

**REPUBLIC OF LEBANON**  
**Ministry of Housing & Cooperatives**  
**Public Corporation for Housing**



## **NATIONAL HOUSING PLAN FOR LEBANON**

Republic of Lebanon  
Office of the Minister of State for Administrative Reform  
Center for Public Sector Projects and Studies  
(C.P.S.P.S.)

# **STATISTICS**

**Population Characteristics**  
**Analysis & Comments Part A**

**STAGE TWO**  
**VOLUME 1**

**2**



**SPECTRUM ENGINEERING CONSULTANTS S.A.R.L.**

شركة سبكتروم للاستشارات الهندسية ش.م.م.

***VOLUME 1***  
**POPULATION CHARACTERISTICS**

***PART A***

**ANALYSIS & COMMENTS**

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# INTRODUCTION

# 1. INTRODUCTION

Amid this transition period in Lebanon's political and economic life, and after the long and costly crisis, the challenges are numerous for succeeding an ambitious reconstruction programme and for reaching a national unity around a defiant social project, with housing being one of its major sections.

The first stage of a housing policy is the determination of the objectives. Those are certainly supported by political choices, but should also be based on a knowledge of the ground to be able to determine the accurate conditions for a good execution and for a better adaptation of the initial plan. It is consequently necessary to have the quantitative data for carrying this task through to a successful conclusion.

In spite of a net improvement in the statistical, economic and social data since the return of peace, the available numbers remain very partial and biased by several, technical, budgetary, administrative and even political factors.

In fact, it is only as of mid-1995 that the Central Statistics Department (CSD) in Lebanon resumed the publication of statistical data, after an interruption of nearly 20 years. Given the accumulated delay, the diversity of the subjects and the time needed for conducting the surveys, the CSD's statistical publications remain insufficient, specially that this administration does not always have the necessary personnel, equipment and budget.

Thus, the data collection poses always rather complex problems and information on the entire economic and social activities of the country is partial, not always accurate and sometimes even non-existent. The newspaper surveys or the experts' estimates, with all the reservations they arouse due to their lack of accuracy and precision, still replace in certain cases the official data. On the other hand, and according to the source, excessive discrepancies are found between the published data of the same aggregate. Sometimes, the same source publishes numbers that are totally different than those it had published previously.

The available data on the Lebanese economy's different sectors should be often considered as imprecise estimates and manipulated with a lot of caution. They have thus been sorted out with great vigilance and a lot of attention has been deployed in the analysis and the appreciation in order to keep only the reliable quantitative data, relate the available data and do the accurate comments.

### Housing survey

In order to complete the existing data on the housing sector we have performed a survey for the assessment of several factors, namely demographic, economic and social. This survey focused on about 12,500 households and 13,500 buildings and covered all the country's geographic regions and the different socio-professional categories. The survey was done during the months of August and September 1997.

It allowed us to better evaluate the data and the management of the social problems, more particularly those related to lodging. For evident reasons of time and budget constraints, this survey limited itself to drawing the principal trends in this sector and should be completed by a clearly more intensive and regular field work during the coming years.

This survey tends to complete or confirm certain social parameters on the housing sector.

The first elements of this field evaluation allow us to draw the Lebanese population's demographic profile following the war namely : the number of residents, their stratification by age, level of education, marital status, professional occupation or income. We would also note the internal and external migration movements. Those different elements are distributed by sex and by geographic region. We would also draw the characteristics related to the birth, mortality, and marriage rates.

Second, this survey gives us information on the housing situation. It mainly concerns the geographic distribution of the buildings, their condition, the number of residents, their equipment, the form of occupation, the average number of persons per residence, the average number of rooms, the average occupied area and the socio-economic environment in the different Lebanese regions.

Those findings would allow us to make a diagnosis of the major problems that the housing sector in Lebanon is facing, to be able to determine the dimension of the crisis, the different housing requirements and to propose an action plan for the coming years.

The evaluation and the description of the Lebanese housing sector have always been based on incomplete indices and partial observations. In fact, in the absence of a central statistics body and in front of incomplete and little reliable data, it was difficult to appreciate and quantify the needs in this field and even less to recommend measures of assistance or encouragement.

This ignorance of the field could also be behind the present crisis of the building and construction sector. As a matter of fact, a paradox situation has resulted with on

one hand, a substantial surplus in the supply of units built and on the other hand, a relatively acute housing crisis.

This is explained by the inadequacy between the supply and the demand, the latter being strong for the small sized apartments, when the former is concentrated on luxurious lodgings, add to that the insufficiency of the financing means.

What type of housing crisis are we really facing? What is its dimension and what is the new data in the different regions of the country? What is the profile of the existing stock and its occupancy rate? The answer to these questions does not only shed a light on the nature of the problems that the Lebanese public authorities should face, it also informs us of the new forms of action and the decisions to be adopted for taking up the challenge.

The study of the housing problem's dimension cannot be done without a knowledge of the field. The present survey is paving the way for a research that would be continuous and diversified. The definition of a housing strategy should be based on a perfect understanding of the Lebanese social fabric. The punctual actions are not enough to obtain the transparency necessary for insuring the optimisation of the public measures taken in favour of the housing sector.

In the first stage, the present survey allows us to draw the principal trends, but it would be essential to subsequently perform an exhaustive census of the Lebanese housing sector and to put it at the disposition of the competent authorities, in order to formulate a precise and adequate housing policy.

The present political normalisation favours and constitutes a necessary condition for allowing us to perform a survey, it however remains by itself insufficient for insuring a substantial precision in the appreciation of the results.

Numerous uncertainties persist regarding the data collection. They emanate on one hand from the unaccustomed and insufficient training of the households on answering the questions and the statistical survey and on the other hand, from the distrust of those households to give accurate numbers fearing that their declarations would be used against them by the public authorities or on the contrary from inflating their needs for receiving public assistance.



## **THE CARRYING OUT OF THE SURVEY**

## 2. THE CARRYING OUT OF THE SURVEY

### 2.1 INTRODUCTION

In order to conduct a reliable survey on lodgings and buildings in Lebanon, we have used all the previously available data. We based ourselves on the results published by the census done on the buildings and establishments conducted, between September 1995 and December 1996, by the Central Statistics Department, on the results of the census on the municipalities and the villages conducted by the ministry of municipalities and villages in 1995 and on the results of the different surveys and samplings conducted by the firm Etudes et Consultations Economiques.

#### Methodology

##### 1. Objectives

The housing survey was made in the aim of assessing the situation of the housing sector in Lebanon, and of planning for a housing policy.

In order to zero in on the various current difficulties, we have considered the different elements affecting the real estate sector.

The information collected in this survey should enable us to better understand the current housing situation and determine the needs of the sector in the short, medium, and long term.

##### 2. Setting up the questionnaire

The questionnaire was made up of the following 11 parts.

- The household composition and the different social variables relative to each individual in the household, i.e. relation to the household, sex, age, nationality, marital status, schooling, profession, place of work and of schooling.
- Emigration : in this part of the questionnaire, we have aimed to collect information relative to all emigrants who still have relatives in Lebanon. 5 tables were consecrated to the different types of family ties between the emigrants and the head of household in Lebanon (father and mother, children, brothers and sisters), as well as the different types of family ties with the wife of the household head if she has no brothers residing in Lebanon.

The collected information relate to sex, age, nationality, marital status, number of members of the emigrant household, date of emigration, place of residence before emigrating, country of destination, existence of a rented dwelling in Lebanon for the emigrant household.

- Demographic information : the collected information relate to death, birth, and marriage in the households.
- Building of residence : area of the plot, date of construction, condition of the streets leading to the building, number of floors, of flats, etc.
- Characteristics of the housing unit : area, type (independent house or apartment), legal status of occupation, date of moving in, number of rooms, existing appliances in the dwelling, existence of a secondary residence and its characteristics.
- The nearest medical, educational, and leisure services to the main residence.
- The income of the household and the different sources of income.
- Expenditures on the main and the secondary residences (expenditures related to maintenance, rent, repairs, etc.).
- The need for a residence of a household member and the characteristics of the needed lodging.

The number of cars owned by the household head and his wife at marriage, the age of the wife when she had her first child, the address of the previous residences occupied by the household (besides the current residence) , in case there is one.

## 2.2 THE POLL'S PLAN

### 2.2.1 *Sphere and coverage of the survey*

In order to attain a general sampling of the population residing in Lebanon, the survey has covered all the Lebanese territories, with the exception of the Palestinian camps spread in the different Mohafazats of the country.

### 2.2.2 *Choice of the sample*

After having classified the cities, villages and border zones according to the number of households, the choice of the sample buildings has been done over three stages and that of the households over four stages. The classifications retained for the villages, border zones and cities have been the following in each Qada :

1. The city of Beirut
2. The big agglomerations neighbouring the capital
3. The Qadas' centres
4. The big cities with more than 4000 households in the different Qadas
5. The cities which number of households ranges between 2000 and 4000

6. The villages which number of households ranges between 800 and 2000
7. The villages which number of households ranges between 400 and 800
8. The villages which number of households ranges between 200 and 400
9. The villages which number of households ranges between 100 and 200
10. The small agglomerations with less than 100 households
11. The villages on which we have no data on the number of households.

### **During the first stage:**

1. We have withheld from the sample cities exceeding 4000 households, the big agglomerations neighbouring the city of Beirut and the centres of the Qadas.
2. We have chosen a poll rate varying between  $t=1/3$  for the small agglomerations of less than 100 households when there were more than three agglomerations in this category and  $t=1/2$  for the other categories and  $t=1$  when a category was represented by one unit in the population.

### **During the second stage:**

We have cut up the units chosen during the first stage in small geographic blocks and we have taken a poll rate of  $1/3$  for the choice of the block units in the big cities and a different rate for the other units.

### **During the third stage (the choice of the sample buildings):**

We have chosen the buildings in the sample with a poll rate of  $1/6$  for the big cities and of  $1/7$  for the other categories.

### **During the fourth stage (the choice of the sample households):**

In each building we have chosen one sample household, taking into account the importance of representing all the floors in the sample.

### 2.2.3 *Size and distribution of the sample*

In order to be able to publish reliable results by Qada, for certain characteristics of the population, we have imposed a minimum size of 300 households for the smallest Qadas and a maximum of 920 for the bigger Qadas. The chosen sample has been made up of 12,793 households and of 13,698 buildings; the number of surveyed households equalled 12,136 and that of the buildings totalled 13,095. The distribution of the sample in terms of the cities, villages, buildings and households per Qada has been done as follows:

REGION	Initial household sample	Initial building sample	Sample of households surveyed	Sample of buildings surveyed	Nb of cities and villages in the sample	Total nb of cities and villages
<b>Beirut</b>	<b>820</b>	<b>894</b>	<b>792</b>	<b>936</b>	<b>1</b>	<b>1</b>
<b>Mount Lebanon</b>	<b>3,900</b>	<b>4,158</b>	<b>3,749</b>	<b>4,132</b>	<b>270</b>	<b>504</b>
El Maten	920	947	809	914	53	100
Baabda	883	961	860	1,025	35	58
Aley	556	601	551	556	40	73
El Shuf	569	636	445	548	52	100
Kesrwan	557	584	651	653	41	75
Jbayl	415	429	433	436	49	98
<b>North Lebanon</b>	<b>2,809</b>	<b>3,032</b>	<b>2,818</b>	<b>2,971</b>	<b>210</b>	<b>416</b>
Tripoli	430	480	421	470	3	3
El Kura	351	377	352	369	22	42
Zghorta	350	379	355	370	28	55
Batrun	350	384	355	379	37	72
Akkar	628	661	672	672	85	167
Bsharre	300	318	307	319	7	25
El Meniye	400	433	356	392	28	55
<b>Bekaa</b>	<b>2,348</b>	<b>2,513</b>	<b>2,279</b>	<b>2,325</b>	<b>118</b>	<b>220</b>
Zahle	609	655	590	603	28	50
West Bekaa	375	403	358	370	21	40
Baalbeck	764	819	759	765	47	92
El Hermel	300	317	273	286	8	11
Rashaya	300	319	299	301	14	27
<b>South Lebanon</b>	<b>1,494</b>	<b>1,589</b>	<b>1,250</b>	<b>1,398</b>	<b>116</b>	<b>225</b>
Sayda	575	610	490	577	38	73
Sour	512	552	488	535	40	77
Jezzin	407	427	272	286	38	75
<b>Nabatyie</b>	<b>1,422</b>	<b>1,512</b>	<b>1,248</b>	<b>1,333</b>	<b>76</b>	<b>147</b>
El Nabatyie	448	471	409	457	25	51
Bent Jbayl	361	387	352	381	20	38
Marjayun	313	335	249	255	18	36
Hasbayya	300	319	238	240	13	22
<b>Total</b>	<b>12,793</b>	<b>13,698</b>	<b>12,136</b>	<b>13,095</b>	<b>791</b>	<b>1,513</b>

We have considered, in the determination of the initial sample, the following criteria :

- the size of each village and town
- the available data on the different censuses and sampling surveys made by the firm E.C.E. until 1995.

The difference observed between the theoretical sample and the effective number of households and buildings surveyed is mainly due to :

1. **The non performance of the survey in the villages situated on both sides of the occupied border zone in the South (hot frontier area)**, the access to these villages being very dangerous.
2. The continuous changes in the structure of the population
3. The lack of information related to the number of households in the small agglomerations. It turned out that some of these agglomerations were empty or nearly empty.
4. An up-dating of the sample on buildings at the time the survey was carried out.
5. Changes which have occurred on the ground : buildings have been evacuated during the survey period which had been occupied in previous periods.
6. The refusal rate : the households which did not answer could not be replaced in certain cases.
7. Seasonal changes such as seasonal population movements.
8. Empty buildings.

## Reason for difference between the initial sample size and the surveyed one

Region	Initial household sample	Sample of Households surveyed	Difference	Reason 1	Reason 2	Reason 3
<b>Beirut</b>	<b>820</b>	<b>792</b>	<b>28</b>	<b>E</b>	<b>B</b>	
<b>Mount Lebanon</b>	<b>3,900</b>	<b>3,749</b>				
El Maten	920	809	111	E	C	F
Baabda	883	860	23	E		
Aley	556	551	5	F		
El Shuf	569	445	124	E	C	F
Kesrwan	557	651	-94	A		
Jbayl	415	433	-18	A		
<b>North Lebanon</b>	<b>2,809</b>	<b>2,818</b>				
Tripoli	430	421	9	E		
El Kura	351	352	-1	A		
Zghorta	350	355	-5	A		
Batrun	350	355	-5	A		
Akkar	628	672	-44	A		
Bsharre	300	307	-7	A	E	
El Meniye	400	356	44	F	E	
<b>Bekaa</b>	<b>2,348</b>	<b>2,279</b>				
Zahle	609	590	19	F	C	
West Bekaa	375	358	17	F	C	
Baalbeck	764	759	5	F		
Hermel	300	273	27	F		
Rashaya	300	299	1	F		
<b>South Lebanon</b>	<b>1,494</b>	<b>1,250</b>				
Saida	575	490	85	F	C	E
Sour	512	488	24	F		
Jezzin	407	272	135	F	C	D
<b>Nabatyye</b>	<b>1,422</b>	<b>1,248</b>				
Nabatyye	448	409	39	F	D	
Bent Jbayl	361	352	11	F	D	
Marjayun	313	249	64	C	D	
Hasbaiya	300	238	62	C	D	
<b>Total</b>	<b>12,793</b>	<b>12,136</b>				

## Reason for difference between the initial sample size and the surveyed one

Region	Sample of Households surveyed	Sampling Error in %
<b>Beirut</b>	<b>792</b>	<b>2.96</b>
<b>Mount Lebanon</b>	<b>3,749</b>	<b>1.36</b>
El Maten	809	2.87
Baabda	860	2.75
Aley	551	4.22
El Shuf	445	4.2
Kesrwan	651	2.71
Jbayl	433	4.14
<b>North Lebanon</b>	<b>2,818</b>	<b>1.81</b>
Tripoli	421	4.07
El Kura	352	4.79
Zghorta	355	5.58
Batrun	355	4.05
Akkar	672	3.24
Bsharre	307	7.05
El Meniye	356	5.34
<b>Bekaa</b>	<b>2,279</b>	<b>1.86</b>
Zahle	590	3.42
West Bekaa	358	4.84
Baalbeck	759	2.98
Hermel	273	5.46
Rashaya	299	5.4
<b>South Lebanon</b>	<b>1,250</b>	<b>2.71</b>
Said	490	3.94
Sour	488	4.46
Jezzin	272	5.61
<b>Nabatyye</b>	<b>1,248</b>	<b>3.01</b>
Nabatyye	409	4.88
Bent Jbayl	352	5.96
Marjayun	249	7.15
Hasbaiya	238	6.74
<b>Total</b>	<b>12,136</b>	<b>0.84</b>

It should be noted that a bigger margin of error can occur in certain Qadas for which the main residences have been estimated from all the available data. However, for the majority of these Qadas, the margin of error remains limited by a superior limit of 10% , while the margins of error by Mohafazat remain less than 4%, and the global margin of error is less than 2%.

## 2.3 PERFORMANCE OF THE JOB

### 2.3.1 Method of estimation of the result

The method of estimation was based on the result of the general census of the households made by the Central Administration of Statistics in all of Lebanon. The following formula has been used to extrapolate the result from the sample. :

$$X = \sum \frac{N_h}{n_h} X_h$$

Where:

$n_h$  is total number of households observed in the sample in each Qada

$N_h$  is the total number of households in each Qada

$X_h$  is the value of the variable observed in the sample in each Qada

$X$  the value of estimator for the population.

### 2.3.2 The sampling error

To determine the different sampling errors we have to calculate the standard deviation and the average of every variable observed in every Qada, but to have a quick idea about the reliability of our results, the sample size has been fixed in every Qada in such a way that an error in the Qada would vary between 3% and 6.5% for some variables, and the global error for the whole population does not exceed 5% for the majority of the variables.

For example if we consider the sample error for the whole of the population by Qada, it varies from 3% for the Qada in which we take a sample size equal to 900 households, to 6% for the smallest sample which is around 300 households per Qada. The global error for the total number of the population varies around 2%.

**So we can conclude that the size of the Lebanese population could vary between 3,753,761 and 3,906,976 persons.**

### 2.3.3 The date collection

The data collection and the interviews have been done during the period between August 23 and October 15. Most of the work has been completed at the end of September, but as delayed until the month of October by the difficulties encountered in the border zone.

During the collection of data we found out that 11 villages were inaccessible for security reasons and 19 others were empty (or the population was absent at the moment when the survey was conducted). The total number of questionnaires unfilled for security reasons equalled 207.

### 2.3.4 On the ground control

In order to measure the precision of the collected information and in spite of the short period in which the survey was performed we have controlled its good execution in 51 cities and villages. The total number of questionnaires checked reached 905, representing 7.5% of the total. The questions chosen for the control covered a major part of the questionnaire. The mistakes found were related to the following questions:

1. Number of rooms: the margin of error was of 3.53%
2. Number of cars: the margin of error was of 3.53%
3. Profession: the margin of error was of 2.87%
4. Age: the margin of error was of 0.6%
5. For the emigrants: the margin of error was of 3.75%
6. For the births: the margin of error was of 0.33%
7. For the marriages: the margin of error was of 0.33%
8. For the number of persons per household: the margin of error was of 1.1%.

The mistakes in the other controlled variables have been very weak and the corresponding proportions did not exceed 0.1%.

# THE DEMOGRAPHIC CHARACTERISTICS

### 3. THE DEMOGRAPHIC CHARACTERISTICS

The last census of the Lebanese population goes back to 1932. Since then, estimations are being regularly done, attempting to determine the size of the Lebanese population, however the numbers produced are far from reaching a unanimity, specially that important discrepancies persist between the different sources.

Those attempts were not given up during the long years of war, and several non governmental bodies, even individuals, have tried to estimate the number of residents in the different regions. This infatuation for assessing the Lebanese population was all the more justified by the accelerated internal and external migration movements, due to the heavy security and economic uncertainties that were weighing on a major part of the Lebanese population.

Several demographic estimates have been brought forward, but none could have been retained as really reliable. This caution toward the numbers was further amplified by the impact that the demographic data could have on the country's political life, where the weight of the communities is supposed to insure the distribution of power. It is in fact this last reason that is always mentioned for avoiding any census.

Even before the years of crisis initiatives had been taken attempting to estimate the Lebanese population. The most significant example has been that of the Central Statistics Department, in the context of the "survey on the active population" conducted in November 1970.

#### *The 1970's survey on the active population*

Conducted in 1970 by the Central Statistics Department, this survey would be our reference for studying the evolution of the major parameters related to the demographic data and to housing.

It allows us to show the major social changes that took place after thirty years of political and economic events. The evolution drawn out would help us picture certain potential trends, namely in the formulation of strategies for the different social sectors, more particularly that of housing.

Nevertheless, we would regularly point out that the study of demographic facts can only be based on a general census and not on a survey. The latter, as big as it could be, can only give a general tendency and cannot be used for detailed



observations. It does not also allow us to refine the results nor to proceed to a very precise stratification of the population, nor to be very specific on a given region.

This lack of precision is amplified by the population's very extensive movements and its instability during the past years, due to the compulsory displacements triggered by the military operations and the economic crisis as well as the backward movement with the ceasing of the fighting.

#### The Ministry of Social Affairs' survey

With the return of peace in 1990, we are witnessing a relaunch of the population's evaluation initiatives. The necessity for the numbered appreciation of the residents was this time justified by the implementation of the reconstruction and rehabilitation programmes of the county's basic infrastructure. In fact, to insure the success of these plans it was essential to know the number of the residents, their geographic distribution, their age structure, the size of the families...

The international aid organisations have declared themselves ready to assist the Lebanese government in this task. This support did not however limit itself to only the demographic field but encompassed also other statistics departments, namely the fields of agriculture, industry or general economics.

The survey done by the ministry of social affairs was performed with the cooperation of the United Nations' Population Fund and the participation of several experts from this fund and from the UN as well as local specialists.

It covered a sample of about 65,000 households, in the different Lebanese regions, with the exception of the Palestinian camps.

It based itself on the Beirut maps and the break down of the lodgings performed by the Hariri Foundation and the American University of Beirut. These estimations had fixed at about 641,000 units the primary residences in the different Lebanese regions. Consequently the sample considered represented 10% of the estimated households.

We would often refer to this survey to compare, confirm or explain certain divergences of the results with the sampling we have done.

### 3.1 THE SIZE OF THE LEBANESE POPULATION

#### 3.1.1 The Total Lebanese population

As estimated by our survey, the total population of Lebanon would equal 3,830,370 persons at the end of the third quarter of 1997. This total excludes the Palestinian population residing in the camps.

Compared to the results of the survey conducted, in 1994 and 1995, by the ministry of social affairs, with the collaboration of the United Nations' Population Fund, this number could seem relatively high, as this sampling had estimated the population residing in Lebanon at 3,111,828 individuals.

The discrepancy would essentially arise from the total number of households estimated by both surveys. In fact, the ministry of social affairs retained as the base of its poll the survey of the buildings performed in 1988 by the Hariri Foundation and the American University of Beirut, giving a total of 668,906 primary residences.

For our census we based our poll on the survey of the buildings conducted at the end of 1995 by the Central Statistics Department and which results have been published for the Mohafazats of Beirut, Mount Lebanon and North Lebanon. These regions represented more than 70% of the country's residing population. For the Bekaa, South Lebanon and Nabatyee, we have conducted our own poll. A total of 792,740 primary residences would thus be found for the entire national territory.

#### 3.1.2 The Geographic distribution

The residents of Lebanon are unequally scattered in the different regions of the country. The first finding to be retained is linked to a strong concentration in the capital and its rather closer suburbs.

#### EVOLUTION OF THE POPULATION BETWEEN 1970 AND 1997

Mohafazat	1997		1970		Evol 97/70
	Number	in %	Number	in %	
Beirut	485,750	12.7%	474,870	22.3%	2.3%
Mount Lebanon	1,477,883	38.6%	833,055	39.2%	77.4%
North Lebanon	718,596	18.8%	364,935	17.2%	96.9%
South Lebanon	629,590	16.4%	249,945	11.8%	151.9%
Bekaa	518,550	13.5%	203,520	9.6%	154.8%
<b>TOTAL</b>	<b>3,830,369</b>	<b>100.0%</b>	<b>2,126,325</b>	<b>100.0%</b>	<b>80.1%</b>

NB: Nabatyee was included in South Lebanon for 1997

Thus, the Lebanese capital would entail about 485,750 persons, i.e. 12.7% of the country's total population.

For Mount Lebanon, the residents are estimated at about 1,477,883 individuals, i.e. 38.6% of the total population. For North Lebanon, the residents equal about 718,596 persons, i.e. 18.8% of the population. In the Bekaa, South Lebanon and Nabatyye, there are respectively 518,550; 397,322 and 232,268 persons, i.e. 13.5%, 10.3% and 6.1% of the total residing population.

By Qada, Baabda remains the most populated with a total of 478,933 persons, i.e. about 12.5% of the total Lebanese population. The Maten is in second position with 437,875 residents, i.e. about 11.4% of the country's total. The strong concentration observed in both of these regions is linked to the fact that these zones include the major suburbs of the Lebanese capital.

We would add to that also a part of the Qada of Aley which accounts for 166,551 persons, i.e. 4.3% of the total population.

The other most populated Qadas are those linked to the country's big urban agglomerations, namely the city of Tripoli, whose Qada entails a total of 272,813 individuals, i.e. 7.1% of the total population. In Baalbeck and Saida we find respectively 233,260 and 222,539 persons i.e. 6.1% and 5.8% of the total population.

The least populated Qadas are respectively those of Bsharre 8,209 persons, Hasbayya 20,372 persons, Jezzin 25,894 persons and Rashayya with 27,753 persons. This weak population concentration is linked to internal or regional political problems. The region of Bsharre has witnessed a strong exodus at the end of the seventies and the early eighties, with the other Qadas still totally or partially under the Israeli occupation, or being border regions of the battle line in the South of the country.

### 3.1.3 The zones under Israeli occupation

Israel still seizes a border strip of about 800 square kilometres in South Lebanon. This occupation concerns globally or partially 5 Qadas, namely those of Sour, Jezzin in South Lebanon, Bint Jbeil, Marj'ayun and Hasbayya in the Mohafazat of Nabatyye. This zone touches nearly 142 villages, more than 29,000 buildings and nearly 35,000 households over a total of 132,000 persons.

Given the instability and the insecurity prevailing in this zone, it is very difficult to assess with precision these regions' socio-demographic data. The suspicion induced by the surveys conducted in this zone, being as a matter of fact submitted to a prior approval of the de facto forces, weakens furthermore the statistics. The households themselves are very scattered and a lot of their members live outside the occupied zones. The notification by some households of two main residences leads to an over-estimation of the residences and their members. Such notifications are mostly common in the border strip areas of the country.

The available data for these different Qadas are summarised as follows:

- **For the Qada of Jezzin:**

About 59 villages are under the Israeli occupation, 8 of which are situated on the demarcation lines. Only 14 villages of this Qada are outside the occupied zone, but three are considered as a combat zone. We have counted a little more than 6,500 primary residences for about 5,000 buildings. The concerned population is estimated at about 21,000 persons. Due to the political and economic situation, the average size of household in Jezzin is estimated around 3.23. In fact, youth are leaving to Beirut and its close suburbs and the oldest people are staying in this Qada. This phenomenon is observed in all frontier Qadas.

- **For the Qada of Sour:**

16 villages are under the Israeli occupation and 11 others are considered as a combat zone. We count a little more than 2000 primary residences for about 1800 buildings. The concerned population is estimated at about 7500 persons.

- **For the Qada of Bint Jbeil:**

19 villages are under the Israeli occupation, 13 of which are villages of the front. We have counted a little more than 8,500 primary residences for about 7,500 buildings. The estimated population in the Qada is about 35,000 people.

- **For the Qada of Hasbayya:**

21 villages are under the Israeli occupation. Three are considered as a front line. We have counted a little more than 6,500 primary residences for about 5,500 buildings. The concerned population is estimated at about 30,000 persons.

- **For the Qada of Marj'aoun:**

27 villages are under the Israeli occupation. We have counted a little more than 11,000 primary residences for about 9,500 buildings. The concerned population is estimated at about 38,000 individuals.

#### VILLAGES AND HOUSEHOLDS UNDER ISRAELI OCCUPATION

	Nb of villages	Nb of buildings	Nb of households	Nb of residents
JEZZINE	59	5,000	6,500	21,000
SOUR	16	1,800	2,000	7,500
BINT JBEIL	19	7,500	8,500	35,000
HASBAYYA	21	5,500	6,500	30,000
MARJ'AOUN	27	9,500	11,000	38,000
<b>TOTAL</b>	<b>142</b>	<b>29,300</b>	<b>34,500</b>	<b>131,500</b>

### 3.2 THE DISTRIBUTION OF THE LEBANESE POPULATION

The Lebanese population has been subjected to sex changes during the past three decades. It tends to become more female population younger than 15 years, an increase of that rate, the rate of celibacy and a higher average age of marriage.

#### 3.2.1 The distribution of the population by sex

The Lebanese residents are divided into 50.4% men and 49.6% women.

#### DISTRIBUTION OF THE POPULATION BY SEX, AND PLACE OF RESIDENCE

PLACE OF RESIDENCE	Male	Female
<b>BEIRUT</b>	<b>243,600</b>	<b>243,600</b>
<b>MOUNT LEBANON</b>	<b>739,169</b>	<b>739,169</b>
BAABDA	241,196	241,196
EL-MATEN	214,125	214,125
EL-SHUF	72,504	72,504
ALAY	82,852	82,852
KESRWAN	88,013	88,013
JBAYL	40,480	40,480
<b>NORTH LEBANON</b>	<b>369,342</b>	<b>369,342</b>
TRIPOLI	136,125	136,125
EL-KURA	23,516	23,516
ZGHORTA	26,718	26,718
EL-BATRUN	24,915	24,915
AKKAR	103,608	103,608
BSHARRE	10,044	10,044
EL-MENIYE	44,417	44,417
<b>BEKAA</b>	<b>269,654</b>	<b>269,654</b>
ZAHLE	87,037	87,037
WEST BEKAA	28,897	28,897
BAALBEK	121,271	121,271
EL-HERMEL	18,310	18,310
RASHAYYA	14,139	14,139
<b>SOUTH LEBANON</b>	<b>197,426</b>	<b>197,426</b>
SAYDA	113,451	113,451
SOUR	71,232	71,232
JEZZIN	12,742	12,742
<b>NABATYYE</b>	<b>110,823</b>	<b>110,823</b>
EL-NABATYYE	50,616	50,616
BENT-JBAYL	29,864	29,864
MARJAYUN	20,271	20,271
HASBAYYA	10,072	10,072
<b>Total</b>	<b>1,930,014</b>	<b>1,930,014</b>

The Lebanese population is spread over the Lebanese territory in such a way that Mount Lebanon comprises the biggest portion of the population (around 39%), followed by the North (around 19%), the Bekaa (around 14%), the South (around 10%), and Nabatyie (around 6%).

The following tables give the distribution of the population 21 years and above by sex and place of residence.

**DISTRIBUTION OF THE POPULATION AGED 21 YEARS AND ABOVE BY SEX  
AND PLACE OF RESIDENCE**

PLACE OF RESIDENCE	Population aged 21 years and above			Total Population
	Male	Female	Total	
<b>BEIRUT</b>	<b>159,210</b>	<b>164,575</b>	<b>323,785</b>	<b>485,750</b>
<b>MOUNT LEBANON</b>	<b>479,952</b>	<b>473,247</b>	<b>953,199</b>	<b>1,477,883</b>
BAABDA	149,559	146,471	296,030	478,933
EL-MATEN	144,250	148,250	292,500	437,875
EL-SHUF	47,044	46,968	94,012	143,868
ALAY	50,435	51,436	101,871	166,551
KESRWAN	61,018	55,420	116,438	172,916
JBAYL	27,646	24,702	52,348	77,740
<b>NORTH LEBANON</b>	<b>199,677</b>	<b>193,329</b>	<b>393,006</b>	<b>718,596</b>
TRIPOLI	67,050	73,238	140,288	272,813
EL-KURA	15,586	15,189	30,775	46,299
ZGHORTA	17,776	16,717	34,493	51,173
EL-BATRUN	16,791	15,311	32,103	47,837
AKKAR	51,636	44,212	95,848	195,719
BSHARRE	6,622	5,785	12,406	18,209
EL-MENIYE	24,217	22,878	47,095	86,546
<b>BEKAA</b>	<b>146,958</b>	<b>137,806</b>	<b>284,764</b>	<b>518,550</b>
ZAHLE	47,705	45,958	93,662	167,930
WEST BEKAA	16,114	15,474	31,588	55,573
BAALBEK	64,516	59,285	123,802	233,260
EL-HERMEL	10,200	9,130	19,330	34,033
RASHAYYA	8,423	7,958	16,381	27,753
<b>SOUTH LEBANON</b>	<b>110,560</b>	<b>115,761</b>	<b>226,321</b>	<b>397,322</b>
SAYDA	64,095	63,707	127,803	222,539
SOUR	37,612	43,226	80,838	148,889
JEZZIN	8,853	8,828	17,681	25,894
<b>NABATIEH</b>	<b>62,442</b>	<b>74,314</b>	<b>136,756</b>	<b>232,268</b>
EL-NABATIYYE	29,823	33,923	63,746	106,104
BENT-JBAYL	15,726	18,986	34,712	60,787
MARJ'AYUN	11,262	14,900	26,162	45,004
HASBAYYA	5,630	6,506	12,136	20,372
<b>Total</b>	<b>1,158,798</b>	<b>1,159,033</b>	<b>2,317,831</b>	<b>3,830,369</b>

### GEOGRAPHIC DISTRIBUTION OF THE POPULATION AGED 21 YEARS AND ABOVE BY SEX

Mohafazat	Data	Male	Female	Total
BEIRUT	Number	159,210	164,575	323,785
	% of Row	49.2%	50.8%	100.0%
	% of Col	13.7%	14.2%	14.0%
MOUNT LEBANON	Number	479,952	473,247	953,199
	% of Row	50.4%	49.6%	100.0%
	% of Col	41.4%	40.8%	41.1%
NORTH	Number	199,677	193,329	393,006
	% of Row	50.8%	49.2%	100.0%
	% of Col	17.2%	16.7%	17.0%
EL-BEKAA	Number	146,958	137,806	284,764
	% of Row	51.6%	48.4%	100.0%
	% of Col	12.7%	11.9%	12.3%
SOUTH	Number	110,560	115,761	226,321
	% of Row	48.9%	51.1%	100.0%
	% of Col	9.5%	10.0%	9.8%
NABATYYE	Number	62,442	74,314	136,756
	% of Row	45.7%	54.3%	100.0%
	% of Col	5.4%	6.4%	5.9%
<b>Total Number</b>		<b>1,158,798</b>	<b>1,159,033</b>	<b>2,317,831</b>
Total % of Row		49.99%	50.01%	100.0%
Total % of Col		100.0%	100.0%	100.0%

When the population above 21 is considered, one difference is noticed concerning its geographic distribution : Mount Lebanon still comprises the biggest portion of adults (41.1%), followed by the North (17%), but Beirut comes in third (14%), contrary to the distribution of the entire population (where the Bekaa is the Mohafazat which comes in third position). This could be explained by the fact that one of the reasons for moving to Beirut is to look for a job, therefore the over 21 population is principally concerned.

#### 3.2.2 *The distribution of the population by age*

The distribution of the population by age shows that the inhabitants are spread in the following manner: 26.3% of the youths between 0 and 15 years and 7.1% of elderly people exceeding 65 years. The balance, i.e. 66.6% is related to the age bracket ranging between 15 and 65 years, considered as the population capable of working.

Those numbers confirm clearly the maturity of the Lebanese population, without for that matter witnessing a strong ageing of this society. Compared to the 1970 numbers, this evolution is judged as relatively quick, but seems to be accelerated by the factors of uncertainty and the migration trends witnessed by Lebanon during the past thirty years.

The table below shows the distribution of the population by brand age groups, as compared to that in 1970.

#### DISTRIBUTION OF THE POPULATION BY BRAND AGE GROUPS BETWEEN 1970 AND 1997\*

Age category	1997				1970			
	0-15 years	15-65 years	65 years and above	Total	0-15 years	15-65 years	65 years and above	Total
Beirut	104,255	341,765	39,730	485,750	177,015	275,700	21,885	474,600
<i>in %</i>	21.5%	70.4%	8.2%	100.0%	37.3%	58.1%	4.7%	100.0%
Mount Lebanon	343,666	1,014,405	115,438	1,473,509	354,990	440,250	37,365	832,605
<i>in %</i>	23.3%	70.7%	7.8%	100.0%	42.6%	52.8%	4.5%	100.0%
North Lebanon	224,200	456,552	37,844	718,596	164,790	182,190	17,385	364,365
<i>in %</i>	31.2%	63.5%	5.3%	100.0%	45.2%	50.0%	4.8%	100.0%
South Lebanon	177,988	398,653	52,825	629,465	119,175	114,795	15,435	249,405
<i>in %</i>	28.3%	63.3%	8.4%	100.0%	47.3%	46.0%	6.2%	100.0%
Bekaa	155,164	337,749	25,636	518,550	90,480	99,075	13,815	203,370
<i>in %</i>	29.9%	65.1%	4.9%	100.0%	44.5%	48.7%	6.8%	100.0%
<b>TOTAL</b>	<b>1,005,273</b>	<b>2,549,124</b>	<b>271,473</b>	<b>3,825,870</b>	<b>906,452</b>	<b>1,112,012</b>	<b>105,345</b>	<b>2,123,805</b>
<i>in %</i>	26.3%	66.6%	7.1%	100.0%	42.8%	52.3%	4.9%	100.0%

*NB: Individuals whose age was unknown are excluded.*

Distinctions are to be done at the Mohafazat level. With 31.2% of the total population being less than 15 years old and 5.3% exceeding 65 years old, the population of North Lebanon is considered younger than the average, with the observed proportions being respectively 26.3% and 7.1% for the entire country.

For Beirut and Mount Lebanon, the proportion of the population younger than 15 is 21.5% and 23.3% respectively. As for the population aged 65 years and above, the corresponding proportions (8.2% for Beirut and 7.8% for Mount Lebanon) are higher than the national average (7.1%).

In fact, the proportion of the potential active population between 15 and 65 years is clearly more important in Beirut (70.4%) and in Mount Lebanon (70.7%) than in North Lebanon (63.5%) and the South (63.3%), or in the Bekaa (65.1%). Besides their relatively low percentage of those aged less than 15, and a relatively high percentage of those aged above 65, the Mohafazats of Beirut and Mount Lebanon are the lungs of the Lebanese economic activity. They are therefore attraction poles to the active population: internal labour migration from other Mohafazats to Great Beirut consequently affects the proportion of the active population in the Mohafazats of Beirut and Mount Lebanon (knowing that Great Beirut comprises the capital's suburbs which are found in Mount Lebanon).



- 1- A natural change linked to the economic and cultural development of the country, which leads to an increase of the average age of marriage and to a reduction of the birth rates resulting in a contraction of the pyramid shaped diagram of ages' base. In fact, the survey shows a regression of the birth rate to less than 16 per thousand compared to 28 per thousand in the seventies.

#### BIRTH RATE BY SEX IN 1997\*

Sex	Births		Birth rate
	Number	in %	
Male	29,961	52.5%	7.8‰
Female	27,161	47.5%	7.1‰
Total	57,122	100.0%	14.9‰

- 2- The regression of the population younger than 15 years has been amplified by the deficits and the births' postponements partially due to the internal political and economic crisis and to emigration. Besides, social changes like increase in the education of women and increase in the age at marriage are elements which partly explain such a regression.
- 3- An increase of the celibacy rate among the population at the age of marriage (15 years and above). This rate moved from 35.6% in 1970 to 45.1% in 1997. Nevertheless, the proportion declined for the entire population to reach 59.5% in 1997, compared to 63% in 1970. This is justified by the regression of the age bracket smaller than 15 years.
- 4- The ageing of the population: the elderly population that used to represent only 5.1% in 1970, moved to 7.1% in 1997.
- 5- The higher average age of the Lebanese population moving from 24.8 years in 1970 (24.96 for the women and 24.8 years for the men) to 30.3 years in 1997 (30.4 for women and 30.19 for men).
- 6- The category of men between 30 and 60 years represents only about 47% of the population, mainly due to the emigration movements that have affected the male population more than the female population.

\* The estimate of the birth rate was computed from the figures on living children. Therefore, child mortality has been excluded from the results in the table. The consideration of child mortality leads to the 16 per thousand estimate.





### 3.2.3 *The population's marital status*

It we consider the Lebanese population above 15 years old, we would note the following: 45.1% are single, 49.8% are married, 4.5% are widowed and 0.6% are divorced (or separated).

#### DISTRIBUTION OF THE POPULATION BY MARITAL STATUS AND AGE

Marital status	1997					1970				
	Married	Single	Others	Total	Cellbacy rate	Married	Single	Others	Total	Cellb. Rate
[0-10[		617,548	-	617,548	100.0%	615	628,740	30	629,385	99.9%
[10-15[	91	387,635	-	387,726	100.0%	750	276,285	30	277,065	99.7%
[15-20[	11,115	415,999	-	427,114	97.4%	14,700	200,400	300	215,400	93.0%
[20-25[	42,339	333,161	1,747	377,247	88.3%	47,970	112,785	660	161,415	69.9%
[25-30[	107,568	239,319	2,883	349,770	68.4%	76,215	51,150	1,410	128,775	39.7%
[30-35[	162,303	133,951	3,606	299,860	44.7%	97,860	24,405	2,160	124,425	19.6%
[35-40[	184,421	65,266	6,308	255,995	25.5%	101,730	15,105	3,210	120,045	12.6%
[40-45[	167,460	29,997	8,200	205,657	14.6%	95,775	8,865	5,010	109,650	8.1%
[45-50[	158,467	18,668	7,713	184,848	10.1%	71,895	5,130	5,115	82,140	6.2%
[50-55[	142,103	10,534	10,975	163,612	6.4%	48,870	4,035	6,000	58,905	6.9%
[55-60[	128,239	7,530	14,413	150,181	5.0%	42,315	3,525	7,080	52,920	6.7%
[60-65[	111,713	5,484	17,643	134,841	4.1%	44,100	3,435	10,800	58,335	5.9%
[65 - [	189,755	11,310	70,408	271,473	4.2%	63,420	4,320	37,605	105,345	4.1%
Blank	1,500	2,624	375	4,499	58.3%	1,050	1,275	195	2,520	50.6%
<b>Total</b>	<b>1,407,073</b>	<b>2,279,026</b>	<b>144,270</b>	<b>3,830,369</b>	<b>59.5%</b>	<b>707,265</b>	<b>1,339,455</b>	<b>79,605</b>	<b>2,126,325</b>	<b>63.0%</b>

**GEOGRAPHIC DISTRIBUTION OF THE POPULATION (AGED 21 YEARS AND ABOVE)  
BY MARITAL STATUS AND PLACE OF RESIDENCE IN 1997**

Mohafazat	Data	Marital status						Total
		Married	Single	Widowed	Divorced	Separated	Other*	
BEIRUT	Number	187,050	113,680	20,590	2,465			323,785
	% of Row	57.8%	35.1%	6.4%	0.8%	0.0%	0.0%	100.0%
	% of Col	13.5%	14.5%	16.1%	18.8%	0.0%	0.0%	14.0%
MOUNT LEBANON	Number	556,387	334,677	56,037	4,999	945	154	953,199
	% of Row	58.4%	35.1%	5.9%	0.5%	0.1%	0.0%	100.0%
	% of Col	40.1%	42.6%	43.7%	38.0%	46.5%	65.5%	41.1%
NORTH	Number	249,183	123,024	17,922	2,194	683		393,006
	% of Row	63.4%	31.3%	4.6%	0.6%	0.2%	0.0%	100.0%
	% of Col	17.9%	15.7%	14.0%	16.7%	33.6%	0.0%	17.0%
EL-BEKAA	Number	175,824	96,486	11,664	599	110	81	284,764
	% of Row	61.7%	33.9%	4.1%	0.2%	0.0%	0.0%	100.0%
	% of Col	12.7%	12.3%	9.1%	4.6%	5.4%	34.5%	12.3%
SOUTH	Number	141,050	72,360	11,177	1,647	88		226,321
	% of Row	62.3%	32.0%	4.9%	0.7%	0.0%	0.0%	100.0%
	% of Col	10.2%	9.2%	8.7%	12.5%	4.3%	0.0%	9.8%
NABATYYE	Number	78,927	45,601	10,786	1,235	207		136,756
	% of Row	57.7%	33.3%	7.9%	0.9%	0.2%	0.0%	100.0%
	% of Col	5.7%	5.8%	8.4%	9.4%	10.2%	0.0%	5.9%
<b>Total</b>		<b>1,388,421</b>	<b>785,827</b>	<b>128,176</b>	<b>13,138</b>	<b>2,034</b>	<b>235</b>	<b>2,317,831</b>
% of Row		59.9%	33.9%	5.5%	0.6%	0.1%	0.0%	100.0%
% of Col		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

\* People who declared themselves as not belonging to the other categories.

**GEOGRAPHIC DISTRIBUTION OF THE POPULATION (ABOVE 21 YEARS) BY  
MARITAL STATUS & PLACE OF RESIDENCE IN 1997**

PLACE OF RESID.	Married	Single	Widowed	Divorced	Separated	Other	Total
<b>BEIRUT</b>	<b>187,050</b>	<b>113,680</b>	<b>20,590</b>	<b>2,465</b>			<b>323,785</b>
<b>MOUNT LEBANON</b>	<b>556,387</b>	<b>334,677</b>	<b>56,037</b>	<b>4,999</b>	<b>945</b>	<b>154</b>	<b>953,199</b>
BAABDA	179,322	101,394	13,215	1,729	371		296,030
EL-MATEN	160,625	107,000	23,125	1,500	250		292,500
EL-SHUF	53,428	34,276	6,080	228			94,012
ALAY	61,292	31,262	7,854	1,309		154	101,871
KESRWAN	70,348	41,425	4,292	187	187		116,438
JBAYL	31,372	19,320	1,472	46	138		52,348
<b>NORTH LEBANON</b>	<b>249,183</b>	<b>123,024</b>	<b>17,922</b>	<b>2,194</b>	<b>683</b>	<b>0</b>	<b>393,006</b>
TRIPOLI	89,438	39,825	9,000	1,463	563		140,288
EL-KURA	19,795	9,242	1,647	92			30,775
ZGHORTA	20,002	12,520	1,752	146	73		34,493
EL-BATRUN	19,811	11,144	1,087	60			32,103
AKKAR	61,264	32,141	2,203	192	48		95,848
BSHARRE	8,630	3,088	670	19			12,406
EL-MENIYE	30,244	15,066	1,562	223			47,095
<b>BEKAA</b>	<b>175,824</b>	<b>96,486</b>	<b>11,664</b>	<b>599</b>	<b>110</b>	<b>81</b>	<b>284,764</b>
ZAHLE	60,414	28,791	4,216	241			93,662
WEST BEKAA	20,218	9,890	1,413	34	34		31,588
BAALBEK	74,022	44,773	4,725	169	56	56	123,802
EL-HERMEL	11,071	7,638	522	75		25	19,330
RASHAYYA	10,100	5,393	788	81	20		16,381
<b>SOUTH LEBANON</b>	<b>141,050</b>	<b>72,360</b>	<b>11,177</b>	<b>1,647</b>	<b>88</b>	<b>0</b>	<b>226,321</b>
SAYDA	84,070	38,593	4,267	873			127,803
SOUR	46,719	27,882	5,427	749	62		80,838
JEZZIN	10,260	5,885	1,484	26	26		17,681
<b>NABATIEH</b>	<b>78,927</b>	<b>45,601</b>	<b>10,786</b>	<b>1,235</b>	<b>207</b>	<b>0</b>	<b>136,756</b>
EL-NABATIYYE	35,289	22,813	4,931	713			63,746
BENT-JBAYL	19,475	11,815	3,056	244	122		34,712
MARJAYUN	16,156	7,970	1,819	173	43		26,162
HASBAYYA	8,007	3,003	980	104	42		12,136
<b>Total</b>	<b>1,388,421</b>	<b>785,827</b>	<b>128,176</b>	<b>13,138</b>	<b>2,034</b>	<b>235</b>	<b>2,317,831</b>

In terms of geographic distribution, the **celibacy rate** in the Mohafazat of the Bekaa, estimated at 47.4%, is clearly over the average of the population over 15 years old (45.1%). This is justified by the existence of a relatively important young generation not necessarily married, namely in the Qada of Baalbeck. In fact, the age bracket between 15 and 25 years represents 24.6% of the total inhabitants of Baalbeck, where the celibacy rate exceeds 50% for the entire Qada.

The portion of the single people represents only 44.9% in Mount Lebanon, 45% in South Lebanon, 44.2% in North Lebanon and 44.5% in the city of Beirut.

Compared to the seventies, the celibacy rate in Beirut has clearly declined for the age bracket exceeding 15 years. At that time, this rate estimated at 39.6% of the

capital's population, exceeded largely the 35.6% average for the entire population in question. The Mohafazat of Beirut was witnessing at that time an economic, cultural and financial expansion linked to a massive rural migration of the youths. The absence of a rental market and the decline of the birth rate in the city have intensified the tendency.

**GEOGRAPHIC DISTRIBUTION OF THE POPULATION (ABOVE 15 YEARS) BY MARITAL STATUS FOR 1970 AND 1997**

REGION	1970				Total	Celibacy rate
	Married	Single	Widowed	Divorced and others		
BEIRUT	156,990	118,080	20,310	2,475	297,855	39.6%
<i>in %</i>	52.7%	39.6%	6.8%	0.8%	100.0%	
MOUNT LEBANON	285,735	164,760	25,170	2,425	478,090	34.5%
<i>in %</i>	59.8%	34.5%	5.3%	0.5%	100.0%	
NORTH LEBANON	117,375	70,155	11,490	1,125	200,145	35.1%
<i>in %</i>	58.6%	35.1%	5.7%	0.6%	100.0%	
BEKAA	67,905	37,845	6,645	645	113,040	33.5%
<i>in %</i>	60.1%	33.5%	5.9%	0.6%	100.0%	
SOUTH LEBANON	77,895	43,590	8,160	1,125	130,770	33.3%
<i>in %</i>	59.6%	33.3%	6.2%	0.9%	100.0%	
<b>Total</b>	<b>705,900</b>	<b>434,430</b>	<b>71,775</b>	<b>7,795</b>	<b>1,219,900</b>	<b>35.6%</b>
<i>in %</i>	57.9%	35.6%	5.9%	0.6%	100.0%	

REGION	1997				Total	Celibacy rate
	Married	Single	Widowed	Divorced and others		
BEIRUT	188,355	169,940	20,590	2,610	381,495	44.5%
<i>in %</i>	49.4%	44.5%	5.4%	0.7%	100.0%	
MOUNT LEBANON	560,412	507,218	56,037	6,175	1,129,843	44.9%
<i>in %</i>	49.6%	44.9%	5.0%	0.5%	100.0%	
NORTH LEBANON	254,797	218,769	17,952	2,877	494,396	44.2%
<i>in %</i>	51.5%	44.2%	3.6%	0.6%	100.0%	
BEKAA	178,593	172,278	11,664	850	363,386	47.4%
<i>in %</i>	49.1%	47.4%	3.2%	0.2%	100.0%	
SOUTH LEBANON	223,324	203,014	21,963	3,177	451,478	45.0%
<i>in %</i>	49.5%	45.0%	4.9%	0.7%	100.0%	
<b>Total</b>	<b>1,405,482</b>	<b>1,271,219</b>	<b>128,206</b>	<b>15,689</b>	<b>2,820,597</b>	<b>45.1%</b>
<i>in %</i>	49.8%	45.1%	4.5%	0.6%	100.0%	

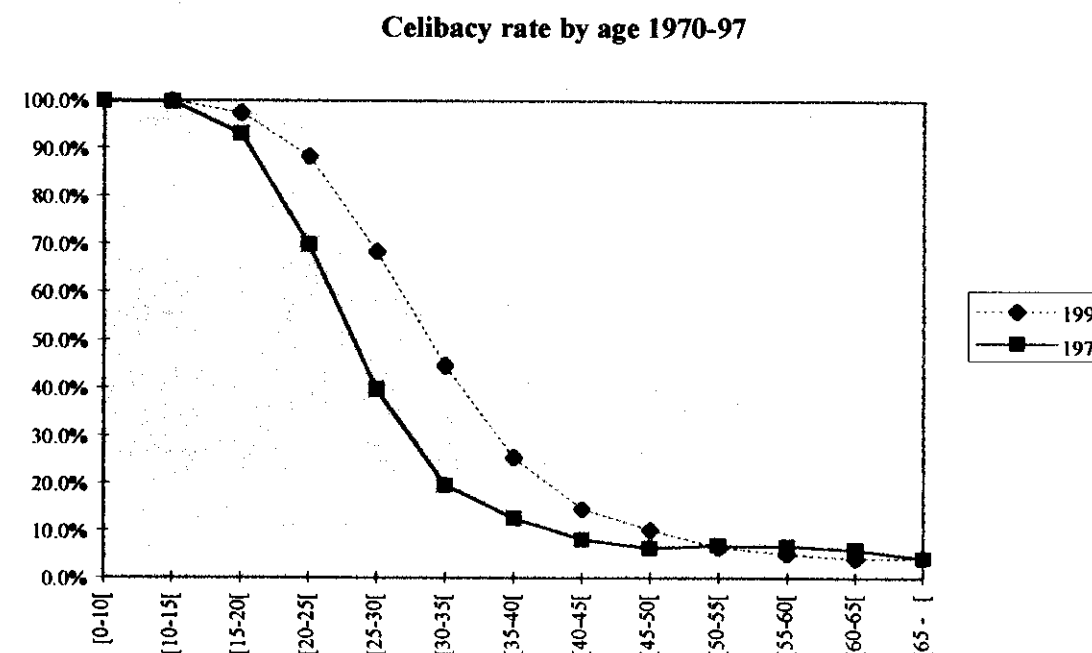
The entire population's celibacy rate has strongly declined between 1970 and 1997, moving from 63.1% to 59.5%, due to the ageing of the population, as we have today only 26% of the population less than 15 years old, compared to 42% in 1970.

Consequently, if we only consider the bracket of 15 years and above, we note an inversion of the trend with a celibacy rate of 45.1% in 1997 compared to 35.6% in 1970.

The major factors are:

- The ageing of the population with more persons in the age bracket of 65 years and above.
- The higher average age of marriage due to the difficulty to purchase a dwelling for the lack of means and the non existence of a rental market, the increase in women's education, the increase in individual aspirations, emigration, etc....

The following graph illustrates the evolution of the celibacy rate for 1970-97.



The proportion of married persons moved, for the age bracket of 15 years and above, from 57.9% in 1970 to 49.8% in 1997.

With 51.5% of the total population above 15 years old, the share of the married persons in the Mohafazat of North Lebanon is quite high for an average of 49.8%. This proportion equals 49.6% in Mount Lebanon, 49.5% in South Lebanon and 49.1% in the Bekaa. On the contrary, the share of the married persons is only 49.4% in the city of Beirut for the above mentioned reasons.

The average age of marriage, has been distributed, by region, as follows :

<i>Mohafazat</i>	Average age of marriage in the married population		Average age at marriage recorded in the last 12 months	
	<i>Male</i>	<i>Female</i>	<i>Male</i>	<i>Female</i>
Beirut	28.15	21.39	29.22	23.88
Mount Lebanon	28.24	21.67	28.25	22.88
North	26.82	21.23	27.81	22.29
Bekaa	25.9	20.15	26.35	22.89
South	25.86	19.89	28.64	22.76
Nabatyee	25.55	20.23	29.64	22.83

Distinctions should be done in terms of sex. It is noted that 43.3% of the women get married before having 20 years, against only 6.8% for men. 70% of the married women have been married before having 25 years when this proportion equals only 30% for men.

The **rate of widowhood** in Beirut, Mount Lebanon and South Lebanon remains high with respective shares of 5.4%, 5.0% and 4.9% of the total population of those above 15 years for an average of 4.5% in all of Lebanon. This phenomenon is justified differently for these regions. Regarding the Mohafazat of Beirut, the rate of widowhood is quite important given the rapid ageing of the population. In fact, the increase in the population of Beirut between 1970 and 1997 was only of 2.3% as compared to an average of 80.1% for the entire country. For South Lebanon, there is on one hand a very strong male mortality rate, linked to the political and military events witnessed by this region and on the other hand a relatively important polygamy for the higher age bracket.

The rate of widowhood, compared to the seventies has declined by 5.9% reaching 4.5% in 1997.

The **rate of divorce** is at 0.3% for men and 0.8% for women. This is mainly due to the greater facility of getting remarried for the divorced men. This rate is the highest in the urban areas namely Beirut, with 0.7% on an average of 0.6% for all of Lebanon.

This rate is linked to the social and community environment knowing that the Catholics do not have an easy access to divorce.

It should be pointed out that this rate remained practically unchanged during the past three decades.

### 3.2.4 *The distribution of the population by nationality*

The population residing in Lebanon is distributed as follows: 96.7% Lebanese, 2.8% Arabs and 0.4% foreigners. These proportions take into consideration only the foreigners living in a household and not the individuals living on working sites or in precarious residences. Are not either surveyed the Palestinians residing in the camps.

A big number of housekeeping personnel has not been declared due to the interviewed persons' reticence to reveal the existence of foreign individuals whose papers have not been put in order.

#### DISTRIBUTION OF THE POPULATION BY NATIONALITY AND PLACE OF RESIDENCE

MOHAFAZAT	DATA	LEBANESE	ARAB	FOREIGNER	TOTAL
BEIRUT	Number	456,460	24,070	5,220	485,750
	% ROW	94.0%	5.0%	1.1%	100.0%
	% COL	12.3%	22.1%	32.6%	12.7%
MOUNT LEBANON	Number	1,447,606	24,009	6,269	1,477,883
	% ROW	98.0%	1.6%	0.4%	100.0%
	% COL	39.1%	22.1%	39.1%	38.6%
NORTH LEBANON	Number	690,250	26,013	2,333	718,596
	% ROW	96.1%	3.6%	0.3%	100.0%
	% COL	18.6%	23.9%	14.6%	18.8%
EL-BEKAA	Number	513,607	4,577	366	518,550
	% ROW	99.0%	0.9%	0.1%	100.0%
	% COL	13.9%	4.2%	2.3%	13.5%
SOUTH LEBANON	Number	366,469	29,240	1,614	397,322
	% ROW	92.2%	7.4%	0.4%	100.0%
	% COL	9.9%	26.9%	10.1%	10.4%
NABATYYE	Number	231,132	917	220	232,268
	% ROW	99.5%	0.4%	0.1%	100.0%
	% COL	6.2%	0.8%	1.4%	6.1%
<b>Total Number</b>		<b>3,705,523</b>	<b>108,825</b>	<b>16,022</b>	<b>3,830,369</b>
Total % ROW		96.7%	2.8%	0.4%	100.0%
Total % COL		100.0%	100.0%	100.0%	100.0%

The majority of the foreign population is Arab, with 108,825 over a total of 124,847 foreign nationals, with primarily a Palestinian origin and to a lesser extent Syrian.

Most of the foreign households reside in the urban coastal regions and more particularly in the cities of Beirut, Tripoli, Saida and Sour, as well as in the immediate suburbs of the Lebanese capital.

On a Mohafazat level, and compared to the population in each Mohafazat, South Lebanon has the biggest proportion (7.8%) of foreigners, mainly Arabs. This fact is due essentially to the presence of Palestinian camps in this part of the country.

The second most important proportion of foreigners is in the capital (6.1%), mainly because it concentrates the major part of the economic activity, as well as most of the construction projects. Indeed, the bulk of the Arab citizens living in Beirut (5% of the population) are Syrian and Egyptian labour force employed on construction sites. North Lebanon, the Bekaa and Nabatyie follow with, respectively, 3.9%, 1% and 0.5% of their population constituted by non-Lebanese citizens.

DISTRIBUTION OF THE POPULATION BY NATIONALITY 1970-1997

REGION	1997						TOTAL
	LEBANESE		ARAB		FOREIGN		
	Nbr	in %	Nbr	in %	Nbr	in %	
BEIRUT	456,460	12.3%	24,070	22.1%	5,220	32.6%	485,750
MOUNT LEBANON	1,447,606	39.1%	24,009	22.1%	6,269	39.1%	1,477,883
NORTH LEBANON	690,250	18.6%	26,013	23.9%	2,333	14.6%	718,596
BEKAA	513,607	13.9%	4,577	4.2%	366	2.3%	518,550
SOUTH LEBANON	597,600	16.1%	30,157	27.7%	1,834	11.4%	629,590
<b>TOTAL</b>	<b>3,705,523</b>	<b>100.0%</b>	<b>108,825</b>	<b>100.0%</b>	<b>16,022</b>	<b>100.0%</b>	<b>3,830,369</b>

REGION	1970						TOTAL
	LEBANESE		ARAB		FOREIGN		
	Nbr	in %	Nbr	in %	Nbr	in %	
BEIRUT	399,090	20.7%	55,215	34.5%	20,565	54.3%	474,871
MOUNT LEBANON	749,430	38.9%	72,120	45.1%	11,505	30.4%	833,056
NORTH LEBANON	343,845	17.8%	18,195	11.4%	2,895	7.6%	364,935
BEKAA	196,920	10.2%	4,260	2.7%	2,340	6.2%	203,520
SOUTH LEBANON	239,295	12.4%	10,095	6.3%	555	1.5%	249,945
<b>TOTAL</b>	<b>1,928,580</b>	<b>100.0%</b>	<b>159,885</b>	<b>100.0%</b>	<b>37,860</b>	<b>100.0%</b>	<b>2,126,327</b>

*NB: Nabatyie was included in South Lebanon for 1997*

In 1970, the foreigners represented 9.3% of the population, 7.5% of which were Arabs and 1.8% were non Arabs.

The naturalisation of several thousands of persons in 1993 has sensibly reduced the number of foreigners living in Lebanon. The political events of the period 1975-1990 have also resulted in the exodus of a big number of foreign households living in Lebanon.

### 3.3 RESIDENTIAL EVOLUTION AND DENSITY

The political events of the past years, as well as the classical socio-economic modifications, namely an urbanisation more and more dense and a continuous transfer of the work force away from the productive sectors, more particularly agriculture, toward the different branches of the tertiary sector, have strongly marked the spatial distribution of the Lebanese population as well as the density in the country's different regions.

The regression of the birth rate, the higher average age of marriage and the lower mortality rate have not been uniform in all the regions, thus affecting the distribution of the Lebanese population in the different districts.

The housing crisis induced by the forced displacements of the population as well as by the economic development, has also marked the evolution of the population and the density of the households.

#### 3.3.1 *The evolution of the population*

Compared to the 1970's statistics, the size of the Lebanese population has moved from 2,1126,325 to 3,830,369 persons in 1997, i.e. an increase of 80.1% in 27 years.

This increase is perceived as relatively modest for a country whose age bracket "less than 15 years" exceeded 42% of the population in 1970. In fact, it would be justified by the demographic perturbations linked to the past years' economic and political developments.

EVOLUTION OF THE POPULATION BETWEEN 1970 AND 1997

Mohafazat	1997		1970		Evol 97/70	Av. annual growth rate
	Number	in %	Number	in %		
Beirut	485,750	12.7%	474,870	22.3%	2.3%	0.08%
Mount Lebanon	1,477,884	38.6%	833,055	39.2%	77.4%	2.14%
North Lebanon	718,596	18.8%	364,935	17.2%	96.9%	2.54%
South Lebanon	629,589	16.4%	249,945	11.8%	151.9%	3.48%
Bekaa	518,550	13.5%	203,520	9.6%	154.8%	3.52%
<b>TOTAL</b>	<b>3,830,369</b>	<b>100.0%</b>	<b>2,126,325</b>	<b>100.0%</b>	<b>80.1%</b>	<b>2.20%</b>

*NB: Nabatyie was included in South Lebanon for 1997*

Deep disparities exist between the country's different regions and confirm the evolution observed since 1970.

The average annual growth rate over the 1970-97 period is 2.2%, such that the global increase of the population over the 27 years is of 80.1%. On a Mohafazat level, and if we consider that the evolution over the period was constant and

homogeneous, we notice that the Bekaa and the South have the highest growth rates (both around 3.5%) while Beirut has the lowest (less than 0.1%). Hence the Bekaa and the South have made the most important percent contribution to the global increase of the population between 1970 and 1997.

With a total of 485,750 persons, Beirut does not entail in 1997 more than 12.7% of the total Lebanese population, compared to 22.3% in 1970, the year during which the inhabitants of Beirut were estimated at 474,870 by the survey on the active population. Over the past 27 years the population of Beirut would thus have grown by 2.3% only.

This weak growth is explained by:

- The impact of the war with the fleeing of several households away from Beirut towards the safer regions.
- The destruction of several residences in the down- town area and along the demarcation lines.
- The ceasing of the construction movements in large parts of the capital.
- The economic modifications and the higher prices of the apartments in Beirut, compelling the new families to settle down in the less expensive neighbouring suburbs.
- Those movements have been amplified by the scarcity of the rental possibilities linked to the freezing of the rents imposed by the law before 1992.

In fact, if the population of Beirut increased by only 2.3%, the share of Mount Lebanon has practically not changed, representing in 1997 still 38.6% of the total population, i.e. 1,477,883 persons, compared to 39.2% in 1970, i.e. 833,055 individuals.

With a growth of 80%, this Mohafazat's population has followed the country's average progression curve.

The growing number of persons in the different Qadas of Mount Lebanon is not a result of the natural growth, but rather of internal migrations from other regions. For political as well as urban growth reasons, this Mohafazat has hosted a lot of households from other regions, namely from the capital and the regions on the country's borders.

North Lebanon has also witnessed the same progression, with however discrepancies between the Qadas, where a slow progression of the population is observed from the regions of Bsharre, Koura and Batroun, worn out by the

emigration movements, when the Qadas of Akkar and Tripoli witness their population grow to extremely high rates.

It is in the Mohafazats of the Bekaa and South Lebanon that the most impressive growth is registered.

The population of the Bekaa grows from 203,520 persons in 1970 to 518,550 in 1997, i.e. a percent change of 154.8% in less than three decades. This region's inhabitants represent today 13.5% of the total Lebanese population compared to 9.6% in 1970.

Same observation for South Lebanon where the two Mohafazats of the South and Nabatyie, which used to be united in 1970, totalled 249,945 persons, compared to 629,590 in 1997, i.e. a percent change of 151.9% during this same period. The Southern population would represent today 16.3% of the total population, compared to 11.8% 27 years ago.

The high natural growth rates in these essentially rural regions explain this evolution. The massive naturalisations approved in 1994 have also amplified the movement.

### 3.3.2 *Density by household*

The average size of the Lebanese household is of 4.8 persons at present, compared to 5.4 in 1970.

The following table highlights the slowdown of the population's growth and of the increasing number of residences

#### DISTRIBUTION OF THE AVERAGE HOUSEHOLD SIZE PER MOHAFAZAT

Place of residence	Increase during 1970-97		Average size of the household	
	Households in %	Members in %	1997	1970
BEIRUT	14.8%	2.3%	4.43	4.97
MOUNT LEBANON	107.1%	77.4%	4.56	5.32
NORTH LEBANON	105.8%	96.9%	5.51	5.76
BEKAA	174.9%	154.8%	5.26	5.67
SOUTH LEBANON	191.8%	151.9%	4.85	5.62
<b>TOTAL</b>	<b>100.3%</b>	<b>80.1%</b>	<b>4.83</b>	<b>5.37</b>



**DISTRIBUTION OF THE AVERAGE HOUSEHOLD SIZE BY PLACE OF RESIDENCE**

PLACE OF RESIDENCE	Number of main residences (1)	Population (2)	Average size of the household =2/1
<b>BEIRUT</b>	<b>109,765</b>	<b>485,750</b>	<b>4.43</b>
<b>MOUNT LEBANON</b>	<b>324,060</b>	<b>1,477,883</b>	<b>4.56</b>
BAABDA	101,641	478,933	4.71
EL-MATEN	98,750	437,875	4.43
EL-SHUF	31,920	143,868	4.51
ALAY	36,344	166,551	4.58
KESRWAN	38,937	172,916	4.44
JBAYL	16,468	77,740	4.72
<b>NORTH LEBANON</b>	<b>130,373</b>	<b>718,596</b>	<b>5.51</b>
TRIPOLI	46,575	272,813	5.86
EL-KURA	10,279	46,299	4.50
ZGHORTA	11,169	51,173	4.58
EL-BATRUN	9,875	47,837	4.84
AKKAR	31,327	195,719	6.25
BSHARRE	4,966	18,209	3.67
EL-MENIYE	16,182	86,546	5.35
<b>BEKAA</b>	<b>98,676</b>	<b>518,550</b>	<b>5.26</b>
ZAHLE	35,056	167,930	4.79
WEST BEKAA	11,774	55,573	4.72
BAALBEK	39,767	233,260	5.87
EL-HERMEL	6,120	34,033	5.56
RASHAYYA	5,959	27,753	4.66
<b>SOUTH LEBANON</b>	<b>79,865</b>	<b>397,322</b>	<b>4.97</b>
SAYDA	44,120	222,539	5.04
SOUR	29,067	148,889	5.12
JEZZIN	6,678	25,894	3.88
<b>NABATYYE</b>	<b>50,002</b>	<b>232,268</b>	<b>4.65</b>
EL-NABATYYE	22,397	106,104	4.74
BENT-JBAYL	12,956	60,787	4.69
MARJAYUN	9,833	45,004	4.58
HASBAYYA	4,817	20,372	4.23
<b>TOTAL</b>	<b>792,740</b>	<b>3,830,369</b>	<b>4.83</b>

Discrepancies are observed between one Qada and the other in this Mohafazat, with an average of more than 4.7 persons per household in the regions of Baadba and Jbeil, compared to 4.4 persons in Metn and Kesrouan, where the density is less important.

In North Lebanon and the Bekaa, the average of the household exceeds by far the ceiling of 5 persons and this number is skimmed in the South of Lebanon. On average in North Lebanon we would count 5.5 persons per household and this portion would be of 6.25 in Akkar and 5.86 in Tripoli. On the contrary, it is only of 3.67 persons in Bsharre, Qada worn out by the migrations.



In South Lebanon and Nabatyie, the averages would have been much higher had it not been for the political and military uncertainty maintained by the Israeli occupation in the border zone.

### 3.3.3 *Density by geographic region*

With a total population of 3,830,369 persons and a total area of 10,400 km<sup>2</sup>, the average density per square kilometre is of 368.3 persons in 1997, compared to 204.5 in 1970.

This density classifies Lebanon at the top of the countries with high population density, far in front of the entire Arab countries, with the exception of the Palestinian territories.

With its 18km<sup>2</sup> Beirut represents only 0.2% of the country's area but hosts 12.6% of the total population, leading to a density of 27,000 persons per square kilometres in the capital. This density is practically identical to that observed in 1970.

On the contrary this density has witnessed a very strong progression for the peripheral Mohafazats, namely those of the Bekaa and South Lebanon where it passes respectively from 46.7 to 119 and from 11.5 to 306.4 persons per km<sup>2</sup> between 1970 and 1997.

In Mount Lebanon the density per km<sup>2</sup> was of 434 persons in 1970 compared to 770 at present and in North Lebanon it passes from 177 to 349 persons during this same period.

## DISTRIBUTION OF THE POPULATION PER SQUARE KILOMETER

Area	Population 1997		Area		Nb of residents per sq. Km	
	Number	in %	in sq. Km	in %	1997	1970
<b>Beirut</b>	<b>485,750</b>	<b>12.6%</b>	<b>18</b>	<b>0.2%</b>	<b>26,986</b>	<b>26,382</b>
<b>Mount Lebanon</b>						
Baabda	478,933	12.5%	190	1.8%	2,521	
El Metn	437,875	11.4%	270	2.6%	1,622	
El Shuf	143,867	3.8%	470	4.5%	306	
Alay	166,551	4.3%	270	2.6%	617	
Kesrwan	172,916	4.5%	325	3.1%	532	
Jbayl	77,740	2.0%	395	3.8%	197	
<b>Total</b>	<b>1,477,883</b>	<b>38.6%</b>	<b>1,920</b>	<b>18.5%</b>	<b>770</b>	<b>434</b>
<b>North Lebanon</b>						
Tripoli	272,813	7.1%	430	4.1%	634	
El Minye	86,545	2.2%	---	---		
El Kura	46,299	1.2%	172	1.7%	269	
Zghorta	51,173	1.3%	185	1.8%	277	
El Batroun	47,837	1.2%	273	2.6%	175	
Akkar	195,720	5.1%	840	8.1%	233	
Bsharre	18,209	0.5%	160	1.5%	114	
<b>Total</b>	<b>718,596</b>	<b>18.7%</b>	<b>2,060</b>	<b>19.8%</b>	<b>349</b>	<b>177</b>
<b>South Lebanon</b>						
Sayda	222,539	5.8%	270	2.6%	824	
Sour	148,889	3.9%	450	4.3%	331	
Jezzin	25,894	0.7%	240	2.3%	108	
<b>Total</b>	<b>397,322</b>	<b>10.3%</b>	<b>960</b>	<b>9.2%</b>	<b>414</b>	<b>260</b>
<b>Nabatyie</b>						
El Nabatyie	106,104	2.8%	270	2.6%	393	
Bent-Jbayl	60,787	1.6%	285	2.7%	213	
Marj'ayun	45,004	1.2%	290	2.8%	155	
Hasbayya	20,372	0.5%	250	2.4%	81	
<b>Total</b>	<b>232,268</b>	<b>6.0%</b>	<b>1,095</b>	<b>10.5%</b>	<b>212</b>	<b>included in South</b>
<b>Bekaa</b>						
Zahle	167,930	4.4%	425	4.1%	395	
West Bekaa	55,573	1.4%	480	4.6%	116	
Baalbeck	233,260	6.1%	2,412	23.2%	97	
El Hermel	34,033	0.9%	500	4.8%	68	
Rashayya	27,753	0.7%	530	5.1%	52	
<b>Total</b>	<b>518,550</b>	<b>13.5%</b>	<b>4,347</b>	<b>41.8%</b>	<b>119</b>	<b>47</b>
<b>TOTAL</b>	<b>3,830,369</b>	<b>100.0%</b>	<b>10,400</b>	<b>100.0%</b>	<b>368</b>	<b>204</b>

Large discrepancies are observed between one Qada and the other with an average of 2,521 persons per km<sup>2</sup> in Baabda and of 1,622 persons in Metn, compared to only 52 in Rashayya and 81 in Hasbayya.

### 3.4 MIGRATION

Lebanon has witnessed a variety of migratory movements through the years. These movements were mainly caused by economic, cultural and leisure motivations and reasons that lead to a displacement of the population from rural areas towards the big cities, and more particularly towards Greater Beirut (i.e. the Mohafazat of Beirut and its suburbs in Mount Lebanon, namely in the Qadas of El-Maten and Baabda). Furthermore, and since the beginning of the Lebanese conflict there were population movements from the dangerous regions to the more secure ones. With the return of peace a reverse movement took place.

In order to analyze the different migration waves that explain the geographic distribution of the population in Lebanon, we will discuss the trends in population movements and we shall then focus more specifically on the different migration waves which occurred as a result of the war conditions.

#### 3.4.1 Natural migration movements

Natural migration of populations is a trend that has always been observed in the country. The reasons for population migration may differ according to the specific periods of time and the personal motivations of various households. The main factors causing either internal or international movements will be described below.

##### 3.4.1.1 Reasons for migration

It is obvious that the main reason for the migratory movements of a large number of households during the last fifteen years was war-related. This exceptional phenomenon prevents us from distinguishing the exact proportion of households who have left their areas of residence as a consequence of the war and households who have moved for other reasons during that period of time. However, it is still possible to discuss the major reasons that have led people to change their place of living at least once in their life.

##### Reasons for internal migration

*Internal migration* : in and out migration from Mohafazat or Qada of residence.

##### *A shift within the same Qada*

In order to improve their way of life and increase their comfort, people decide to move into a new lodging usually located within the same Qada or Mohafazat. As a matter of fact, an average of 68% of the people who moved, moved within the same Qada. For cultural reasons they will prefer to remain within the same region where they grew up and where they feel at home. The attachment of the Lebanese to their land and customs is often observed,

which explains why they do not move frequently, and why when they do move it is within the same area.

##### *Rural migration*

As it is the case in all countries around the world, cities attract the rural population for economic, financial, cultural, medical, administrative and leisure reasons. This fact has also been observed in Lebanon. As a matter of fact, the city of Beirut and its close suburbs have witnessed a spectacular growth of their population, with the urban front reaching the peripheral villages.

The Lebanese rural migration was due to the following reasons :

- \* *The decrease of the per capita income* and the scarcity of job opportunities in the country, which encouraged migrations towards the cities, mainly towards the capital, where employment possibilities are easier.
- \* *Centralization of administrative and economic activities in the capital and its suburbs*, thus relatively neglecting the rural areas where no industries, no projects, no services were established that could have kept the inhabitants within their regions.
- \* *Centralization of the educational and health services in the cities* (universities, specialized institutes, hospitals, etc.), as well as the concentration of cultural and leisure activities in and around the capital.

##### Reasons for emigration

*International migration* : emigration (out of Lebanon) and immigration (coming to Lebanon).

The various reasons which motivate people to leave the country may differ according to each individual's age, family status, professional activity and financial capacities. Nevertheless, there are three main reasons that motivate people in general to emigrate.

##### *Educational reasons*

Seeking a higher educational level, young people are motivated to emigrate toward the largest cities of the world where the most prestigious universities and schools are situated. A significant number of young people who emigrate to study abroad, face many difficulties when they come back to their native country on completion of their academic education, since the job

opportunities available abroad are much more interesting than those they find in Lebanon.

#### *Economic reasons*

The economic situation in the country and the scarcity of job opportunities has led many people, especially the younger generation (those between 25 and 35 years of age) to emigrate towards Europe, Africa, South America and the Arab countries in the hope of finding better job opportunities and in order to improve their way of life.

#### *Lack of confidence in the future of the country*

As a result of the unstable political and economic situation in the country, some people decide to emigrate and try to start a new life abroad.

#### *Attracting a member of the family or a close friend*

A significant number of people have left the country a long time ago leaving behind them their families and close friends. As soon as the financial situation of the first emigrants improved, they decided to expatriate their families and encouraged their close friends to join them, which has led to another wave of emigration.

#### 3.4.1.2 Description of the different migration waves

In order to analyze the migration of the population and to determine the regions from where and to where they moved, by category of people, a special section of the survey focused on the mobility of the population. We shall discuss below some of the analytical tables compiled from the survey.

#### Origin and destination of movements

The first table below illustrates the distribution of households that have moved at least once by 1997.

From/to	Beirut	Mount Leb	North	Bekaa	South	Nabatyye	Total
Beirut	28,710	22,666	2,040	2,058	3,074	3,292	61,840
Mount Leb	10,440	86,020	1,895	1,936	5,703	4,120	110,114
North	290	3,019	33,432	40	125	100	37,006
Bekaa	290	6,973	173	18,256	568	557	26,817
South	435	3,571	321	56	28,008	1,472	33,863
Nabatyye	725	3,628	48	148	2,199	12,884	19,632
Abroad	3,190	5,907	1,177	505	3,326	1,160	15,265
<b>Total</b>	<b>44,080</b>	<b>131,784</b>	<b>39,086</b>	<b>22,999</b>	<b>43,003</b>	<b>23,585</b>	<b>304,537</b>

There are approximately 800,000 households in Lebanon. Considering the figures above it is clear that around 300,000 households have moved at least once in their life and they represent 37.5% of the population. On average, these households have moved 1.25 times during their entire life.

For cultural and sociological reasons, a large majority of households have moved within the same area. This can easily be confirmed by the two examples given below :

In the Mohafazat of Mount Lebanon almost 110,000 households have changed their main residence, but 78% of these have moved within the same Mohafazat and only 22% have moved to another Mohafazat. The main reason for this is socio-cultural, mainly explained by the fact that people are tied to their local traditions, have special relationships in their neighbourhoods and prefer to remain in their native areas. Furthermore, most of the young people get married to someone living within the same region.

In the Mohafazat of North Lebanon, 90% of the households moved within the same Mohafazat and only 10% have moved to another Mohafazat. This percentage would be even higher if we consider that 8% have moved to Mount Lebanon which is the border Mohafazat.

The greater number of movements occurred within the Mohafazat of Mount Lebanon and Beirut, where the majority of the population is concentrated. The concentration of the population in that part of the country is related to the fact that most of the economic activity, the administration, the medical centers and the educational institutions are concentrated in the Greater Beirut area.

The table below indicates the **net migration** balance for each Mohafazat :

Mohafazat	In same Mohafazat	In migration	Out migration	Balance
Beirut	28,710	15,370	33,131	-17,761
Mount Leb.	86,020	45,763	24,094	21,669
North	33,432	5,654	3,574	2,080
Bekaa	18,256	4,745	8,562	-3,818
South	28,008	14,994	5,854	9,140
Nabatyye	12,884	10,701	6,747	4,224

The Mohafazat of Mount Lebanon is the one that has received the greatest number of households with a net migration balance of 21,669 households. This

population essentially originated from the Mohafazat of Beirut during the years of war. As a matter of fact more than 13,000 households left Beirut for Mount Lebanon between 1975 and 1992, while only 7,000 households left Mount Lebanon for Beirut. In addition, 7,862 left Beirut during the post-war period and only 1,375 households returned to the capital.

The Mohafazat of North Lebanon has a net migration balance of 2,000 households. The positive balance is explained by the migration movement from Beirut towards the North which occurred during the war years. As a matter of fact 1,375 households left Beirut and moved North between 1975 and 1992, against 290 in the opposite direction. The region of Tripoli was much safer than Beirut during that period, and all the Beirut inhabitants who had relatives or friends in Tripoli were motivated to move to that region.

The deterioration of the political situation in the Mohafazat of El-Bekaa has led many households to leave their homes for the Mohafazat of Mount Lebanon.

The positive net migration balance recorded in the South is mainly due to the exodus from the Mohafazat of Mount Lebanon and Beirut, especially in the early years of the war, between 1975 and 1978. The same phenomenon has been observed for the Mohafazat of Nabatyee.

When they moved

The Lebanese population is relatively stable, but with the war numerous households were obliged to leave their homes for other destinations. The table below illustrates the different migration waves according to the year of the last move and the place of origin.

Mohafazat	<1967	1968-1977	1978-1987	1988-1992	1993-1995	>1995	Blank	Total
Beirut	7,370	14,265	15,818	7,299	10,610	6,294	186	61,841
Mount-Leb	11,836	19,626	32,378	16,162	18,843	10,770	497	110,114
North	3,845	9,966	10,449	4,520	4,172	3,995	60	37,006
Bekaa	3,406	4,785	9,465	4,404	3,448	1,309	0	26,817
South	5,093	5,019	10,980	5,602	3,448	3,658	62	33,862
Nabatyee	3,721	2,765	5,529	2,530	3,335	1,751	0	19,631
Abroad	864	1,222	4,154	4,092	3,085	1,848	0	15,265
<b>Total</b>	<b>36,135</b>	<b>57,648</b>	<b>88,773</b>	<b>44,609</b>	<b>46,941</b>	<b>29,625</b>	<b>805</b>	<b>304,536</b>
%	12%	19%	29%	15%	15%	10%	0%	100%

Almost 30% of the total recent movements occurred before 1975, and over a period of forty years. Over these forty years, there were two forces at play: economic conditions were booming and people were used to move their residence from one area to the other, and a significant migratory movement was related to the migration from rural areas to the cities. Furthermore, more

than 50% of housing units were rented during that period, versus 20% currently. The availability of dwellings for rent encouraged people to be more mobile.

More than half of the movements occurred during the years of war. People left the dangerous regions in favor of the safer zones.

During the post-war period we notice another migration waves accounting for almost 25% of the total movements recorded. This wave was characterized by the return of households to their native villages.

The most mobile categories

In general, men tend to move more often than women and the majority of people who decide to move are between 20 and 45 years of age. The young generation move either because they get married or for professional reasons. The generation under 18 years of age cannot move independently from their parents. Moreover, the category of people above 60 years of age prefer to settle in one place and their motivation to move is therefore very weak. Home owners will move less often than people who rent their lodgings. Before 1975, 50% of lodgings were rented, as against only 20% currently. This change will lead to a decrease in the rate of mobility.

Main reasons for movement

There are seven major reasons which motivate people to change their residence. The table below shows the distribution of the households that have changed their place of residence by the various reasons for doing so :

Reasons	Number of households	Percentage
Displaced	16,794	5.51%
Moved to a bigger lodging	35,869	11.78%
Proximity to place of work	24,454	8.03%
Moved to a main residence	12,940	4.25%
Moved to a safer place (war)	41,367	13.58%
Want to be independent (single persons or young couples)	10,595	3.48%
Have built or bought a new home	38,368	12.60%
Others	110,909	36.42%
Unknown	13,241	4.35%
<b>Total</b>	<b>304,536</b>	<b>100.00%</b>

Almost 20% of the people who decided to move did so because of the war. The war conditions and then the return of peace and stability have led to many migratory movements. Furthermore, a number of housing units and

regions have been completely destroyed during the hostilities, which has forced people to move elsewhere. The destruction of buildings and the insecurity in certain regions were instrumental in the displacement of at least 60,000 households during the fifteen years of war.

14% of the households moved because of an increase in the number of persons in their household and consequently they had to move to larger premises.

13% of the households built or bought a new housing unit. These households decided to buy or build a new housing unit because they wanted to own property, or because they were renting premises and their landlord asked them to leave and paid them a significant indemnity.

Another category of households, representing 8% of the total, decided to move because the head of the family or his wife took on a new job in another region and was therefore obliged to move to that region. In the pre-war years this was one of the most common causes for moving. As a matter of fact, as is the case in many countries, the development of the tertiary sector attracted the rural population towards the city and, consequently, several families were obliged to settle in areas where they had better opportunities to find good and profitable jobs.

3.5% of the respondent households decided to move because they wanted to live apart from their parents. These are either newly-married couples or young people who decided to live on their own.

### 3.4.2 *International migration*

There are no official emigration statistics available in Lebanon. The following analysis is therefore based on the results of this survey.

#### 3.4.2.1 *Emigration*

In order to highlight the general emigration tendencies, the following method has been used in this survey.

##### *Methodology*

The head of household was asked whether he had close relatives abroad and the year when each one of them had emigrated. By "close relative" we meant a father, a mother, children, brothers or sisters. In addition, if his wife had no brother residing in Lebanon, the same questions were asked to her.

Therefore, the emigrant population considered is restricted to the Lebanese emigrants who have a close relative in Lebanon, namely a father, a mother, a brother, a sister, or a child.

Moreover, married women who live abroad have only been accounted for via their husbands. In other words, if a Lebanese woman is currently married and living abroad, her relatives were asked not to count her as an emigrant household. She would be counted when the relatives of her husband answer the questionnaire.

As for Lebanese women who are married to foreigners, their household is considered non-Lebanese and is therefore not accounted for.

Women living abroad who are single, widowed or divorced have been included by their own relatives.

The results of the study are summarized below.

Original residence of the emigrants

**DISTRIBUTION OF EMIGRATING LEBANESE HOUSEHOLDS BY PLACE OF RESIDENCE BEFORE EMIGRATING AND YEAR OF EMIGRATION**

Place of residence before emigration	Year of emigration							blank	Total
	[...-1947]	[1948-1957]	[1958-1967]	[1968-1977]	[1978-1987]	[1988-1992]	[1993-1997]		
Beirut	415 0.7% 19.0%	930 1.7% 17.2%	1,787 3.2% 15.0%	13,824 24.7% 29.2%	21,798 39.0% 30.6%	11,390 20.4% 19.7%	4,078 7.3% 13.4%	1,698 3.0% 22.2%	55,920 100.0% 23.9%
Bekaa	177 1.1% 8.1%	370 2.3% 6.9%	879 5.5% 7.4%	2,936 18.3% 6.2%	4,597 28.7% 6.4%	4,656 29.1% 8.1%	2,289 14.3% 7.5%	118 0.7% 1.5%	16,023 100.0% 6.8%
Mount Lebanon	524 0.9% 24.0%	956 1.7% 17.7%	3,000 5.4% 25.2%	10,722 19.2% 22.6%	19,006 33.9% 26.7%	15,054 26.9% 26.0%	5,605 10.0% 18.4%	1,117 2.0% 14.6%	55,983 100.0% 23.9%
Nabatyie	80 0.4% 3.7%	440 2.1% 8.2%	1,523 7.3% 12.8%	3,192 15.4% 6.7%	5,638 27.2% 7.9%	5,672 27.3% 9.8%	4,180 20.1% 13.7%	41 0.2% 0.5%	20,766 100.0% 8.9%
North Lebanon	259 0.7% 11.9%	1,497 4.3% 27.7%	2,933 8.3% 24.7%	8,676 24.7% 18.3%	7,851 22.3% 11.0%	6,208 17.7% 10.7%	4,518 12.8% 14.9%	3,218 9.2% 42.0%	35,159 100.0% 15.0%
South Lebanon	291 0.6% 13.3%	554 1.2% 10.3%	1,136 2.5% 9.6%	7,554 16.5% 15.9%	11,686 25.6% 16.4%	14,263 31.2% 24.7%	9,314 20.4% 30.6%	846 1.9% 11.0%	45,643 100.0% 19.5%
Abroad (1)	374 18.6% 17.2%	506 25.2% 9.4%	408 20.3% 3.4%	208 10.3% 0.4%	225 11.2% 0.3%	258 12.8% 0.4%	0.0% 0.0%	31 1.5% 0.4%	2,009 100.0% 0.9%
Not determined (2)	59 2.4% 2.7%	145 5.8% 2.7%	216 8.6% 1.8%	257 10.2% 0.5%	467 18.6% 0.7%	336 13.4% 0.6%	437 17.4% 1.4%	595 23.7% 7.8%	2,512 100.0% 1.1%
<b>Total Number</b>	<b>2,179</b>	<b>5,399</b>	<b>11,883</b>	<b>47,368</b>	<b>71,267</b>	<b>57,836</b>	<b>30,420</b>	<b>7,663</b>	<b>234,015</b>
Total % of Row	0.9%	2.3%	5.1%	20.2%	30.5%	24.7%	13.0%	3.3%	100.0%
Total % of Col	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

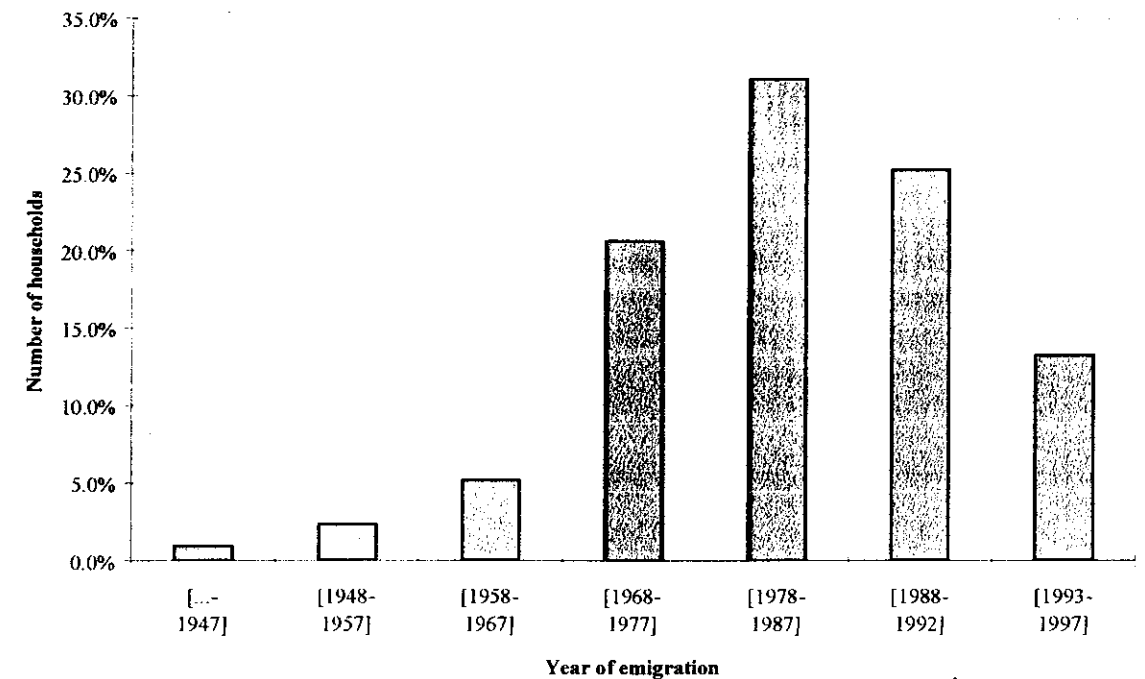
(1) Abroad : people who have relatives in Lebanon and who have been abroad since before 1947, or who have moved from one foreign country to another during the 1947-1997 period.

(2) Not determined : they result from unanswered questions in the questionnaire. They are emigrant households concerning which some information lacks.

Be it for security reasons, for economic reasons (job opportunities), or for family reunions, many Lebanese households went abroad.

On the whole, between 1947-1997, more than 234,000 households (around 846,000 people) emigrated from Lebanon.

Distribution of households by year of emigration



This would mean that the Lebanese households living abroad today represent around 29.5% of the households living in Lebanon at present, and around 22% of the current population of the country.

**COMPARISON OF THE EMIGRATING HOUSEHOLDS AND MEMBERS W.R.T THE RESIDENT HOUSEHOLDS AND MEMBERS**

Mohafazat	I	II	III	IV	III/I	IV/II
	Number of resident households	Number of resident members	Number of emigrating households	Number of emigrating members		
Beirut	109,765	485,750	55,920	202,380	50.9%	41.7%
Mount Lebanon	324,060	1,477,883	55,983	199,904	17.3%	13.5%
North Lebanon	130,373	718,596	35,159	135,904	27.0%	18.9%
Bekaa	98,676	518,550	16,023	54,044	16.2%	10.4%
South Lebanon	79,865	397,322	45,643	162,999	57.2%	41.0%
Nabatyie	50,002	232,268	20,766	73,666	41.5%	31.7%
Abroad			2,009	7,502		
Not determined			2,512	9,851		
<b>TOTAL</b>	<b>792,741</b>	<b>3,830,369</b>	<b>234,015</b>	<b>846,250</b>	<b>29.5%</b>	<b>22.1%</b>

The table below shows the number of households which left the country in order to reside abroad, by the Mohafazat they departed from :

Beirut	Mount Leb.	North	Bekaa	South	Nabatyye	TOTAL
55,920	55,983	35,159	16,023	45,643	20,766	234,015
23.9%	23.9%	15.0%	6.8%	19.5%	8.9%	100.0%

Almost 24% of the people who went abroad were living in the Mohafazat of Beirut, and another 24% in Mount Lebanon. This may be explained on the one hand by the fact that the effects of the war were most significant in both these Mohafazats, and on the other hand, the people living in that part of the country are more likely to travel than the populations living in the other Mohafazats (in a way, people living in these regions have long since been more open to foreign cultures).

People who left Mohafazats of Beirut and Mount Lebanon left mainly for Europe -especially Western Europe- (respectively 35.8% and 28.4% of the households emigrating from Beirut and Mount Lebanon), North and Central America (respectively 31.3% and 28.7%), and the Arab countries (respectively 17% and 24.5%).

No doubt that the knowledge of Arabic, French and/or English has largely contributed to the choice of the welcoming country.

Among the Lebanese emigrating households, 28.4% were from the South (including Nabatyye), followed by the North (15% of these households). Europe welcomed 28.5% of the households which emigrated from the South, Africa 27.4%, and the Arab countries 21%.

As for the households emigrating from North Lebanon, almost 47% went to Australia and New Zealand. Respectively 14.6% and 14.2% left for the Arab countries, and for North and Central America.

Less than 7% of the emigrant households are from the Bekaa. Around 37% moved to North and Central America, and 24% to Europe.

Considering both emigration and immigration, the Mohafazats of the South, Mount Lebanon and Beirut are the regions which have witnessed the largest number of foreign arrivals and departures.



*Departure periods and destination*

The following table shows the different destinations of Lebanese households, by period of emigration :

**DISTRIBUTION OF EMIGRATING LEBANESE HOUSEHOLDS BY COUNTRY AND YEAR OF EMIGRATION**

Country of emigration	Data	Year of emigration			
		[...-1947]	[1948-1957]	[1958-1967]	[1968-1977]
Arab countries	Number	125	914	2,914	9,901
	% of Row	0.3%	2.1%	6.6%	22.4%
	% of Col	5.7%	16.9%	24.5%	20.9%
Europe	Number	345	278	1,135	7,781
	% of Row	0.5%	0.4%	1.8%	12.3%
	% of Col	15.8%	5.1%	9.6%	16.4%
Africa	Number	808	1,346	1,895	7,254
	% of Row	2.7%	4.6%	6.4%	24.7%
	% of Col	37.1%	24.9%	16.0%	15.3%
North and Centr. America	Number	193	679	2,461	11,990
	% of Row	0.4%	1.2%	4.5%	21.9%
	% of Col	8.8%	12.6%	20.7%	25.3%
South America	Number	472	1,836	1,336	2,361
	% of Row	3.8%	14.6%	10.6%	18.8%
	% of Col	21.7%	34.0%	11.2%	5.0%
Australia & New Zealand	Number	236	346	1,948	7,371
	% of Row	0.9%	1.3%	7.4%	28.1%
	% of Col	10.8%	6.4%	16.4%	15.6%
Asia	Number			194	269
	% of Row	0.0%	0.0%	15.4%	21.3%
	% of Col	0.0%	0.0%	1.6%	0.6%
Not determined	Number				442
	% of Row	0.0%	0.0%	0.0%	20.6%
	% of Col	0.0%	0.0%	0.0%	0.9%
<b>Total Number</b>		<b>2,179</b>	<b>5,399</b>	<b>11,883</b>	<b>47,368</b>
<b>Total % of Row</b>		<b>0.9%</b>	<b>2.3%</b>	<b>5.1%</b>	<b>20.2%</b>
<b>Total % of Col</b>		<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>



In general, those who moved to Arab countries and to Africa were people looking for professional opportunities, whose families later followed.

On the other hand, many households which moved to Europe (mainly Western Europe) and North America moved there for job opportunities, but also for educational and cultural purposes. These households usually left Lebanon united, generally to flee from the fighting.

Since the war ended, emigration had continued although it is mainly attributed, today, to economic reasons.

The people emigrating nowadays are mostly young, aiming to start a professional life outside Lebanon.

Since 1993, the Arab countries have attracted more than a quarter of the emigrating households (we remind that a household could represent one person), followed by European countries (mainly Western Europe) with 23%, North and Central America (20.7%) and Africa (16.2%).

#### 3.4.2.2 *Return migrants*

The number of households who came from abroad have been estimated from the answers of households regarding the last place they resided in. The table below shows the households who claimed that their last residence was outside the country since 1968. The number of people who returned from abroad is in fact very different from the one described below, but we will take them into consideration in order to have a global view of the subject.

#### *When they came back*

#### ***Distribution of the households who had resided abroad before moving back to their current main residence in Lebanon :***

1968-1977	1978-1987	1988-1992	1993-1997	Blank	TOTAL
1,222	4,154	4,092	4,933	864	15,265
8%	27%	27%	32%	6%	100%

According to the figures above, it is clear that the majority of the households who came back from abroad, did so after the end of the war. The movements during the war years are explained by the fact that some households left the country for a small period of time and returned when they thought the situation was improving, or they returned because the cost of living abroad was too expensive and they could not obtain any proper work.

*Where they moved to*

The table below shows the number of households who returned from abroad according to the Mohafazat they returned to.

Beirut	Mount Leb.	North	Bekaa	South	Nabatyee	TOTAL
3,190	5,907	1,177	505	3,326	1,160	15,265
20%	38%	8%	4%	22%	8%	100%

The majority of the households who lived abroad and returned to Lebanon are currently residing in the Mohafazats of Beirut and Mount Lebanon. This may be explained by the fact that the economic, administrative, political, cultural and leisure activities are based in Beirut area. Besides, many of these households had left the country temporarily and therefore returned to the area where they used to reside before going abroad.

This reason is also valid for the South of Lebanon, where this phenomenon was magnified by the fact that several households returned from Africa as a result of the deterioration of the situation in that part of the world.

**3.4.3 Displacement due to the war**Observation

The main source of information concerning that specific section is the Ministry of Displaced. As a matter of fact, the Ministry have gathered and centralized all the data concerning the displaced population in Lebanon. Besides, they have a detailed data base concerning the return movement of the displaced population and have identified the reasons of the displaced not returning to their original villages.

It is meant by displaced any individual who was forced to leave his place of residence and consequently was deprived of his or her legal civil rights in areas he or she was displaced from.

In 1975, a series of conflicts broke out in Lebanon which lasted nearly seventeen years. Consequently, massive destruction occurred including extensive damage to housing. By 1990, the number of displaced families was estimated at 90,000, with an average of 5.7 persons in each family according to the estimates of the Ministry of Displaced Persons. Unfortunately, the cease-fire of November 1990 did not put an end to these dislocations. There are still numerous citizens in South Lebanon who are constantly exposed to Israeli military pressures and who are also vulnerable to armed attack. The first effect of those successive displacements was mainly a demographic effect. We will therefore describe below the varied migratory waves resulting from the war.

**3.4.3.1 Displacement waves**Period of displacement

Four main migratory waves took place during the fifteen years of war leading to the exodus of almost 90,000 families.

- \* 1975-1976 mostly from and to the capital which was divided into two areas: East Beirut and West Beirut.
- \* 1977-1981 migration movements in all directions, as the fighting continued all over the country, and Israeli invasions of towns and villages in the South were perpetrated.
- \* 1982-1985 fleeing from the mountains, mainly Mount Lebanon, where fierce sectarian fighting occurred. In 1982, the Israeli invasion caused the destruction of at least 30,000 housing units in Beirut, Saïda, the South and the West Bekaa.
- \* 1989-1990 fighting resumed in Beirut and the mountains, causing migration movements away from these regions.

After 1990, the migration did not stop completely as the security in the South of the Country is still compromised.

Who was displaced

The displaced are those individuals and families forced to leave their homes in their original areas of residence, as a result of violent conflicts and military confrontation.

*Age of the head of a displaced family*

The table below indicates the ages of the heads of households at the time they were displaced :

Age	Number	%
<20	2,251	5.95
21-30	5,929	15.67
31-40	8,488	22.44
41-50	8,046	21.27
51-60	7,972	21.08
61-70	4,281	11.32
>70	847	2.23
Total	37,814	100.00

Source: report of the Ministry of Displaced Persons 1992

The average age of the heads of households at the time they left their homes during the war was 42 years. The majority of heads of households who abandoned their main place of living at that time were between 30 and 60 years of age.

*Number of members per displaced family*

The average number of persons per family was estimated at 5.6 persons per family. It is important to note that 80% of the heads of households who left their original villages were married and 14% were widowed.

The table below indicates the distribution of displaced families by the number of persons per family.

Number of Persons	Number	%
1	840	2
2	2,189	6
3	3,403	10
4	4,933	15
5	5,664	16
6	4,777	14
7	3,681	10
8	2,839	8
9	1,947	7
10	4,155	12
<b>Total</b>	<b>34,428</b>	<b>100</b>

Source- report of the Ministry of Displaced Persons 1992

The majority of families who were displaced consisted of between 4 to 6 persons. This is mainly due to the fact that these people used to live in rural zones where family size is usually much larger than in the cities.

*The professional background of the head of the displaced family*

The professional background of displaced people also depends upon the area from where they were displaced. Since the majority of the areas that were most affected by the war were located in rural zones, the majority of the people displaced were farmers and 15% were day laborers employed mostly in the field of agriculture.

The table below illustrates the distribution of displaced people according to their professional background.

Professional Background	Number	%
Farmer	31,171	56
Independent businessman	1,349	4
Employee	3,455	9
Daily worker	5,786	15
Independent	1,072	3
Public sector employee	2,078	6
Soldier	2,813	7
<b>Total</b>	<b>37,741</b>	<b>100</b>

Source : report of the Ministry of Displaced Persons 1992

From and to where they moved

The table below analyses the distribution of displaced families by origin and destination region of displacement

TO	FROM					Total	%
	Beirut	Mount Leb.	North	South	Bekaa		
<b>Beirut</b>	1,940	9,510	50	2,690	84	14,274	20%
<b>Mount-Leb.</b>	2,668	27,154	758	6,059	645	37,284	52%
<b>North</b>	49	428	2,083	54	43	2,657	4%
<b>South</b>	403	3,267	13	7,345	124	11,152	16%
<b>Bekaa</b>	352	2,634	25	375	730	4,116	6%
<b>Abroad</b>	48	887	32	257	19	1,243	2%
<b>Total</b>	5,460	43,880	2,961	16,780	1,645	70,726	100%
	8%	62%	4%	24%	2%	100%	

Source- The Ministry of Displaced - The city summit June 1996 report

Depending on the various periods during the fifteen years of war, different waves of migration occurred. Some Mohafazats were more influenced by the effects of migration than others as reflected in the table above. For example 62% of the total displaced population were displaced from the Mount Lebanon and 24% from the South.

More than sixty percent of displaced persons originated in the Mohafazat of Mount Lebanon. Many families had left the mountains of Mount Lebanon in the early eighties when sectarian clashes occurred. This phenomenon was amplified by the Israeli invasion in 1982. 60% of the displaced population of Mount Lebanon remained in the Mohafazat and 7% moved to the South while 22% moved to Beirut.

Another important wave of migration was recorded from some villages in South Lebanon towards more secure zones in the South and Mount Lebanon. Numerous families escaped from their villages toward safer regions because of Israeli attacks.

The displacement of population observed in Beirut was mainly due to the division of the capital into two sectors, East and West, in the early years of the conflict. This was also a sequel to the most recent conflict of 1989 and 1990. Almost, 80% of the population displaced from areas of Beirut remained within Greater Beirut.

Considering the figures described above, the displaced populations tended to move within the same Mohafazat towards safer regions close to their original villages.

#### 3.4.3.2 The return of the displaced

With the end of the war, the problem of ensuring the return of displaced populations became the major problem of concern. For that purpose a new Ministry for Displaced Persons was created in order to define and implement the operations that would enable the return of the displaced. The Ministry for Displaced Persons also coordinates with all the parties concerned, and supervises the implementation of the procedures leading to the return of the displaced.

#### The Qada to which they returned

The choice of the areas to be targeted for return was based on criteria which were approved by all the concerned and interested parties. This choice took into consideration two types of facilities : material facilities and fait accompli, and the social, political and economic realities.

The three Qadas that were first concerned by the return movements are located in Mount Lebanon. Those Qadas are Baabda, El-Shuf and Alay.

Until 1997, almost 50% of the displaced population in the Qada of Baabda returned to their original villages. In the Qada of El-Shuf, almost 30% of the displaced population went back to their original villages. In the Qada of Aley only 16% of the displaced population returned to their original villages.

#### Who came back

Only a certain category of displaced persons could return to their original homes. They are those who satisfy the following criteria:

- People who could obtain financial compensation for the restoration or the reconstruction of their houses ;
- People from rehabilitated regions ;
- People who have a regular income or a job that allows them to return to live adequately in their original homes.

Government could within the framework of a concerted policy, take positive action to encourage the return of displaced persons, to encourage people to remain in those areas, or to settle in the rural zones and to stop migration toward the big cities. These Government initiatives should concentrate mainly on the development of educational, economic, medical and other services in the concerned areas. People must be able to find in their areas: a decent job, good educational institutions for their children and have access to efficient medical centers. However, to achieve these goals the Government will need to define a global strategy and to obtain and allocate the financial means to achieve these objectives.

### 3.5 THE SHIFTS OF THE LEBANESE POPULATION

One of the exceptional aspects of the Lebanese crisis between 1975 and 1990 has been a better geographic distribution of the population.

In fact, it is noted that the Lebanese capital, which used to host more than 22% of the population, entails today only 13% of the residents. The development of all the other regions has been tangibly stronger than that of Beirut.

This finding should be moderated by two factors. The first being related to the fact that if the capital is today relatively less populated, on the other hand its neighbouring and farther suburb has grown in a spectacular manner. The second factor is linked to the concentration of the business activities in the capital and the suburb.

#### 3.5.1 *The daily trips*

If the regional partitioning imposed by the crisis has led to a more balanced geographic distribution, this had not prevented an acceleration of the daily trips inside the different Mohafazats.

In fact, the destruction of the Beirut down-town has led to a development of different enterprise zones. Yet no other region has replaced the down-town. In fact, we are witnessing the emergence of several business centres along the Lebanese coast and in the country's major cities. The economic activities and even the cultural or leisure ones have been re-deployed and moved closer to the residential centres. However, these new zones of activities were of a small size, very scattered and insufficient to satisfy the need for proximity.

Consequently, we are witnessing a greater mobility of the population. The flow of the most regular daily trips are those related to the professional and educational movements.

##### 3.5.1.1 *The professional trips*

The global distribution of the country's 1,112,050 active persons (without taking into consideration the clergies and military forces) shows that 44.7% of them work in the same location as their residence, 21.4% in another area in the same Qada, 23.7% in Beirut and 6% in another region. Less than 2% work beyond the borders.

We can therefore assume that working people whose place of residence is different from their place of work normally undergo at least two daily trips from their place of residence to their place of work and back.

### DISTRIBUTION OF THE WORKING POPULATION BY PLACE OF WORK AND PLACE OF RESIDENCE (Excluding Military & Clergy)

PLACE OF RESIDENCE	PLACE OF WORK						Total
	In the city or town	In the Qada	In Beirut	Elsewhere in Lebanon	Abroad	(blank)	
<b>BEIRUT</b>	---	---	146,450	2,320	4,785	4,060	157,615
% of row	---	---	92.9%	1.5%	3.0%	2.6%	100.0%
% of col.	---	---	55.5%	3.5%	22.7%	15.2%	14.2%
<b>MOUNT LEBANON</b>	205,927	123,571	92,411	22,649	6,470	13,941	464,969
% of row	44.3%	26.6%	19.9%	4.9%	1.4%	3.0%	100.0%
% of col.	41.5%	51.9%	35.0%	34.6%	30.8%	52.3%	41.8%
<b>NORTH LEBANON</b>	113,091	47,584	9,204	11,984	3,464	4,502	189,829
% of row	59.6%	25.1%	4.8%	6.3%	1.8%	2.4%	100.0%
% of col.	22.8%	20.0%	3.5%	18.3%	16.5%	16.9%	17.1%
<b>BEKAA</b>	89,871	30,103	5,367	3,433	1,863	671	131,308
% of row	68.4%	22.9%	4.1%	2.6%	1.4%	0.5%	100.0%
% of col.	18.1%	12.6%	2.0%	5.2%	8.9%	2.5%	11.8%
<b>SOUTH LEBANON</b>	52,982	27,876	7,936	15,082	2,707	1,797	108,379
% of row	48.9%	25.7%	7.3%	13.9%	2.5%	1.7%	100.0%
% of col.	10.7%	11.7%	3.0%	23.0%	12.9%	6.7%	9.7%
<b>NABATYYE</b>	34,892	9,038	2,614	10,000	1,746	1,660	59,950
% of row	58.2%	15.1%	4.4%	16.7%	2.9%	2.8%	100.0%
% of col.	7.0%	3.8%	1.0%	15.3%	8.3%	6.2%	5.4%
<b>TOTAL</b>	496,764	238,171	263,982	65,468	21,036	26,631	1,112,051
% of row	44.7%	21.4%	23.7%	5.9%	1.9%	2.4%	100.0%
% of col.	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

This distribution is far from being uniform and depends on two factors: the first geographic, given the different allotments from one region to the other. The second is linked to the professional status, with the daily mobility of the employers being totally different than that of the wage-earners or the agricultural workers.

Thus, 93% of Beirut's active population work in the capital and less than 2% in other regions of the country.

For Mount Lebanon very strong disparities are witnessed from one region to the other. In the Qada of Baabda, 46.6% of the Qada's 144,373 active persons work in the same city and 17% in the Qada itself. A little less than 30% travel daily toward the capital.

Of the 150,000 active persons of Metn, only 12.7% work in Beirut, 33% in the same Qada and 43.8% in the same location as their residence.

For Aley, 32.8% work in the same location as their residence, 35.2% in the same Qada and 24.4% in Beirut.

The farther the residence from the capital, the less people work in Beirut, with the exception of the coastal regions.

In fact, Beirut is a business centre for 10% of the residents of Jbeil, for 19.4% of those of Batroun, for 11.1% of those in Koura and for 9.7% for those in Saida. For the other regions this average is around 5%.

In fact, it is noted that in the other regions the residents of the major cities work mainly in this same locality or in the same Qada.

#### DISTRIBUTION OF THE WORKING POPULATION BY PLACE OF WORK AND PLACE OF RESIDENCE (Excluding Military & Clergy)

PLACE OF RESIDENCE	PLACE OF WORK						Total
	In the city or town	In the Qada	In Beirut	Elsewhere in Lebanon	Abroad	(blank)	
<b>BEIRUT</b>	---	---	146,450	2,320	4,785	4,060	157,615
<b>MOUNT LEBANON</b>	205,927	123,571	92,411	22,649	6,470	13,941	464,969
BAABDA	67,431	24,577	42,237	4,940	3,335	1,853	144,373
METN	65,625	49,500	19,000	6,875	1,250	7,750	150,000
SHOUF	14,820	9,272	7,904	7,296	836	228	40,356
ALAY	16,016	17,171	11,935	1,001	462	2,233	48,818
KESRWAN	30,167	15,737	9,081	1,617	311	1,555	58,468
JBAYL	11,868	7,314	2,254	920	276	322	22,954
<b>NORTH LEBANON</b>	113,091	47,584	9,204	11,984	3,464	4,502	189,829
TRIPOLI	55,575	13,725	1,125	1,800	675	1,350	74,250
EL KURA	4,728	3,843	1,495	2,562	732	153	13,512
ZGHORTA	6,570	5,366	767	1,971	511	475	15,659
EL BATRUN	4,892	5,134	2,960	966	544	725	15,221
AKKAR	26,632	12,598	1,054	1,820	240	1,150	43,493
BSHARRE	2,641	893	409	1,414	37	93	5,487
EL MINYE	12,053	6,026	1,395	1,451	725	558	22,208
<b>BEKAA</b>	89,871	30,103	5,367	3,433	1,863	671	131,308
ZAHLE	28,310	16,504	1,566	1,446	663		48,488
WEST BEKAA	9,251	3,667	606	774	437	34	14,768
BAALBECK	41,792	6,919	2,362	562	337	562	52,536
EL HERMEL	6,095	1,418	348	25	224	75	8,185
RASHAYA	4,424	1,596	485	626	202		7,332
<b>SOUTH LEBANON</b>	52,982	27,876	7,936	15,082	2,707	1,797	108,379
SAYDA	29,672	22,108	6,303	4,460	873	1,745	65,162
SOUR	19,523	3,618	686	10,417	1,809		36,053
JEZZIN	3,787	2,149	947	205	26	51	7,164
<b>NABATYYE</b>	34,892	9,038	2,614	10,000	1,746	1,660	59,950
NABATYYE	12,238	4,931	1,960	7,129	1,188	1,248	28,695
BENT-JBAYL	10,023	1,426	570	2,526	407	326	15,278
MARJ'AYUN	8,836	1,992		303	130	87	11,349
HASBAYYA	3,795	688	83	42	21		4,629
<b>TOTAL</b>	<b>496,764</b>	<b>238,171</b>	<b>263,982</b>	<b>65,468</b>	<b>21,036</b>	<b>26,631</b>	<b>1,112,051</b>

The link between the place of residence and of work depends also on the nature of the employment. In fact, it is noted that the self employed or the small employers are closer to their place of work than the employees or the employers of medium or big enterprises. Thus 52% of the non-agricultural workers, 54.5% of the self employed and 47.5% of the employers of less than five persons work in the same location as their place of residence. On the contrary, only 30.9% of the wage-earners and 39.7% of those employing more than 5 persons work in the same location as their residence.

#### DISTRIBUTION OF THE WORKING POPULATION BY KIND OF PROFESSION AND PLACE OF RESIDENCE

PROFESSION	BEIRUT	MOUNT LEB	NORTH	BEKAA	SOUTH	NABATYE	TOTAL
<b>Independent worker</b>	42,630	136,523	66,410	56,230	24,459	16,372	342,624
Employer having less than 5 employ	1,885	17,216	4,178	5,549	9,701	4,683	43,213
Employer having 5 employees and more	580	6,287	1,555	1,874	1,088	486	11,868
<b>Employee</b>	107,735	255,041	79,747	50,829	50,543	25,553	569,448
Non agricultural worker	6,815	26,153	35,026	10,144	14,151	7,164	99,454
Working with a parent without fixed salary	2,175	5,009	4,227	4,802	3,966	3,164	23,343
Agricultural employer	580	2,276	5,142	4,264	1,363	346	13,970
Agricultural worker	290	8,551	9,097	9,461	6,558	4,893	38,849
Else	435	772	2,583	470	679	222	5,162
(blank)	5,800	39,493	5,468	3,549	3,821	1,802	59,934
<b>TOTAL</b>	<b>168,925</b>	<b>497,320</b>	<b>213,433</b>	<b>147,172</b>	<b>116,329</b>	<b>64,686</b>	<b>1,207,865</b>

In fact, the city of Beirut hosts 18.9% of the country's employees, 25.2% of the liberal professions, 4.4% of the small employers and 4.9% of those employing more than 5 persons.

#### 3.5.1.2 The scholastic trips

First finding: only 38% of all the students in the country are sent to schools in the same location as their residence, about 27% in the same Qada and 17.1% in Beirut.

This distribution differs of course from one region to the other, with 57% of the students in the Bekaa and 55.5% of those in North Lebanon going to schools in the city of their residence. This rate declines to 32.8% for Mount Lebanon and to 37% for the Qada of Nabatyye.

**DISTRIBUTION OF THE STUDENTS BY PLACE OF RESIDENCE AND PLACE OF STUDY**

PLACE OF RESIDENCE	PLACE OF STUDY						Total
	In the city or town	In the Qada	In Beirut	Elsewhere in Lebanon	Abroad	(blank)	
<b>BEIRUT</b>	---	---	<b>126150</b>	<b>435</b>	<b>2610</b>	<b>12760</b>	<b>141,955</b>
% of row	---	---	88.9%	0.3%	1.8%	9.0%	100.0%
% of col.	---	---	61.9%	0.9%	27.1%	8.1%	11.9%
<b>MOUNT LEB.</b>	<b>147,487</b>	<b>135,810</b>	<b>57,424</b>	<b>10,638</b>	<b>2,290</b>	<b>95,773</b>	<b>449,422</b>
% of row	32.8%	30.2%	12.8%	2.4%	0.5%	21.3%	100.0%
% of col.	32.5%	42.9%	28.2%	21.8%	23.8%	60.5%	37.8%
<b>NORTH</b>	<b>123,365</b>	<b>61,448</b>	<b>5,253</b>	<b>7,898</b>	<b>1,517</b>	<b>22,680</b>	<b>222,162</b>
% of row	55.5%	27.7%	2.4%	3.6%	0.7%	10.2%	100.0%
% of col.	27.2%	19.4%	2.6%	16.2%	15.8%	14.3%	18.7%
<b>BEKAA</b>	<b>102,655</b>	<b>58,488</b>	<b>5,886</b>	<b>2,128</b>	<b>1,073</b>	<b>9,692</b>	<b>179,922</b>
% of row	57.1%	32.5%	3.3%	1.2%	0.6%	5.4%	100.0%
% of col.	22.6%	18.5%	2.9%	4.4%	11.1%	6.1%	15.1%
<b>SOUTH LEB.</b>	<b>54,186</b>	<b>41,901</b>	<b>5,469</b>	<b>16,786</b>	<b>1,656</b>	<b>7,921</b>	<b>127,919</b>
% of row	42.4%	32.8%	4.3%	13.1%	1.3%	6.2%	100.0%
% of col.	12.0%	13.2%	2.7%	34.4%	17.2%	5.0%	10.7%
<b>NABATIYYE</b>	<b>25,595</b>	<b>19,272</b>	<b>3,452</b>	<b>10,851</b>	<b>486</b>	<b>9,359</b>	<b>69,013</b>
% of row	37.1%	27.9%	5.0%	15.7%	0.7%	13.6%	100.0%
% of col.	5.6%	6.1%	1.7%	22.3%	5.0%	5.9%	5.8%
<b>TOTAL</b>	<b>453,288</b>	<b>316,919</b>	<b>203,634</b>	<b>48,736</b>	<b>9,631</b>	<b>158,184</b>	<b>1,190,393</b>
% of row	38.1%	26.6%	17.1%	4.1%	0.8%	13.3%	100.0%
% of col.	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Attending schools outside the city of one's residence imposes massive daily trips on the students. Not all the educational establishments have their own vehicles for insuring the transfer of their students and thus the use of the private cars, collectively or individually, has become more and more frequent. This last category is mainly witnessed at the university level where, in the absence of reliable public transports, the students have the tendency to use their own cars.

**DISTRIBUTION OF THE POPULATION BY CURRENT EDUCATIONAL STATUS AND PLACE OF RESIDENCE**

Place of residence	Data	School	University	Technical	Not Studying	(blank)	Total
BEIRUT	Sum	118,755	19,140	4,060	343,795		485,750
	% of Row	24.4%	3.9%	0.8%	70.8%	0.0%	100.0%
	% of Col	11.5%	16.0%	11.2%	13.0%	0.0%	12.7%
MOUNT LEBANON	Sum	376,678	55,695	17,049	1,027,462	999	1,477,883
	% of Row	25.5%	3.8%	1.2%	69.5%	0.1%	100.0%
	% of Col	36.4%	46.5%	46.8%	38.9%	69.4%	38.6%
NORTH LEBANON	Sum	200,367	16,481	5,313	495,993	441	718,596
	% of Row	27.9%	2.3%	0.7%	69.0%	0.1%	100.0%
	% of Col	19.4%	13.8%	14.6%	18.8%	30.6%	18.8%
EL-BEKAA	Sum	162,697	14,187	3,038	338,628		518,550
	% of Row	31.4%	2.7%	0.6%	65.3%	0.0%	100.0%
	% of Col	15.7%	11.9%	8.3%	12.8%	0.0%	13.5%
SOUTH LEBANON	Sum	114,192	10,019	3,708	269,404		397,322
	% of Row	28.7%	2.5%	0.9%	67.8%	0.0%	100.0%
	% of Col	11.0%	8.4%	10.2%	10.2%	0.0%	10.4%
NABATIYYE	Sum	61,593	4,195	3,226	163,255		232,268
	% of Row	26.5%	1.8%	1.4%	70.3%	0.0%	100.0%
	% of Col	6.0%	3.5%	8.9%	6.2%	0.0%	6.1%
<b>Total Sum</b>		<b>1,034,282</b>	<b>119,717</b>	<b>36,394</b>	<b>2,638,537</b>	<b>1,440</b>	<b>3,830,369</b>
<b>Total % of Row</b>		<b>27.0%</b>	<b>3.1%</b>	<b>1.0%</b>	<b>68.9%</b>	<b>0.0%</b>	<b>100.0%</b>
<b>Total % of Col</b>		<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**3.5.2 The seasonal trips**

These trips concern mainly the summer and leisure flows. In the first category we include the secondary residences in the summer resorts and in the second category we find the "chalets" on the beach or in the mountain. The secondary residences represent 6.7% of all the country's residences. At the worst moments of the crisis those units were often used as a primary residence, due to the insecurity that used to prevail in the capital and its suburbs.

In fact, resorting to a secondary residence concerns mainly those residing in Beirut and its Northern suburbs.

### DISTRIBUTION OF ALL RESIDENCES BY MOHAFAZAT AND CATEGORY OF OCCUPANCY

Place of residence	Data	Main	Secondary	Temporary	Total
BEIRUT	Nbre	109,765			109,765
	% of Row	100.0%	0.0%	0.0%	100.0%
	% of Col	13.8%	0.0%	0.0%	13.1%
MOUNT LEBANON	Nbre	324,060	25,023	2,623	351,706
	% of Row	92.1%	7.1%	0.7%	100.0%
	% of Col	40.9%	63.1%	51.6%	42.0%
NORTH LEBANON	Nbre	130,373	8,738	887	139,997
	% of Row	93.1%	6.2%	0.6%	100.0%
	% of Col	16.4%	22.0%	17.5%	16.7%
EL-BEKAA	Nbre	98,676	2,311	707	101,694
	% of Row	97.0%	2.3%	0.7%	100.0%
	% of Col	12.4%	5.8%	13.9%	12.1%
SOUTH LEBANON	Nbre	79,865	2,346	263	82,474
	% of Row	96.8%	2.8%	0.3%	100.0%
	% of Col	10.1%	5.9%	5.2%	9.8%
NABATYYE	Nbre	50,002	1,230	600	51,832
	% of Row	96.5%	2.4%	1.2%	100.0%
	% of Col	6.3%	3.1%	11.8%	6.2%
<b>Total Number of residences</b>		<b>792,740</b>	<b>39,648</b>	<b>5,080</b>	<b>837,468</b>
Total % of Row		94.7%	4.7%	0.6%	100.0%
Total % of Col		100.0%	100.0%	100.0%	100.0%

Before 1975 those movements used to apply to the entire residents of the coastal cities. They were however ceased due to the political community cleavages and mainly due to the destruction of several summer resort villages more particularly in the Qada of Aley.

Since the return of peace in 1990, those movements have been shyly re-launched and diversified. The traditional mountain house rented for the three months of summer interest less and less the youths who content themselves with an air conditioning installation in their primary residence, preferring the units in the beach complexes or in the higher mountains that could also be used for the week-end movements.

#### 3.5.3 *Impact of the population's movements*

The major impact of these trips is linked to the road network's congestion in all the Lebanese regions and more particularly in the urban areas. The use of the private cars has intensified under the effect of the very strong dispersion of housing and the dismantling of the public transport circuits during the long years of the Lebanese conflict. The return of the calm did not lead to a normalisation of the situation and the "bad habits" taken between 1975 and 1990 have not changed.

#### 3.5.3.1 *The stock of cars*

The Lebanese stock of cars in circulation is estimated at about less than 1 million vehicles. Nearly 35% of the Lebanese households do not possess a car, 51.25% have one car, 10.5% have two, 2.25% have three and 0.8% have four and more.

#### DISTRIBUTION OF THE HOUSEHOLDS BY NUMBER OF OWNED CARS

REGION	Number of owned cars						Total
	0	1	2	3	4+	(blank)	
LEBANON	273,397	406,296	83,298	17,780	6,634	5,336	792,740
%	34.49%	51.25%	10.51%	2.24%	0.84%	0.67%	100.00%

The distribution of the stock is far from being homogeneous and differs from one geographic region to the other. Thus 65.5% of the households in Beirut and 76.4% of those in Mount Lebanon have at least one car. This proportion falls to 54% in North Lebanon and to 58% in the Mohafazat of the Bekaa and the South.

In fact, and due to the lack of collective or private public transport, the car has become the major means of transportation that affects all the population, be it urban or rural. The dispersion of housing, following the re-deployments imposed by the war, the marginalisation of the public transport, the lack of strictness in the implementation of the traffic and parking regulations are as much factors that incite the use of private cars. One should not forget the social reference linked to the possession of a car and the authorisation of massive imports of used cars which have further encouraged this strong concentration of vehicles in Lebanon.

#### 3.5.3.2 *The congestion of the roads axis*

The road transport is the only means for the internal transportation of individuals and merchandise. Their preponderance is explained by the mountainous character of the country where the railways is not practical and very expensive, and by the small distances rendering air transport inside the country quasi impossible.

According to the country's morphology, the road network was organised along three big axis starting from the capital:

1. The axis Beirut-Tripoli, South-North
2. The axis Beirut-Damascus, West-East
3. The axis Beirut-Tyr, North-South

From these big axis several main and secondary roads branch out leading to the inside of the country, perpendicularly to the coast through the valleys, or perpendicularly to the Damascus axis in the Bekaa valley.



In spite of the road network's strong density, about 0.670km of road per square kilometre, Lebanon's main roads in normal times are extremely congested as the structure of the network forces, in most cases, the use of one of the three big axis to go from one point to the other.

Moreover, the decentralisation of Beirut during the hostilities has radically changed the direction of the traffic. Before the war, all the arteries used to converge toward the centre of the capital. With the destruction of the down town area the roads developed anarchically and often without any relation with the new requirements of the circulation and the number of cars that had become very important.

The density of about one car for a little less than four persons is estimated as high and is close to that of the developed countries, with high per capita income, where it reaches 1 for 2.3 in Japan and 1 for 18 in Hong Kong. In Europe, the proportion is of 1 vehicle for 4.2 persons and of 1 for 1.3 in the US.

The combined infrastructure and management problems witnessed by the transportation sector have heavy consequences on the good circulation of the traffic and on the number of road accidents, as well as extremely bad effects on the environment.

Beirut and its neighbouring and farther suburbs witness daily inextricable road congestion that could last several hours, given the concentration of 70% of the cars in these zones.

Based on empirical statistics, a study done by the Railways and Public Transport Department has quantified the problem of traffic jams and road congestion.

- 250,000 daily entries from the suburbs to Beirut
- 600,000 daily movements inside Beirut
- 500,000 daily trips between Beirut and its suburbs
- 600,000 daily trips in the suburbs.

The estimated average daily trips in Beirut and its suburbs would exceed 2 million. This number largely exceeds the existing capacities.

With the strong focus on the city of Beirut and its suburbs and with the economic, commercial, cultural and housing centralisation in these regions, the entry and exit movements of the cars has taken unexpected dimensions.

#### **3.5.4 Recommendations**

A housing policy should not be envisaged outside the global context of communication. The new housing projects should take into consideration the

existing transport facilities in the different regions. It is expected thus to avoid an over congestion of the existing road networks through the intensified use of private cars. A better geographic distribution of the households would facilitate the persons' movements.

In fact, the organisation of the flow of internal trips remains a priority for the coming years. This re-organisation could not be dissociated from its quadruple economic, social, urban and environmental dimension.

Efficient public transport services can only improve the country's global productivity and relax an atmosphere already strained by the difficulties of the road transport.

The costs to be supported are not only financial, and the Lebanese citizens would be forced to abide by the transport and movement schemes observed in the best organised cities.

The restrictions on the use of personal vehicles would progressively expand and the cost of the cars would not be limited to the purchase prices but would entail utilisation charges as well.

A well performing urban network should allow an easy access to activity and improve productivity. A tertiary economy needs even more a well performing transportation sector at both the internal and external levels. Fluidity is even more necessary given that Lebanon is expected to get integrated in a regional, even international, economic space, more and more competitive.

The congestion problem of the cities is not peculiar to Lebanon. The successful examples of the fight against congestion are much less than the failures. It is often believed that congestion is the sickness of the big cities and one should get adapted to it. This finding is not unfounded but one should not accept this defeatist approach. A good organisation and a rational management can bring important improvements. Even if the crisis would not be definitely resolved, it is imperative to manage it.

#### **3.5.4.1 Reform of the public transports**

It would be non realistic to ask the users or to force them to leave their cars for their trips, without improving the condition of the public transport.

A public transport system cannot be imposed. It should attract. For this there are several conditions. The system should be:

1. Quicker
2. More comfortable
3. Reliable

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Center for Public Sector Projects and Studies  
(C.P.S.P.S.)

4. Sufficiently dense and serving the most sensible regions
5. More economic for the user than his own car.

It is certain that the public transport projects would not be able to cover the entire Lebanese territories from the first months. Schedules should be fixed according to priorities.

#### *3.5.4.2 Accompanying measures*

To insure the good set up of the public transports the public authorities should take in parallel encouragement and regulatory measures.

These regulations would be at the origin of the transfer of the private car users' preferences towards the public transports.

The major proposed means are:

1. Set up priority lanes: those would be strictly reserved to the public transports, collective or private, and the violators would be severely penalised.
2. Stringently implement the highway code.
3. Free the sidewalks for the pedestrians
4. Reorganise the bus stations in the major cities and insure parking spaces for the taxi services.
5. Encourage the use of private and collective public transports, specially the transportation of students and employees.
6. Conduct public awareness campaigns for the use of the public services.
7. Limit the access of the most congested regions to the public transport vehicles.
8. Progressively increase the taxes on fuel and the customs duties on the big engined cars. This measure would discourage the untimely use of private cars and would divert the demand for the purchase of the big fuel consuming cars towards the more economical ones. The latter measures should not be implemented suddenly. Progressive tax increases should be done and announced well in advance.

Any sudden economic measure is never desirable. The economic factors should always be prepared to the arrangements and specially to the additional charges to be adopted.

In parallel to the creation of new physical capacities through important urban transport infrastructure investments, the better use of the existing networks would be urgent through a more efficient engineering: road signs, circulation and parking regulations, respect of pedestrians and two wheelers, creation of parking lots...

### **3.6 EVOLUTION OF POPULATION DISTRIBUTION DUE TO THE LEBANESE CONFLICT**

The Lebanese conflict brought about several waves of internal migration, varying according to the time period as well as the reasons. Moreover, the conflict period had important impacts on demographic evolution.

This section will present the broad outlines of both these transformations, while bringing out their interaction.

#### ***3.6.1 Geographic evolution over the 1970-1997 period***

A comparison of 1970 and 1997 figures highlights an altered geographical distribution of the population, and the reasons behind these changes are several. Whereas some relate to traditional causes of migration, others relate, directly or indirectly, to the war.

Among traditional migration reasons, we state, for instance, the rural migration phenomenon. Actually, even during the war period, the drift from the land continued, even if not in huge numbers.

The scarcity of job opportunities in the rural areas, the centralisation of administrative and economic activities in the capital and in its suburbs, the fall in per capita income, the centralisation of educational and health services, the better living conditions, etc., all count among the reasons which encouraged households to leave their original land and move to urbanised surroundings, be they in the same Mohafazat or in others.

Therefore, elements such as education, professional activity, lodging, health services, undoubtedly affect the choice of a residential area.

However, the unstable political context since the mid-1970s, as well as the fighting, brought about significant waves of migration which continuously affected the population distribution until the beginning of the 1990s. While large number of people fled from some areas (namely in the south, especially since the Israeli occupation in 1978), others were undergoing very fast development. This last case is mainly represented by areas of Mount Lebanon which are Beirut's suburbs.

### DISTRIBUTION OF MAIN RESIDENCES AND POPULATION IN 1970 AND 1997 BY MOHAFAZAT

Mohafazat	1970		1997	
	% main residences	% population	% main residences	% population
Beirut	24.2	22.3	13.8	12.7
Mount Lebanon	39.5	39.2	40.9	38.6
North	16	17.2	16.4	18.8
South	11.2	11.8	16.4	16.4
Bekaa	9.1	9.5	12.5	13.5
Total	100	100	100	100

Residences in Mount Lebanon doubled in number between 1970 and 1997, and population increased by 77% in the Mohafazat.

More specifically, Beirut's suburbs, situated in Mount Lebanon, accounted in 1970 for 56% of the main residences in the Mohafazat; this proportion increased to 63% in 1997.

Indeed, since the 1970s, these suburbs became one of the most attractive residential areas in the country. But the war played a very favourable part as to the development of these areas. In fact, and for the major part of the war, these areas were relatively safe from shelling despite their being adjacent to the capital city. Therefore, people owning secondary residences in this part of the country (mainly El-Maten and Kesrwan) moved to these lodgings and transformed them into their main residences.

Moreover, the splitting of Beirut into an eastern and a western part in the mid-1970s, as well as the destruction and waves of persecution (which marked mostly the western part of the city) rendered life in Beirut increasingly dangerous, thus inciting many to move, in most cases, to the peripheral and suburban areas of Beirut (Kesrwan, El-Maten, Baabda). Even economic activity gradually moved to the suburbs.

In 1997, Beirut hardly comprises 13% of the resident population, while this proportion was over 22% in 1970.

One additional fact should be pointed out : especially during the war years, the migration movement leading to a redistribution of the population affected all of the Mohafazats. However, the war implemented regional concentrations of households belonging to the same main religious communities. Such disappointing effects of the Lebanese conflict have started to fade off since the return of peace and stability, mainly in Beirut where the geographical and psychological distinction between eastern and western part have gradually disappeared.

Another migration wave noted in the country was that of fleeing to the mountains, mainly Mount Lebanon (Qadas of El-Maten, Kesrwan, Jbayl), where life was relatively safer. The people often moved to secondary residences they already owned near the sea or in the mountains. Many moved to those residences and stayed there on a yearly basis. The North also became an attractive region for people escaping the city, but this Mohafazat mostly attracted people who originated from there and still had a residence and family there.

The following table shows the origin and destination of the last migration movement declared by the households.

FROM MOHAFAZAT	TO MOHAFAZAT						Total
	Beirut	Mount Leb.	North	Bekaa	South	Nabatyye	
Beirut	9.4%	7.4%	0.7%	0.7%	1.0%	1.1%	20.3%
Mount Lebanon	3.4%	28.2%	0.6%	0.6%	1.9%	1.4%	36.2%
North	0.1%	1.0%	11.0%	0.0%	0.0%	0.0%	12.2%
Bekaa	0.1%	2.3%	0.1%	6.0%	0.2%	0.2%	8.8%
South	0.1%	1.2%	0.1%	0.0%	9.2%	0.5%	11.1%
Nabatyye	0.2%	1.2%	0.0%	0.0%	0.7%	4.2%	6.4%
Abroad	1.0%	1.9%	0.4%	0.2%	1.1%	0.4%	5.0%
<b>Total</b>	<b>14.5%</b>	<b>43.3%</b>	<b>12.8%</b>	<b>7.6%</b>	<b>14.1%</b>	<b>7.7%</b>	<b>100.0%</b>

FROM MOHAFAZAT	TO MOHAFAZAT						Total
	Beirut	Mount Leb.	North	Bekaa	South	Nabatyye	
Beirut	65.1%	17.2%	5.2%	8.9%	7.1%	14.0%	20.3%
Mount Lebanon	23.7%	65.3%	4.8%	8.4%	13.3%	17.5%	36.2%
North	0.7%	2.3%	85.5%	0.2%	0.3%	0.4%	12.2%
Bekaa	0.7%	5.3%	0.4%	79.4%	1.3%	2.4%	8.8%
South	1.0%	2.7%	0.8%	0.2%	65.1%	6.2%	11.1%
Nabatyye	1.6%	2.8%	0.1%	0.6%	5.1%	54.6%	6.4%
Abroad	7.2%	4.5%	3.0%	2.2%	7.7%	4.9%	5.0%
<b>Total</b>	<b>44,080</b>	<b>131,784</b>	<b>39,086</b>	<b>22,999</b>	<b>43,003</b>	<b>23,585</b>	<b>304,537</b>

Actually, migration waves did not necessarily take place between Mohafazats, but also within the same Mohafazat. In fact, 68% of all the households which, in 1997, have moved at least once, have moved (the last time) within the same Mohafazat.

Therefore, only 32% of households have moved from one Mohafazat to another or come from abroad. Moving from one area of a Mohafazat to another was either brought about by security reasons (in the South, for instance, areas under Israeli occupation were definitely more risky than areas around the main cities of Saida and Tyr), or simply because economic and social reasons, such as the desire to live closer or even in main towns and cities, be it for professional, educational reasons, just to benefit from the advantages of urbanization.

**Distribution of households according to the year of last migration, their current residence and the place of origin**

PERIOD [...]1975]

		TO MOHAFAZAT						
FROM MOHAFAZAT	Data	BEIRUT	MOUNT LEB	NORTH	BEKAA	SOUTH	NABATYE	TOTAL
BEIRUT	Number	10,150	3,365	483	442	540	537	15,517
	% of Row	65.4%	21.7%	3.1%	2.9%	3.5%	3.5%	100.0%
MOUNT LEBANON	Number	2,320	16,364	259	426	575	569	20,513
	% of Row	11.3%	79.8%	1.3%	2.1%	2.8%	2.8%	100.0%
NORTH	Number	145	451	8,744	40		59	9,440
	% of Row	1.5%	4.8%	92.6%	0.4%	0.0%	0.6%	100.0%
EL-BEKAA	Number	145	977	143	4,540	250	107	6,161
	% of Row	2.4%	15.9%	2.3%	73.7%	4.0%	1.7%	100.0%
SOUTH	Number	290	510			6,964	43	7,807
	% of Row	3.7%	6.5%	0.0%	0.0%	89.2%	0.6%	100.0%
NABATYEE	Number	435	773	48	34		3,922	5,211
	% of Row	8.3%	14.8%	0.9%	0.6%	0.0%	75.3%	100.0%
ABROAD	Number	870	325	174	80	159	178	1,786
	% of Row	48.7%	18.2%	9.7%	4.5%	8.9%	10.0%	100.0%
Total Number		14,355	22,763	9,850	5,562	8,488	5,416	66,434
Total % of Row		21.6%	34.3%	14.8%	8.4%	12.8%	8.2%	100.0%

PERIOD [1975-1990]

		TO MOHAFAZAT						
FROM MOHAFAZAT	Data	BEIRUT	MOUNT LEB	NORTH	BEKAA	SOUTH	NABATYE	TOTAL
BEIRUT	Number	10,005	8,516	969	877	1,566	1,553	23,485
	% of Row	42.6%	36.3%	4.1%	3.7%	6.7%	6.6%	100.0%
MOUNT LEBANON	Number	5,365	33,319	774	1,171	3,326	2,740	46,696
	% of Row	11.5%	71.4%	1.7%	2.5%	7.1%	5.9%	100.0%
NORTH	Number	145	1,667	14,267		62	41	16,182
	% of Row	0.9%	10.3%	88.2%	0.0%	0.4%	0.3%	100.0%
EL-BEKAA	Number		2,775	31	9,218	125	406	12,555
	% of Row	0.0%	22.1%	0.2%	73.4%	1.0%	3.2%	100.0%
SOUTH	Number		1,426	208	56	11,865	1,031	14,587
	% of Row	0.0%	9.8%	1.4%	0.4%	81.3%	7.1%	100.0%
NABATYEE	Number		1,961		114	912	4,683	7,670
	% of Row	0.0%	25.6%	0.0%	1.5%	11.9%	61.1%	100.0%
ABROAD	Number	1,305	1,883	411	221	915	498	5,234
	% of Row	24.9%	36.0%	7.9%	4.2%	17.5%	9.5%	100.0%
Total Number		16,820	51,546	16,661	11,658	18,771	10,952	126,408
Total % of Row		13.3%	40.8%	13.2%	9.2%	14.8%	8.7%	100.0%

PERIOD [1990-...]

		TO MOHAFAZAT						
FROM MOHAFAZAT	Data	BEIRUT	MOUNT LEB	NORTH	BEKAA	SOUTH	NABATYEE	TOTAL
BEIRUT	Number	8,555	10,600	589	738	968	1,202	22,653
	% of Row	37.8%	46.8%	2.6%	3.3%	4.3%	5.3%	100.0%
MOUNT LEBANON	Number	2,755	35,839	862	339	1,802	811	42,407
	% of Row	6.5%	84.5%	2.0%	0.8%	4.2%	1.9%	100.0%
NORTH	Number		901	10,360		62		11,324
	% of Row	0.0%	8.0%	91.5%	0.0%	0.6%	0.0%	100.0%
EL-BEKAA	Number	145	3,221		4,499	194	43	8,102
	% of Row	1.8%	39.8%	0.0%	55.5%	2.4%	0.5%	100.0%
SOUTH	Number	145	1,636	113		9,116	397	11,406
	% of Row	1.3%	14.3%	1.0%	0.0%	79.9%	3.5%	100.0%
NABATYEE	Number	290	894			1,286	4,279	6,750
	% of Row	4.3%	13.2%	0.0%	0.0%	19.1%	63.4%	100.0%
ABROAD	Number	1,015	3,699	592	204	2,252	484	8,246
	% of Row	12.3%	44.9%	7.2%	2.5%	27.3%	5.9%	100.0%
Total Number		12,905	56,789	12,516	5,780	15,680	7,217	110,887
Total % of Row		11.6%	51.2%	11.3%	5.2%	14.1%	6.5%	100.0%

On the whole, rural urbanization, compounded with the risk of living in Beirut or even near it, acted as a brake on traditional rural migration. It is mainly the principal towns in each Mohafazat which have benefited from this reality, and underwent considerable development, considering the country was being torn apart by civil war.

**DISTRIBUTION OF THE HOUSEHOLDS BY RESIDENCE AND ORIGIN OF THE HEAD OF HOUSEHOLD**

Place of residence	Origin of the head of household according to his I.D.				Total
	Same Qada	Other Qada	Not Lebanese	Blank	
<b>BEIRUT</b>	<b>61.7%</b>	<b>31.0%</b>	<b>6.2%</b>	<b>1.1%</b>	109,765
<b>MOUNT LEBANON</b>	<b>58.4%</b>	<b>37.9%</b>	<b>2.0%</b>	<b>1.6%</b>	<b>324,060</b>
BAABDA	42.3%	53.9%	2.7%	1.1%	101,641
EL-MATEN	50.6%	44.1%	2.4%	2.9%	98,750
EL-SHUF	92.1%	6.4%	1.4%	0.0%	31,920
ALAY	78.2%	19.1%	2.8%	0.0%	36,344
KESRWAN	62.5%	35.6%	0.0%	1.9%	38,937
JBAYL	85.8%	10.6%	0.3%	3.4%	16,468
<b>NORTH LEBANON</b>	<b>85.0%</b>	<b>12.1%</b>	<b>2.5%</b>	<b>0.4%</b>	<b>130,373</b>
TRIPOLI	69.3%	24.4%	6.3%	0.0%	46,575
EL-KURA	88.1%	10.7%	1.2%	0.0%	10,279
ZGHORTA	92.2%	7.5%	0.3%	0.0%	11,169
EL-BATRUN	87.2%	10.1%	0.6%	2.1%	9,875
AKKAR	97.1%	2.3%	0.5%	0.2%	31,327
BSHARRE	92.9%	1.5%	0.0%	5.6%	4,966
EL-MENIYE	95.9%	4.1%	0.0%	0.0%	16,182
<b>BEKAA</b>	<b>95.8%</b>	<b>3.1%</b>	<b>0.8%</b>	<b>0.3%</b>	<b>98,676</b>
ZAHLE	91.9%	5.8%	1.7%	0.5%	35,056
WEST BEKAA	98.6%	0.9%	0.6%	0.0%	11,774
BAALBEK	97.9%	2.0%	0.0%	0.1%	39,767
EL-HERMEL	98.0%	0.8%	1.2%	0.0%	6,120
RASHAYYA	97.3%	1.4%	0.3%	1.0%	5,959
<b>SOUTH LEBANON</b>	<b>83.0%</b>	<b>12.0%</b>	<b>4.4%</b>	<b>0.7%</b>	<b>79,865</b>
SAYDA	81.5%	16.5%	1.1%	0.9%	44,120
SOUR	82.0%	7.1%	10.3%	0.6%	29,067
JEZZIN	96.6%	3.4%	0.0%	0.0%	6,678
<b>NABATIYYE</b>	<b>96.1%</b>	<b>3.7%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>50,002</b>
EL-NABATIYYE	94.7%	5.3%	0.0%	0.0%	22,397
BENT-JBAYL	97.8%	1.6%	0.6%	0.0%	12,956
MARJ'AYUN	96.0%	4.0%	0.0%	0.0%	9,833
HASBAYYA	98.3%	1.7%	0.0%	0.0%	4,817
<b>TOTAL</b>	<b>72.7%</b>	<b>23.6%</b>	<b>2.7%</b>	<b>1.0%</b>	<b>792,740</b>

### 3.6.2 Demographic evolution

A comparison of the latest population figures with those of 1970 brings out several significant changes as to population composition.

The Lebanese population increased, in 27 years, by 80%, from 2.1 million residents to 3.8 million.

An overall description of the population allows us to conclude that the Lebanese population has matured, the 0-15 years old category having diminished from 43% to 26% of the population. Residents aged 15 years and above therefore represent today around 74% of the population.

The above figures give us a clear hint of the changing behavior of the population (as to birth rate for example) and on the progressive development of Lebanon.

One can also notice that demographic features vary from one region to another, according to economic, social, cultural and religious background.

For instance, 30% of Bekaa inhabitants today are under 15 years of age, whereas in Beirut and in Mount Lebanon, this proportion is 21% and 23%, respectively.

Such regional disparities existed in the pre-war period as well, and such demographic characteristics of the population have a significant impact on the migration movements. However, the opposite is true as well : internal migration waves over the 1970-1991 period also affected the demographic features of the Lebanese population.

Indeed the Lebanese conflict brought about significant changes as to the geographical distribution of the resident population, and somewhat as to its composition.

As we have mentioned above, some of these changes are irreversible, while others have already started to move in opposite directions. The following will deal with the main, direct and indirect impacts of the war on the demographic characteristics of the Lebanese population.

Almost 20% of the migration movements over the 1975-1991 period were due to the war. On the whole, 90,000 households moved only because of destruction and insecurity. More than 100,000 people died due to the 15 years of conflict, which represents 2.6% of today's population.

Longer term changes have also been generated by the conflict years. General insecurity brought about a significant decrease in the birth rate (today 1.6 %), despite still-existing regional disparities. The population under the age of 15 represents 26% of the population, compared to almost 43% in 1970.

However, despite the war, Lebanon remained very open to health technology and worldwide progress. This element, along with living conditions which remained, on the whole, fair during the conflict, contributed to the aging of the population, a demographic feature which is typical of industrialized countries.

Both its birth rate and its life expectancy differentiates Lebanon regionally.

At the Mohafazat level, the population's redistribution over the national territory encouraged the development of the safer regions (at least until the end of the 1980s) where urbanization progressed, even in rural areas.

Today, the rural urbanization phenomenon, enhanced by the war, acts as an attracting factor for households still living in underdeveloped villages, and who would mainly be tempted by moving to a close area with the same social and economic background as theirs. Such an element plays a role mostly in the North and the South.

Mount Lebanon's development was largely enhanced by the war, and continues in this direction, since the quasi-saturation of some of its coastal regions, which are Beirut suburbs, has passed on the developing trend to higher areas, such as El-Maten's upper areas.

The Mohafazat of Mount Lebanon and the North still comprise, in 1997, similar proportions of the population compared to 1970 (respectively around 39% and 18% in both years).

It is mainly the Southern Mohafazat and the Bekaa valley which have seen their residents increase in such a way that they hold, today, 30% of the population, against 21% a quarter of a century ago.

As for Beirut, its net stock of principal residences has only increased by 14,000 residences in 27 years. The bulk of the different migration waves that led to such a redistribution of the population were due to the Lebanese war.

Today, most displaced populations have already returned to their regions and retrieved their properties thanks to the will and the financial aid of the authorities (as well as some religious organizations). We are therefore currently witnessing the reversal of certain previous waves of migration.

However, some geographical changes will not be reversed and constitute the background for Lebanese development in the post-war period.

For instance, the expansion of the frontiers of urbanization to suburban areas of the capital, and even to rural areas has already had important impacts on Lebanese demography.

Some of these areas (namely parts of El-Maten) offer, today, among the best living conditions, starting from a large concentration of schools, health establishments, new lodgings, proximity to Beirut and the heart of economic activity, etc.

On the other hand, downtown Beirut's large scale reconstruction project promises to attract new households in the future. These post-war changes are even attracting households who have long been abroad and are now willing to come back to stay.

### **3.6.3 Recommendations as to demographic stabilization**

Since the reasons which brought about some significant migration waves do not exist anymore (shelling, persecutions, etc.), gradually, a certain stability should return to the Lebanese population, to its geographical distribution, and its main characteristics.

Of course, demographic stability does not exclude the existence of traditional waves of migration (namely, a tendency to move nearer to the cities).

However, it does comprise the development of certain elements which encourage forms of stability.

A major problem today is that of the displaced populations, which the authorities are helping to go back to the areas they fled.

Moral, religious, economic and financial problems accompany such objectives, and the authorities are currently trying to proceed by stages.

Moreover, many of those who fled rural regions, be they displaced or not, have adapted to their new lives, and sometimes do not want to go back to their original villages or towns.

Some displaced left as one household and have now become several households, following the marriage of their children.

These households should be able to come back to areas which are adequate for living - with sufficient residences, a decent sewage network, hygienic garbage disposal, electricity, etc.

Thus, there is still a long way to go as to resolving the displacement problem.

Moreover, schools, health centers, supermarkets, roads, electrical current and drinking water, are all elements which should exist in order to prevent a progressive population drain from certain areas.

No doubt private initiative plays a major part as to the multiplication of commercial establishments, medical clinics, or even schools. But, public initiative constitutes the indisputable starting point. Road infrastructure, public transport, and public schools are comprised in this element.

The housing issue is also of the utmost importance, for rental and acquisition remain very costly, while alternative solutions such as recently-developed bank lending is quite expensive and require very strict conditions.

As long as factors such as transport and residences constitute obstacles to areas with a potential for development, other areas such as El-Maten will continue developing at the expense of others.

Figures presented in other sections showed the Mohafazats which have benefited from this reality, and underwent considerable development, considering the country was being torn apart by civil war.

### 3.7 EVOLUTION OF THE LEBANESE HOUSEHOLD'S INCOME FLOWS

The political crisis witnessed by Lebanon between 1975 and 1990 was coupled with a severe economic crisis that started as of 1984 with the strong depreciation of the Lebanese pound and specially the fall of the households' income.

However, since 1992, we have been witnessing a net recovery of the households' income, yet this increase remains insufficient to cover the needs. All the factors do not benefit from the growth registered during the past years and some feel excluded. The return of the calm and the rehabilitation of the public authorities have put an end to the abuse and forced a lot of households to abide by the law. However, the payment of the public services or the adjustments of these products' tariffs put also a strain on the households' budgets.

In the absence of statistics on the different wage brackets we would content ourselves with the observation of the minimum salary's evolution to assess the income variations during the past years.

#### EVOLUTION OF THE MINIMUM WAGE AND THE PRICE INDEX USD

YEAR	Exchange rate \$/LL (end of period)	Minimum wage in LP	Minimum wage in USD	Var of the min wage in USD(%)	Evol of the price index
1966	3.0	145	46.3		100.00
1980	3.6	675	185.1	299.7%	351.51
1982	3.8	925	242.8	31.1%	362.12
1983	5.5	1,100	200.4	-17.4%	404.38
1984	8.9	1,250	140.6	-29.8%	329.47
1985	18.1	1,475	81.5	-42.0%	214.73
1986	87.0	2,700	31.0	-61.9%	187.06
1987	455.0	6,400	14.1	-54.5%	167.54
1988	530.0	17,500	33.0	134.0%	220.21
1989	505.0	35,000	69.3	110.0%	290.10
1990	842.0	45,000	53.4	-22.9%	385.38
1991	879.0	75,000	85.3	59.7%	467.41
1992	1838.0	118,000	64.2	-24.7%	501.43
1993	1711.0	118,000	69.0	7.4%	628.15
1994	1647.0	200,000	121.4	75.9%	730.98
1995	1596.0	250,000	156.6	28.9%	805.54
1996	1552.0	300,000	193.3	23.4%	875.34

#### 3.7.1 *The household's income*

If, for the demographic characteristics, a survey cannot be enough to provide reliable results, this observation is even more true for the determination of the households' income.



Even in the countries accustomed to the surveys and with a tradition of deep probity, it is difficult to determine with precision the income through a simple survey declaration. This is even more valid in Lebanon where the tradition is to hide one's real income, either by under estimating it for the suspicious persons or by amplifying it for the presumptuous individuals. In fact, the tendency is for the under estimation of this aggregate.

Add to that the households' bad book-keeping and the traditional refusal of the high income households to receive the surveyors.

The global classification by income bracket, leads one to believe that 12.18% of the Lebanese households earn less than 5 million LP, i.e. less than \$3,250 per year, or less than \$270 per month.

In the higher bracket ranging between 5 and 10 million LP, we find 31.5% of the households, i.e. a monthly average of \$400. This average is of \$700 for another 19%. Consequently, more than two thirds of those surveyed earn less than \$10,000 per year.

Even if these results should be manipulated with caution, it is certain that the income discrepancies remain very important from one population category to another.

#### AVERAGE DECLARED INCOME OF THE LEBANESE HOUSEHOLDS

The Lebanese households annual average income (in million LP)	15.06
The Lebanese households annual average income (in USD)	10,038.16
The Lebanese households monthly average income (in million LP)	1.25
The Lebanese households monthly average income (in USD)	836.51
Annual average income per capita (in USD)	2,078.295

Important discrepancies are observed from one region to the other with weak revenues in the peripheral Mohafazats compared to those in Beirut and Mount Lebanon.

Only 6.5% of the households have declared annual returns of less than 5 million LP in Mount Lebanon and 7.8% in Beirut, compared to 27% in Nabatyee, 19% in North Lebanon, 18% in South Lebanon and 14% in the Bekaa.

If we move to the income bracket lower than 10 million LP, we observe that less than 30% of Mount Lebanon's households are under this limit, compared to 40% in Beirut, 55% in North Lebanon, 55% in the Bekaa, 57% in South Lebanon and 67% in Nabatyee.

Even if these declarations are under estimated, they give a certain tendency of the average wealth's distribution.

#### 3.7.2 *The working population*

Incomes and wages cannot be dissociated from jobs and unemployment. The problem of unemployment has never reached explosive proportions in Lebanon and at present employment does not pose major difficulties.

One of the principal factors of the employment market's relaxation has always been the weakness of the potential working population, given the relative youth of the global population (42.6% of those smaller than 15 years in 1970) and due to the limited female participation in the work (15.8% of the total working population in 1970). Add to that the emigration that has always constituted a safety valve for the Lebanese employment market.

However, an acceleration of the Lebanese population's maturity is observed, with those smaller than 15 years old representing only 26.2% of the total population, as well as a growth in the female participation at work, which share has been estimated around 20% of the total workers in 1997.

MOHAFAZA	1970			1997		
	Working population between 15 and 65 years	Population from 15 to 65 years	Activity rate	Working population between 15 and 65 years	Population from 15 to 65 years	Activity rate
BEIRUT	127,125	275,700	46.1%	161,820	341,765	47.3%
MOUNT LEBANON	202,590	440,250	46.0%	471,982	1,014,405	46.5%
NORTH LEBANON	70,365	182,190	38.6%	199,330	456,552	43.7%
BEKAA	40,935	99,075	41.3%	137,580	337,749	40.7%
SOUTH LEBANON	55,425	114,795	48.3%	169,497	398,653	42.5%
<b>Total</b>	<b>496,440</b>	<b>1,112,012</b>	<b>44.6%</b>	<b>1,140,209</b>	<b>2,549,124</b>	<b>44.7%</b>



**DISTRIBUTION OF THE WORKING POPULATION BY SEX AND PLACE OF RESIDENCE**

		Male	female	Total
Beirut	Number	125860	43065	168925
	% of Row	74.51%	25.49%	100.00%
	% of Col	12.96%	18.22%	13.99%
Mount Lebanon	Number	389697	107622	497320
	% of Row	78.36%	21.64%	100.00%
	% of Col	40.11%	45.53%	41.17%
North	Number	179821	33611	213432
	% of Row	84.25%	15.75%	100.00%
	% of Col	18.51%	14.22%	17.67%
El-Bekaa	Number	128076	19096	147172
	% of Row	87.02%	12.98%	100.00%
	% of Col	13.18%	8.08%	12.18%
South	Number	96096	20233	116329
	% of Row	82.61%	17.39%	100.00%
	% of Col	9.89%	8.56%	9.63%
Nabatyye	Number	51946	12741	64687
	% of Row	80.30%	19.70%	100.00%
	% of Col	5.35%	5.39%	5.36%
TOTAL	Number	971497	236368	1207865
	% of Row	80.43%	19.57%	100.00%
	% of Col	100.00%	100.00%	100.00%

This progressive feminisation of the work force is linked to several reasons: the social emancipation, the higher education level of the women, the accommodating work schedule, the favourable social perception, the rise of the tertiary activities and specially the households' growing needs for additional revenues.

The Lebanese women's participation is specially tangible in certain occupations, namely education, bank, health. Much less remunerated, the female employment is much more a monthly wage than that of the men. More than 70% of the female workers are employed when this rate is of 35.5% for men. For the entire working population the employees is of 42.6%.

The women can have the status of self employed (9% of this category) but much less that of employer. They represent only 3% of those employing less than 5 persons.

For men, the two most dense professional status's are those of self employed and employer with respectively 35.4% and 35.3% of the total men. We also find 41,858 men employing less than 5 wage earners (4.8% of the male working population) and 11,429 employing more than 5 wage earners.

## DISTRIBUTION OF POPULATION BY PROFESSIONAL STATUS AND SEX

Kind of profession		SEX		
		Male	Female	Total
Independent worker	% of Row	91.03%	8.97%	342,624
	% of Col	32.10%	13.01%	28.4%
Employer having less than 5 employees	% of Row	96.87%	3.13%	43,213
	% of Col	4.31%	0.57%	3.6%
Employer having 5 employees and more	% of Row	96.29%	3.71%	11,868
	% of Col	1.18%	0.19%	1.0%
Employee (including clergies and militaries)	% of Row	70.50%	29.50%	569,448
	% of Col	41.33%	71.06%	47.1%
Non agricultural worker	% of Row	91.69%	8.31%	99,454
	% of Col	9.39%	3.50%	8.2%
Working with a parent without fixed salary	% of Row	78.46%	21.54%	23,343
	% of Col	1.89%	2.13%	1.9%
Agricultural employer	% of Row	97.31%	2.69%	13,970
	% of Col	1.40%	0.16%	1.2%
Agricultural worker	% of Row	91.47%	8.53%	38,849
	% of Col	3.66%	1.40%	3.2%
Else	% of Row	84.72%	15.28%	5,162
	% of Col	0.45%	0.33%	0.4%
(blank)	% of Row	69.80%	30.20%	59,934
	% of Col	4.31%	7.66%	5.0%
Total	% of Row	80.43%	19.57%	1,207,865
	% of Col	100.00%	100.00%	100.0%

NB: This table take into consideration only the working population

By region, we note that 61.2% of the Beirut workers are employed when this rate is of 26.6% in the Bekaa, 29.6% in North Lebanon and 47.9% in Mount Lebanon. The family work is of 1% in Beirut and Mount Lebanon when it exceeds 5% in Nabatyie and is around 3.7% in the Bekaa and the South.

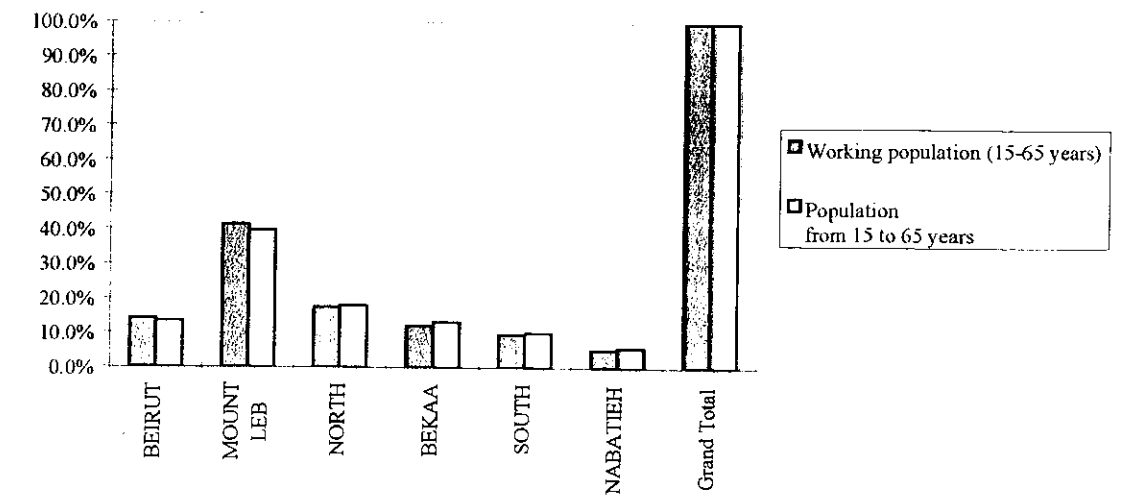
The agricultural employers and workers represent less than 5% of the workers residing in Beirut, when this rate moves to 60% for North Lebanon and 51% for the Bekaa.

The employment rate of the age bracket ranging between 15 and 65 years is of 45%, including the armed forces, the conscripts and the clergy. This rate changes from one region to the other. It touches 50% in the Metn and Beirut and fall under the 40% in certain regions of the Bekaa. This decline of the employment rate reflects the difficulties observed on the job market in the border regions and also the insufficient implication of the women in that market.

## DISTRIBUTION OF THE ACTIVITY RATE OF THE POPULATION HAVING BETWEEN 15 AND 65 YEARS

PLACE OF RESIDENCE	Employed	Clergy	Military	Military service	Working population (15 to 65 years)	Population from 15 to 65 years	Activity rate
BEIRUT	150,510	580	6,090	4,640	161,820	341,765	47.3%
MOUNT LEBANON	439,801	1,644	24,977	5,560	471,982	1,014,405	46.5%
BAABDA	138,567	371	8,028	3,335	150,300	323,817	46.4%
EL-MATEN	142,625	375	5,625	1,500	150,125	302,000	49.7%
EL-SHUF	36,784	760	5,624		43,168	98,724	43.7%
ALAY	46,200		2,233	539	48,972	107,646	45.5%
KESRWAN	55,109		2,364	187	57,659	127,386	45.3%
JBAYL	20,516	138	1,104		21,758	54,832	39.7%
NORTH LEBANON	175,927	2,167	18,887	2,349	199,330	456,552	43.7%
TRIPOLI	69,975	563	3,488	788	74,813	167,400	44.7%
EL-KURA	12,841	153	1,098	305	14,396	32,635	44.1%
ZGHORTA	14,345	110	1,497	37	15,987	35,442	45.1%
EL-BATRUN	14,224	151	1,721		16,097	34,126	47.2%
AKKAR	39,470	1,006	9,149	383	50,008	118,409	42.2%
BSHARRE	4,985	19	595		5,599	12,629	44.3%
EL-MENIYE	20,088	167	1,339	837	22,432	55,912	40.1%
BEKAA	121,862	409	14,222	1,087	137,580	337,749	40.7%
ZAHLE	45,657		4,517	301	50,475	111,311	45.3%
WEST BEKAA	13,490	67	1,144	67	14,768	35,490	41.6%
BAALBEK	48,711	281	6,750	450	56,192	150,013	37.5%
EL-HERMEL	7,339		821	249	8,409	22,938	36.7%
RASHAYYA	6,666	61	990	20	7,736	17,997	43.0%
SOUTH LEBANON	101,512	451	4,746	2,656	109,365	254,943	42.9%
SAYDA	61,186		2,812	1,842	65,841	144,384	45.6%
SOUR	34,057	374	936	686	36,053	93,313	38.6%
JEZZIN	6,269	77	998	128	7,471	17,246	43.3%
NABATIEH	55,476	80	2,451	2,126	60,133	143,710	41.8%
EL-NABATIYYE	27,150	59	1,604	832	29,645	67,251	44.1%
BENT-JBAYL	13,893		489	693	15,075	36,546	41.2%
MARJAYUN	10,179		87	476	10,742	27,548	39.0%
HASBAYYA	4,254	21	271	125	4,671	12,365	37.8%
Total	1,045,087	5,331	71,372	18,419	1,140,209	2,549,124	44.7%

Distribution of the activity rate by place of residence



The working population should witness a strong progression during the coming years due to the return of the Lebanese emigrants and the arrival on the market of new generations of workers. The sectorial distribution should also witness deep structural modifications given that the traditional employment branches would not be able to host the same number of workers.

### 3.7.3 *The foreign workers*

We first point out that the figures on foreign workers lack precision for two main reasons: most of them are either not notified to the authorities and are therefore illegal workers, or they live in such precarious conditions (construction or production sites) that their housing units have not been accounted for in the context of the survey.

Foreigners wishing to reside and work in Lebanon can easily acquire a residency and employment permit, even if they are independent workers. In general, permits are granted to higher management and persons with qualifications needed in Lebanon.

The permit is issued for a specific job in a specific company. It is prohibited to change from one job to another and from one company to another, without prior approval from the Ministry. The permit is valid for a period of two year from the date of issue, and is renewable. Application for renewal must be submitted one month before the expiry date of the permit, otherwise, it is considered to be expired.

We observe already a strong competition from the foreign work force. In fact, the very strong mobility, the precariousness of the foreign labourers' jobs and the visual illusion maintain the vagueness. However, it should be noted that until now the jobs

occupied by the foreign workers do not necessarily find Lebanese takers at the short or medium terms. It is however certain that left to itself the Lebanese employment market risks to call on the foreigners to occupy the jobs presently employed by the Lebanese.

Official statistics concerning the number of foreign workers count 41,969 work permits granted to foreigners during 1995, as opposed to 45,530 permits in 1994. These figures show a regression of 8% in 1995 after a rise of 37% the previous year. This drop does not mean a reduction of foreign labour: a significant portion of non-Lebanese employees work illegally. As a matter of fact, work permits represent a small part more than 2.5% of the real number of foreign workers in Lebanon. These permits are distributed as follows:

### 3.7.3.1. *Distribution by nationality*

The distribution of work permits - in % - granted to foreigners is as follows:

Nationality	1974	1994	1995	1996
Asian	4.4%	50.4%	60.7%	67.8%
Arab	73.9%	43.8%	33.3%	23.4%
African	4.2%	2.9%	3.6%	5.9%
European	14.7%	2.5%	2.1%	2.6%
American	2.8%	0.3%	0.3%	0.3%
<b>Total</b>	<b>20,869</b>	<b>45,530</b>	<b>41,969</b>	<b>38,043</b>

Source: Ministry of Labour, 1996.

Asian and Arab workers represent the majority of the foreign workforce, that is 91%. In 1995, **Sri-lankans** come in first place; they make up 34% of the total foreign workforce and 56% of the Asian workforce. In second position come the **Egyptians**; these represent 28% of the total foreign workforce and 83% of the total Arab workforce.

Nationality	1994	1995	1996
Sri-lankans	29.2%	34.0%	36.7%
Egyptians	34.2%	27.6%	17.1%
Indians	8.2%	11.1%	12.8%
Philippinos	8.1%	10.4%	12.6%
Non-Arab Africans	2.9%	3.6%	5.9%
Syrians	5.5%	2.5%	2.5%
Palestinians	0.8%	0.8%	1.4%
Others	11.1%	9.9%	11.1%
<b>Total</b>	<b>45,530</b>	<b>41,969</b>	<b>38,043</b>

Source: Central Administration of Statistics (ACS) 1996

### 3.7.3.2 *Distribution by profession*

Foreign workers are divided between the various independent professions and administrative and commercial jobs as well as jobs in the various sectors of agriculture and construction.

According to statistics for 1995, the construction sector draws 67% of the foreign workforce. It is followed by the agricultural sector with a share of 11%.

YEAR	1974	1992	1993	1994	1995	1996
Labourers	27.8%	65.1%	67.1%	65.2%	66.6%	68.4%
Farmers	0.9%	8.3%	11.8%	13.1%	10.8%	7.9%
Workers / Services sector	25.7%	1.9%	3.3%	3.0%	1.2%	1.6%
Trade occupations	11.2%	0.2%	3.8%	2.2%	0.8%	0.8%
Tech. & Indep. profess.	25.5%	3.3%	2.8%	1.9%	1.7%	2.4%
Administrative jobs	4.7%	1.5%	0.0%	0.6%	0.5%	0.6%
Executives & Higher mangt.	4.3%	4.6%	0.7%	0.4%	0.4%	0.5%
Unspecified	0.0%	15.0%	10.6%	13.4%	17.9%	17.8%
<b>TOTAL</b>	<b>20,869</b>	<b>23,744</b>	<b>33,268</b>	<b>45,530</b>	<b>41,969</b>	<b>25,040</b>

Source: Central Administration of Statistics (ACS) 1996

### 3.7.4 *The valve of emigration*

Foreign markets have always constituted safety valve for employment in Lebanon.

Migratory flows are oriented towards the traditional host countries, particularly towards the United States and Africa as well as the Gulf countries and Western European countries, which host the new Lebanese migrant workers.

The difficulties of the Gulf countries, the crisis in industrialised countries, residence restrictions in the other host countries and, since recently, the humiliations suffered by Lebanese nationals on the African continent are significantly reducing the work opportunities for the Lebanese.

These developments coincide with the internal pacification of the country and encourage the return flow. Entrepreneurs, workers and young Lebanese, trained and established abroad, are coming back in strength.

The backward surge of the Lebanese workforce will inevitably increase the pressure on the Lebanese market, where foreign competition has begun to be felt. This competition of foreign workers is still limited to specific sectors but it may extend to new sectors, which are still limited to Lebanese workers.

### 3.7.5 *Housing aid granted to target population*

Any housing policy in Lebanon should rely on assistance to people and not stones. Actually, tensions in the housing sector are not due to the weakness of the volume of construction. The crisis in this sector is due to three factors: first of all an organisational factor, with a rental market inhibited by a long period of rent freezing; the second factor is contractual, with a maladjustment of the supply to the needs; and the third is financial, with demand weakened by a lack of credit.

This freezing leads to the paradox of an empty real estate sector unable to find a buyer at a time of urgent housing needs, accentuated by the consequences of the long political and economic crisis of recent years.

The access to ownership is only possible through housing loans. Several instruments should be used in order to encourage individual savings and help low-income households.

#### 3.7.5.1 *Housing assistance*

Before 1995, public financial assistance to the housing sector was non-existent. It was only in 1977 that the Housing Bank was created. The loans were mainly granted to households with middle and high incomes.

Parallel to the Housing Bank, the Government had created the Autonomous Fund for Housing, oriented toward low-income classes and some operations of reconstruction of military damages. However, resources were insufficient and were consumed by inflation, before the authorities decided to put an end to this organisation, which was replaced in 1996 by "the Public Corporation for Housing".

It is an ambitious project, since this organisation will be endowed with important funds and authorised to multiply its sources of financing through borrowing, if necessary. It does not only propose to finance the household acquisitions of housing units, but it may also directly undertake the construction of housing units or even manage its own construction projects, particularly in favour of low- and middle-income households.

The State did not limit itself to this direct action, since parallel to this traditional financing, we have witnessed urgent financing which was carried out through the Autonomous Fund for the Displaced, created in order to assist displaced persons, and through the Council for the South, whose funds are allocated to the southern regions of the country, which still witness the upheaval of armed conflict.

The redistribution made by the Ministry of the Displaced can be considered as a housing assistance, since it was used, in principle, to rehouse squatters who left the

houses they used to occupy illegally as well as the displaced persons returning to their initial place of residence.

The Council for the South has brought significant support to the inhabitants of the border areas, whose residences were damaged by recurrent Israeli bombing. Since its creation, the Council for the South has granted aid for the rehabilitation of 20,000 housing units damaged by fighting.

### *3.7.5.2 Market disequilibrium and lack of financing*

With the war and the economic crisis, incomes and purchasing power have sharply fallen, very much limiting the housing alternatives for a large part of the population. Besides, the stock of housing units fell sharply due to destruction, while the numerous displaced population has exercised strong pressure on the housing market.

The price of housing units and construction factors, which fell for a moment during the hostilities, have now begun to record higher-than-ever rises. The supply of houses for rent is still very limited, despite the recovery.

The absence of a financial market oriented towards housing has prevented any possibility of respite from the crisis. Households with middle or low incomes have not found on the private market the financial resources they are in need of; while public institutions are paralyzed by a lack of resources.

### *3.7.5.3 The priorities of aid*

Public aid to housing should be mainly allocated to households with modest incomes in order to enable them acquire or rent a decent house.

There are two categories of households to be targeted:

#### **1. The displaced persons:**

The aftermath of the 1975 - 1990 crisis remains with us, especially in the housing sector. Many displaced persons or squatters illegally occupying buildings have received compensation. But others should be rehoused. Thus, this population should be the target of any public action in favour of the housing sector.

The Ministry of the Displaced has assessed this situation and the extent of the work to be done as well as the priority targets for the settlement of this issue. Co-ordination is necessary between the institutions responsible for housing policy and this Ministry.

#### **2. Households with low incomes**

As we have already mentioned, households with low incomes practically have no access to traditional sources of bank financing due to the smallness of their mobilizable resources and lack of any guarantee they can offer.

Several conditions are imposed by Lebanese banks to accept a housing loan application. Some of these constraints are part of international standards, others result from internal market conditions. The main elements that should hold our attention are:

- **The maximum authorized purchase:** international standards and practices generally fix the maximum purchase capacity of the principal residence to five times the annual household income. Thus, for a family with a monthly income of US\$ 600, the maximum amount for the acquisition of a main residence should not exceed US\$ 36,000 (US\$ 600 x 12 months x 5 years).
- **Personal contributions:** The personal outlay for the purchase of a house should be equal to at least 40% of the acquisition price insofar as Lebanese bank loans exceed 60% of the purchase price only in exceptional cases. Specialized institutions generally grant loans representing 80% of the price of the house.
- **Repayment instalments:** Monthly repayments of the loan should never exceed one-third of the household income. The maximum indebtedness capacity shall certainly depend on the period of the loan and interest rate applied. Under the most favourable conditions at present, that is to say with an annual interest of 11% and a repayment period of 15 years, a household with a monthly income of US\$ 600, has a maximum indebtedness capacity of US\$ 17,400. Actually, the monthly repayments of a US\$ 17,500 loan over 15 years with a fixed annual interest rate of 11% shall stand at US\$ 200.

If one considers a change in interest rates, the indebtedness capacity fixed at US\$ 17,500 shall be reduced by approximately 5% for each rise by one point of the interest rate.

It is quite evident that these amounts are insufficient for the acquisition of an apartment of more than 55 square meters at a market price of approximately US\$ 300 per square meter.

Thus, priority would go to the households which do not have an income greater than 10 million Lebanese pounds per year.

It is quite evident that there are other criteria that should be taken into consideration, particularly the place of residence, the place of work and the number of dependants in these households.

### 3.7.5.4 The forms of the aid

The Government aid to persons with low incomes may be structured around two main elements:

#### 1. Preferential credit

Preferential credit may be granted to households with low incomes or in specific categories (government officials, teachers, etc.).

The main characteristics of this credit may be summarised as follows:

- Long term credit : 20 to 25 years
- Repayment: adapted to the possibilities of the borrower (deferred payment, progressive payment, or other).
- Low-interest rates.
- Guarantees towards banks: the State may guarantee the loans of certain privileged persons in order to encourage banks to grant housing loans to these households. The Central Bank may refinance some long-term loans.

#### 2. Offer of housing units to the underprivileged

The Lebanese State has never had social housing estates. Up to the present moment, the authorities have not been good managers in this field. However, mixed formulas may be found to link the State with the private sector.

Besides, the question is not only to build public housing units, but it may also be a matter of encouraging individual real estate developers to build housing units that may be sold or rented to households with low and middle incomes.

The advantage of this kind of aid is that it does not cause significant distortions in market mechanisms, while it is easy to quantify, unlike indirect allowances, such as the reduction of the price of certain resources.

The offer of housing units with reasonable rent should be encouraged. The owners may benefit from governmental allowances in order to rent housing units to the poorer classes at profitable conditions. The aid may take the form of a medium- or long-term financing at preferential conditions for the construction or the rehabilitation of housing units to be rented.

### 3. Limitation of subsidies

Urgent measures aiming at settling the problem of the displaced or the inhabitants of the South, through the Ministry for the Displaced cannot be considered long-term solutions. The authorities should consider subsidies as temporary means or means of last resort. They should start by trying other means to improve access to housing. When deemed necessary, subsidies should be appropriately targeted; measurable and transparent, and should not cause market distortions.

The recourse to the regulation of rents should also be avoided, since it is a form of subsidy, which appears to be unfair while leading to market distortions and slowing down housing supply. As a rule, it is worth granting special allowances and housing benefits rather than regulating rents and granting subsidies to the population.

#### 3.7.6 Estimating the target population of the housing policy

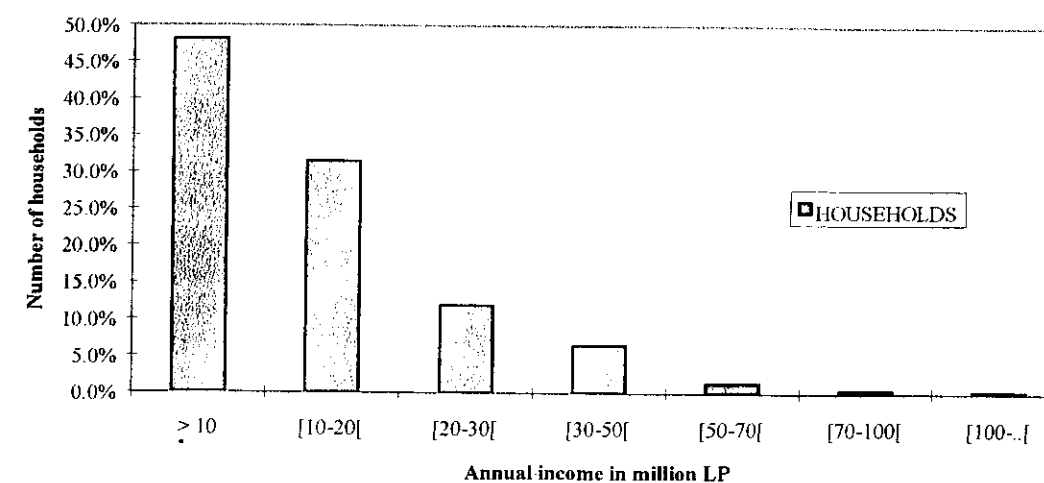
The principal criterion for the determination of a priority target to every public housing policy remains the households' income level.

However, this criterion should be relativised, and other elements such as household size, area of the housing unit, or occupancy status should also be considered.

**DISTRIBUTION OF THE HOUSEHOLDS BY ANNUAL INCOME AND PLACE OF RESIDENCE**

Place of residence	Total annual income in million of L.P.								Total
	Less than 10	[10-20[	[20-30[	[30-50[	[50-70[	[70-100[	[100-..[	(blank)	
<b>Beirut</b>	54,955	31,030	10,005	5,220	580		290	7,105	109,765
	15.1%	13.0%	11.1%	10.6%	5.7%	580	19.9%	12.8%	20.2%
	50.1%	28.3%	9.1%	4.8%	0.5%	0.5%	0.3%	6.5%	100.0%
<b>Mount Leb.</b>	96,271	107,303	54,938	35,831	8,185		1,280	18,516	324,060
	26.4%	45.1%	60.8%	72.9%	80.6%	1,737	59.5%	56.6%	52.7%
	29.7%	33.1%	17.0%	11.1%	2.5%	0.5%	0.4%	5.7%	100.0%
<b>North</b>	78,990	34,087	8,396	2,801	401		319	5,286	130,373
	21.7%	14.3%	9.3%	5.7%	3.9%	92	3.2%	14.1%	15.0%
	60.6%	26.1%	6.4%	2.1%	0.3%	0.1%	0.2%	4.1%	100.0%
<b>Bekaa</b>	54,833	30,649	7,772	2,751	455		214	1,787	98,676
	15.0%	12.9%	8.6%	5.6%	4.5%	214	7.3%	9.5%	5.1%
	55.6%	31.1%	7.9%	2.8%	0.5%	0.2%	0.2%	1.8%	100.0%
<b>South</b>	45,779	22,721	6,700	1,843	416		97	2,115	79,865
	12.6%	9.5%	7.4%	3.7%	4.1%	194	6.6%	4.3%	6.0%
	57.3%	28.4%	8.4%	2.3%	0.5%	0.2%	0.1%	2.6%	100.0%
<b>Nabatyye</b>	33,856	12,210	2,597	715	125		59		50,002
	9.3%	5.1%	2.9%	1.5%	1.2%	100	3.4%	2.6%	1.0%
	67.7%	24.4%	5.2%	1.4%	0.2%	0.2%	0.1%	0.7%	100.0%
<b>LEBANON</b>	<b>364,684</b>	<b>237,999</b>	<b>90,408</b>	<b>49,161</b>	<b>10,161</b>	<b>2,918</b>	<b>2,259</b>	<b>35,150</b>	<b>792,740</b>
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	46.0%	30.0%	11.4%	6.2%	1.3%	0.4%	0.3%	4.4%	100.0%

Distribution of the households by annual income





Our survey allows us to estimate the number of households having a maximum annual income of 10 million Lebanese pounds (L.P.) at 364,683 households, distributed over the Lebanese regions as follows :

**Distribution of households having a declared annual income of less than 10 millions of L.P.**

Mohafazat	BEIRUT	MOUNT LEBANON	NORTH	BEKAA	SOUTH	NABATYYE	TOTAL
Number of households	54,955	96,270	78,990	54,833	45,779	33,856	364,683
In % of total	15.1%	26.4%	21.7%	15.0%	12.6%	9.3%	100.0%

If we only consider those of the above households which have 4 or more members, the target population (households which need to be helped in the context of a public housing policy) would shrink to 226,379 households, spread as follows over the different Mohafazats :

**Distribution of households having a declared annual income of less than 10 millions of L.P. and having 4 members or more**

Number of members	Number of households						Total
	BEIRUT	MOUNT LEBANON	NORTH	BEKAA	SOUTH	NABATYYE	
4	12,035	16,507	11,339	8,398	7,103	4,541	59,923
5	10,005	16,792	13,522	9,263	6,313	5,374	61,269
6	6,090	10,706	10,145	7,082	5,225	3,109	42,358
7+	3,480	10,616	21,238	13,259	9,379	4,858	62,830
Total	31,610	54,621	56,244	38,002	28,020	17,881	226,379
In % of total	14.0%	24.1%	24.8%	16.8%	12.4%	7.9%	100.0%

The "inhabited area" criterion can be introduced in an aim to narrow down the priorities. Hence, help would be focused on the households living in housing units of an area inferior to 100 m<sup>2</sup>, thus a total of 109,350 households distributed as follows :

**Distribution of households having a declared annual income of less than 10 millions of L.P. and having 4 members and more and residing in less than 100 sq. m.**

Number of members	Number of households						Total
	BEIRUT	MOUNT LEBANON	NORTH	BEKAA	SOUTH	NABATYYE	
4	7,830	8,805	3,873	3,460	2,378	1,507	27,851
5	7,105	9,940	6,565	3,399	1,666	1,667	30,341
6	4,060	6,414	4,437	2,616	2,137	1,231	20,896
7+	2,175	7,068	9,909	5,811	3,462	1,837	30,262
Total	21,170	32,226	24,783	15,286	9,642	6,243	109,350
In % of total	19.4%	29.5%	22.7%	14.0%	8.8%	5.7%	100.0%

Two criteria can furthermore be introduced to evaluate the priorities : the condition of the housing unit or its legal status of occupation.

The following tables show the distribution of the above selected households according to these elements.

The table on the distribution of households according to the legal status of occupation points out that, among the 109,350 households previously selected as having priority, 8,537 occupy illegally their lodgings, mainly in the regions of Mount Lebanon, Beirut, and on a smaller scale, North Lebanon.

Among these households, it seems obvious that the 1,953 households having 7 or more members should be first helped.

Subsequently, the 9,397 households living for free should also be taken into consideration.

Afterwards, priority should be given to the households living in rented dwellings, as compared to those living in residences which they own.

**Distribution of households having a declared annual income of less than 10 millions of L.P. and having 4 members and more and residing in less than 100 sq. m. according to the legal status of occupation**

Legal status of occupancy	Number of members	Number of households						Total
		BEIRUT	MOUNT LEBANON	NORTH	BEKAA	SOUTH	NABA-TYYE	
Renting	4	4,495	3,320	1,280	397	661	225	10,378
	5	4,350	4,054	2,521	574	416	41	11,955
	6	1,740	2,335	2,173	524	478	100	7,350
	7+	1,015	3,049	4,261	561	804	187	9,877
Renting Total		11,600	12,758	10,236	2,056	2,358	553	39,560
Ownership	4	1,885	3,141	2,312	2,566	1,276	1,121	12,301
	5	1,595	3,781	2,900	2,489	1,065	1,225	13,054
	6	1,160	2,558	1,658	1,955	1,127	972	9,429
	7+	870	3,322	4,031	5,068	1,843	1,591	16,724
Ownership Total		5,510	12,801	10,901	12,077	5,311	4,909	51,509
Free	4	725	852	55	497	416	59	2,604
	5	435	1,081	598	191	185	342	2,831
	6	580	573	446	137	407	160	2,302
	7+		372	638	182	469		1,660
Free Total		1,740	2,876	1,737	1,007	1,476	561	9,397
Occupation	4	580	1,493	225		26	101	2,424
	5	725	1,025	450	146			2,346
	6	580	949	160		125		1,814
	7+	290	326	931		346	59	1,953
Occupation Total		2,175	3,792	1,767	146	497	161	8,537
(blank)	4	145						145
	5			96			59	155
	7+			48				48
(blank) Total		145		144			59	348
Grand Total		21,170	32,226	24,783	15,286	9,642	6,243	109,350
En % du total		19.4%	29.5%	22.7%	14.0%	8.8%	5.7%	100.0%

The 25,274 households living in bad condition buildings also constitute a privileged target for a public housing aid policy, as well as the 505 households living in improvised and precarious lodgings.

Other criteria could also be added to the decision process. For instance, the number of households or families living in the same dwelling, the availability of a car, and the unemployment of the household head can constitute an important piece of information in the selection of the most needing households. Moreover, the existence of a handicapped member or the age of the household members can also be considered as criteria for selection.

**Distribution of households having a declared annual income of less than 10 millions of L.P. and having 4 members and more and residing in less than 100 sq. m. according to the building condition**

Building condition	Number of members	Number of households						Total
		BEIRUT	MOUNT LEBANON	NORTH	BEKAA	SOUTH	NABA-TYBE	
Bad or dilapidated	4	290	1,511	1,034	837	247	126	4,045
	5	145	1,597	3,277	744	291	167	6,220
	6	145	1,193	1,633	794	222	59	4,046
	7+	580	1,389	5,652	1,673	1,150	520	10,963
Bad or dilapidated Total		1,160	5,689	11,596	4,048	1,910	871	25,274
Good	4	1,160	1,562	758	399	783	805	5,466
	5	580	1,749	375	475	624	738	4,541
	6	1,305	1,002	447	381	1,102	844	5,080
	7+	145	914	525	471	1,012	666	3,733
Good Total		3,190	5,226	2,105	1,726	3,520	3,054	18,821
Fair	4	6,380	5,562	2,003	2,058	1,347	576	17,926
	5	6,380	6,442	2,553	2,022	751	762	18,910
	6	2,610	4,174	2,309	1,417	813	328	11,651
	7+	1,450	4,720	3,540	3,641	1,300	652	15,303
Fair Total		16,820	20,898	10,405	9,138	4,212	2,318	63,790
Unfinished	4			48	56			104
	5		152	192	76			420
	6			48				48
	7+			48				48
Unfinished Total			152	335	133			620
Improvised	4		46	30	110			186
	5				81			81
	6		46		25			71
	7+		46	96	25			167
Improvised Total			138	126	241			505
(blank)	4		124					124
	5			168				168
	7+			48				48
(blank) Total			124	216				340
Grand Total		21,170	32,226	24,783	15,286	9,642	6,243	109,350
In % of total		19.4%	29.5%	22.7%	14.0%	8.8%	5.7%	100.0%

Therefore, we could conclude that the target population for housing aid is around 110,000 households. However, other elements could be introduced to relativise the priorities and to narrow down or broaden the target population of this housing policy.

**THE QUESTIONNAIRE**

Application Form # : \_\_\_\_\_

**I- Address of the current household residence:**

0- The current address is : 1 Main residence 2 Secondary residence

1. Mohafazat: \_\_\_\_\_
2. Qada: \_\_\_\_\_
3. City: \_\_\_\_\_
4. Real estate district: \_\_\_\_\_
5. Block: \_\_\_\_\_
6. Building number: \_\_\_\_\_
7. Floor: \_\_\_\_\_
8. Apartment: \_\_\_\_\_
9. Name of the head of household: \_\_\_\_\_
10. Place of residence of the head of household according to his/her Identification card: \_\_\_\_\_
11. Name of the interviewee: \_\_\_\_\_  
His/her position within the household: \_\_\_\_\_
12. Date of the interview: \_\_\_\_\_

**II- Address of the other household residence (if any) :**

0- The other address is : 1 Main residence 2 Secondary residence

1. Mohafazat: \_\_\_\_\_
2. Qada: \_\_\_\_\_
3. City: \_\_\_\_\_
4. Street: \_\_\_\_\_

**III- General information about household members usually residing at home:**

- The requested information regarding household members who usually live with the household (including staff) should be mentioned in this table.
- In the event that more than one family live in the same home, the families shall be considered as one household unit and one application form shall be used.

1- Number of families living in the same home: \_\_\_\_\_

2- Total number of members: \_\_\_\_\_

**3- Household table:**

1	2	3	4	5	6	7	8	9
Ref. No.	Name	Relationship to the head of household *1	Sex 1- Male 2- Female	Date of birth Month & Year	Nationality 1- Lebanese 2- Arab 3- Foreign	Marital status 1- Married 2- Single 3- Widowed 4- Divorced 5- Other	Current educational status *2	Achieved schooling stages 1- Illiterate 2- Primary 3- Complem 4- Secondary 5- University
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								

\*1 : 1- Head of household  
2- Husband or wife  
3- Son or daughter  
4- Other relatives  
5- Other (staff etc.)

\*2 : 1- Continuing her / his studies in a private school.  
2- Continuing her / his studies in a free private school..  
3- Continuing her / his studies in a public school.  
4- Continuing her / his studies in a private university..

5- Continuing her / his studies in a public university.  
6- Continuing her / his studies in a technical school.  
7- Continuing her / his studies abroad.  
8- Not continuing her / his studies.

**3- Household table:**

10	11	12	13	14	15	
Ref. No.	Professional status 1- Employed 2- Clergy 3- Military 4- Student (not employed) 5- Retired 6- Unemployed and looking for a job 7- Unemployed and looking for a job for the first time 8- Unemployed and not looking for a job 9- Housewife (not	Principal profession  Explain in detail	Situation in the profession 1- Independent worker 2- Employer having less than 5 employees 3- Employer having 5 employees and more 4- Employee 5- non agricultural worker 6- Working with a parent without fixed salary 7- Agriculture employer 8- Agricultural worker	Sector of economic activity  Explain in detail	Secondary profession  Explain in detail if any	Place of study or work (with respect to the main residence) 1- In the city 2- In the Qada 3- In the capital 4- Other in Lebanon 5- Abroad
1						
2						
3						
4						
5						
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14						
15						

IV-1 Information on the permanent expatriate parent (with their families) of the head of household.

Ref N°	1* Sex	2 Date of birth (month & year)	3* Nationality	4* Marital status	5 Number of household members	6 Date of expatriation (month & year)	7 Place of residence before emigration (Mohafazat)	8 Place of residence before emigration (Qada)	9 Country of emigration	10* Does he still have a residence in Lebanon
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>

IV-2 Information on the permanent expatriate children (with their families) of the head of household.

Ref N°	1* Sex	2 Date of birth (month & year)	3* Nationality	4* Marital status	5 Number of household members	6 Date of expatriation (month & year)	7 Place of residence before emigration (Mohafazat)	8 Place of residence before emigration (Qada)	9 Country of emigration	10* Does he still have a residence in Lebanon
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>

IV-3 Information on the permanent expatriate brothers and sisters (with their families) of the head of household.

Ref N°	1* Sex	2 Date of birth (month & year)	3* Nationality	4* Marital status	5 Number of household members	6 Date of expatriation (month & year)	7 Place of residence before emigration (Mohafazat)	8 Place of residence before emigration (Qada)	9 Country of emigration	10* Does he still have a residence in Lebanon
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>

V-1 Information on the permanent expatriate parent (with their families) of the head of household wife if she does not have a brother is residing permanently in Lebanon.

Ref N°	1* Sex	2 Date of birth (month & year)	3* Nationality	4* Marital status	5 Number of household members	6 Date of expatriation (month & year)	7 Place of residence before emigration (Mohafazat)	8 Place of residence before emigration (Qada)	9 Country of emigration	10* Does he still have a residence in Lebanon
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>

V-2 Information on the permanent expatriate brothers and sisters (with their families) of the head of household wife if she does not have a brother is residing permanently in Lebanon.

Ref N°	1* Sex	2 Date of birth (month & year)	3* Nationality	4* Marital status	5 Number of household members	6 Date of expatriation (month & year)	7 Place of residence before emigration (Mohafazat)	8 Place of residence before emigration (Qada)	9 Country of emigration	10* Does he still have a residence in Lebanon
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>

Codes

1* Sex: 1-Male 2-Female	3* Nationality: 1-Lebanese 2-Not Lebanese	4* Marital Status 1- Married 2- Single 3- Widowed 4- Divorced 5- Other	10* Does he still have a residence in Lebanon? 1-Yes 2-No
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**VI- Information about marriages, births and deaths occurring during the last 12 months among the members of the household:**

**1- Deaths occurring during this period:**

	1*	2*	3*	4	5
Ref. No.	Relationship to the head of household	Sex	Nationality	Age at death	Cause of death
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**2- Births occurring during this period:**

	1*	2*	3*	4
Ref. No.	Relationship to the head of household	Sex	Nationality	Situation of the baby at the birth 1- Born alive 2- Born dead
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**3- Marriages occurring during this period:**

	1*	2*	3*	4	5*
Ref. No.	Relationship to the head of household	Sex	Nationality	Age at the wedding	Place of residence after marriage
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Codes**

1*	2*	3*	5*
1- Head of household	1- Male	1- Lebanese	1- In the household residence
2- Wife or Husband	2- Female	2- Arab	2- In an independent residence inside the city
3- Son or daughter		3- Foreign	3- In an independent residence outside the city
4- Other relatives			4- In an independent residence abroad
5- Others (staff etc.)			

**VII - Information on the whole building containing the household's current residence :**

1	2	3	4	5	6	7
Area of the plot in m <sup>2</sup>	Date of construction	Is it divided into separate properties? 1- Yes 2- No	Is there a road for cars leading to the property? 1- Yes 2- No	Situation of the road leading to the building 1- Good 2- Acceptable 3- Defective, in need of maintenance 4- Defective, in need of widening	Situation of the roads adjacent to the building 1- Good 2- Acceptable 3- Defective, in need of maintenance 3- Defective, in need of widening	Situation of the sidewalks adjacent to the building 1- Existent and good 2- Existent and acceptable 3- Existent and defective 4- Non existent
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8	9	10	11	12	13	14	15
Building condition 1- Good 2- Fair 3- Bad 4- Dilapidated 5- Unfinished building 6- Improvised building	Roof 1- Concrete 2- Concrete & tiling 3- Wood & tiling 4- Metal sheets 5- Else	Surrounding garden 1- Existent 2- Non existent	Exterior stone covering	Elevator 1- Existent 2- Non existent	No. of underground floors	No. of upper floors (including the ground floor)	No. of apartments per floor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16	17	18	19	20	21	22
Total number of apartments	Number of occupied apartments	Number of apartments occupied by owners on a permanent basis (main residence)	Number of apartments occupied on a seasonal basis (by other than the expatriate)	Number of apartments for Lebanese expatriates outside Lebanon	Number of empty apartments	Number of parking spaces (within the property)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VIII- Information on the household's current residence:**

- 1- Is the current residence: 1 A house 2 An apartment
- 2- Is the current residence : 1 A main residence 2 Secondary 3 Temporary
- 3- Date on which the household occupied this residence for the first time :
- 4- Period of the year during which the household occupies this residence: from  to
- 5- Legal status of residence:  
1 Ownership 3 Annual rent 5 Free  
2 Purchase on installment 4 Seasonal rent 6 Occupation: mention the legal owners: \_\_\_\_\_

6- Area of the dwelling unit:

- 1 less than 50 m<sup>2</sup>      3 101-150 m<sup>2</sup>      5 201-250 square meters  
 2 51-100 m<sup>2</sup>      4 151 - 200 m<sup>2</sup>      6 more than 251 m<sup>2</sup>

7 - Number of rooms excluding the kitchen and the utility rooms \_\_\_\_\_

8-Number of kitchen and utility rooms (within the apartment).

9-Services offered by the current residence.

1. Toilet	1- Private	2- Shared	3- Not existent	<input type="text"/>
2. Bath or shower	1- Private	2- Shared	3- Not existent	<input type="text"/>
3. Water services	1- Yes	2- No		<input type="text"/>
4. Electricity services	1- Yes	2- No		<input type="text"/>
5. Subscription to a private electricity company	1- Yes	2- No		<input type="text"/>
6. Phone line	1- Yes	2- No		<input type="text"/>
7. Cellular line	1- Yes	2- No		<input type="text"/>
8. Heating system	1- Central heating	2-Electricity, gas, fuel...	3-Other	<input type="text"/>
9. Sewage system	1- Public sewer network	2- Septic tank	3-Other	<input type="text"/>
10. Garbage collection	1- Municipality	2-Private company	3-Other	<input type="text"/>

10- Does the household have another residence?

- 1 No (go directly to part X)      2 Yes (go to part IX)

IX- Information about the other residence:

1- Is the other residence : 1 A house      2 An apartment

2- Is the other residence: 1 Main residence      2 Secondary      3 Temporary

3- Date on which the household occupied the other residence for the first time:   
 Period of the year during which the household occupies the other residence: from  to

1. Legal status of residence :   
 1 Ownership      3 Annual rent      5 Free   
 2 Purchase on installment      4 Seasonal rent      6 Occupation: mention the legal owners \_\_\_\_\_

2. Area of the other residence:  
 1 Less than 50 m<sup>2</sup>      3 101-150 m<sup>2</sup>      5 201-250 m<sup>2</sup>  
 2 50-100 m<sup>2</sup>      4 151-200 m<sup>2</sup>      6 More than 251 m<sup>2</sup>

3. Number of rooms excluding the kitchen and bathroom: \_\_\_\_\_

4. Number of kitchens and bathrooms (within the apartment): \_\_\_\_\_

5. Services offered by the other residence:

1. Toilet	1- Private	2- Shared	3- Not existent	<input type="text"/>
2. Bath or shower	1- Private	2- Shared	3- Not existent	<input type="text"/>
3. Water services	1- Yes	2- No		<input type="text"/>
4. Electricity services	1- Yes	2- No		<input type="text"/>
5. Subscription to a private electricity company	1- Yes	2- No		<input type="text"/>
6. Phone line	1- Yes	2- No		<input type="text"/>
7. Heating system	1- Central heating	2-Electricity, gas, fuel...	3-Other	<input type="text"/>
8. Sewage system	1- Public sewer network	2- Septic tank	3-Other	<input type="text"/>
9. Garbage collection	1- Municipality	2-Private company	3-Other	<input type="text"/>

X - Information on health, education and entertainment facilities close to the main residence :

Please answer the questions in the table below using the following symbols:

- 1= In the same town or area of the main residence  
 2= In a town or area close to the area or town of the main residence  
 3= In same Qada of the main residence  
 4= Else

1. Where is the nearest public hospital to your main residence?	<input type="text"/>
2. Where is the nearest private hospital to your main residence?	<input type="text"/>
3. Where is the nearest dispensary equipped with first aid services to your main residence?	<input type="text"/>
4. Where is the nearest medical clinic to your main residence?	<input type="text"/>
5. Where is the nearest dental clinic to your main residence?	<input type="text"/>
6. Where is the nearest public primary school to your main residence?	<input type="text"/>
7. Where is the nearest public intermediate school to your main residence?	<input type="text"/>
8. Where is the nearest public secondary school to your main residence?	<input type="text"/>
9. Where is the nearest private primary school to your main residence?	<input type="text"/>
10. Where is the nearest private intermediate school to your main residence?	<input type="text"/>
11. Where is the nearest private secondary school to your main residence?	<input type="text"/>
12. Where is the nearest cinema or theater to your main residence?	<input type="text"/>
13. Where is the nearest café or restaurant to your main residence?	<input type="text"/>
14. Where is the nearest cultural or sports club to your main residence?	<input type="text"/>

XI. Information on the household annual income:

1- Annual income (in 1000 LP) of the households members resulting from their work (included supplementary month and bonuses)

Ref # as in III	1	2
	Name	Amount of the annual income (1000 LP)
		<input type="text"/>
		<input type="text"/>
		<input type="text"/>
		<input type="text"/>

2- Amount of the total annual income of the household resulting from sources other than work (in 1000 LP)

3- Amount of the total annual average income of the household (in millions of Lebanese pounds)  
 1 less than 5      3 [10-15[      5 [20-25[      7 [30-50[      9 [70-100[  
 2 [5-10[      4 [15-20[      6 [25-30[      8 [50-70[      10 more than 100

**XII. Information on housing expenses for the main residence during the last 12 months**

(in 1000 LP)

- 1 - Total paid for electricity, water, telephone, heating, and miscellaneous shared expenses:
- 2 - Rental payments :
- 3- Total paid and related to residence maintenance such as painting, heating and sanitary installations, etc.
- 4- Total paid and related to residence maintenance and restoration due to accidents such that war, fire, etc...

**5- In case the main residence is purchased on installment:**

- a) Year of purchase:
- b) Base price (in USD):
- c) Number of payments per year :
- d) Value of payments per year : (in 1000 LP)
- e) Number of bills remaining to complete the purchase:
- f) What is the financing source ? (To whom are these bills paid?): 
  - 1 The project owner      2  The housing bank      3  Independent housing fund
  - 4 A relative              5  Private bank              6  Other, specify \_\_\_\_\_

**XIII- Information concerning expenditures on secondary housing during the last 12 months ( in 1000 LP)**

- 1- Total paid for water, electricity and telephone bills, heating and miscellaneous shared expenses:
- 2- Rental payments:
- 3-Total paid and related to residence maintenance such as painting, heating and sanitary installations:
- 4-The urgent general expenses paid and related to residence and restoration due to accidents:

**5- In case the secondary residence is purchased on installment:**

- a) Year of purchase:  Base price ( in USD ):
- b) Number of payments per year :  Value of payments per year : (in 1000 LP)
- c) Number of bills remaining to complete the purchase:
- What is the financing source? ( To whom are these bills paid?): 
  - 1 The project owner      2 The housing bank      3 Independent housing fund
  - 4 A relative              5 Private bank              6 Other, specify \_\_\_\_\_

**XIV- Information concerning household housing needs:**

- 1- Does the household or any other member require another residence? 
  - 1 Yes (proceed with the following questions) 2 No (go to part XV)
- 2- What is the description of the required residence: 
  - 1 Main residence for the household    2 Main residence for one of the household members
  - 3 Secondary residence for the household    4 Other, specify \_\_\_\_\_ or one of its members

**3- Please mention the reasons:**

1	2	3	4	5	6	7	8
The need for a bigger residence	The need for a more luxurious residence	The need for a secondary residence (during the summer months)	The wish to change the surroundings (quarter, city)	The marriage of one of the household members	The lack of a current fixed residence for the household	The need for housing by some household members who work or study far from their parental home	Other, specify
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

- 3- Please specify the required surface (m<sup>2</sup>):
- 4- The preferred form of occupancy : 
  - 1 Cash purchase      3 Annual rent      5 Other, specify \_\_\_\_\_
  - 2 Purchase on installment      4 Seasonal rent

**XV- Information about the cars owned and used by the household :**

- 1- How many cars does the household own?
- 2- How many cars does the household use but not own?



**XVI- Additional information :**

1. How old was the father when he first got married?
  2. How old was the mother when she first got married?
  3. How old was the mother when she gave birth to her first living child?
  4. Has the household ever lived in residences other than those mentioned above?
- 1 Yes ( please fill in the following table )      2 No (End of the interview)

	1	2	3	4	5	6
	The addresses			Year		Reason for leaving this residence
	City	Qada	Mohafazat	From	To	
1						
2						
3						
4						

Republic of Lebanon  
 Office of the Minister of State for Administrative Reform  
 Center for Public Sector Projects and Studies  
 (C.P.S.P.S.)