקה לאזורים
 ינואר 1998 עד יוני 2016



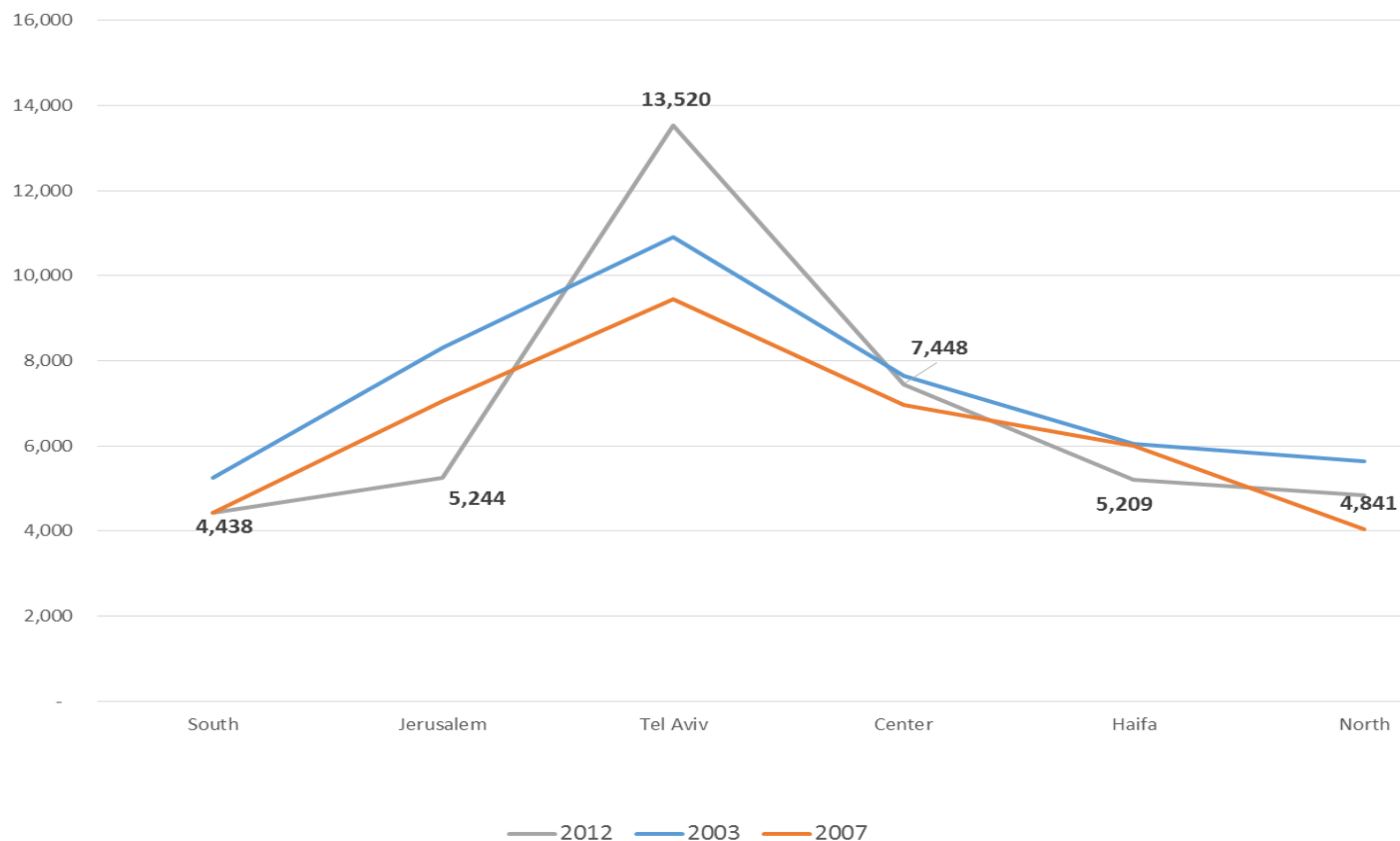
Local Real House Price Dynamics



House Price/SM



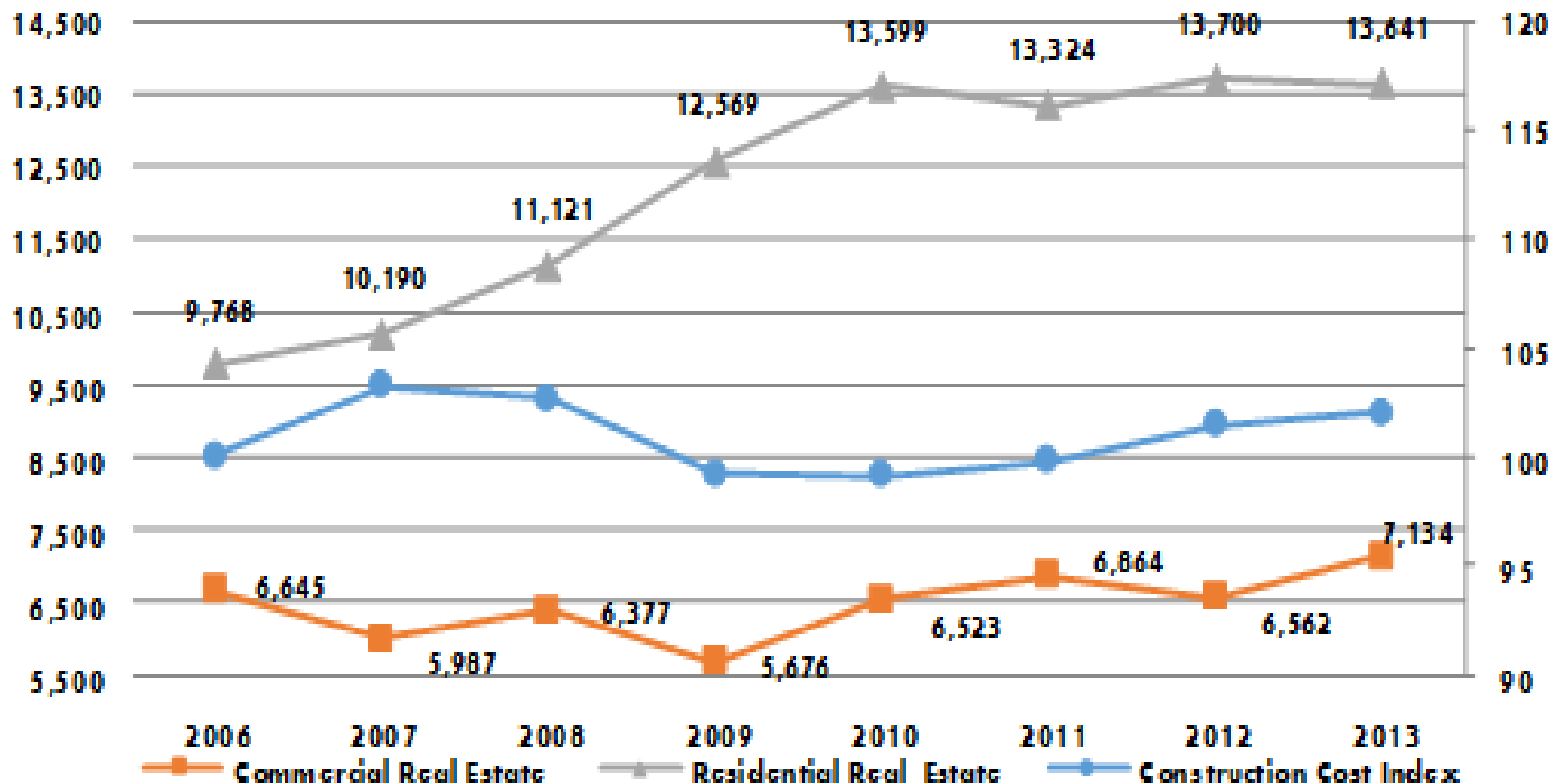
Commercial Price/SM



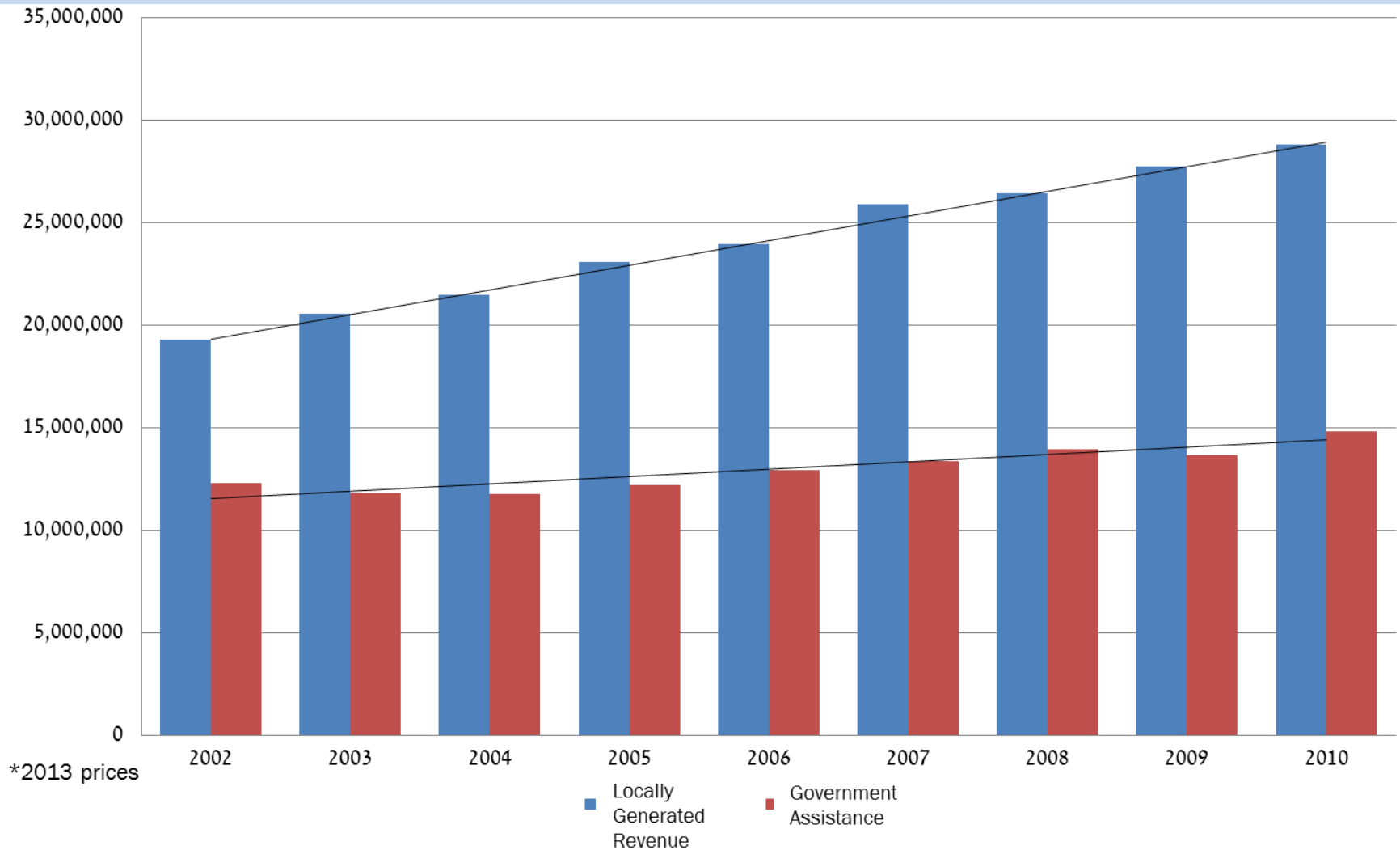
Price/SM Different Uses

*2013 Prices

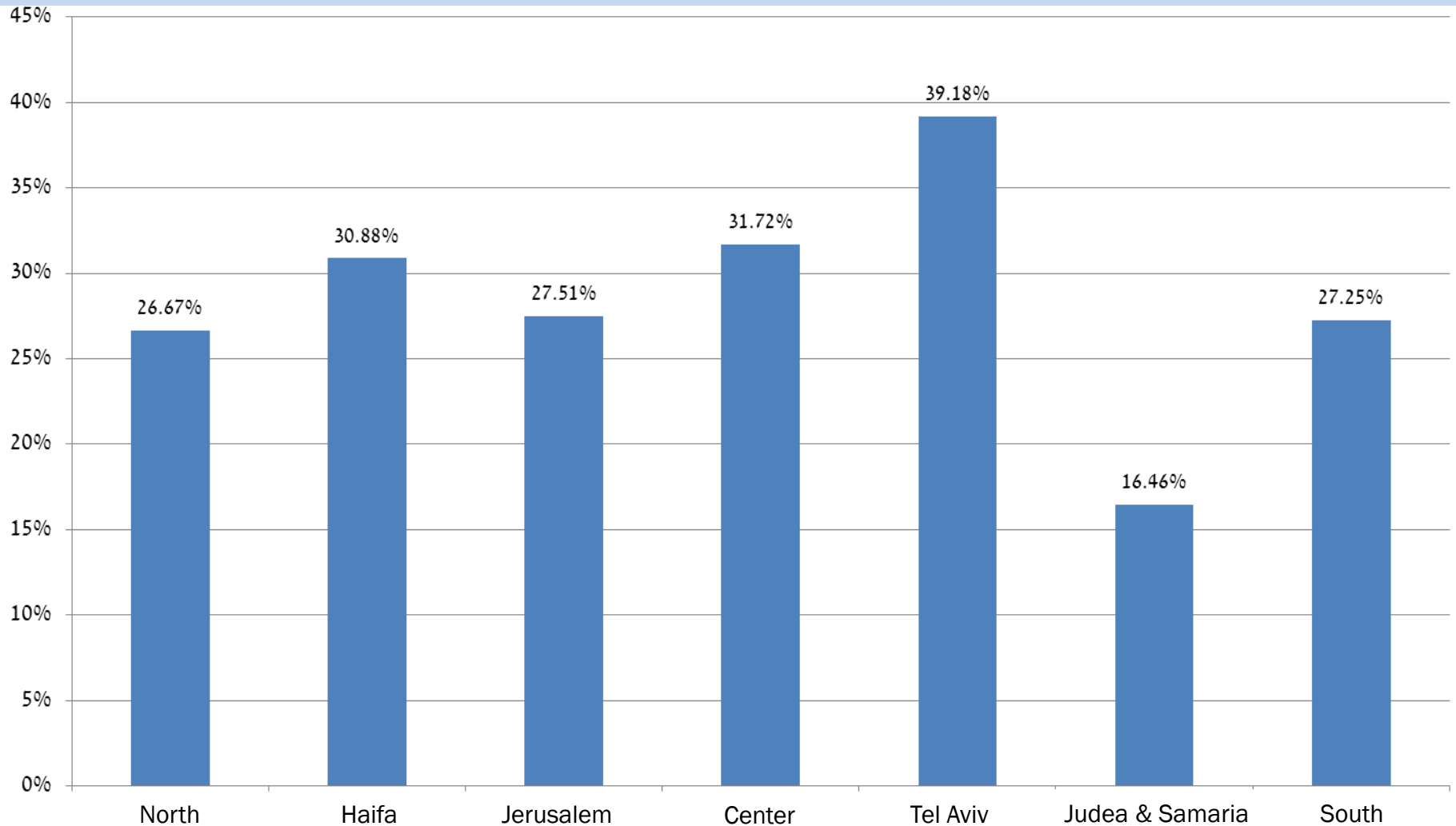
Chart 1: Price Per Square Meter (NIS) According to Use



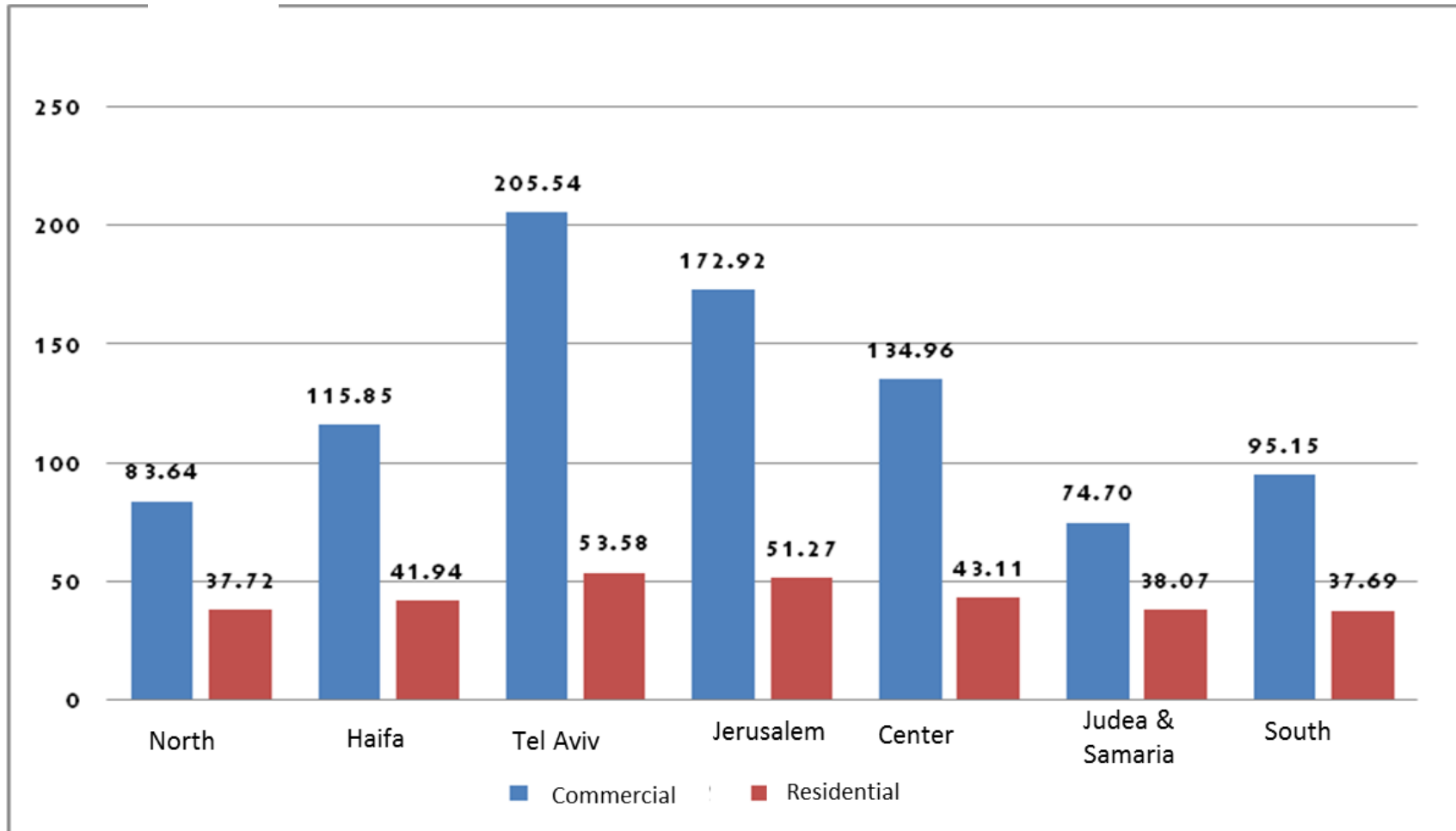
Local Finance



Share of Local Revenues



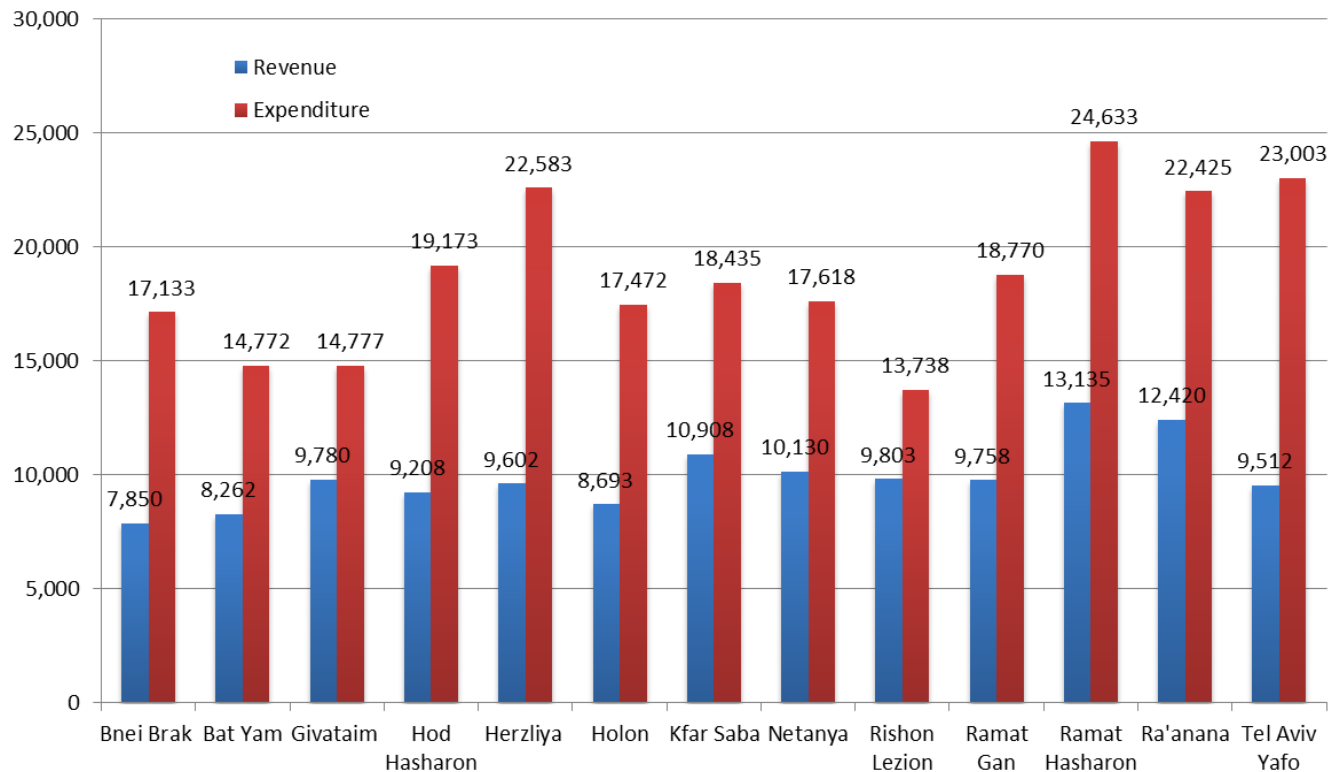
Average Municipal Rates



(According to the Israeli Central Bureau of Statistics, 2013)

*2013 prices

Municipal Revenues and Expenditure



(According to the Israeli Central Bureau of Statistics, 2013)

*2013 prices

נווה שרת

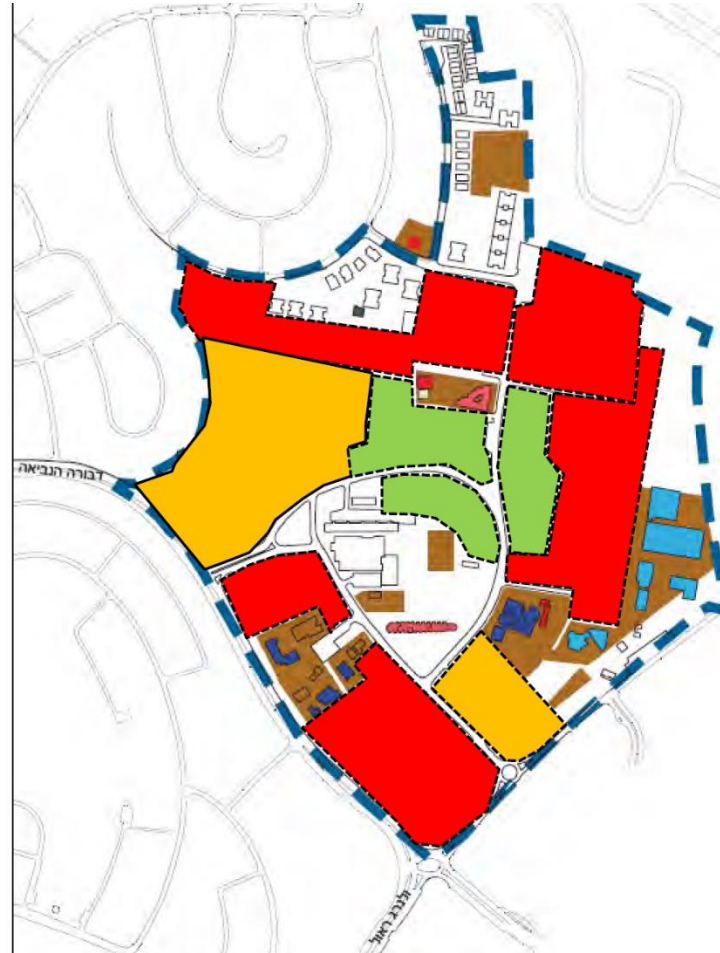




היתרי בנייה – צפי אכלוס 2015-2017

ועדה מחוזית

לפני ועדה מקומית

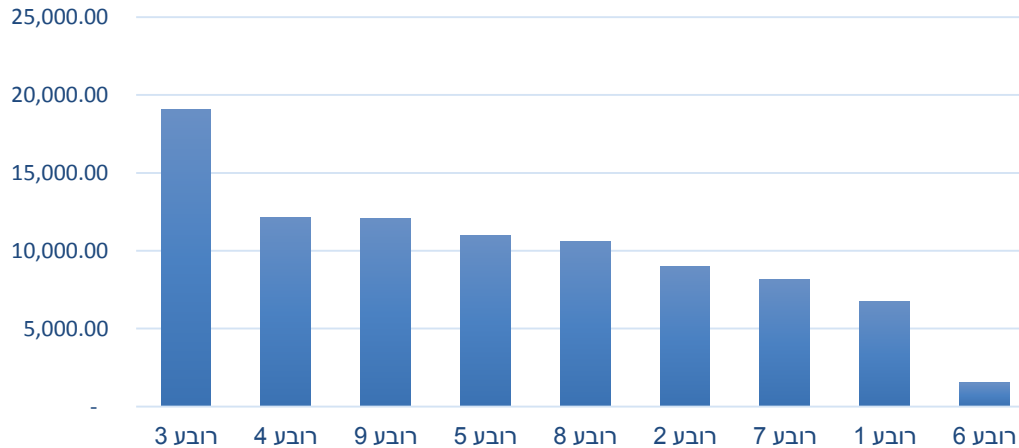


צפיפות בפרספקטיבה

6,756.38	רובע 1
4,475.66	אפקה
1,023.04	גלילות, צוקי אביב ושדה דב
9,881.24	כוכב הצפון
11,137.57	נופי ים
3,520.03	רמת אביב
11,105.95	רמת אביב ג'
6,151.20	תכנית ל

8,967.45	רובע 2
10,836.82	גני צהלה ורמות צהלה
7,344.23	הדר יוסף
3,891.47	המשתלה
8,615.82	נאות אפקה א
16,333.33	נאות אפקה ב
6,231.53	נווה דן
17,587.06	נווה שרת
3,806.10	צהלה
11,154.86	רביבים
5,875.86	רמת החייל
6,964.86	תל ברוך, תל ברוך צפון ומעוז אביב

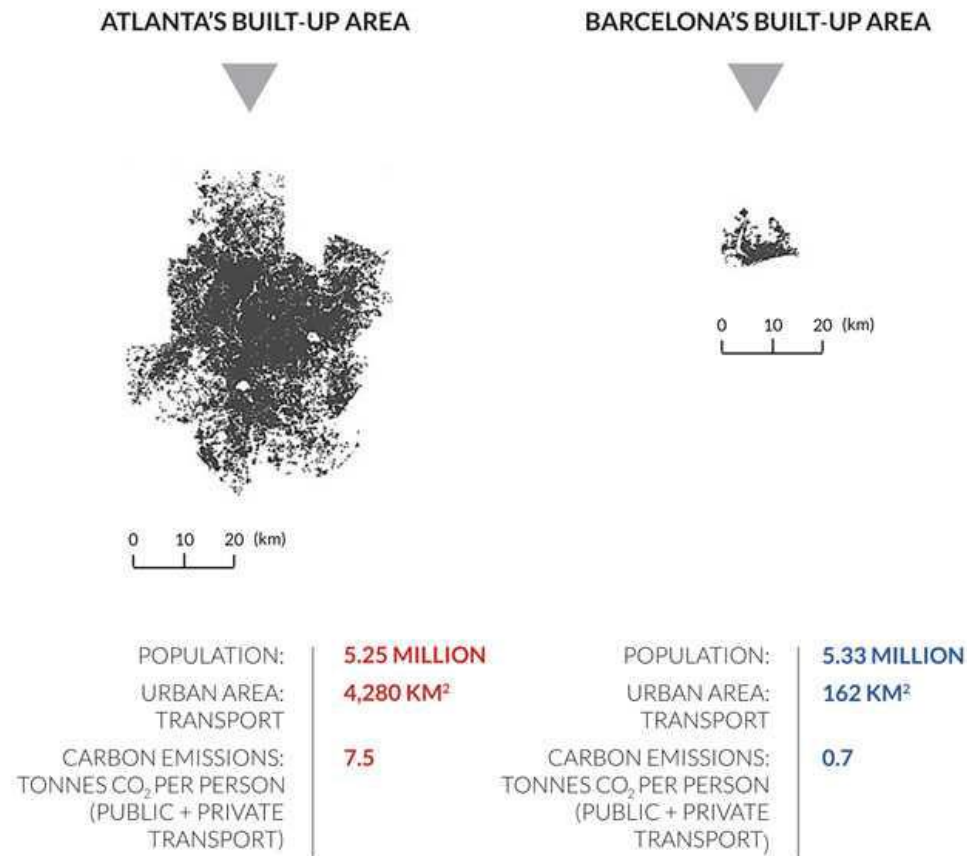
ממוצע צפיפות תושבים לקמ"ר



פרספקטיבה על צפיפות

Figure 6

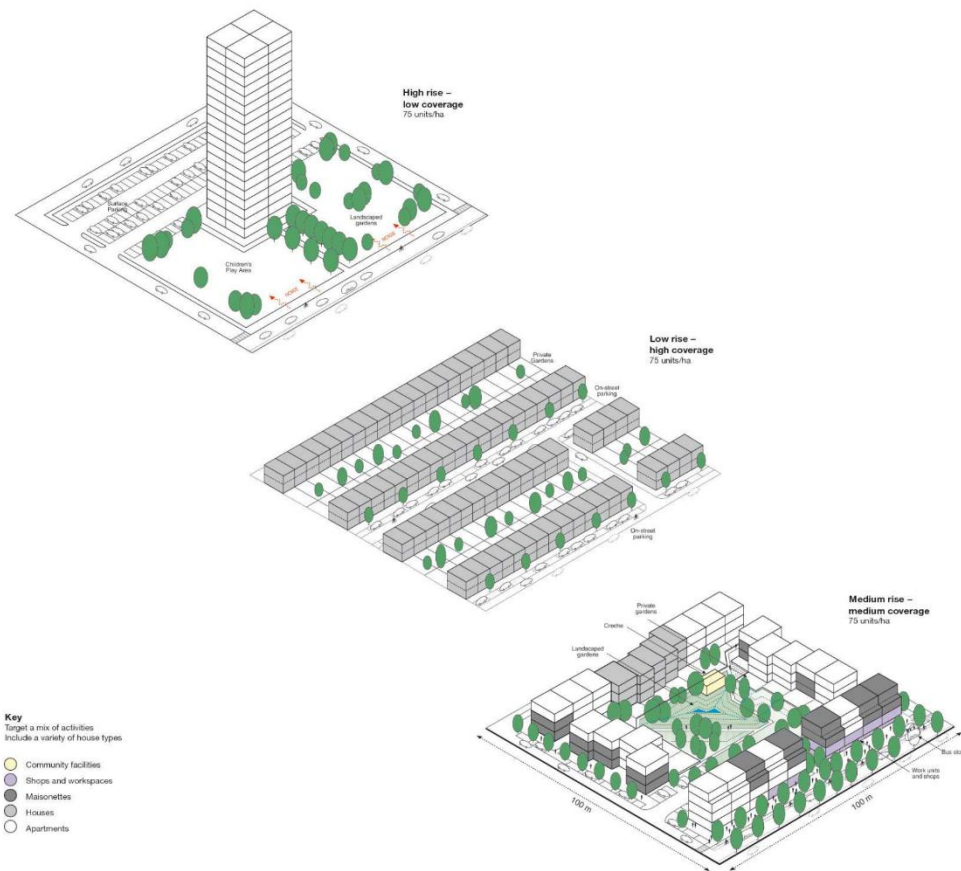
Energy and emissions vary widely between cities with similar income levels, depending on past infrastructure and planning decisions: Atlanta vs. Barcelona



Barcelona



Height and density



We need to
intensify our town
centres and high
street networks

Canning Town



Where people live

Berlin's peak density (21,700pp/km²) is far lower than NY's (53,000pp/km²) but across the metropolitan region Berlin's average density is slightly higher.



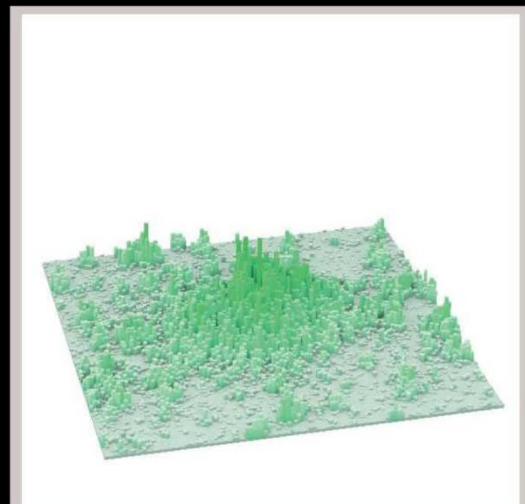
BERLIN

Average density: 801 pp/km²



NEW YORK CITY

Average density 783 pp/km²



LONDON

Density peak 27,100 pp/km²