State of Palestine
Palestinian Central Bureau of Statistics

Housing Conditions Survey, 2015
User Guide

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Contents

Introduction

Housing Conditions statistics relating to households are an important instrument for making decisions, planning, and drawing up strategies for the environment. Due to the lack of data on this subject in Palestine, PCBS is building and developing a database on the housing in the household sector.

Housing Conditions survey is based on a household sample survey conducted during the period from 24 March 2015 to 31 May 2015. It provides basic statistics on various aspects of housing unit characteristics, housing conditions, and housing density, A special questionnaire was designed in accordance with United Nations standards and recommendations in the field of housing statistics and adapted to Palestinian conditions.

This survey aims to provide general reliable data on housing conditions in Palestine, regional data for the West Bank and Gaza Strip, and data by type of locality (urban, rural and refugee camps). The survey is to carried out once every three years.

This report is divided into three chapters: the first chapter defines the main findings of the report. The second chapter explains the methodology of data collection and tabulation, in addition to details regarding data quality. The third chapter contains the concepts and definitions used in this report

Concepts and Definitions

Locality:
A permanently inhabited place, which has an independent municipal administration or a permanently inhabited, separated place not included within the formal boundaries of another locality and not have an independent administrative authority.

Household:
One person or a group of persons with or without a household relationship, who live in the same housing unit, share meals and make joint provision of food and other essentials of living

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.

Type of Housing Unit:
This term describes one of the following: Villa, house, apartment and other as (marginal, or tent...etc
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 extension as part of them.
House: A building usually established for the residence of one household or more. 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.

Tent: It is made of textile, wool, or hair. It is typically used in the Bedouin Localities.

Marginal: It is a separate unit, usually comprised of one or more rooms. The main construction material of the ceiling and the external walls is made of zinc, tibplate….etc, but it does not under go listing if is not occupied.

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.

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.

Bedroom: Any area equal to or greater than (4) m^2 (four square meters and over), surrounded by walls, ceiling and easy to isolate users from the others, used to sleep one person or more members of the household. The balconies (Frendat) repelling if the bedroom area equal to or more than four square meters, and used for the purpose of sleep.

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.

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. Bathroom are classified as follows:
1. Bathroom with Piped Water: This category applies to cases involving a water tap in the Bathroom.
2. Bathroom without Piped Water: This category applies to cases not involving a water tap in the Bathroom.
3. No Bathroom: This category applies when there is no separate Bathroom in the Housing unit.

Toilet: A toilet (WC) Toilet with Piped Water It has a door that could be closed. 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.

Tenure of Housing Unit:
Owned Housing: This category applies when the household or one of the household members (usually live therein) owns the Housing unit.
Rented Housing: If the unit is rented. And the payment is paid on a monthly or annually base. Rented unit may be with furniture or rented unit without furniture.
For Work Housing: If the housing unit is offered to the household as a result of working relation with one member of the family or more.
Without Payment housing: If the housing unit is used without any payments

Durable Goods:
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, ect.

Housing Rent:
The amount paid periodically (weekly, monthly, etc.) for the space occupied by the household.
Porous Cesspit:
A well or a pit in which night soil and other refuse is stored, constructed with porous walls.

Tight Cesspit:
A well or a pit in which night soil and other refuse is stored, constructed with tight walls.

Sewage Network:
System of collectors, pipelines, conduits and pumps to evacuate wastewater (rainwater, domestic and other wastewater) from any of the location places of generation either to municipal sewage treatment plant or to a location place where wastewater is discharged.

Public Water Network:
A net of pipes for the purpose of providing clean water to households. It normally belongs to a municipality, the council or to a private company.

Connection to Public Network (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.

Questionnaire
This section presents a documentation of the methodology used in preparing this survey.

Questionnaire
The housing questionnaire was designed in accordance with similar international experiences and with international standards and recommendations for the most important indicators, taking into account the special situation of Palestine.

Target Population:

It consists of all Palestinian households who are staying normally in Palestine during 2015.

2.1 Sample Frame

The sampling frame was based on master sample which was update in 2013-2014 for (Expenditure and Consumption Survey (PECS) and Multiple Indicator Cluster Survey (MICS)) surveys, and the frame consists from enumeration areas. These enumeration areas are used as primary sampling units (PSUs) in the first stage of the sampling selection.

Sample size:
The sample size is 7,690 households for Palestine level, 6,609 households responded.

Sampling Design:
The sample is two stage stratified cluster sample as following:

First stage: selection of a PPS random sample of 370 enumeration areas.

Second stage: A random area sample of 20 households from each enumeration area selected in the first stage.

Sample strata:
The population was divided by:
1- Governorate
2- locality type (Urban, rural, camps)

Weight calculation

The weight of statistical units (sampling units) in the sample is defined as the mathematical inverse of the selection probability where the sample of the survey is two-stage stratified cluster (PPS) sample. Thus, in the first stage we calculate the weight of enumeration areas depending on the probability of each enumeration area. second stage we calculate the weight of households in each enumeration area. Initial household weights resulted from the product of the weight of the first stage and the weight of the second stage. Final household weights were obtained after adjustment of initial weights with the household estimates of the middle of 2015 with regard to design strata (governorate, locality type).

Reference Period

This file shows the main finding of housing conditions survey, which executed on 2015.

Data Collection

Field work activities started on 24/03/2015 and lasted until 31/05/2015. Field workers were distributed to all governorates according to the sample size of each governorate. The field work team consisted of 55 members, including 10 supervisors, 7 editors and 38 fieldworkers.

Response Rate

7,690 households had been reached as a representative sample to Palestine, where the number of completed questionnaires amounted to 6,609 questionnaires of which 4,536 questionnaires were in West Bank and 2,073 questionnaires in Gaza Strip. Weights were amended at the level of design strata to modify effects of refusals rates and non response.

Data Quality

The concept of data quality covers many aspects, starting from the initial planning of the survey to the dissemination of the results and how well users understand and use the data. There are seven dimensions of statistical quality: relevance, accuracy, timeliness and punctuality, accessibility and clarity, comparability, coherence and completeness.

Data Accuracy

1. Sampling Errors

Data of this survey may be affected by sampling errors due to use of a sample and not a complete enumeration. Therefore, certain differences are expected in comparison with the real values obtained through censuses. Variances were calculated for the most important indicators and the variance table is attached with the final report. There is no problem with the dissemination of results on national

Summary for Variance Calculation for Main Indictors

Variable	Estimate	Standard Errors	Confidence Interval %95		Coefficient of Variation C.V%	No of Observation
			Lower	Upper		
Percentage of Households Living in Apartment	53.7	1.2	51.2	56.1	2.3	3,348
Average Monthly Rent (in Jordanian Dinar)	161.0	11.0	139.2	182.7	6.9	475
Percentage of Households Living in Housing Unit with 3+ Housing Density	13.2	.70	11.9	14.6	5.1	864
Percentage of Households Living in Housing Unit Area of Housing Unit above of 200 m^2	8.9	.40	8.0	9.8	5.0	515

2. Non Sampling Errors

7,690 households had been reached as a representative sample to Palestine, where the number of completed questionnaires amounted to 6,609 questionnaires of which 4,536 questionnaires were in West Bank and 2,073 questionnaires in Gaza Strip. Weights were amended at the level of design strata to modify effects of refusals rates and non response.

Items of interview results

Results of interviews	Number of cases
Completed	6,602
Partially completed	7
Household was abroad	94
No one at the house	383
Refused to cooperate	243
No available Information	20
The housing unit is uninhabited	211
Not existed housing unit	93
Others	37
Total	**7,690**

Equations of responsiveness and failures to response:

Percentage of over coverage = $\frac{\text{Total over coverage cases}}{\text{Original sample}}$ x 100%

= 4.0%

The percentage of non-response = $\frac{\text{Total non-response cases}}{\text{Net sample}}$ x 100%

= 10.5%

Net sample = original sample - (over coverage cases) = 7,386
Response rate = 100% - the percentage of non-response.
And equal to = 89.5%

Comparability
Data of the Housing Conditions Survey are comparable geographically and across time. When comparing data of this survey between different geographical areas and with previous surveys.

Data quality assurance procedures
Several measures were implemented to ensure quality control in the survey, such as the training of field workers in basic skills before the start of data collection, conducting field visits to field researchers to ensure the integrity of data collection, in addition to conducting a re-interview of five percent of households. The audit questionnaire was conducted before data entry using a program that does not allow any mistakes to occur during the process of data entry. The data were then examined to ensure that they were free from errors not discovered earlier. After receipt of the raw data file, cleaning and inspection of outliers was carried out and the consistency of the different questions on the questionnaire was checked

Technical notes
This part presents important technical notes on the indicators presented in the results of the survey:
- Housing Conditions survey, 2015 implemented as attachment with Area Households survey. which contained 5 different subjects

- Data aboute housing conditions like tenure housing unit as respondent answer
- In comparing data with previous years, it is important to take into consideration the declining of the exchange rate of major currencies (American Dollar, Jordanian Dinar) against the NIS. A table of exchange rates was included in this report
- Variance exists between some indicators between the West Bank and Gaza Strip due to conditions in the Gaza Strip

Computerize data
Data Processing:
The data processing stage consisted of the following operations:

1. Editing and coding prior to data entry: all questionnaires were edited and coded in the office using the same instructions adopted for editing in the field.

2.Data entry: The Housing Conditions survey questionnaire was programmed and the data were entered into the computer in the offices in Nablus, Hebron, Ramallah and Gaza. At this stage, data were entered into the computer using a data entry template developed in Access. The data entry program was prepared to satisfy a number of requirements:

- To prevent the duplication of questionnaires during data entry.
- To apply checks on the integrity and consistency of entered data.
- To handle errors in a user friendly manner.
- The ability to transfer captured data to another format for data analysis using statistical analysis software such as SPSS.