Palestinian Central Bureau of Statistics

Housing Conditions Survey 2003

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Introduction

A housing unit (regardless of its type or inhabitant) must meet a number of standard requirements in order to be suitable for living purposes, such as hygiene and privacy. Thus, a healthy housing unit should provide adequate space, well-ventilated and exposed to sunlight for living and sleeping (rooms and bedrooms), for food preparation (a kitchen), with sanitary facilities, electricity and drinking water.

The housing unit constitutes a basic requirement for living for Palestinians in the Palestinian Territory (PT), and for this reason it is important to provide data on housing conditions, housing unit characteristics, and housing density.

Housing conditions, including the type of unit, tenure, housing density, and availability of durable goods, has an important effect on the living conditions of Palestinians, especially of women who spend most of their time at home. In the Youth Survey 2003 conducted by PCBS, results indicated that 76.6% of youth spend their leisure time at home, of which 90.7% are females and 62.8% males.

This report summarizes the main results of the Housing Conditions Survey (HCS) in the (PT), implemented by PCBS during a one-year period, from 1/12/2003 to 31/12/2003. The report presents the methodology used in HCS 2003 and the quality of the survey data, in addition to the main statistical findings regarding housing.

Survey Objectives:

HCS 2003 is the second specialized survey of indicators of housing conditions that has been carried out following the Population, Housing and Establishment Census in 1997. The HCS questionnaire sought data regarding the main indicators of housing conditions.

This survey aims at providing reliable general data on housing conditions in the (PT), regional data for the WB and GS, and data by type of locality (urban, rural and refugee camps). This survey is to be carried out once every three years.

The survey provides data on the following indicators in order to achieve the above-mentioned objectives:

- Type of housing unit.
- Tenure of housing unit.
- Year of completing housing unit construction.
- Number of rooms in the housing unit.
- Number of bedrooms in the housing unit.
- Housing density.
- Availability of (water and electricity supplies, sewage network, phone line…etc).
- Availability of durable goods.
- Housing Unit close to Public Service.
- Households need for housing units.
- Damaged housing units during Al-aqsa Intifada.
## Concepts and Definitions

This glossary presents the main concepts and definitions of housing statistics as derived from the international standards, presented by the United Nations.

### Availability of Durable Goods:
This section refers to the durable goods owned by the household: Private car, refrigerator, solar boiler, central heating, home library (availability of a minimum of 10 non-scholastic books used for developing the cultural, religious aspects of knowledge ...etc.), cooking stove, washing machine, television, video, computer, dish, etc.

### Average Housing Density:
It refers to the average number of persons living in the room. This average calculated through dividing the total number of individuals for a certain category by the total number of rooms for that particular category.

### Average number of persons per bedroom:
It refers to the average number of persons living in the bedroom. This average calculated through dividing the total number of individuals for a certain category by the total number of bedrooms for that particular category.

### Bathroom:
The bathroom is defined as the room used for taking a shower or a bath. It has a door that could be closed during the shower. A bathroom is classified as follows:

1. Bathroom with Piped Water: This category applies when there is a bathroom connected to water resources or when there is a water tap in the bathroom.
2. Bathroom without Piped Water: This category applies when there is a bathroom that is not connected to water resources.
3. No Bathroom: This category applies when there is no separate bathroom in the Housing unit.

### Connection to public network:
This section refers to the types of housing unit’s connection to water resources:

1. Public Network: This category applies to Housing units connected to public water networks belonging to the water company, municipalities, or municipal councils.
2. Private System: This category applies to Housing units connected to a private water resource providing the household with water. Usually, this type is owned by a group of persons.
3. No piped Water: This category applies to housing units not connected to public water networks nor to private system.

### Connection to electricity:
This section refers to the types of housing unit’s connection to water resources:

1. Public Network: This category applies to housing units connected to public electricity networks belonging to the electricity company, municipalities, or municipal councils.
2. Private Generator: This category applies when electricity is provided to the housing unit through a private generator usually owned by the head of household or a group of persons.
3. No Electricity: This category applies to housing units having no access to public network or private generator.
**Connection to Sewage System:** This section refers to the types of housing unit connection to sewage network:

1. **Public Sewage System:** This category applies to housing units connected to public sewage system belonging to the municipalities, municipal councils, or a special entity.
2. **Cesspit:** This category applies when there is a cesspit.
3. **No Sewage System:** This category applies to cases other than the aforementioned.

**Construction Material of External walls:**
The main material used in the construction of external sides of walls and it could comprise cleaned stone, stone and concrete, concrete, cement blocks, adobe clay, old stone or other.

**Household:**
The household is defined as one person or a group of persons with or without a family relationship, who live in the same housing unit or part of the housing unit, share meals and make joint provision for food and other essentials of living.

**Housing Density (Number of persons per Room):**
It is defined as the number of occupants per room (number of persons who live in the household divided by the total number of occupied rooms of the household). Households, who live in housing units with unknown number of rooms are not considered in the calculation.

**Housing Unit Type:**
This term describes one of the following: Villa, house, apartment and other.

**Villa:** A separately established building that is usually constructed from clean stone. It is constructed for the living of one household and consists of a 2 - suite – single or double or multiple stories connected through internal stairs. One of the suites is constructed as bedrooms whereas the second suite is constructed for reception and involves the kitchen and other related services. In general, the villa is surrounded by a garden, regardless of the area of this garden, which is surrounded by boarding wall or fence. Villas normally have roofed parking area (garage). Villas also may include separate small building or extensions as part of them.

**House:** A building usually established for the residence of one household or more; it is the typical form of residential buildings prevailing in Palestine. The house may be comprised of single story or more that is utilized by a single household. Nevertheless, if the house is divided into housing units each of which has its own utilities and occupied by a different household, each housing unit would be classified as an apartment.

**Apartment:** It is a part of a building or a house, consisting of one room or more and annexed with kitchen, bathroom and toilet, which are all, closed by external door, leading to the road through a stair way and/or path way. It is prepared usually for one household.

**Independent Room:** It is a separate room with no kitchen, bathroom nor toilet, but sharing with other households these basic services, and it is prepared for living.

**Other:** It refers to any type of building other than the aforementioned. Examples of this type include tent, marginal, cottages, caves, grottos, and booths occupied by a tenant during the survey.
**Housing Unit:** A building or part of a building constructed for one household only, with one or more independent entrance leading to the public road without passing through another housing unit. The unit might not be constructed for living purposes but found occupied with a household during the enumeration. Likewise, the unit might be utilized for habitation or for work purposes or both purposes. Also, it might be closed, vacant or occupied by one or more households during the survey.

**Kitchen:** The kitchen is normally defined as a four – wall – room with a ceiling typically used for preparing food. Kitchens are classified as follows:
1. Kitchen with Piped Water: This category applies to cases involving a water tap in the kitchen.
2. Kitchen without Piped Water: This category applies to cases not involving a water tap in the kitchen.
3. No Kitchen: This category applies when there is no separate kitchen in the Housing unit.

**Number of persons per bedroom:** It is defined as the number of occupants per bedroom (number of persons who live in the household divided by the total number of occupied bedrooms of the household). Households, who live in housing units with unknown number of bedrooms are not considered in the calculation.

**Rent:** The amount paid periodically (weekly, monthly, etc.) for the space occupied by the household.

**Room:** The housing unit or part of the housing unit surrounded with walls and has a ceiling, provided that its area is not less than 4m$^2$. If the area of the glassy balcony equals or surpasses more than 4m$^2$ and is used for living purposes, it is considered a room. Likewise, the salon or living room is considered a room. The kitchen, bathroom, paths and toilet are not considered rooms. Areas allocated for animals and poultry along with those used for work purposes only, are not considered rooms.

**Tenure of Housing Unit:** This section refers to the household tenure of the Housing unit that could be one of the following categories:
1. Rented: If the housing unit is rented.
2. Owned: This category applies when the household or one of the household members (usually live therein) owns the Housing unit.
3. Without Payment: If the housing unit is used without any payments.
4. For Work: If the housing unit is offered to the household as a result of working relation with one member of the family or more.

**Toilet:** A toilet (WC) may be classified as follows:
1. Toilet with Piped Water: This category applies when there is a toilet connected to water resources or when there is a water tap in the toilet.
2. Toilet without Piped Water: This category applies when there is a toilet that is not connected to water resources.
3. No Toilet: This category applies when there is no separate toilet in the Housing unit.

**Symbols Used in Tables:**
(-) : No observations
Survey Questionnaire

The housing conditions questionnaire was designed in accordance with the similar country experience and with international standards and recommendations for the most important indicators, in addition to utilization from census questionnaire 1997, and taking into account the special situation of Palestine.

Target Population

All Palestinians households living in West Bank and Gaza Strip.

Sample and Frame

The sample is a two-stage stratified cluster random sample.

Sampling Frame:
The sampling frame consisted of a master sample of enumeration areas (EAs) selected from the Population Housing and Establishment Census (PHC) 1997, the master sample consists of area units of relatively equal size (number of households), these units have been used as primary sampling units (PSUs).

Sample Design:
The sample chosen by two stages:
First stage: represented by choosing a stratified uniform random sample consisted of 227 enumeration areas.

Second stage: represented by the choice of a random uniform sample of households in each enumeration area, where 16 households was chosen in West Bank and Gaza Strip, also 21 households was chosen in each enumeration area of Jerusalem j1(those parts of Jerusalem which were annexed by Israel in 1967).

Stratification:
Two levels of stratification were made:
1. Stratification by Governorates.
2. Stratification by Locality Type which comprises:
   (a) Urban                 (b) Rural                 (c) Refugee Camps

Sample Size:
The sample size consists of 3,735 households interviewed during December 2003. The response rate was 89.0%.
Estimation Procedure

The weights are calculated to compensate for non-response cases and to satisfy the population size estimations during the round for subgroups that are classified by the region, sex and age groups.

Calculation of Variance

The output estimates in the survey are of the types: Totals, Means, and Proportions. These estimates are produced by the use of Ratio. It is very important to calculate standard errors for the main survey estimates so that the user can have an idea of their reliability or precision. The standard errors are produced for the main estimates.

Reference Date

Field operations started in the Palestinian Territory on 1/12/2003 till 31/12/2003.

Data Collecting

Fieldwork teams were distributed among all districts on the basis of sample size in each district. Because of not ability to reach, therefore Three areas had been replaced by others, where as the average of accomplished questionnaire was 4 for field worker per day.

Training and Recruitment:

The purpose of the training courses were to provide participants with the main skills needed to conduct interviews. Two training courses were held, one in Ramallah for West Bank trainees, and one in Gaza City for Gaza Strip trainees. Each course consisted of two parts: one on survey methodology including survey design, questionnaire design, interviewing techniques, and field operations; including concepts and definitions, field work procedures, data collection, editing, coding, tips for asking questions and recording answers, as well as field team organization and field supervision.

Fieldwork:

The preparation phase included recruiting and training of interviewers and supervisors. The staffs in this project have participated in previous survey projects at PCBS, and are therefore highly qualified.

Certain procedures were followed for quality control and efficient organization of fieldwork. Such procedures pertain for supervising work as well as receiving and delivering questionnaires, maps, sample lists in addition to other forms used for management and quality control.
Response Rate

The completion percentage reached 89.0%, and the average of refused rates reached 3.0%.

Data Quality

This section provides important notes concerning the statistical quality of the data. This includes data quality as compiled from different activities in this survey. Also, this section includes main technical notes for the main results of (HCS).

Important Fieldwork Notes:
Since the data reported here are based on a sample survey and not on a complete enumeration, they are subject to sampling errors as well as non-sampling errors.

The following are possible sources of non-sampling errors:

- Because of the Israeli siege and closure measure, there were some difficulties in fieldwork, less fieldworkers visit to the households and so of that less in the average of the accomplished questionnaire.

- The procedures to transport the questionnaires from Gaza Strip to the West Bank (central office). Were very complicated as a result of closure, therefore it was not possible to return back to the field work questionnaires in which we had found some problems, and so we manipulated many of them in the office.