

Chapter VI

Main characteristics of residences

1. Characteristics of primary residences

a. Distribution of primary residences by governorate

The number of primary residences in Lebanon¹ is estimated, according to the results of the study, to be 879,855 residences. Most of them are concentrated in Mount Lebanon, with 42.2% of the total residences, followed by North Lebanon, with 18.5%, then the Bekaa at 11.7%, Beirut at 11.6%, South Lebanon at 10.2% and Nabatieh at 5.9%. See table (6-1)

Table (6-1)
Distribution of primary residences by governorate

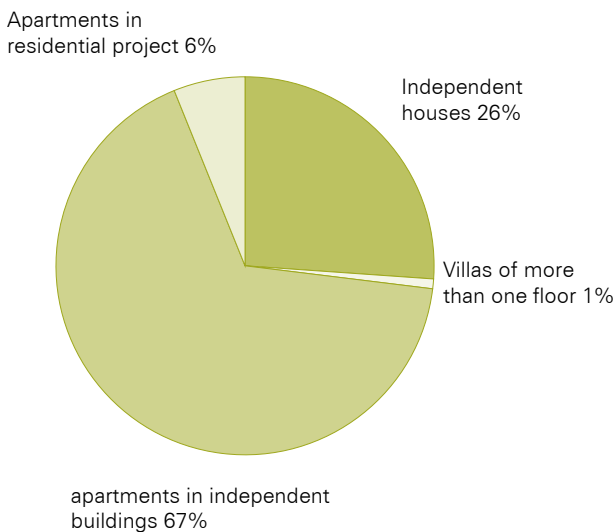
Governorate	Percentage
Beirut	11.6
Mount Lebanon	42.2
North Lebanon	18.5
Bekaa	11.7
South Lebanon	10.2
Nabatieh	5.9
Total	100.0

b. Distribution of primary residences by type of residence

Primary residences are distributed into the following types of residences: 67.0% apartments in independent buildings, 26.0% independent houses, 6.0% apartments in a

residential project and 1.0% as "villas consisting of more than one floor." Improvised residences did not make up a significant percentage of the total number of primary residences. See diagram (6-1)

Diagram (6-1)
Distribution of primary residences by type of residence



¹ A residence is considered primary when the household lives in it most of the time during the year (more than six months)

c. Distribution of primary residences by age of residence

Primary residences older than 49 years make up 22.1% of the total number of residences. Dwellings aged between 25 and 49 years-old represent 34.7% of the total, with 22.3% for those 15 to 24 years-old, 10.9% for those 10 to 14 years-old, and 9.8% for those that are less than 10 years old, (i.e. built after 1994). See table (6-2)

Table (6-2)

Distribution of primary residences by age of residence

Age of residence	Percentage
More than 49 years	22.1
25 – 49 years	34.7
15 – 24 years	22.3
10 – 14 years	10.9
5 – 9 years	7.2
Less than 5 years	2.6
No response	0.2
Total	100.0

d. Distribution of primary residences according to area, number of rooms² and the main floor material

Small residences with roofed areas less than 80 m² make up 15.0% of total residences in Lebanon. Small to medium residences with roofed areas between 80-130 m² comprise 42.4%, and medium to large residences with roofed areas between 130-180 m² form 23.4% of the total. The relatively large residences, with areas above 180 m² represent 19.2% of total residences. See table (6-3). Tiles are used in 83.6% of the residences as the main floor material, with marble in 9.2% and cement in 6.5% of the total dwellings in Lebanon.

Table (6-3)

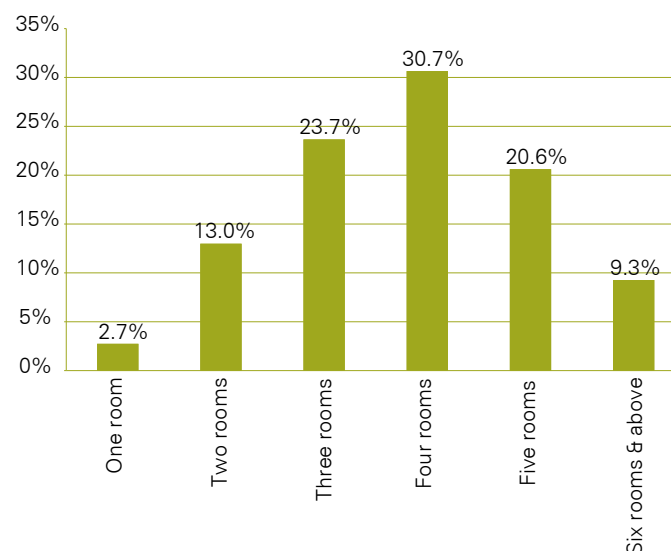
Distribution of primary residences by area of residence

Area of residence	Percentage
Less than 30 m ²	1.4
30 to less than 80 m ²	13.6
80 to less than 130 m ²	42.4
130 to less than 180 m ²	23.4
180 to less than 230 m ²	14.2
230 m ² and more	5.0
Total	100.0

Primary residences with four rooms represent 30.7% of the total dwellings, followed by those made up of three rooms at 23.7%. Residences with five rooms make up 20.6% of the total number of dwellings, those with two rooms represent 13.0% and, finally, residences with six rooms and more represent 9.3%. See diagram (6-2)

Diagram (6-2)

Distribution of primary residences by number of rooms



e. Distribution of primary residences by ownership and type of ownership

The results show that 71.5% of primary residences are owned by the household or one member of the household occupying them while 28.5% are not owned by the households that inhabit them (i.e. renting, no charge or other). Furthermore, 86.8% of the residences owned by the households are individually owned by one member of the household, 11.8% are jointly owned by members of the household and 1.2% jointly owned with relatives or others.

2.

Services available at primary residences

a. Sources of water and sanitation means at primary residences

- Potable water sources at the primary residences (more than one source may be used):

The survey reveals that the public network is the most commonly used source of water (56.7% of primary residences). Mineral water is used by 31.8% of residences as the source of potable water, while 8.2% use artesian wells, 7.0% use purchased water tanks, 6.2% use a spring or running water, and 2.1% use private networks. See table (6-4). Additionally, 8.4% of residences sterilize and or filter their water to make it potable.

Table (6-4)
Sources of potable water

Source of potable water	Yes	No	Total
Public network	56.7	43.3	100.0
Mineral water	31.8	68.2	100.0
Artesian well	8.2	91.8	100.0
Purchased water tanks	7.0	93.0	100.0
Spring or running water	6.2	93.8	100.0
Private network	2.1	97.9	100.0

- Service water sources at the primary residences (more than one source may be used):

A majority of residences, 75.8%, depend on the public network as a source for service water, with 21.4% depending on artesian wells, 15.1% using purchased tanks, 4% using a private network and 1.5% depending on a spring or running river water. See table (6-5)

Table (6-5)
Sources of service water

Source of service water	Yes	No	Total
Public network	75.8	24.2	100.0
Artesian well	21.4	78.6	100.0
Purchased water tanks	15.1	84.9	100.0
Private network	4.0	96.0	100.0
Spring or running water	1.5	98.5	100.0

- Distribution of primary residences by frequency of available service water:

The frequency of available service water from the public network differs between summer and winter, with service water permanently available during winter in 45.5% of the residences that depend on the public network, and is only always available during the summer for 21.2% of residences. See table (6-6)

Table (6-6)
Distribution of primary residences by availability of service water from the public networks

Availability of service water from the public network	During winter	During summer
Permanently	45.5	21.2
Daily with cutoffs	36.0	43.0
With weekly cutoffs	16.2	31.6
With cutoffs lasting more than one week	0.8	3.0
Other cases	0.2	0.3
No response	1.3	1.0
Total	100.0	100.0

- Distribution of primary residences by sanitation method used:

The majority of residences (67.4%) are connected to the public sanitation network, with 29.5% using septic tanks and 1.9% connected to open sanitation systems.

b. Sources of energy for lighting and cooking in primary residences (more than one source may be used at the same time):

All primary residences use electricity from the public network as a source for lighting, 38.9% use private electric generators, (whether owned by the household or via subscription), and 15.8% of households resort to other means for lighting (such as candles, etc.). See table (6-7). However, in only 14.3% of residences was electricity from the public network permanently available during the year prior to the interview. It was available with daily cutoffs (once or more) in 73.7% of dwellings and available with weekly cutoffs (once or more) in 11.7% of residences.

Table (6-7)
Sources of energy for lighting in primary residences

Source of energy for lighting	Yes	No	Total
Public electricity network	99.9	0.1	100.0
Private generator	38.9	61.1	100.0
Gas	1.9	98.1	100.0
Kerosene	1.3	98.7	100.0
Other sources for lighting	15.8	84.2	100.0

It is also noted that the source of energy used for cooking in 99.6% of residences is gas, as opposed to 1.2% for electricity and 1.4% for firewood or charcoal.

c. Heating systems in primary residences (more than one source may be used at the same time):

Households may have more than one heating system at their residences. The results show that non-central heating systems are most commonly used, with gas-operated, non-central heating systems used in 34.8% of total residences, and kerosene or gas oil operated non-central heating systems in 24% of residences. The percentages of residences depending on electric non-central systems (17.1%), and on firewood or charcoal (16.8%), are very close.

Gas oil operated central heating systems are used in 5.6% of residences, while individual electric central-heating systems are used in 2.3% of residences. It is worth noting that 9.2% of residences have no heating systems available at all. See table (6-8)

Table (6-8)
Heating systems in primary residences

Heating systems in primary residences	Yes	No	Total
Gas operated non-central heating	34.8	65.2	100.0
Kerosene or gas oil operated non-central heating	24.0	76.0	100.0
Electric non-central heating	17.1	82.9	100.0
Firewood or charcoal non-central heating	16.8	83.2	100.0
Individual gas oil operated central heating	5.6	94.4	100.0
Individual electric central heating	2.3	97.7	100.0
No heating	9.2	90.8	100.0

d. Ways and frequencies of dumping waste in primary residences (more than one source may be used at the same time):

The survey results show that 72.0% of primary residences depend on nearby garbage collection containers to dispose of their waste, and 17.2% use garbage collection containers further away. Moreover, those disposing of their waste in dumps inside the building do not exceed 11.6%. Private companies gather waste from 9.4% of residences, while 2.9% of residences depend on garbage dumps, 2.2% on incineration and 1.5% dispose of their waste in nature. See table (6-9)

Table (6-9)
Ways of dumping waste in primary residences

Way of dumping waste	Yes	No	Total
Collection container near the residence	72.0	28.0	100.0
Collection container away from the residence	17.2	82.8	100.0
Dumps within the residence	11.6	88.4	100.0
Private company	9.4	90.6	100.0
Garbage dumps	2.9	97.1	100.0
Incineration	2.2	97.8	100.0
In nature	1.5	98.5	100.0

The vast majority of residences, 80%, dispose of their waste daily, while 17.2% do so between once and three times a week.

3. Primary residence surroundings and external disturbances

a. Primary residence surroundings

Some of the primary residences' occupants complain of noise coming from different sources, often or from time to time, as follows: 25.8% suffer from noise from traffic or airplanes, 22.4% from overpopulation, heavy commercial trade or nightclubs, and 19.1% from their neighbors. Moreover, 21.3% of households complain of roadwork hindering their movement, and 26.5% from potholes and neglected roads in the neighborhood which cause damage or harm. In terms of burglaries, robberies or vandalism in the neighborhood during the past 12 months, 16.6% of households state that such incidents occurred more than once, or from time to time, during the past year.

However, although 65.2% of households consider the quality of streetlights appropriate, 22.6% consider them insufficient, and 12.1% have no street lights in their neighborhoods. Of all primary residences, 59.6% of households can easily park their cars, 21.2% can park their cars after several attempts to find a parking space, while 18.9% state that parking is a difficult task. Furthermore, the results reveal that 18.4% of residences have a private parking space – roofed or within the building – and the occupants of 47.8% of residences have access to private outdoor or uncovered parking lots.

b. Distribution of primary residences by availability of some services in the vicinity

The vast majority of the households, at 94.1%, state that there is at least one grocer less than 10-minute walk from their dwelling. Additional availability rates are as follows: 87.2% have at least one bakery (pastries; manakish, fatayer, etc.), 72.2% have at least one pharmacy, 70.5% have at least one elementary school, 66.2% have at least one private clinic, 58.2% have at least one dispensary, 55.5% have at least one public transportation bus and 30.5% have at least one hospital nearby. See table (6-10)

Table (6-10)
Distribution of primary residences by availability of some services within a 10-minute walk from the dwelling

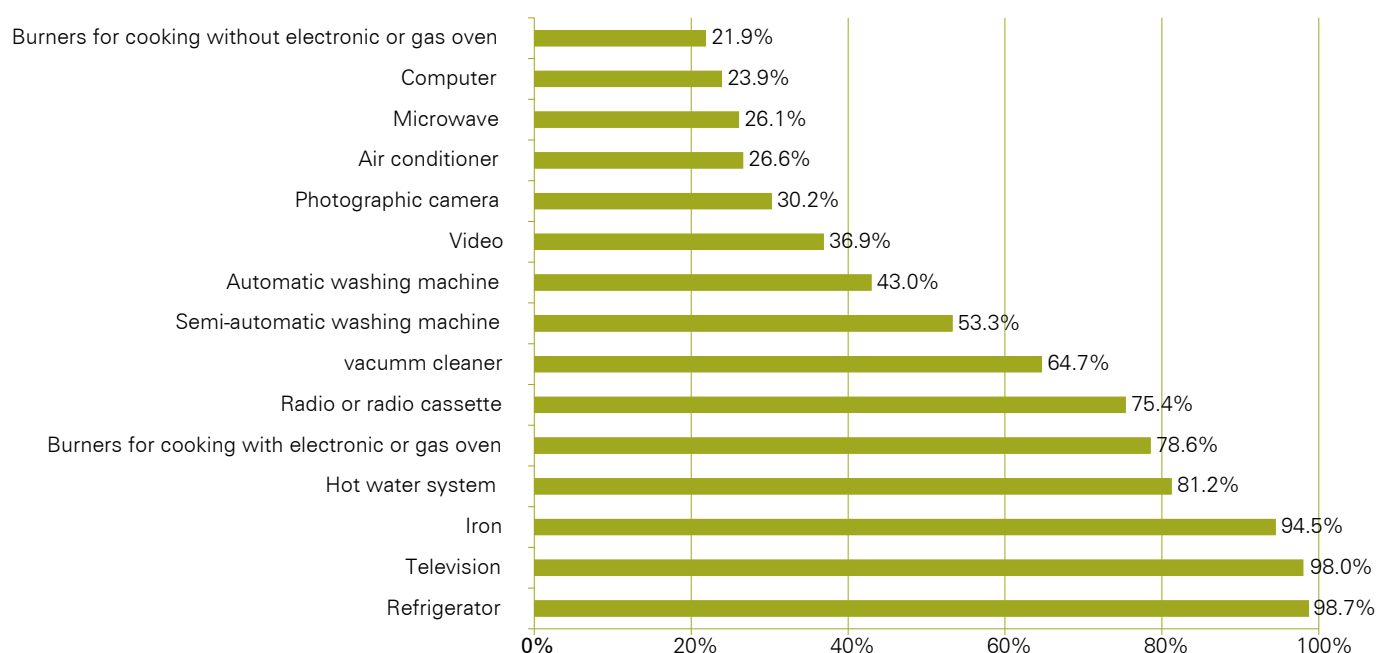
Service	At least one available	None available	Do not know	Total
Grocery	94.1	5.9	0.0	100.0
Bakery (pastries)	87.2	12.8	0.1	100.0
Pharmacy	72.2	27.8	0.1	100.0
Elementary public school	70.5	27.2	2.3	100.0
Private clinic	66.2	32.8	1.0	100.0
Dispensary	58.2	39.4	2.3	100.0
Public transportation bus	55.5	43.6	0.9	100.0
Hospital	30.5	69.1	0.4	100.0

4. Home appliances within the primary residence and transportation means

a. Existence of home appliances within the primary residences

The percentages of home appliances (at least one appliance) present for the households in the primary residences are high: refrigerator (98.7%), television (98.0%), iron (94.5%), hot water system (81.2%), burners for cooking with an electric or gas operated oven (78.6%), radio or radio cassette (with or without CD player) (75.4%) and vacuum cleaner (64.7%).

Additionally the percentage of households owning at least one computer is 23.9%. However, less than 10.0% of households own non-essential appliances, such as a video camera, an independent electric oven, musical instruments, a dryer, a dishwasher or an independent freezer. See diagram (6-3)

Diagram (6-3)**Availability of home appliances in primary residences****b. Distribution of households by ownership of transportation means**

The results show that 52.5% of households own at least one private car, and that 47.5% of households do not own any car at all. The percentage of households which own other means of transportation drops drastically, whereby only 2.7% of households own a van or mini bus, 2.4% own a pickup truck and 1.1% own a motorcycle.

5.

Secondary residences

Of the surveyed households, 8.5% stated that they occupied a secondary residence during the 12 months prior to the survey, of which 94% are in Lebanon, 66.2% are "independent residences," and 31.9% are apartments within independent buildings or within residential projects. The majority of them, 86.5%, are used for spending vacations, with 12.0% used for work.

Additionally, 60.6% of secondary residences are vacant³ and not used by anybody at all, although 26.5% of the secondary residences are occupied by one member of the household, and 10.8% by a relative. The percentage of secondary residences owned by the households, either individually or jointly, is 89.1%, while 8.5% are residences rented by the households that inhabit them.