



Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery

Environmental and Social Management Plan for the rehabilitation of Batch
2 buildings Me_119, Re_264, Re_364, Re_425, Re_643/644, Re_692,
Re_2011 and Re_2307

Prepared by
UN-Habitat

July 2023

Funded by



Canada



KfW



Executive Summary

The Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery ([P176577](#)) – BERYT project implemented by UN-Habitat aims to support the recovery of Beirut following the Port of Beirut explosion by rehabilitating severely and moderately damaged residential buildings of heritage value and providing emergency support to cultural creative entities and practitioners.

This Environmental and Social Management Plan (ESMP) was prepared for an activity under the first component of this project – the rehabilitation and / or reconstruction of Batch 2 of buildings which includes eight buildings (Me_119, Re_264, Re_364, Re_425, Re_643/644, Re_692, Re_2011 and Re_2307) in the Rmeil and Medawar cadasters located in the explosion affected area. Component 1 of the Project aims at supporting the return of the displaced residents to the selected buildings. A first [ESMP](#) report was developed earlier for Batch 1 of buildings which includes four buildings (Re_679, Re_710, Re_694 and Ac_726) and was disclosed on the websites of UN-Habitat and the World Bank.

The ESMP includes mitigation, monitoring, documentation and reporting, and institutional setup and capacity building plans primarily aiming at meeting the [World Bank’s Environmental and Social Framework](#) (ESF) requirements and relevant national regulations and in line with the cleared and disclosed Environmental and Social Commitment Plan (ESCP).

National Legislation and Legal framework

According to the Environmental and Social Management Framework and labor management procedures ([ESMF-LMP](#)), developed for this project, the following World Bank Environmental and Social Standards (ESSs) were triggered by the project: Assessment and Management of Environmental and Social Risks and Impact (ESS1), Labor and Working Conditions (ESS2), Resource efficiency and pollution prevention and management (ESS3), Community Health and Safety (ESS4), Cultural Heritage (ESS8), and Stakeholder Engagement and Information Disclosure (ESS10), in addition to the General Environmental, Health and Safety Guidelines (EHSGs) of the World Bank. In addition, the national environmental regulations such as Law 444 (Protection of the Environment) and EIA Decree 8633/2012, the Labor Law of 1946 and its amendments, health and safety guidelines and regulations related to Cultural Heritage are mostly relevant for the current project.

Project description

The engineering design of the project started in December 2022 with a preparation phase where site and Environmental and Social (E&S) assessments and design activities were initiated by Leaders Chehab and Partners (LDRS). The rehabilitation and reconstruction activities will be undertaken by selected contractor(s) following a competitive process. The works will include rubble removal and sorting works, excavation and foundation works, scaffolding system installation, restoring, dismantling and demolition works, masonry and wood works, concrete works, mechanical, electrical and plumbing works, roof works, wall, floor and ceiling finishes and adding the required equipment. Execution works for Batch 2 are expected to start in November 2023 and to be completed by November 2024. This ESMP will be an integral part of the tender documents for contractor(s) selection.

Baseline assessment

The environmental and social baseline assessment conducted for this ESMP described the current conditions with respect to the physical, biological and socio-economic environments in the project area. The area falls in the very dense historic center of Beirut. A lot of reconstruction and rehabilitation works are already taking place in the area, thus relatively moderate to high background levels of dust and noise emissions. In fact, the Maroun Semaan Faculty of Engineering and Architecture (MSFEA) Air Pollution Observatory at the American University of Beirut (AUB) Campus monitors the airborne particles (PM_{2.5} and PM₁₀¹) and indicates that urban areas in Lebanon generally exceed associated World Health Organization (WHO) guidelines (MSFEA website²). Besides background dust reportedly brought by storms from Arabian and Saharan deserts, additional sources of dust in the area are anthropogenic and comprise the transport and energy sectors in addition to dust caused by the ongoing numerous rehabilitation activities taking place in the area. In May 2023, a noise testing campaign was conducted by UN-Habitat around the targeted buildings. It showed levels ranging from 30.7 decibels (dBA) in a secluded area that can be accessed by foot only to up to 107.6 dBA in areas with surrounding traffic and construction activities.

Regarding the ecological conditions and given the location of the project, it can be considered that there is no biodiversity of significant value in the area.

With respect to socio-economic aspects, and according to UN-Habitat's [Beirut city profile](#), it is estimated that there are 1,291,280 residents from different nationalities in Beirut city (Beirut and its suburbs), with 23 percent Syrian and Palestinian refugees from Syria and Palestinian refugees from Lebanon (GoL/UN, 2021³, UN-Habitat, 2021⁴). With the multi-faceted crisis Lebanon is facing and the rapid deterioration of households' livelihood, the poverty level has increased, with an estimated 28.9 percent of households in Beirut experiencing extreme poverty and 73 percent of households in Beirut experiencing multidimensional poverty (ESCWA, 2021⁵). Key economic sectors include construction and real estate, tourism and services. With respect to cultural heritage, the targeted area is a crowded area and one of the most vibrant neighborhoods of Beirut with a mixed architecture of traditional buildings and high-rise modern buildings. An assessment of the heritage value of the targeted buildings was implemented and showed that they mostly date back to the Ottoman and colonial periods.

Environmental and social management plan

¹ Particulate matter (PM) includes microscopic matter suspended in air or water. Airborne particles are called aerosols. PM₁₀ includes particles less than 10 µm in diameter, PM_{2.5} those less than 2.5 µm.

The toxicity of suspended particles is mainly due to particles with a diameter of less than 10µm. They can be emitted directly into the air from anthropogenic activities (industry, residential, agriculture, transport) and natural sources (forest fires, volcanic eruptions, etc.). Particles can also be formed directly in the atmosphere by physico-chemical reactions between pollutants already present in the atmosphere (definition according to the "Institut national de la statistique et des études économiques (Insee, France))

² [MSFEA Air Pollution Observatory \(aub.edu.lb\)](#)

³ Lebanon Crisis Response Plan 2017 – 2021, 2021update, produced by the Government of Lebanon and the United Nations, January 2021

⁴ UN-Habitat, 2021, Beirut City Profile, [2021.07.19.pdf \(unhabitat.org\)](#)

⁵ Multidimensional poverty in Lebanon, UN-ESCWA, 2021, https://www.unescwa.org/sites/default/files/news/docs/21-00634-_multidimensional_poverty_in_lebanon_-policy_brief_-_en.pdf

The ESMP for the project includes four main sections, namely the mitigation, monitoring, documentation and reporting and institutional setup and capacity building plans. It stresses that the contractor(s) should hire ESS and Occupational Health and Safety (OHS) experts who would follow up on the implementation of the various plans including reporting and record keeping activities and regular training of the workforce under the supervision of the supervision consultant. It equally stresses that the ESMP should be included in the tender documents of the contractor(s) so that they would take its requirements into account in their financial offers. Also, the agreement(s) with the contractor(s) should include the requirement of ESMP implementation as well as financial penalties in the event of non-compliance with its provisions.

Stakeholder engagement and Grievance Mechanism

UN-Habitat and the implementing partner, Al Makassed philanthropic association, have identified and engaged with the project stakeholders through several means: stakeholder meetings, Technical Advisory Committee (TAC) meetings, in-person interviews, commercial units' surveys, unstructured interviews, etc. To date, in-person meetings were conducted with the landlords/tenants and/or the legal representatives of eligible buildings, among which eight were selected by UN-habitat as batch 2 (Me_119, Re_264, Re_364, Re_425, Re_643/644, Re_692, Re_2011 and Re_2307) which are targeted by the current ESMP report. In general, the project received positive feedback from the community and the stakeholders. The main concerns shared by the stakeholders were related to safe and fast return to the units without any eviction threat, possible traffic, noise and dust exposure during rehabilitation and / or reconstruction works and any possible discontinuity or disruption of businesses in the study area due to the works. UN-Habitat has established several channels to register concerns or feedback including a dedicated WhatsApp number and phone line: +961 81 582376, email: unhabitat-lb-gm@un.org; and website complaint: <https://unhabitat.org/project/beirut-housing-rehabilitation-and-cultural-and-creative-industries-recovery>. It is also possible to submit complaints in person through all UN-Habitat's implementing partners (IPs). Training sessions on the project's grievance mechanism (GM) were conducted for all IPs involved on the project and the GM process has been widely disseminated to local communities through the various stakeholder engagement meetings implemented under the project. Additionally, a complaint box has been installed at the BERYT field office. It is also possible to submit complaints in person to Al Makassed. One complaint box has been installed at [BERYT field office](#) which is located in the affected area (Medawar). Other boxes will be installed later at several locations within the targeted area. All grievances can be submitted in both languages, English and Arabic, through the various dedicated channels.

Table of Contents

1	INTRODUCTION	11
1.1	BACKGROUND	11
1.2	OBJECTIVE OF ESMP	11
1.3	PROJECT ORGANIZATIONAL STRUCTURE	12
1.4	ESMP TEAM	14
2	PROJECT DESCRIPTION	14
2.1	PROJECT LOCATION	14
2.2	PROJECT DURATION AND SCHEDULE	14
2.3	PROJECT ACTIVITIES	14
	A) <i>Description of the buildings</i>	14
	B) <i>Rehabilitation and reconstruction activities</i>	28
3	NATIONAL LEGISLATION AND WORLD BANK POLICIES THAT APPLY TO THE PROJECT	32
3.1	NATIONAL LEGISLATION	32
3.1.1	<i>Environmental regulations</i>	32
3.1.2	<i>Building and construction</i>	33
3.1.3	<i>Earthquakes</i>	34
3.1.4	<i>Rent laws</i>	34
3.1.5	<i>Cultural heritage</i>	34
3.1.6	<i>Labor Law</i>	35
3.1.7	<i>Social Protection</i>	36
3.2	APPLICABLE WORLD BANK POLICIES	37
3.2.1	<i>ESS 1 Assessment and Management of Environmental and Social Risks and Impacts</i>	37
3.2.2	<i>ESS 2 Labor and Working Conditions</i>	37
3.2.3	<i>ESS 3 Resource Efficiency and Pollution Prevention and Management</i>	37
3.2.4	<i>ESS 4 Community Health and Safety</i>	37
3.2.5	<i>ESS 8 Cultural Heritage</i>	37
3.2.6	<i>ESS 10 Stakeholder Engagement and Information Disclosure</i>	37
3.2.7	<i>World Bank EHS Guidelines</i>	37
3.3	ESF SCREENING	38
4	DESCRIPTION OF BASELINE PHYSICAL, BIOLOGICAL AND SOCIO-ECONOMIC ENVIRONMENTS	38
4.1	GEOGRAPHIC CONDITIONS	38
4.2	CLIMATE	41
4.3	AIR QUALITY AND NOISE	41
4.4	HYDROGEOLOGY CONDITIONS	43
4.5	ECOLOGY CONDITIONS	44
4.6	HERITAGE ENVIRONMENT	44
4.7	SOCIO-ECONOMIC ASPECTS	45
5	ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN	46
5.1	MITIGATION PLAN	46

5.2	MONITORING PLAN	57
5.3	REPORTING AND DOCUMENTATION	64
5.4	INSTITUTIONAL SETUP AND CAPACITY BUILDING	64
6	STAKEHOLDER ENGAGEMENT AND GRIEVANCE MECHANISM	65
6.1	PUBLIC CONSULTATION.....	65
6.1.1	<i>Process description</i>	65
6.1.2	<i>Results</i>	68
6.2	GRIEVANCE MECHANISMS.....	76
6.2.1	<i>Mechanisms</i>	76
6.2.2	<i>Process description</i>	76
7	ANNEXES	79
7.1	ANNEX 1: PROJECT’S EXECUTION SCHEDULE	80
7.2	ANNEX 2: STANDARD OPERATING PROCEDURES FOR ASBESTOS HANDLING AND MANAGEMENT	81
7.3	ANNEX 3: PICTURES SHOWING GOOD PRACTICE OVERHEAD CANOPY AND SAFETY NETS	82
7.4	ANNEX 4: EXAMPLE OF DECORATIVE SCAFFOLDING	86
7.5	ANNEX 5: EXAMPLE OF SCAFFOLD PROTECTION FOAM.....	87
7.6	ANNEX 6: EXAMPLE OF DEBRIS CHUTES	88
7.7	ANNEX 7: PRACTICE NOTE REGARDING SEA / SH.....	89
7.8	ANNEX 8: INITIAL CONSENT FORM.....	90
7.9	ANNEX 9: SOCIO-ECONOMIC AND LEGAL (SEL) SURVEY.....	94
7.10	ANNEX 10: SURVEY WITH BUSINESS OWNERS	133
7.11	ANNEX 11: NO OBJECTION FORM	135
7.12	ANNEX 12: SURVEY USED IN UNSTRUCTURED INTERVIEWS	137
7.13	ANNEX 13: GM FLOWCHART	139
7.14	ANNEX 14: GM ONLINE FORM.....	141

List of Figures

Figure 1: Project's organizational chart	13
Figure 2: Map of buildings	15
Figure 3: Selected buildings under Batch 2 labeled based the cadaster where they are located and on the plot numbers (UN-Habitat, 2023)	17
Figure 4: Images of Re_264 showing the building and its internal damages (UN-Habitat, 2023)	19
Figure 5: General Images of Re_364 (UN-Habitat, 2023)	20
Figure 6: Re 364 before the blast (Dia Mrad 2019)	21
Figure 7: General Images of Re_425 showing the building and its internal damages (LDRS, 2023)	22
Figure 8: General Drone Images of Re 643-644 showing the building and its damages from different angles (DGA,2020)	23
Figure 9: General Images of Re_692 (LDRS, 2023)	24
Figure 10: Re_692 main elevation before the blast (BBHR, 2020)	25
Figure 11: General Images of Re_2011 (LDRS, 2023)	26
Figure 12: General Images of Re_2307 (UN-Habitat, 2023)	27
Figure 13: General Images of Me_119 (UN Habitat, 2023)	28
Figure 14: Satellite image showing major land uses in the target area, land use data is adapted from Beirut City Profile 2021 (UN Habitat, 2023)	40
Figure 15: Social media post from UN-Habitat Facebook page	66
Figure 16: Photos taken during in-person meetings conducted on 16 November 2022	67
Figure 17: Photos taken during the implementation of unstructured interviews by Al Makassed on 25 April 2023	67
Figure 18: Stakeholder mapping for building Batch 2	69
Figure 19: Findings from SEL survey for building Batch 2	74

List of Tables

Table 1: Summary description of targeted buildings 18

Table 2: Average temperature of Beirut (timeanddate.com) 41

Table 3: Concentration of particulate matter in Beirut (MSFEA website)..... 42

Table 4: Average noise level (dBA) for the plots included in batch 1 (samples from 20 and 22 December 2022)..... 43

Table 5: Environmental and Social Mitigation Plan..... 47

Table 6: Environmental and Social Monitoring Plan..... 58

Table 7: Main findings of the consultation and engagement process with key stakeholders 70

Table 8: Scoring of vulnerability for building batch 2 75

List of Abbreviations

3RF	Reform, Recovery and Reconstruction Framework
Ac	Achrafieh
AUB	American University of Beirut
BBHR	Beirut Built Heritage Rescue
BHI	Beirut Heritage Initiative
BoQ	Bill of Quantities
CESMP	Construction Environmental and Social Management Plan
CoC	Code of Conduct
CDR	Council for Development and Reconstruction
CDW	Construction & Demolition Waste
CMU	Concrete Masonry Unit
CSO	Civil Society Organization
dba	Decibels
DGA	Directorate General of Antiquities
EDL	Electricité du Liban
EIA	Environmental Impact Assessment
ESCP	Environmental and Social Commitment Plan
ESF	Environmental and Social Framework of the World Bank
ESHS	Environmental, Social, Health and Safety requirements
EHSG	Environment, Health and Safety Guidelines of the World Bank Group
EHS	Environment, Health and Safety
Eoi	Expression of Interest
ESIA	Environmental and Social Impact Assessment
ESA	Environmental and Social Assessment
ESMF	Environmental and Social Management Framework
ESMP	Environmental and Social Management Plan
CESMP	Construction Environmental and Social Management Plan
ESS	Environmental and Social Standard
FER	Forward Emergency Room
GAC	Grant Approval Committee
GBVIMS	Gender Based Violence Information Management System
GBV	Gender Based Violence
GHG	Greenhouse Gases
GIIP	Good International Industry Practice
GM	Grievance Mechanism
IEE	Initial Environmental Examination
ILO	International Labor Organization
LCRP	Lebanon Crisis Response Plan
LDRS	Leaders Chehab and Partners
LMP	Labor Management Procedures
LGBTQI	Lesbian, Gay, Bisexual, Transgender, Queer and Intersex
LIBNOR	The Lebanese Standards Institution
Me	Medawar
MEP	Mechanical, Electrical and Plumbing

MoB	Municipality of Beirut
MoC	Ministry of Culture
MoE	Ministry of Environment
MoEW	Ministry of Energy and Water
MoI	Ministry of Industry
MoIM	Ministry of Interior and Municipalities
MoL	Ministry of Labor
MoSA	Ministry of Social Affairs
MSFEA	Maroun Semaan Faculty of Engineering and Architecture
NGO	Non-Government Organization
OEA	Order of Engineers and Architects
OHS	Occupational Health and Safety
OHSP	Occupational Health and Safety Plans
PCU	Project Coordination Unit
PM	Particulate Matter
PIU	Project Implementation Unit
PM	Particle Matter
PPE	Personal Protective Equipment
PSEA	Protection from Sexual Exploitation and Abuse
Re	Rmeil
RHA	Risk Hazard Assessment
SEA	Sexual Exploitation and Abuse
SEP	Stakeholder Engagement Plan
SH	Sexual Harassment
SEL	Socio-Economic and Legal
SME	Small and Medium Enterprise
TAC	Technical Advisory Committee
TO	Task Order
UN	United Nations
UNDP	United Nations Development Program
UNESCO	United Nations Educational, Scientific and Cultural Organization
UN-Habitat	United Nations Human Settlements Programme
USD	United States dollar
WB	World Bank
WS	Work Stage
WHO	World Health Organization

1 Introduction

1.1 Background

On 4 August 2020, a massive explosion occurred at the Port of Beirut, killing 218 people, injuring around 7,000, displacing around 300,000 persons and causing widespread damage within a radius of 5 km from the explosion epicenter. Rmeil, Achrafieh, Medawar and Saifi cadasters located within a radius of 2 km were the most affected areas ([ReliefWeb, 2022](#)⁶; [UN-Habitat, 2021](#)⁷).

Lebanon was already experiencing compounded crises – with the Syrian refugee crisis, the political, economic and financial crisis, the COVID-19 pandemic and most lately the Cholera outbreak.

In this context, the Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery ([P176577](#)) – BERYT project was launched in February 2022⁸. Implemented by UN-Habitat and funded by the World Bank and administered by the Lebanon Financing Facility (LFF), the project will support the reconstruction / rehabilitation of several severely or moderately damaged residential buildings of heritage value of the explosion-affected area. It will also provide emergency support to affected creative entities and practitioners to sustain their livelihoods and recover the vibrancy and cultural identity of the area.

As the LFF is established by the World Bank, the reconstruction / rehabilitation process needs to be consistent with the requirements of the Environmental and Social Framework (ESF) of the World Bank as described in the project's [Environmental and Social Management Framework \(ESMF\)](#), [Labour Management Procedures \(LMP\)](#), [Environmental and Social Commitment Plan \(ESCP\)](#), and [Stakeholders Engagement Plan \(SEP\)](#) which have been cleared and disclosed on the project webpage. It would also need to be compliant with the relevant national regulations.

1.2 Objective of ESMP

The ESMF developed for the project covers all the project's components and will guide UN-Habitat and its partners in ensuring that all project activities meet the requirements of the World Bank's ESF, including the preparation and implementation of subproject, site specific Environmental and Social Management Plans (ESMPs). The ESMPs would need to take into consideration the requirements described in the project's ESMF including Labor Management Procedures (LMP), ESCP and SEP.

This ESMP was prepared to meet the requirements of the World Bank's ESF during the rehabilitation of a selection of damaged buildings among the list which will be targeted under Component 1 of the project. The buildings, which are referred to as buildings Batch 2 in the current report, are relatively proximal to each other and fall within the cadasters of Rmeil and Medawar.

The rehabilitation process will encompass a range of works with potential inherent environmental and social impacts. The ESMP will provide, for each identified impact, a set of mitigation and monitoring measures to ensure compliance with the World Bank's ESF and to reduce it to an acceptable level. The Environmental and Social Standards (ESSs) triggered under this project – and as developed in the ESMF – are: Assessment and Management of Environmental and Social Risks and Impact (ESS1), Labor and

⁶ [Beirut Explosion: Two years on, Lebanon needs our support now more than ever - Lebanon | ReliefWeb](#)

⁷ https://unhabitat.org/sites/default/files/2022/01/p176577_esmf_lmp-un-habitat_final_.pdf

⁸ Information regarding the project can be consulted on the project's website [Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery | UN-Habitat \(unhabitat.org\)](#)

Working Conditions (ESS2), Resource efficiency and pollution prevention and management (ESS3), Community Health and Safety (ESS4), Cultural Heritage (ESS8), and Stakeholder Engagement and Information Disclosure (ESS10), in addition to the General Environmental, Health and Safety Guidelines (EHSGs) of the World Bank.

1.3 Project Organizational Structure

The project's organizational structure is provided in Figure 1 below. In summary, the project is funded by the World Bank through the LFF and is implemented by UN-Habitat in partnership with UNESCO. The Project Implementation Unit (PIU) at UN-Habitat includes a multidisciplinary team of experts and engineers specialized in urban development, social development, environmental management, procurement, communication and outreach as well as legal issues.

Contractors and Non-Governmental Organizations (NGOs) will be involved in the implementation, Civil Society Organizations (CSOs) and NGOs will be involved in outreach activities. A technical advisory committee (TAC) has been formed for the project with the role of providing strategic level advice on project implementation to support integration and synergies among the activities and components. The committee includes representatives from the Municipality of Beirut (MoB), the Ministry of Culture/ Directorate General of Antiquities (DGA), the Ministry of Social Affairs/ Public Corporation for Housing (PCH), the Order of Engineers and Architects (OEA) in Beirut, UNESCO and two representatives of local CSO/NGOs. Also, a Grant Approval Committee (GAC) will be set up and chaired by UNESCO in close collaboration with the PIU and will comprise external members (on a pro-bono basis) who represent local cultural experts. The GAC role is to review and approve applications received from cultural practitioners and entities under project Component 2.

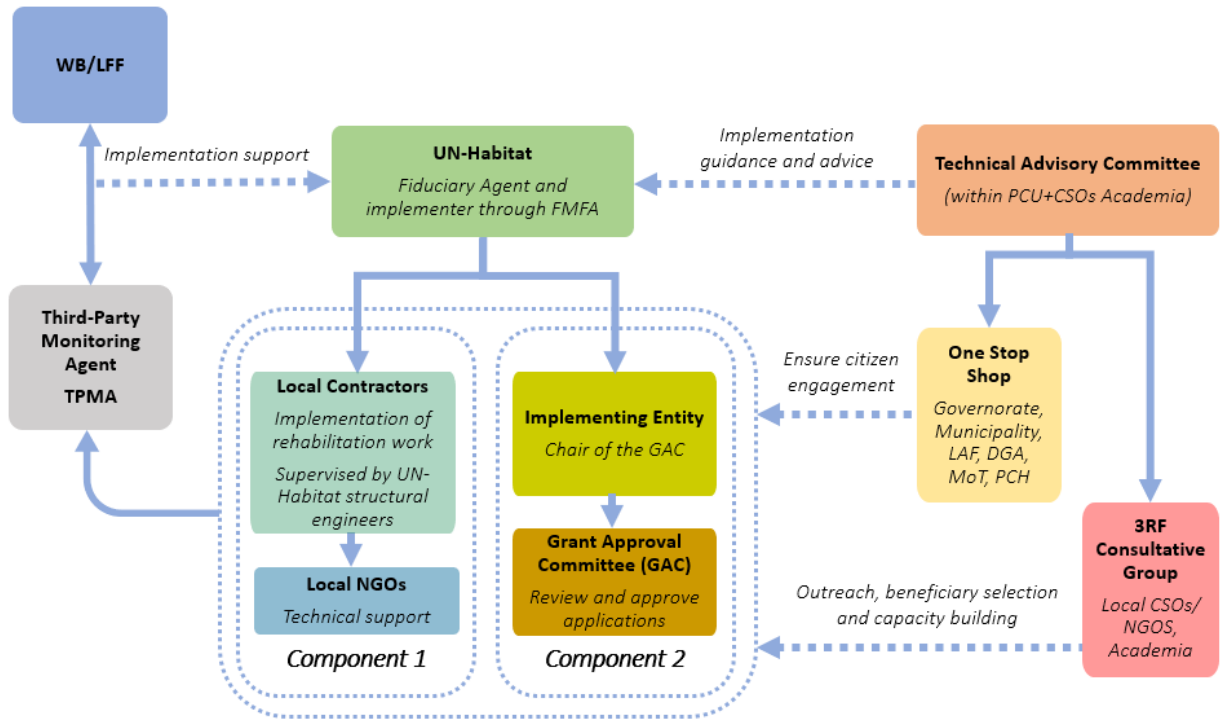


Figure 1: Project's organizational chart

1.4 ESMP team

This report has been prepared by the UN Habitat team:

- Layale Abi Esber, Environmental and Social Specialist
- Maryam Nazzal, Social Specialist
- Aziza Yassine, Field Coordinator
- George El Chami, Civil Engineer
- Elie Mansour, Civil Engineer and Urban Planner

2 Project Description

2.1 Project location

The buildings which are targeted by the current ESMP are located in Rmeil and Medawar cadasters within a 2 km radius from the Beirut Port explosion. They are located at the center of Beirut city and are surrounded by some of Beirut's most remarkable neighbourhoods with a vibrant urban fabric rich in cultural domains and a built environment with many heritage buildings. In addition to being dense and residential, the target area also hosts many of Lebanon's public and private services, with the *Electricite du Liban*, and a major hospital (Orthodox/ St. Georges hospital) that were heavily affected by the explosion.

2.2 Project duration and schedule

The project started in February 2022 with a launch event organized at the Grand Serail and is expected to end by December 2024. The *Residential buildings rehabilitation* subcomponent started with a study phase to select the buildings that will be rehabilitated, the recruitment of 1- the implementing NGO partner, Al Makassed responsible for the mobilization and outreach to targeted families, 2- the legal firm, Legalis responsible for analyzing the legal situation of ownership and occupancy of each building under consideration, and 3- a consulting firm, Leaders Chehab and Partners (LDRS), who was responsible for site assessments and preliminary design for the second batch of buildings Re_364, Re_643/644, Re_692 and Re_425. Another consulting firm Spectrum was recruited to implement site assessments and preliminary designs for Me_119, Re_264, Re_2011 and Re_2307, and to develop the tender documents for all eight buildings considered under Batch 2.

Contractors will be hired through an on-going tendering process which will be launched by UN-Habitat. Selected contractors are expected to start execution in November 2023. The project's execution schedule, developed for the purpose of this ESMP, is provided in Annex 1 and shows the estimated timeline for project planning, design and implementation. A consultant along with UN-Habitat engineers and the architect restorer of the project will supervise the rehabilitation and reconstruction activities which are expected to span a period of around 12 months.

2.3 Project activities

A) Description of the buildings

Batch 2 includes the rehabilitation of eight buildings damaged by the Beirut Port explosion: Me_119, Re_264, Re_364, Re_425, Re_643/644, Re_692, Re_2011 and Re_2307 (Figures 2 and 3 and Table 1).

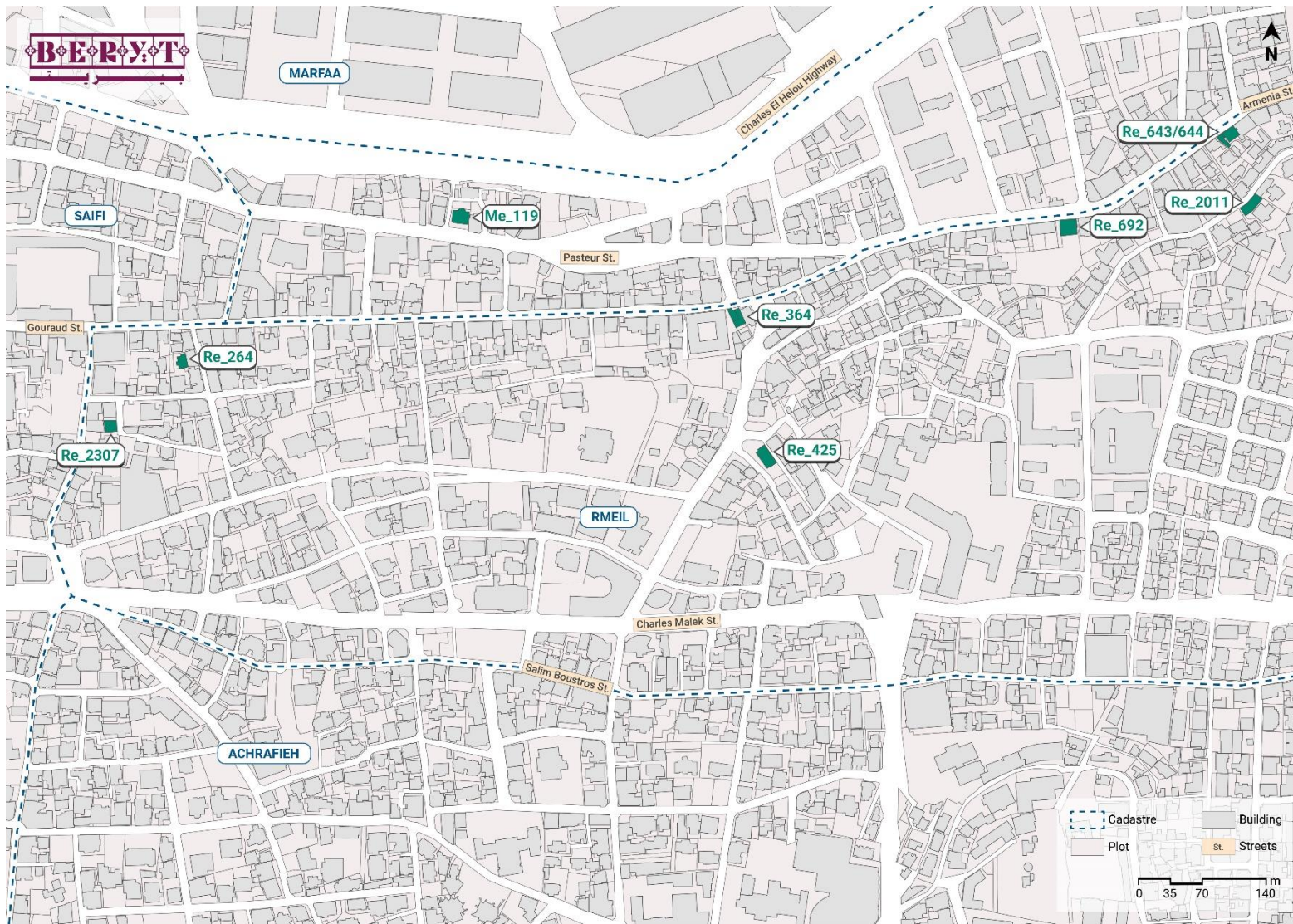


Figure 2: Map of buildings



Rmeil 364



Rmeil 2011



Rmeil 264



Rmeil 692



Rmeil 2307



Rmeil 425



Medawar 119



Rmeil 643/ 644

Figure 3: Selected buildings under Batch 2 labeled based the cadaster where they are located and on the plot numbers (UN-Habitat, 2023)

Table 1: Summary description of targeted buildings

Building code	# of floors	# of residential units	# of commercial units (# of operational units)	Area (m ²)	Building use	Building occupancy status (residential units)	# of residents expected to return
Re_364	2	3	0 (0)	150	Residential	Vacant	0
Re_692	4	4	0 (0)	1040	Residential	Vacant	10
Re_425	4	5	2 (2)	1400	Mixed	Vacant	7
Re_643/644	3	2	4 (0)	590	Mixed	Vacant	2
Re_2307	5	5	0 (0)	635	Residential	Vacant	3
Re_2011	1	1	0 (0)	248	Residential	Vacant	2
Re_264	2	2	0 (0)	320	Residential	Occupied*	1
Me_119	4	4	1 (1)	810	Mixed	Vacant	9

*The only resident who is still occupying the propped unit is committed to moving to another building before the start of the rehabilitation

Re_264 (Figure 4) is located at the beginning of Gouraud street, facing Gemmayze Police station. It is a two-floor building, with the first level built during the late Ottoman period (1850-1919) and the second level built during the colonial eclectic period (1920-1935). The sandstone of the first level and the three arches clearly mark the Ottoman period, while concrete balconies and intrusion of concrete in the second level mark the French mandate period. The sandstone was covered by lime plaster in the early period, but cement-based plaster was added later to enhance the livability of the stone. During the site inspection, a recent heavy structural intervention (reinforced concrete bearing wall) was identified in the Northern and Eastern sides of the building as the building is subject to overturning due to excessive structural defects (foundations settlements, aging of material and low maintenance, the blast itself, and earthquakes). The building is currently propped from the inside and falling parts from the slab are clearly visible.



Figure 4: Images of Re_264 showing the building and its internal damages (UN-Habitat, 2023)

Re_364 (Figures 5 and 6) is a two-floor building built during the late Ottoman period (1850-1919) and was completely destroyed by the explosion. Re 364 is located on the main Gouraud Street, near the Three Doctors School in Gemmayze. Due to its proximity to the harbor and the direct exposure of its Northern façade to the main street, and consequently to the sea, the building was severely affected by the explosion of August 2020, as can be seen in the general photos of the building (Figure 5). According to site observations and typological analysis, the house shows 5 different phases of construction starting with the vaulted shops on the ground floor first constructed mid-1860 and ending with the latest modern Concrete Masonry Unit (CMU) walls addition at the end of the 20th century. Natural sandstone is the main building material used, along with limestone in the construction of CMU, and plastered with lime. It is interesting to note that in Re_364, wooden plates were used as a type of tie beam/ lintels above and under windows. The exposure to the forces from the blast, in addition to its structural composition, has led to its current high level of damage.



Figure 5: General Images of Re_364 (UN-Habitat, 2023)



Figure 6: Re 364 before the blast (Dia Mrad 2019)

Re_425 is a three-floor building with six residential units, one operational commercial unit at its ground floor (a restaurant that will resume activities soon), and another commercial unit directly adjacent to the building and falling on the same plot (art gallery, see blue lower construction next to the building in Figure 7). The building was built during the colonial eclectic period in the late 1920s and early 1930s. Architectural features associated with this transitional phase can be very well noted through simple observation. Re_425 is located on the crossroad of Debbas and Al Hekmeh streets, facing Michel Bustros Road in Rmeil area. Michel Bustros road links Armenia Street (the main road of Gemmayzeh) with Charles Malek Street (the main road of Achrafieh), with this cross section being one of the most important in the area.

The Northwestern elevation overlooks the crossroads of the three main streets. The building has its entrance from the South-Western elevation, and it is surrounded by small gardens which are included in the lot. The gardens can be accessed from the main entrance or through the ground floor apartments.

Due to its proximity to the harbor and the exposure of its Northern façade to the streets, and consequently to the sea, the building was severely affected by the explosion of August 2020, as can be seen in the general photos of the building (Figure 7).



Figure 7: General Images of Re_425 showing the building and its internal damages (LDRS, 2023)

Re_643/644 is a three-floor building built in the early colonial eclectic era (1920-1926) with six units from which two are residential (upper floors), the rest being commercial units / offices which are not operational currently. The building's main elevation overlooks the main Armenia Street. Due to its proximity to the port and the direct exposure of its Northern façade to the main street, and consequently to the sea, the building was severely affected by the explosion of August 2020, the wave of the blast has first collided with the Northern Elevation of the building, inflicting high levels of damages such as total and partial collapse of structural elements, as well as putting part of the structure at further risk of collapse, as can be seen in its general photos (Figure 8). Thorough site observations and typological analyses confirmed that the building was constructed in different stages. The oldest part is the Re_644 vaulted ground floor, potentially built first around the end of the 19th century and later expanded to include a central hall house. The Re_643 ground floor is adjacent, its construction timing unclear, with wooden beams in the north and later concrete in the south. The staircase volume suggests it was initially an exterior structure before being annexed. Sandstone is the main building material used and is plastered with lime.



Figure 8: General Drone Images of Re 643-644 showing the building and its damages from different angles (DGA,2020)

Re_692 (Figures 9 and 10) is a four-floor building built in the late Ottoman and early colonial eclectic era (1920-1926) with four residential units. The building's main elevation is in direct relation with the main Armenia Street (commonly known as "An Nahr Street", and in the first half of the nineteenth century, as "Tripoli Road"), as it used to connect Beirut to Tripoli. The back elevation (South) overlooks a large garden, accessible by a gate on the western elevation of the building. The context in which the house is located forms a homogeneous cluster with the adjoining buildings forming the so-called "frontline buildings" of the historic frontline facing the Beirut Port, having a green space embracing them, and a collective linear

façade that shapes their frontline. Re_692 has most of its external walls made of sandstones and plastered with lime. The building lost parts of its façade and its roof (Figure 9), and was covered and propped after the explosion.



Figure 9: General Images of Re_692 (LDRS, 2023)



Figure 10: Re_692 main elevation before the blast (BBHR, 2020)

Re_2011 (Figure 11) is a one floor building with one residential unit built during the late Ottoman period (1850-1919) and was highly affected by the explosion. The building is located on El Khazinein street and is only accessible by stairs. The building has a small garden on the western elevation and overlooks a large open space and Achrafieh third mixed public school on its eastern elevation. The northern façade presents the central-bay triple-arched typology. Sandstone is the main building material used and was plastered initially with lime, then with concrete at later stages. The building is severely affected by the explosion and presents defects in several locations such as the entrance floor, the walls, and all the openings.



Figure 11: General Images of Re_2011 (LDRS, 2023)

Re_2307 (Figure 12) is a four-floor building with five residential units built in the colonial eclectic period (1920-1935). The building is located on Mar Nkoula street in the neighbourhood of Gemmayze, the context in which the house is located forms a homogeneous cluster of high heritage value buildings. The building is mainly constructed using concrete. The building was highly affected by the blast and minor interventions were made. Currently, Re_2307 presents a medium level of structural damage and is inaccessible.



Figure 12: General Images of Re_2307 (UN-Habitat, 2023)

Me_119 (Figure 13) is a four-floor building built in the early colonial eclectic era (1920-1926) with five units from which one is commercial on the GF level (Loris restaurant which is currently operational), the rest being residential. The building's main and back elevations respectively overlook Pasteur Street and the site of the explosion. Due to the proximity and direct exposure of its Northern façade to the sea, the building was severely affected by the explosion of August 2020, as can be seen in the general photos of the building. Previous interventions were planned as visible from already installed scaffolding and safety nets but were limited and/or did not continue. The northern and southern façades present the central-bay triple-arched typology. Sandstone is the main building material used and was plastered initially with lime and removed in later stages. The building is severely affected by the explosion and presents defects in several locations and requires structural consolidation and intervention.



Figure 13: General Images of Me_119 (UN Habitat, 2023)

B) Rehabilitation and reconstruction activities

The project will start with a site assessment phase including site visits, data collection, survey (photogrammetry, drone, laser scanning, manual measurements, topography, etc.), documentation of the actual situation of the buildings, production of historical and typological research and development of reports, production of recommendations on the site conditions and safety, digitization of survey and as-built drawings. Geotechnical and soil investigation tests will be done where needed. Conceptual designs will follow afterwards. The structural integrity of the buildings will also be assessed and reported as part of the site assessment reports. The latter has been implemented by LDRS for buildings Re_364, Re_425, Re_643/644, Re_692, and will be completed for the rest of the buildings forming batch 2 by Spectrum starting June 2023.

With respect to actual project implementation, which is comprised of the rehabilitation and reconstruction activities, it will use a Build Back Better approach inspired by UN-Habitat extensive experience in this field. The implementation activities of batch 2 will be supervised by UN-Habitat team, the project architect restorer and the Spectrum and will include the below activities:

Preliminary activities

The activities at this phase shall include the contractor mobilization (the series of actions required to bring a contractors' personnel/ workers, equipment and materials to the work site), followed by the marking, site cleaning (sorting of materials) and hoarding installation. Banners shall also be prepared highlighting the project's title, , plot number, donors, implementing partners, logos, commencement

and completion dates and grievance channels as per the project's requirements. In this phase, all needed investigations, soundings and further verifications shall be conducted in order to complete any missing data.

Rehabilitation Works

Site construction activities shall include mobilization and all the necessary earthworks including excavation, filling, dismantling and demolition works. Due to the project location and conditions, this type of work shall be executed manually or using small equipment. It will include the transportation of materials and debris and their sorting and dumping at appropriate sites. It will also include boring and jacking, and foundation and load-bearing elements' works. In Me_119, Re_264, Re_364, Re_425, Re_643/644 and Re_692 for instance, a lot of demolition waste including rubble, soil and scattered stones can be found on the ground floor and in the gardens due to the collapse of the structures and/or the sorting of their elements. The latter waste will require proper management including sorting before and after cleaning. Unusable materials will then be transported to a controlled dumpsite which is certified by MoB and the Governor of Beirut office. The controlled dumpsite is located in Medawar cadaster on plot 1343 and currently being supervised by the municipality. In this regard, reusable material shall be stored for later reuse in the restoration. Demolition work on the other hand, also generates a lot of debris.

Shoring and propping activities shall include all necessary works to ensure the stability of the buildings along with the public safety. Most parts of all Batch 2 buildings (Me_119, Re_264, Re_364, Re_425, Re_643/644, Re_692, Re_2011, Re_2307) are accessible. However, they need to be further propped and additional emergency measures need to be taken for the dismantling or protection of particular areas in order to safeguard workers' and public safety.

Concrete works activities shall include all concrete related works from concrete forms and accessories, concrete reinforcement, cast-in-place concrete and concrete restoration and cleaning. Works shall include the use of heavy machinery such as concrete pumps and mixers. Concrete will also partially be used in Me_119, Re_264, Re_364, Re_425, Re_643/644 and Re_692, namely in the reconstruction of the demolished concrete element.

Masonry works activities shall include all masonry related works, from stone preparation (stone cutting and carving) to masonry assemblies and masonry restoration and cleaning. This activity can be found in Me_119, Re_364, Re_643/644 and Re_692. Existing collapsed stones can be cleaned, manually cut, and reused in reconstructions. New stones can be prepared and carved according to shapes and designs, such as cornices, arches, corbels and others. The nature, color, finish, size, and shape of selected stones should match the existing building stones.

The main stone material used in these buildings is sandstone. It represents the main constituent of the masonry walls. Sandstone was extracted locally from quarries but is now becoming much rarer to find. It is sometimes sold as reused stones. However, it is important to note here that in some cases, illegally demolished buildings are the source of sandstones sold in the market. Special attention will therefore be paid to the source of the stone procurement. In other cases, sandstone can also be bought from Syria or other neighboring countries.

Limestone is also found in these buildings. Blocks which are similar in size, color and petrographic characteristics to the existing ones will be acquired. They can be purchased from local quarries.

Marble is largely used in tiles, columns or balconies. Elements which are similar in size, color and petrographic characteristics to the existing ones will be acquired. Marbles such as Carrara marble, Statuario or other, are imported blocks and can be bought from different factories in Lebanon.

Lime mortar is also needed for stone bonding. Usual materials are comprised of quicklime or natural hydraulic lime (NHL3.5 and NHL 5), soil, aggregates, sand and sometimes fine plant fiber or straw.

The totality of these materials can be sourced locally with the exception of hydraulic lime (NHL 3.5 and NHL 5) which is imported from Europe.

Metal works activities shall include all structural metal framing (ceiling beams), ornamental metal, and metal restoration and cleaning works (balustrades, fences...). Existing metal I-Beams found on site can be kept in place and restored, such as in Me_119, Re_264, Re_425, Re_643/644, Re_692, Re_2011 and Re_2307. New metal/wrought iron elements will also be needed. These can be found collapsed and stored aside, in which case they can be restored and re-installed. They can also be completely missing and will therefore need to be renewed using the traditional technique (such as in Re_692 and Re_643/644). The restoration of ironwork in the building involves the repair or re-instatement of corroded or damaged components. This work is to be carried out by skilled blacksmiths to 1- retain as much as possible the original work and only replace details that are beyond practical repair, 2- study and reproduce the personal style and working techniques of the original smith, and 3- protect and treat the ironwork to avoid future corrosion.

For the restoration and repair of the historic wrought ironwork it may be possible to use old wrought iron salvaged from scrap metal, or to adapt modern alternatives, which include mild steel or pure iron heated and bent to shape. The raw materials are imported then produced, sized and sold locally.

Wood works activities shall include all rough and finished carpentry, architectural woodwork (roofs /ceilings / stairs), and wood restoration and cleaning works. These activities cover all the buildings of heritage value of Batch 2 (Me_119, Re_264, Re_364, Re_425, Re_643/644, Re_692, Re_2011, Re_2307). Their wooden beams and ceilings have suffered severe damage and are either completely missing (like in Re_364 and Re_692) or in bad condition (like in Re_264) and therefore require to be restored or replaced by new wooden beams, following the technical study presented. The wooden pitched roofs of Re_692 also suffered from the explosion and the weathering, and would need to be re-levelled, restored and fully reconstructed.

The wooden timber is mostly made of wood cedar "Qotrani" of various sizes and dimensions or sometimes of pine wood. Similar wood in terms of quality should be used in the restoration, and these are usually imported from Turkey and Europe and sold in Lebanon. The project is adopting the restoration principles that dictates salvaging existing wooden elements for re-use. In most of the sites, not less than 40% can be salvaged and refurbished, while the remaining elements will be imported. The estimated volume of needed wooden elements is around 300 m3.

The roof structures are covered with red brick tiles traditionally made in Marseille, France (Abeille de Marseille). New tiles can either be repurposed from old buildings to restore the roofs of these buildings, or new similar tiles can be locally bought (imported from France or Spain).

Thermal and Moisture Protection works activities shall include all damp proofing and waterproofing works, thermal protection, roof tiles, and roof coverings. The flat roofs of all Batch 2 buildings require waterproofing works (Me_119, Re_264, Re_364, Re_425, Re_2011, Re_2307). The pitched roofs of Re_692 and Re_643/644 require restoration and therefore the addition of thermal protection, roof tiles and draining system.

Waterproofing solutions include the following: Bituminous membrane, Polyurethane, Cementitious liquid products or others. Specialized providers can be found in Lebanon for material procurement and application.

Doors and windows work activities shall include all new fabrication and restoration of metal and wood doors and windows and all related glazing works. All of Batch 2 buildings are missing many of their windows and doors. Some can be found scattered on site and will need to be sorted, restored and reused, while the rest need to be made new using the traditional technique whenever required. High quality, Iroko solid core wood or “Qotrani” wood can be used for new doors and windows, and any other areas using flat glass. They are imported from various sources and supplied locally.

Finishing works activities shall include all ceiling, flooring and wall finishes (internal and external) including new application and restoration works of plaster, tile, paints and coatings. Lime plaster will be used in all historical buildings. In specific cases, such as in Re_692 and Re_2011, historic wall and ceiling painting and decoration restoration works shall be included. These activities shall require an external scaffolding system installation to complete the facades’ works. Lime plaster work requires the following: quicklime (Lime putty) or natural hydraulic lime (NHL3.5), sand and stone powder. The totality of these materials can be sourced locally except for NHL 3.5 which is imported from France.

Existing tiles will be kept, cleaned and restored, and missing tiles will be substituted with new tiles according to the restoration design documents and recommendations. This includes limestone/Umi tiles (can be found in local stone factories), marble (imported and sold in Lebanon), terracotta (locally found), terrazzo (locally produced), cement (locally produced) or ceramic tiles (found in the local market).

Special construction activities shall include lightning protection that can be adopted, and hazardous material remediation. It is important to note here that in Batch 2, observations of asbestos materials have been made. An asbestos shed was visually observed in the third-floor balcony cover slab from the southern side of Re_692, the third-floor balcony cover slab from the southern and eastern side of Re_2307 and at the main entrance cover slab of Re_2011, in addition to asbestos pipes found on the Northern side of Re_2307 and in internal bathrooms and external facades of Re_425. Possible lead-based paint may be found on walls or carpentry and only causes harm when scraped or cleaned. Therefore, workers involved in painting or paint scraping activities will be required to wear full personal protective equipment such as face masks with filters, coveralls, gloves, etc.

Mechanical/Plumbing works activities shall include all building piping, plumbing fixtures and equipment, heating, ventilating, and air conditioning equipment and testing, adjusting, and balancing works. This applies to all buildings in Batch 2. Mechanical and plumbing works in buildings of heritage value with special historic paint like Re_643/644, Re_692 and Re_2011, and with their traditional facades overlooking the main streets, will have to be done with more care, and less surface damage, according to the design recommendations.

Electrical works activities shall include all wiring, power, low-voltage, lighting, **distribution boards**, and testing works. This applies to all buildings in Batch 2. Electrical works in buildings with heritage value with special historic paint like Re_643/644, Re_692 and Re_2011 will have to be done with more care, and less surface damage, according to design recommendations.

The project will end with a handover phase where all systems and components of the building will be tested to ensure it is meeting the operational requirements. Contractors will be demobilized, and the site will be handed over to the landlords.

3 National Legislation and World Bank Policies that Apply to the Project

As indicated earlier, the project would need to respect the national policy and legislative framework as well as the requirements of the World Bank's ESF. Below is a description of the applicable regulations and frameworks. The description is consistent with ESMF provisions and includes additional regulations published after ESMF development.

3.1 National legislation

This section details the applicable and relevant national legislations in Lebanon.

3.1.1 Environmental regulations

The key legal instruments which are relevant for the current project are the following:

- *Ministerial Decision 52/1 of 1996*: sets the environmental quality standards and criteria for air, noise, water and soil, and maximum allowed ambient and occupational noise levels.

Annex 10 of the Decision indicates the maximum permissible noise levels and time of occupational exposure according to the region type (commercial and administrative areas in town centers, residential areas with some construction sites, urban residential areas, etc.)

Annex 14 of the Decision indicates the maximum limits for the following outdoor pollutants: Sulphur dioxide, Nitrogen dioxide, Ozone, Carbon monoxide, Total suspended particles, PM₁₀, Lead (pb) and Benzene.

- *Ministerial Decision 8/1 of 2001*: sets the National Standards for Environmental Quality related to air pollutants and liquid waste emitted from classified establishments and wastewater treatment plants.
- *Law 444 of 2002*: represents the Environmental Protection Law and is composed of seven parts divided into 68 articles addressing: fundamental principles and public rules, organization of environmental protection, environmental information system and participation in the management and protection of the environment, environmental impact assessment, environment protection, responsibilities and fines, other regulations.

- *Decree 8633 of 2012*: represents the Environmental Impact Assessment (EIA) Decree. It requires that project proponents in the public or private sector carry out environmental assessment studies for any project which is likely to cause any negative impact on the environment. Projects are classified into three categories according to their environmental risks and sensitivity:
 - Projects which require a full EIA study (included in Annex 1 of the Decree)
 - Projects which require an Initial Environmental Examination (IEE) study (included in Annex 2 of the Decree)
 - Projects which do not require the preparation of an environmental assessment study

The proposed rehabilitation activities are not listed in the annexes of the EIA Decree. Therefore, EIAs and IEEs are not required.

- *Law 78 of 2018 and Decree 6212 of 2020*: respectively set the framework to protect ambient air quality and the national strategy for managing ambient air quality.
- *Decree 5606 of 2019*: provides the procedure for the integrated management of hazardous waste, including requirements related to generation, sorting, transport and disposal. More specifically, section 2/ chapter 1 defines the obligations related to the generation and transport of waste. Noting that asbestos might be found in the buildings, this decree is relevant to the project.
- *Decision 16/1 of 2022*: cancels Annexes 1 and 2 of Decision 8/1 and sets the new Environmental Limit Values for air emissions to the environment.

3.1.2 Building and construction

The Original Building Law in Lebanon was put into practice in 1919 and was officially written in 1940 during the French mandate. This law gave the full authority to the municipality to regulate and control the various aspects of construction, such as setbacks, building heights, plots and areas banned from construction, space between urban blocks and the building area with respect to the total plot area. In 1954, it was issued as Decree 6285. It divided Beirut into zones, along with setting height limits, exploitation ratios and dimensions of development parcels for each zone.

The Legislative Decree 148 of 1983 included amendments related to permits, insurance, parking spaces, and an increase in exemptions for exploitation ratios. Besides, it allowed side attachment of buildings, creating continuous barriers along the street, or “wall effect” taking place at both sides of the streets, preventing decent ventilation and reducing airflow.

Decree 444 of 2002 proposed to reserve half of leftover areas inside parcels as gardens and green areas but the latter has never been adopted.

The latest Construction Law (Law 646 of 2004) allows significant increase in building heights and resulted in the proliferation of high-rise buildings. Real estate developers – through the Building Promoters Federation of Lebanon – contributed to this Law (through influencing, pressuring the Lebanese State and politicians, and drafting the law in the best ways that suited their practices). One year later, the

Enforcement Decree (No. 15874 of 2005) provided an increase of 25 percent of built-up area for high rises and building envelopes (i.e., all building components).

There are several steps needed to obtain a construction permit. However, following the Beirut Port explosion, the permitting process was simplified in order to expedite the rehabilitation process and includes now the following four stages:

- Approval of the Lebanese Army forces,
- DGA approval,
- MoB approval,
- OEA approval.

3.1.3 Earthquakes

Decree 14293 of 2005 regulates safety procedures in buildings, installations and elevators for protection against fires and earthquakes.

The Lebanese Standards Institution (LIBNOR) issued standards NL135 in 2012 – Protection from earthquakes: general rules, which defines the measures to address seismic risks when designing buildings in Lebanon.

3.1.4 Rent laws

The old Rent Law (Law 25/1941) is a rent control law introduced in 1941. It follows the French Civil Code and provides for the intervention of the State in the housing sector. The law defines a rent price cap, extends rental periods indefinitely, allowing the inheritance of rental contract, and sets very strict termination conditions of a lease contract along with a relatively generous compensation for the tenant. Before 1992, the State took few corrective actions to adjust rents following the sharp devaluation of the Lebanese currency in 1980, and existing contracts remained official with some tenants paying less than 5 percent of market value for their rental.

In 1992, the Law was revoked and Laws 159 of 1992 and 160 of 1992 aiming at releasing the rental market were adopted for all rental contracts signed after 1992.

In 2014, a new Rent Law (Rent Law 27 of 2014) was published aiming to progressively release the rental price of the remaining units leased prior to 1992. Over a period of nine years, the rental contracts will be progressively readjusted until the rental price reaches the corresponding market rate.

The implications of the rent-control laws have been severe, especially for the most vulnerable households, as the market rental rates have been steadily increasing due to the real estate boom and have reached at times rates which are unaffordable to most of the population. As some buildings targeted by this project are leased under the old Rent Law, discussions are currently taking place between UN-Habitat with the support of the legal consultant, the building owners and the tenants to ensure the return of tenants and occupants of residential units to their homes and the continuity of their right to housing under the same terms and conditions for three years at least from the date of completion of the rehabilitation works. A contract will then be signed by all parties to protect the tenants and occupants of those units.

3.1.5 Cultural heritage

Order 166/LR of 7 November 1933 on the regulation of antiquities serves as the document of reference for managing cultural heritage and defines what is considered antiques. It defines antiquities as the result

of activity before 1,700 on the one hand and defines a protection system per building rather than urban ensembles on the other hand.

In 1996, the Ministry of Culture provided a list of buildings to be protected in Beirut and ten of these buildings are located in the overall project's targeted area (Rmeil, Achrafieh, Medawar and Saifi); however, none of them is considered for the project.

A benchmark rehabilitation manual was published in 2004 by [Corpus Levant](#) and was adopted by the DGA. It details the different architectural styles and construction technologies, and proposes solutions to repair, restore and rehabilitate buildings of heritage value in order to respect the original architecture and guarantee the durability and integrity of the buildings.

Law 194 of 2020 was issued after the explosion of Beirut port. This law freezes real estate transactions for two years in the heritage districts of Port, Medawar, Achrafieh, Saifi and Rmeil. In 2022, it was extended for another two years.

Heritage value was one of the criteria considered by UN-Habitat during the building selection process.

3.1.6 Labor Law

The 1946 Labor Law and its amendments set the framework and rules governing the relationship between employers and employees and protect the employees from any sort of violations. It includes among others the following provisions:

- Minimum age of employment: 13 years (if the candidate is in good health); subject to yearly examination until the age of 18,
- Minimum age for employment in industrial workplaces and tedious tasks and works requiring substantial physical effort, or those posing health risks: 15 years,
- Minimum age for employment on tasks and works that pose risks or hazards to health and safety: 16 years,
- Employment record issued by the Ministry of Labor specific to every employee, comprising name, nationality, employer name, photograph, specialty, health consultations and date of joining and leaving each establishment,
- Working hours for employees under the age of 18: maximum 6 hours, including a one-hour break following four continuous working hours. Working hours must exclude the period between 7:00 pm and 7:00 am,
- Adolescent employees must be given a resting period of at least 13 consecutive hours between two working shifts. Overtime work and work during breaks, on weekends and holidays are forbidden for adolescents,
- Minimum vacation days for adolescents: 21 days following employment for a complete year; 2/3 of which must be taken continuously,
- No gender discrimination is allowed in the workplace regarding work type, remuneration, employment, promotion, training and clothing. Employment of women in industrial settings and other tedious and risky works is forbidden,

- The right of women for a paid maternity leave (10 weeks according to the latest legislation),
- It is forbidden to fire women during their maternity leave,
- Maximum weekly working hours: 48 hours with a one-hour break (mid-day),
- Working hours can be reduced based on the level of physical effort required by the job,
- Right of employees to a continuous 9-hour resting period during a working day between shifts,
- Right of employees hired since at least one year to 15 days of vacation per year, without the right of employers to fire employees during their leave,
- Right of employees to a paid occupational sick leave in case of occupational accident, the duration of which varies based on the case.

Ministry of Labor Decision 49/1 of 1997 forbids employment of adolescents and children under 18 years old of age in non-industrial settings, unless a medical examination proves them apt to perform such work.

Decree 11802 of 2004 provides the general regulations for the prevention of occupational hazards and accidents, and the promotion of health and safety in all industrial establishments subject to the Labor Law. It namely covers prevention and safety measures, provision for healthy and protected work environment and provision of clean drinking water.

Decree 8987 of 2012 forbids the employment of adolescents and children under 18 years in jobs that pose a risk to their health, safety and behavior.

Decree 3791 of 2016 sets the minimum daily wage to 26,000 LBP, which is equivalent to 17 USD at the official rate of 1,507 LBP per USD. However, as the LBP has lost most of its value, the rate which is being used across the country reached more than 64,000 LBP per USD at the time of the preparation of this report.

Ministry of Labor Decision 29/1 of 2018 restricts a substantive number of jobs to Lebanese citizens, including tiling, plastering, gypsum board, iron, wood and aluminum profile installation and other decorative tasks. Engineering is also restricted to Lebanese citizens. In March 2018, the Ministry of Labor issued a letter that mentions that Syrians are allowed to occupy the jobs of the construction sector which are not restricted to the Lebanese. However, this does not provide Syrian workers with work permit or legal residency. According to the law, all foreigners must have legal residency and work permit to work in Lebanon officially.

3.1.7 Social Protection

The Law on the Protection of Women and Family members from Domestic Violence (Law 293 of 2014) advances women's rights and safety. It includes protection measures and related policing and court reforms but leaves women at risk of marital rape and other abuse.

Law 205 criminalizes sexual harassment. It targets sexual harassment in the workplace. Perpetrators can be sentenced to up to two years in prison and fined up to twenty times the value of the minimum wage (675,000 LBP). The punishment increases to between six months and two years in prison and a fine of between ten and twenty times the minimum wage if there is a relation of dependency or work between the perpetrator and the victim.

3.2 Applicable World Bank policies

The World Bank has classified the overall environmental and social risks of the Project as substantial. The World Bank's ESF sets out the World Bank's commitment to Sustainable Development. Only ESS1, ESS2, ESS3, ESS4, ESS8 and ESS10 (Environmental and Social Standards) are deemed relevant to the Project. The standards establish objectives and requirements to avoid, minimize, reduce, and mitigate environmental and social risks and impacts, and to compensate for or offset any residual impacts.

In the context of the Project, UN-Habitat shall address the project's environmental and social risks as part of the environmental and social assessment process in accordance with the requirements of all triggered ESS.

3.2.1 ESS 1 Assessment and Management of Environmental and Social Risks and Impacts

ESS1 applies to all projects for which bank investment project financing is sought. ESS1 establishes the borrower's responsibilities for assessing, managing and monitoring environmental and social risks and impact throughout the project life cycle.

3.2.2 ESS 2 Labor and Working Conditions

ESS2 sets out the borrower's responsibilities to promote sound worker management relationships and enhance the development benefits of a project by treating workers in the project fairly and providing safe and healthy working conditions. It applies to project workers, including full-time, part-time, temporary, seasonal and migrant workers.

3.2.3 ESS 3 Resource Efficiency and Pollution Prevention and Management

ESS3 sets out the requirement of the borrower to address resource efficiency, pollution prevention and GHG emissions reductions during the project's implementation.

3.2.4 ESS 4 Community Health and Safety

Project activities can increase community exposure to health, safety and security risks and impacts. ESS4 sets out the responsibility of the borrowers to avoid or minimize the related risks and impacts, with attention to vulnerable groups.

To note that, occupational risks and safety requirements for workers are mentioned in the ESS2.

3.2.5 ESS 8 Cultural Heritage

ESS8 sets out measures designed to protect cultural heritage throughout the project life cycle. ESS8 recognizes that cultural heritage provides continuity in tangible and intangible forms between the past, present and future. People identify with cultural heritage as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. Cultural heritage, in its many manifestations, is important as a source of valuable scientific and historical information, as an economic and social asset for development, and as an integral part of people's cultural identity and practice.

3.2.6 ESS 10 Stakeholder Engagement and Information Disclosure

This ESS recognizes the importance of open and transparent engagement between the borrower and project stakeholders as an essential element of good international practice. Effective stakeholder engagement can improve the environmental and social sustainability of projects, enhance project acceptance, and make a significant contribution to successful project design and implementation.

3.2.7 World Bank EHS Guidelines

The ESF also requires that borrowers apply the relevant requirements of the World Bank Group Environmental, Health and Safety Guidelines (EHSGs), especially the General Guidelines. These are

technical reference documents, with general and industry specific examples of [Good International Industry Practice \(GIIP\)](#). They cover the following chapters describing binding general requirements for borrowers and clients:

- Environmental: air emissions and ambient air quality, energy conservation, wastewater and ambient water quality, water conservation, hazardous materials management, waste management, noise, and contaminated land.
- Occupational Health and Safety: general facility design and operation, communication and training, physical hazards, chemical hazards, biological hazards, radiological hazards, personal protective equipment, special hazard environments and monitoring.
- Community Health and Safety: water quality and availability, structural safety of project infrastructure, life and fire safety, traffic safety, transport of hazardous materials, disease prevention, and emergency preparedness and response.
- Construction and decommissioning guidelines: environment, occupational health and safety, community health and safety.

3.3 ESF screening

Based on the project's ESMF document, the World Bank has classified the overall environmental and social risks of the Project as substantial. The World Bank will review the risk classification assigned to the project on a regular basis, including during appraisal and implementation, and will change the classification where necessary, to ensure that it continues to be appropriate. Any change to the classification will be disclosed on the World Bank's website.

4 Description of Baseline Physical, Biological and Socio-Economic Environments

4.1 Geographic conditions

Beirut is the capital city of Lebanon and is located on a peninsula on the Eastern Mediterranean shore. It is bounded by the Beirut River to the East and extends to Mount Lebanon to the North and South⁹. The Beirut District covers approximately 18 square kilometers and is composed of 12 cadastral areas falling under the jurisdiction of the Municipality of Beirut. A satellite image showing major land uses in the area surrounding the targeted area is provided in Figure 14.

Beirut is the country's central urban area and a vital area in terms of size, population, social, political and economic importance. Most businesses as well as one of two main Lebanese ports are located in Beirut.

Over the years, the high urbanization rate in Beirut had an unfortunate effect on the coastal ecosystems in Lebanon. Built-up areas form the great majority of space in the Beirut area, with minimal spaces of wooded areas, agricultural land, empty lots and/or public spaces. Construction activities impinged on the coastal areas, with no proper urban planning nor architecture.

⁹ Beirut city profile, UN-Habitat, 2021, accessed from: <https://unhabitat.org/sites/default/files/2021/07/2021.07.19.pdf>

The targeted area is a crowded area and one of the most vibrant neighbourhoods of Beirut with a mixed architecture of traditional buildings with high-rise modern buildings.



Figure 14: Satellite image showing major land uses in the target area, land use data is adapted from Beirut City Profile 2021 (UN Habitat, 2023)

4.2 Climate

The country's climate is Mediterranean, characterized by a cool wet season from November till April, and a hot dry season from May till October⁶. And although Lebanon is a small country, due to its topographical variation and different altitudes and mountainous as well as flat areas, it has a wide variety of microclimates.

As for Beirut city, it is characterized by a mild Mediterranean climate; the wet season is typically from November to March, with short and intercepted, yet heavy downpours. Precipitation during the dry season (April-October) is minimal and is non-existent during the months from June till August. The climate in summer is hot and humid with temperatures reaching 41 degrees.

The below table shows the average temperatures of Beirut.

Table 2: Average temperature of Beirut (timeanddate.com)

Average Yearly Temperatures in Beirut City ¹⁰												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Record high °C	27.9	30.5	36.6	39.3	39.0	40.0	40.4	39.5	37.5	37.0	33.1	30.0
Average high °C	17.4	17.5	19.6	22.6	25.4	27.9	30.0	30.7	29.8	27.5	23.2	19.4
Daily mean °C	14.0	14.0	16.0	18.7	21.7	24.9	27.1	27.8	26.8	24.1	19.5	15.8
Average low °C	11.2	11.0	12.6	15.2	18.2	21.6	24.0	24.8	23.7	21.0	16.3	12.9
Record low °C	0.8	3.0	0.2	7.6	10.0	15.0	18.0	19.0	17.0	11.1	7.0	4.6

4.3 Air Quality and Noise

Air Quality

Air quality is an essential component in assessing social wellbeing and health status of a community and air pollution is significant in Lebanon. The driving sources of ambient air pollution in the targeted areas stem from different sources ranging from natural to anthropogenic sources¹¹. Air quality monitoring that included 15 stations all over the country were established by the Ministry of Environment in 2013, but stopped fully in April 2019 due to a lack of funds¹², and there is a lack of accurate and recent data on air quality (the last report issued by the Ministry of Environment dates back to September 2017). The Maroun Semaan Faculty of Engineering and Architecture (MSFEA) Air Pollution Observatory at AUB Campus monitors the airborne particles known as PM2.5 and PM10 and indicates that urban areas in Lebanon generally exceed WHO guidelines on PM as shown in the table below.

¹⁰ <https://www.timeanddate.com/weather/lebanon/beirut/climate> (based on data for the period 1995-2023)

¹¹ Air quality, State and trends of the Lebanese environment, 2010, accessed from: <http://www.studies.gov.lb/getattachment/Sectors/Environment/2010/ENV-10-2/4-Air-Quality.pdf>

¹² WHO, air quality monitoring, April 2020, accessed from: <https://www.emro.who.int/images/stories/lebanon/no-7-04-air-quality-monitoring-april-2020.pdf?ua=1>

Table 3: Concentration of particulate matter in Beirut (MSFEA website)

	Sampling date	Value	WHO recommended value (2021)
PM10	27-30 December 2022 (MSFEA website)	26.9 µg/m ³ (average value)	15 µg/m ³
PM2.5	27-30 December 2022 (MSFEA website)	20.6 µg/m ³ (average value)	5 µg/m ³

In the targeted area, there are many anthropogenic sources that cause air pollution, and the following are the most relevant to the targeted areas: transport, energy, and dust caused by the dumping of materials related to the rehabilitation activities taking place in the area.

The targeted buildings are in a busy area; overcrowded with private cars and heavy-duty vehicles, namely construction materials and related equipment. The transport sector is one of the main sources of air pollution in Lebanon, noting that the age of the vehicles and lack of maintenance increase the magnitude of the problem. Also, the financial crisis, high prices of car parts and intermittent suspension of vehicle inspection services are further exacerbating the problem. Re_364, Re_425 and Re_692 are located in busy and commercial streets while Re_264, Re_2011 and Re_2307 are located in relatively less busy streets.

Another factor that affects air quality in the targeted area is the presence of private or commercial generators due to the lack of electricity provided by the EDL, especially since 2021; an article published in Arab news on 13 September 2022 states that “Air pollution from diesel generators contains more than 40 toxic air contaminants, including many known or suspected cancer-causing substances”¹³ and the use of generators has more than doubled in 2021 compared to 2019¹⁴ (Charbel Afif, associate professor at Saint Joseph University).

As for construction related air pollution, construction works are ongoing in the targeted area, more specifically close to Re_692 and Re_264. Typical associated activities contributing to the air pollution problem include the transportation and loading/unloading of bulk material, open-air storage of raw materials, concrete and mortar making, cutting and filling, and the movement of equipment.

Noise emissions

Noise emissions are considered as an environmental impact due to the disturbance they might cause to the local community as well as to the construction team at the different sites. If improperly managed, potential exposure to high noise for a prolonged period of time might have negative health impacts - such as hearing impairment, stress and high blood pressure, insomnia and anxiety.

As mentioned, the rehabilitation projects are mostly nestled in busy residential and commercial areas at the same time, with civilian cars, service and delivery trucks, as well as civilians and residents passing by

¹³ <https://www.arabnews.com/node/2161331/amp>

¹⁴ Air Pollution in Lebanon: the cases of the cement industry and the private generators, 23 May 2022, <https://www.salamwakalam.com/articles/593/air-pollution-in-lebanon-the-cases-of-the-cement-i/en>

to get their groceries, needs and going to restaurants and cafes. The major noise sources include trucks, cranes, heavy machinery, sawing and hammering.

A noise measurement campaign was implemented by UN-Habitat team around the batch 2 buildings on 19 May 2023. The measurements were taken on mid-day in the middle of the week, with relatively busy traffic and ongoing construction activities taking place in the area. The result of the study showed that the existing noise levels varied between 30.7 dBA and 107.6 dBA (Table 4). All average measurements are lower than the 8-hour occupational exposure limit which is 90 dBA (based on OSHA guidelines and national Decision 52/1 of 1996).

Table 4: Average noise level (dBA) for the plots included in batch 1 (samples from 20 and 22 December 2022)

Plot number	Average (range) dBA	Comment
Re_264	71.7 (37.4 – 95.4)	Located in a busy area, on an internal road which is close to main road, surrounded by buildings in all directions, many commercial activities along the main road together with a building under rehabilitation
Re_364	82.1 (52.2 – 98)	Located in a busy area, proximal commercial activities, church in front
Re_425	73.2 (38.2 – 89.5)	Located in a busy area, adjacent to the main road, surrounded by tall buildings and commercial activities
Re_643/644	49.3 (35.3 – 67.3)	Located on the main street, proximal to heritage buildings on both sides with nearby commercial activities.
Re_692	81.6 (50.3 – 107.6)	Located on a busy street, facing tall buildings under construction, proximal to heritage buildings on both sides, proximal commercial activities
Re_2011	60.8 (30.7 – 71.4)	Located on a relatively quiet street and accessible through a stairway, surrounded by buildings
Re_2307	64.2 (37 – 77.7)	Located in a relatively quiet areas, surrounded by buildings
Me_119	51.8 (37.5 – 69.6)	Located on a busy area, proximal commercial activities

4.4 Hydrogeology conditions

Due to its topography including mountainous hills that favor moderately high rates of precipitation, Lebanon has more water resources than its neighbors. Water infiltrates into its aquifers and becomes groundwater, with the remaining water evaporating or flowing as surface water runoff. Unsustainable water resource management practices and weak governance have put a strain on the country's water

resources¹⁵. It's worth noting that there is a lack of accurate and recent data that would reveal the reduction of springs and river base flows, or wells yields from aquifers.

The rapid urbanization (as mentioned above) also led to over-pumping of water, mainly through wells, therefore preventing natural aquifer recharge.

Seismically, Lebanon is located in a moderate seismic region¹⁶. Though it didn't suffer from large and destructive earthquakes for almost two centuries, it lies on the 1,000 km Levant fault system, that separates the Arabian plate in the East from the African plate in the West. The presence of major faults generated devastating historic earthquakes. In addition, and because of the highly urbanized coastal strip, and the rudimentary building code, Lebanon turned into one of the most exposed Mediterranean countries. The population's high density is another factor of risk.

Beirut is surrounded by two active faults; the Yammouneh and the Serghaya faults to the East, respectively 25 and 55 km away, the Roum fault to the South 15 km away, and the Mount Lebanon fault passing just under the city of Beirut and merging further with the Yammouneh fault.

4.5 Ecology conditions

The targeted neighbourhoods are highly urbanized. The biodiversity is therefore expected to be very low with no plant or animal species of significant biodiversity value. Nevertheless, the explosion had an impact on public spaces, including parks, staircases and gardens that were assessed in the [Rapid Damage and Needs Assessment](#) report conducted by the WB after the explosion.

4.6 Heritage environment

Beirut has a rich culture and history that can be observed in urban fabric, sociocultural fabric and architecture. The blast severely damaged the architectural heritage, with several neighbourhoods with French and Ottoman era buildings.

The Beirut cultural heritage should facilitate connection among people, preserve the written/oral traditions, document the history through physical investigations and in that sense, Beirut heritage should be preserved with the following: traditional construction systems and materials, recognizable regional character responsive to functional, social and environmental constraints, coherence of style, form and appearance, and traditional expertise in design and construction transmitted informally¹⁷. Likewise, in addition to the visual characteristics, the social functions of the urban fabric shouldn't be neglected in any project and participation of the community should be fostered.

The Beirut houses of Rmeil, Zouqaq Al Blat and Minat al Housn were inspired between 1840 and 1880 by European aesthetics; this distinctive architecture explores new possibilities of lighting, and the central courtyard is covered yet open to the outside through numerous windows and triple broken "Oriental" and glazed arcades. This typology was introduced by the wealthy classes surrounding their houses with gardens and adding red tiled roofs. In Rmeil and Medawar areas, houses were most often built by families for their own use, with one or two floors; it used to shelter families of the same lineage and border with the houses of related families or associated by marriage or business. The evolution of housing typology became evident in new buildings caused by the transition of the lifestyle from strictly residential to mixed use buildings, combining commercial and leisure. It is worth mentioning that Re_425 and Me_119 have

¹⁵ Assessment of groundwater resources of Lebanon, UNDP, accessed from: <https://www.undp.org/sites/g/files/zskgke326/files/migration/lb/Assessment-of-Groundwater-Resources-of-Lebanon.pdf>

¹⁶ ESMF Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery, UN-Habitat, accessed from: https://unhabitat.org/sites/default/files/2022/01/p176577_esmf_imp-un-habitat_final_.pdf

¹⁷ Cultural heritage safeguards, a summary of heritage laws, regulations and conservation guidelines, Nov. 2022 (draft version)

commercial activities on the ground floor level and Re_643/644 has commercial units that were operational at the time of the explosion, whereas the rest of Batch 2 buildings do not include commercial units that were operational before the explosion.

Seven out of eight buildings included in Batch 2 are made of sandstone and plastered with lime, with construction dates estimated to be before 1920.

4.7 Socio-economic aspects

While there is no accurate data on the population of Beirut city, the 2021 LCRP data estimates that there are 1,291,280 residents from different nationalities in Beirut city (Beirut and its suburbs), with 23 percent Syrian and Palestinian refugees from Syria and Palestinian refugees from Lebanon (GoL/UN, 2021¹⁸, UN-Habitat, 2021¹⁹). It is important to mention that the country also hosts an estimated 250,000 migrant workers (Amnesty International, 2020²⁰) – mostly current or former female domestic helpers – from Africa and Asia. A big number of this group residing in Beirut live in groups and in poor conditions.

With the multi-faceted crisis Lebanon is facing and the rapid deterioration of the livelihood, the poverty level has increased, with an estimated 28.9 percent of households in Beirut experiencing extreme poverty and 73 percent of households in Beirut experiencing multidimensional poverty (63,000 households) (ESCWA, 2021) The recent crises also led to increased tensions between Lebanese and refugee communities, with incidents reported all over the country²¹. On top of that, the COVID-19 pandemic brought a halt to many businesses, the dollar versus lira exchange rates, as well as the Beirut port explosion, where a lot of enterprises have shut down or it was something business owners struggled to get back on their feet.

On another hand, Beirut is Lebanon's biggest economic hub, with key public institutions and Lebanon's governmental, diplomatic, educational and health care institutions being based in Beirut's central district. The port of Beirut was a key driver of the historic growth of the city and was of great importance to the Lebanese economy until the explosion. It has been of regional importance since its establishment in the late 19 century and handled in 2019 almost three quarters of the country's imports and creating an embracing and lively context.

Key economic sectors include construction and real estate, tourism and services. The service sector is the larger employer (with more than three quarters), followed by industry and agriculture.

Many buildings and shops in Beirut are still not rehabilitated and remain closed. The ILO (2021)²² identifies a set of issues affecting their businesses, namely the decrease in the demand for product and services, the reduction in the number of staff to reduce operational costs and be able to pay rent and electricity and generator bills. Businesses have also been affected by worldwide inflation and the subsequent increase in the price of raw materials (which affected the quality and the demand for products and services offered), the increase in rent, and consequently the increase in debts.

The Historic Housing Rehabilitation component of this project will support the rehabilitation of severely damaged buildings, including commercial units who will benefit from exterior rehabilitation where

¹⁸ Lebanon Crisis Response Plan 2017 – 2021, 2021update, produced by the Government of Lebanon and the United Nations, January 2021

¹⁹ UN-Habitat, 2021, Beirut City Profile, [2021.07.19.pdf \(unhabitat.org\)](#)

²⁰ [Lebanon: Revised contract must lead to end of kafala system - Amnesty International](#)

²¹ <https://coar-global.org/2022/02/17/lebanon-conflict-analysis-central-bekaa>

²² [Businesses struggle to build back from the Beirut blast \(ilo.org\)](#)

applicable. It will prioritize complex repairs of severely affected residential units that have not yet been completely rehabilitated. A focus will be set on vacant residential buildings that were inhabited by lower-income and vulnerable households with low tenure security who may have been temporarily displaced.

According to the socio-economic vulnerability assessment map conducted by MapAction in August 2020²³, the Rmeil and Medawar cadasters are mixed in terms of socio-economic vulnerability of households, whereas vulnerable households constitute a minority in the Achrafieh cadaster. A socio-economic and legal survey conducted with the households who were residing in building batch 2 revealed that they can all be classified as vulnerable (details included in section 6.1.2).

5 Environmental and Social Management Plan

The ESMP for the project includes four main sections, namely the mitigation plan, monitoring plan, the documentation and reporting plan and the institutional setup and capacity building plan. The ESMP should be included in the tender documents of the contractor(s) involved in building restoration to take its requirements into account in their financial offers. Also, the ESMP should be an integral part of the agreement with the contractor(s) which would also need to include financial penalties in the event of non-compliance with ESMP provisions.

5.1 Mitigation Plan

The environmental and social mitigation matrix below shows the mitigation activities that need to be implemented by the contractor(s), the design and supervision consultant and UN-Habitat.

²³ Lebanon: Beirut Explosion, Zone socio-economic vulnerability with ACAPS explosion radius damage estimate (21 august 2020), <https://reliefweb.int/map/lebanon/lebanon-beirut-explosion-zone-socio-economic-vulnerability-acaps-explosion-radius-damage>

Table 5: Environmental and Social Mitigation Plan

Important note: all the mitigation measures listed below are imperative and binding during the implementation of works. Selected contractor(s) will be responsible of implementing all the mitigation measures at his/her own expenses. The pricing of the mitigation measures should be included and considered in the tender Bill of Quantities (BoQ) within the item lines. All listed actions will be thoroughly monitored by UN-Habitat and the consultant assigned on this project and reported to the World Bank on a regular basis, and will be an integral part of the performance evaluation of the contractor(s).

Phase	Sources of Impact	Project Activities	Mitigation measures	Residual impacts	Institutional responsibility
Construction	Emissions:				
	Air Emissions	Generation of dusts, exhaust related and other gases from preliminary activities such as marking and site cleaning, and from rehabilitation works demolition, piling, foundation, site clearance, excavation, dismantling, masonry, wood, carpentry, infrastructure, painting	Use equipment and vehicles in appropriate technical conditions and ensure regular maintenance	Negligible	Contractor
			Ensure optimal traffic routes to minimize lengths of travel		
			<ul style="list-style-type: none"> • Implement dust control measures as follows: • Cover raw materials and truck loads to avoid dust blow; Avoid dust-generating work on high wind days; Minimize onsite stockpiles and cover them when unavoidable; Keep demolition debris in a controlled area and spray with water mist to reduce airborne particles; Remove debris through approved route, covered and netted vehicles; Trucks and vehicles exiting the sites should be dust-free; When possible, prepare the masonry / wood works off site 		
Use low emission paints					
Wastewater Generation	Generation of domestic wastewater by the workforce	Provide latrines to workers	Negligible	Contractors	
Solid Waste Generation	Generation of solid waste by the workforce	Ensure commitment to the 3Rs (reduce, reuse recycle);	Low	Contractor	

			Implement onsite segregation and recycling of waste		
			Sufficient and adequate waste disposal bins must be provided onsite		
		Generation of construction and demolition debris	Coordination with the Municipality of Beirut for the regular collection of waste by licensed service providers		
		Generation of excavation waste	Maximize the reuse of excavation waste for onsite filling		
	Hazardous Waste Generation	Generation of used oil from construction equipment and vehicles if maintained onsite	Implement offsite maintenance of construction equipment and vehicles	Negligible	Contractor
			Any used oil generated onsite (if any) should be stored in covered barrels and placed on absorbent material		
		Generation of asbestos laden demolition debris	<p>If site assessments indicate the presence of asbestos at any of the targeted buildings, the following should be implemented in the subject building(s):</p> <ul style="list-style-type: none"> • Handle asbestos laden debris using the standard operating procedures (SOPs) included in Annex 2 <ul style="list-style-type: none"> • Provide protective equipment and training • If possible, do not disturb it, break it or cut it • Do not burn it • Wet it • Cover it • Wrap it up • Dispose asbestos using the standard operating procedures • Dispose asbestos laden debris using the SOPs included in Annex 2 <ul style="list-style-type: none"> • Locate a suitable site in collaboration with Beirut municipality • Label vehicles and ensure they are operated by trained personnel • Cover waste at disposal site with at least 15 cm of non-asbestos containing material 	Low	Contractor

			<ul style="list-style-type: none"> • Install barriers to prevent unauthorized access to site • Final closure should use an additional 75 cm of non-asbestos material • Supply proper PPEs to workers in line with the SOPs included in Annex 2 and train them on their use; PPEs to include respiratory protective equipment, overalls, footwear • Train workers on personal decontamination in line with the procedure included in the SOPs provided in Annex 2 • Hire a specialized expert to inspect the site, assess the status of the existing asbestos and confirm the adequacy of the annexed SOPs or advise on any needed revisions (if any) 		
		Generation of empty paint containers	Return empty paint containers to supplier	Low	Contractor
	Noise/Odors/Light	Preliminary and rehabilitation works	Limit hours of operation for specific machineries to 10 am till 3 pm During operations, keep equipment as far as possible from residential areas where possible Avoid vehicle movements at night Ensure use of modern and well-maintained equipment Inform local communities including shops of timing of noisy activities if any Ensure the use of a shield to minimize light nuisance Ensure that trucks transporting asphalt, or any other odorous materials are always covered	Low for noise Negligible for odors and light	Contractor
	Accidental Releases	Accidental releases of construction materials, fuel, paint	All refueling and maintenance operations should be done off-site A spill response plan should be developed and implemented by the contractor Ensure all workers are trained on the spill response plan	Low	Contractor

		Spills or leakages should be recorded and reported to the assigned entity		
Depletion of Resources:				
Energy Resources	Use of fuel in construction machinery and equipment	Regularly maintain equipment and vehicles Ensure that equipment not in use are turned off Record monthly fuel consumption	Negligible	Contractor
Land Resources	Foundation works and excavation	Ensure appropriate storage of any topsoil removed to be able to use it for the restoration of the area	Negligible	Contractor
	Sourcing of materials from unlicensed quarries	Ensure raw materials are sourced from licensed quarries	Negligible	Contractor
Water Resources	Rehabilitation works and dust control	<ul style="list-style-type: none"> Use strictly needed amounts of water in rehabilitation works all while avoiding losses Seek renewable sources of water (rainwater, treated wastewater, etc.) for the control of dust 	Negligible	Contractor
Biological Resources	Building works; dismantling and demolition works, particularly around Re_264 and Re_2011	<ul style="list-style-type: none"> Limit vegetation cleaning/ trimming to areas where it's strictly necessary Ensure cleaning and revegetation of any cleared areas where possible 	Negligible	Contractor
Other Impacts:				
Landscape & Visual intrusion	Hoarding, crane, scaffolding system	<ul style="list-style-type: none"> Implement aesthetic elements on scaffold and any visible materials that will be on site for a long period of time / use decorative finishes 	Low	Contractor
		<ul style="list-style-type: none"> Apply minimum lighting standards to reduce light pollution Minimize the use of nighttime lights as much as possible 		
Socio-Economic Impacts	Possible nuisance to surrounding communities Possible negative influence on businesses	<ul style="list-style-type: none"> Implement the SEP developed for the project Hospitals of the target area should be notified and communication with them should be maintained throughout the project When possible, avoid using noisy equipment during business peak hours. Ensure access to the shop & surrounding shops is visible and safe. 	Low	Contractor / Consultant / UN-Habitat

			<ul style="list-style-type: none"> • Scaffolding could include printings to indicate the shops are still open • Where possible, ensure local SMEs are preferred for supply of goods and services • UN-Habitat to do a video advertisement for shops located in buildings undergoing reconstruction / rehabilitation 		
	Archeological/Cultural	Buildings with heritage value, possible chance finds	<ul style="list-style-type: none"> • Ensure intervention does not harm heritage values and follows the measures recommended by the Beirut Assist Cultural Heritage, UN-Habitat and the DGA. • Where possible, ensure that any adopted measures do not impede future preservation work • Traditional methods and materials should be preferred and specialized labor should be hired. Each intervention should, as far as possible, respect the concept, techniques, and historical value of the original or earlier state of the structure and leave evidence that can be recognized in the future • Ensure that utilities (heating and air conditioning, etc.) are installed with due recognition of historic and aesthetic features of the building 	Negligible	Contractor/consultant and UN-Habitat
	Community health and safety hazards	Potential projections from works in building	<ul style="list-style-type: none"> • Implement all measures required to ensure buildings' structural integrity (as per findings from site assessment reports and detailed designs); do not proceed to implementation of works at any building which is found by engineering studies implemented during site assessment phase to be prone to collapse • Ensure safety of customers accessing the shops through safety netting and overhead protections; scaffolding system should be installed by qualified staff and customers and pedestrians should be protected by adding to 	Low	Contractor / consultant / UN-Habitat

			<p>the scaffolding system safety nets, plastic debris chutes (to protect from dust and noise), protective foam on scaffold.</p> <ul style="list-style-type: none"> • Please refer to Annexes 3, 4, 5 and 6 for example designs that could be used for the management of safety including decorative designs • Installation of retaining nets to hold falling debris during construction 		
		Risks resulting from unauthorized access to work zones	<ul style="list-style-type: none"> • Ensure that construction sites are only open to staff and workers • Implement measures to prevent unauthorized access to dangerous areas (signs in Arabic, warning tape, etc.) 	Low	Contractor
	Labor and Working Conditions	Workspace accidents	<ul style="list-style-type: none"> • Develop Occupational Health and Safety Plan and follow up on its implementation • Provide related training to the workforce • Availability at all times of qualified first aid personnel and availability of first aid kits • Ensure implementation of all prevention and protection measures (i.e., Installation of guardrails, etc.) • Implement training regarding material safety data sheet (MSDS) of any hazardous materials used on site • Contractors to compensate workers and their families in case of injuries or deaths in line with national labor law and ESS2 / LMP requirements (included in the cleared and disclosed ESMF-LMP instrument) • Ensure equal work opportunities to all while maximizing the recruitment of local communities • Ensure fair payment based on responsibilities irrespective of nationality of workers • Enforce the implementation of GM among workers and implement related training 	Negligible	Contractor/ Consultant

		Exposure to environmental emissions	<ul style="list-style-type: none"> • Provision of personal protective equipment (PPEs) for the workers/ persons accessing the construction sites such as safety boots, hard hats, reflective jackets, N95 mask, etc. • Provide workers involved in scraping of lead paint with face masks equipped with filter cartridges • Limit exposure to hazardous dust/ materials by implementing a rotation system among workers • Provide workers present in noisy areas with hearing protection • Provide adequate and clean sanitary facilities and clean eating and rest areas • Provide an adequate and clean supply of water. 	Low	Contractor
		Discrimination and SEA and SH issues	<ul style="list-style-type: none"> • Ensure that all workers are aware of the Grievance Mechanism and trained on its use • Provide workers with awareness and training on issues regarding SEA and SH continuously. Training will take place for new staff/workers engaged throughout the project. Refresher training will be offered twice per year. Training should be consistent with the most recent practice note regarding SEA/SH published by the WB in October 2022 and provided in Annex 7 • Ensure all contractors provide documented evidence of signature and endorsement of code of conduct (CoC) regarding employment and workforce behavior • Provide the CoC in a language understood by the workers who will sign the CoC and ensure the requirements are well understood through implementation of related training and regular repetition as needed • Provide updates regarding the signature of and training related to CoC in monthly progress reports 	Low	Contractor

			<ul style="list-style-type: none"> • Ensure minimum standards as mentioned in the Lebanese Labor Law above (no discrimination, working hours, no child labor, etc.) are respected • For workers not protected by the Labor Law, contractors must ensure that no discrimination is taking place during the recruitment of workers and rehabilitation phase and should maintain records of recruitment and attendance for contracted 		
	Pedestrians and traffic	Preliminaries; hoarding installation; building works: crane installation and mobile crane operation, scaffolding installation, handling/management of construction materials and waste	<ul style="list-style-type: none"> • Prepare a traffic management plan to ensure safety and the least possible nuisance for the road users and the workers; report preparation, review and approval need to take place before start of works • Identify as part of the traffic management plan alternative roads to be used during any temporary road blockages • Hire competent drivers and use speed limits and speed control devices on trucks, etc. • When needed, coordinate with the municipality and local police regarding traffic management • Maintain access for pedestrians by limiting as much as possible the extension to the sidewalks of the construction works • Ensure adequate warning and signage around the buildings under rehabilitation and 50 m away from any rehabilitation site with excavation works • Schedule traffic activities outside of peak hours • Organize carpools for workers' transportation where possible • Prohibit storage of construction materials and equipment on the road 	Negligible	Contractor/ consultant
Operation	Emissions:				
	Air Emissions	Maintenance related activities	During maintenance works, ensure machinery and equipment are in appropriate conditions	Negligible	Landlords

	Wastewater Generation	Wastewater generated by the households/ shops	Ensure periodic maintenance of wastewater network	Negligible	Landlords / municipality
	Solid Waste Generation	Solid waste generated by the households and/or shops	Coordination with the Municipality is needed to ensure regular waste collection	Negligible	Landlords/ municipality
	Hazardous Waste Generation	None	Not applicable	Not applicable	Not applicable
	Noise/Odors/Light	Operation of businesses	Ensure equipment is in good condition and use proper insulation	Negligible	Landlords / municipality
	Accidental Releases	None	Not applicable	Not applicable	Not applicable
Depletion of Resources:					
	Energy Resources	Improved energy consumption due to Build Back Better approach	None	None	Not applicable
	Land Resources	None	Not applicable	Not applicable	Not applicable
	Water Resources	Improved water consumption due to Build Back Better approach	None	Not applicable	Not applicable
	Biological Resources	None	Not applicable	Not applicable	Not applicable
Other Impacts:					
	Landscape & Visual intrusion	Improved area aesthetics	None	Not applicable	Not applicable
	Socio-Economic	Improved socio- economic conditions due to improved housing and area aesthetics which would positively affect businesses	None	Not applicable	Not applicable
	Archeological/Cultural	The project will have a positive impact on the Beirut urban fabric and cultural heritage. Public consultations and engagement of key	None	Not applicable	Not applicable

		stakeholders will foster interest in cultural and heritage aspects of the targeted neighbourhoods.			
	Health and safety Hazards	Positive impact achieved due to clearing of sites from debris and glass	None	Not applicable	Not applicable
	Labor and Working conditions	None	Not applicable	Not applicable	Not applicable
	Pedestrians and traffic	Improved accessibility for pedestrians when works will be completed	None	Not applicable	Not applicable

*NA: Not available

5.2 Monitoring Plan

The monitoring plan which needs to be implemented is provided in the table below. The aims of the monitoring plan are as follows:

- Verify the environmental and social impacts predicted in the ESMP study.
- Determine project compliance with national and international requirements and standards.
- Monitor the performance of the project and the effectiveness of mitigation measures.
- Take remedial action if unexpected problems and unanticipated impacts arise.

Table 6: Environmental and Social Monitoring Plan

Phase	Sources of Impacts	Parameters to monitor	Frequency	Monitoring Location	# of samples	Standard/Guidelines National/International	Institutional Responsibility
Construction	Emissions:						
	Air Emissions	Implementation of the dust management plan	Daily	On site	Not applicable	WB ESS1, General EHS guidelines	Contractor/consultant**
		Maintenance sheets for vehicles and trucks	Monthly	On site	Not applicable	As per manufacturers' requirements	Contractor/consultant
		Engines switched off	Daily	On site	Not applicable	NA	Contractor/consultant
	Wastewater Generation	Appropriate wastewater containment and disposal	Weekly	On site	Not applicable	WB ESS1, General EHS guidelines	Contractor/consultant
	Solid Waste Generation	Sufficient waste disposal bins	Weekly	On site	Not applicable	NA	Contractor/consultant
		Regular collection by licensed contractors	Daily	On site	Not applicable	NA	Contractor/consultant
	Hazardous Solid and Liquid Waste Generation	Waste records	Monthly	On site	Not applicable	Decree 5606/2019	Contractor/consultant
	Noise	Noisy levels (min. and max.)	Weekly, during noisy activities	Around the rehabilitation sites	One 15-min sample per location	Ministerial decision 52/1 of 1996	Contractor/consultant
	Accidental Releases	Number of spill/leaks reported	Weekly	Around the rehabilitation sites	Not applicable	NA	Contractor/consultant
	Depletion of resources:						
	Energy resources	Fuel consumption rates	Monthly	On site	Not applicable	NA	Contractor/consultant
		Ensure equipment not in use are turned off	Randomly during site inspection	On site	Not applicable	NA	Contractor/consultant
	Land resources	Ensure topsoil is safely stored	During foundation	On site	Not applicable	NA	Contractor/consultant

Phase	Sources of Impacts	Parameters to monitor	Frequency	Monitoring Location	# of samples	Standard/Guidelines National/International	Institutional Responsibility
			and excavation works				
	Water resources	Water consumption and water quality	Monthly	On site	Not applicable	NA	Contractor/consultant
	Biological resources	Greeneries	Before commencement of works and at the end of the construction phase	Around rehabilitation and reconstruction sites	Not applicable	Not applicable	Contractor/consultant
Other Impacts:							
	Landscape & Visual intrusion	Housekeeping practices at rehabilitation site	Weekly	On site and around	Not applicable	Not applicable	Contractor/consultant
		Grievance log	Daily	On site	Not applicable	Not applicable	Contractor/consultant
	Socio-Economic	Updates of the SEP	Monthly	BERYT field office, on site	Not applicable	Not applicable	Contractor/consultant/ UN-Habitat
		Exclusion of old tenants by owners	Bi-annually for a period of 3 years	On site	Not applicable	Not applicable	UN-Habitat
		Video/Advertisement for shops located in targeted buildings undergoing reconstruction/ rehabilitation done by UN-Habitat	Once	Social media	Not applicable	Not applicable	UN-Habitat
		Visual observation of safe and visible access for customers	Monthly	On site	Not applicable	Not applicable	Contractor/consultant

Phase	Sources of Impacts	Parameters to monitor	Frequency	Monitoring Location	# of samples	Standard/Guidelines National/International	Institutional Responsibility
		Written leaflets/ posters in the area informing on dates and location of works	Monthly	Around rehabilitation and reconstruction sites	Not applicable	Not applicable	Contractor/ consultant
		Grievance log for potential complaints from the workers and the community	Weekly	On site, BERYT field office	Not applicable	Not applicable	Contractor/ consultant/ UN-Habitat
	Communication to stakeholders and training to project workers regarding GM process	Once before start of works (to be repeated in case of suboptimal functionality)	Within target area	Not applicable	Not applicable	Not applicable	Contractor/ consultant/ UN-Habitat
		Installation of GM boxes containing all relevant information, brochures, etc. about the project different GM channels.	In the target sites	In target sites	Not applicable	Not applicable	UN-Habitat/ consultant/ contractor
		Information/awareness of Project GM channels including WhatsApp number, website online complaints form, GM email and in person complaints (for stakeholders in general, victims and survivors of sexual exploitation and abuse, and workers)	Continuously within target area	In target sites and wider information on social media and website	Not applicable	Not applicable	UN-Habitat/ consultant/ contractor
		Interviews with the shop owner including number of customers visiting the shop	Monthly	Around rehabilitation and reconstruction sites	Not applicable	Not applicable	Contractor/ consultant/ UN-Habitat
	Archeological / cultural	Intervention in line with the Beirut Assist Cultural heritage, UN-Habitat and DGA	At each step of the construction works	On site	Not applicable	WB ESS8	Contractor/ consultant, UN-Habitat

Phase	Sources of Impacts	Parameters to monitor	Frequency	Monitoring Location	# of samples	Standard/Guidelines National/International	Institutional Responsibility
	Community Health and safety	Number of injuries related to project activities	Daily	On site	Not applicable	NA	Contractor/consultant
		Access controlled by clear signs	Daily	On-site	Not applicable	NA	Contractor/consultant
	Labor & Working conditions	Grievance and incident logs	Monthly	On-site	Not applicable	1946 Labor Law, MoL decision 49/1 of 1997, Decree 11802 of January 2004, decree 8987 of 2012, MoL 29/1, law 205	Contractor/consultant and UN-Habitat
		Equal work opportunities	Monthly	On-site	Not applicable	NA	Consultant
		Fair payment based on responsibilities	Monthly	On-site	Not applicable	NA	Consultant
		Number of participants in H&S training	After each recruitment phase	Around the sites	Not applicable	1946 Labor Law, Decree 11802 of January 2004, MoL 29/1	Contractor/consultant
		Use of PPE on-site	Daily	On-site	Not applicable	1946 Labor Law, Decree 11802 of January 2004	Contractor/consultant
		H&S facilities available on site (drinking water, a place to eat and rest, a hand-washing facility)	Daily	On-site	Not applicable	1946 Labor Law, Decree 11802 of January 2004	Contractor/consultant
		Signature of the CoC	After each recruitment phase	On-site	Not applicable	NA	Contractor/consultant
		Attendance sheets to H&S, PSEA and SH training	Monthly	On-site	Not applicable	NA	Contractor/consultant
		Child and forced labor	Daily	On-site	Not applicable	NA	Contractor/consultant
	Pedestrians & traffic	Implementation of Traffic Management Plan	Monthly	At the site	Not applicable	NA	Contractor/consultant
	Operation	Emissions:					
Air Emissions		None					

Phase	Sources of Impacts	Parameters to monitor	Frequency	Monitoring Location	# of samples	Standard/Guidelines National/International	Institutional Responsibility
	Wastewater Generation	Status of wastewater network	Bi-annually	On site	Not applicable	NA	Landlords
	Solid Waste Generation	Presence of bins around buildings	Daily	Around buildings	Not applicable	NA	Landlords / municipality
		Absence of waste accumulation	Daily	Around buildings	Not applicable	NA	Landlords/ municipality
	Hazardous Solid and Liquid Waste Generation	None					
	Noise	None					
	Accidental Releases	None					
Depletion of Resources:							
	Energy Resources	Energy consumption by the building	Monthly	Individual apartments and common areas	Not applicable	NA	Landlords
	Land resources	None					
	Water resources	None					
	Biological Resources	None					
Other Impacts:							
	Landscape & Visual intrusion	Final feedback from the community	Once at completion of	UN-Habitat	NA	NA	UN-Habitat

Phase	Sources of Impacts	Parameters to monitor	Frequency	Monitoring Location	# of samples	Standard/Guidelines National/International	Institutional Responsibility
			rehabilitation works				
	Socio-Economic	Exclusion of renters	Handover phase, then, once per year till end of agreement	Buildings rehabilitated	NA	Rent law of 2014 and signed consent forms	UN-Habitat
	Archeological / cultural	Feedback from TAC and the community	Once at completion of rehabilitation works	UN-Habitat	Not applicable	NA	UN-Habitat
	Health and safety Hazards	None					
	Labor & Working conditions	None					
	Pedestrians & traffic	None					

*NA: Not available

** consultant for this batch of buildings is Spectrum Engineering.

5.3 Reporting and documentation

Prior to commencement of rehabilitation activities, the contractor(s) involved in the project should prepare the following ESF tools and submit them for review by the consultant and subsequent approval by UN-Habitat:

- Construction Environmental and Social Management Plan including site-specific easy to use building specific matrices and an emergency response plan (fires, spills, accidents),
- Occupational Health and Safety Plan including workspace guidance against communicable diseases such as Covid19 and Cholera,
- Solid waste management plan (in case site assessment identified asbestos in the building),
- Traffic management plan,
- Code of conduct,
- Workers' registration form and muster roll,
- Record of grievances including all information required by project's GM (data regarding complainant, type of grievance including those related to SEA/SH, how it was resolved, etc.)
- Accident / incident recording form in line with WB Environment and Social Incidence Response Toolkit (ESIRT),
- Solid waste log,
- Inductions and Environmental and Social training log,
- Training modules related to the above,
- Monthly reports documenting results of ESMP monitoring activities.

5.4 Institutional Setup and Capacity Building

The contractor(s) involved in project implementation should hire ESS and OHS experts who will be responsible for the preparation and implementation of all ESF tools listed in the previous section. The Terms of Reference (TOR) for the latter experts should be shared with UN-Habitat who will submit them to the WB for no objection. In addition, the ESS and OHS experts will be responsible for the follow-up on the implementation of mitigation and monitoring plans, including the required record keeping activities as per the forms listed in previous section. The ESS and OHS experts will also be responsible of the implementation and repetition of workers' trainings related to the following topics:

- C-ESMP,
- OHSP and Code of Conduct,
- GM,
- SEA and SH.

6 Stakeholder Engagement and Grievance Mechanism

6.1 Public Consultation

6.1.1 Process description

The SEP prepared by UN-Habitat identifies the different stakeholders as per their level of engagement and their needs. The stakeholders were and will continue to be involved in the project throughout all its stages, from the initial inception phase until the completion of the project. This identification, from its early stages, has allowed the project's team to define the roles and responsibilities of each category of stakeholders.

UN-Habitat has identified several methods of communication according to the project's phase, to keep the stakeholders well informed, and where they will be able to share their feedback and concerns. They include UN-Habitat's official website, social media via Facebook, Twitter, Instagram and LinkedIn, in addition to WhatsApp and emails. Written and printed publications will also be used to inform the stakeholders about the project's objectives and activities. Progress reports will be shared with stakeholders to stay updated on the project's developments. The SEP also mentions specific actions to address the needs and issues of the vulnerable and marginalized groups identified by UN-Habitat (detailed below).

In addition, Al-Makassed association already engaged to support UN-Habitat in the mobilization and outreach to targeted families, has established BERYT field office in the affected area, enabling all stakeholders to submit inquiries or share feedback in person.

Communication and feedback from stakeholders will be taken into consideration at each phase of this project and stakeholder meetings have been and will be organized by UN-Habitat as described in the SEP. Participation and comments from stakeholders will be fostered by the participatory approach proposed in the SEP. Meetings with identified key leaders have been and will continue to be conducted throughout the project. The TAC will continue to meet regularly. In-person interviews were conducted (more details are included below). Focus Group Discussions with the community will be conducted upon need. In addition, this ESMP will be part of the tender documents of the contractor(s) who will also be responsible of continuously engaging stakeholders as relevant to his/their activities.

6.1.1.1 Stakeholder Mapping

An updated stakeholder mapping exercise was conducted as part of the current ESMP and focused on the identification and mapping of vulnerable stakeholders as provided in the results' section (section 6.1.2)²⁴.

6.1.1.2 Information disclosure

UN-Habitat has established several channels of communication to disclose project information as well as to engage with relevant stakeholders at each stage of the project. As such, since the onset of the Project and throughout, eligibility criteria for the buildings to be rehabilitated were shared on social media via UN-Habitat's [Facebook](#), [Instagram](#), [Twitter](#) and [LinkedIn](#) accounts in Arabic and English. The same social media platforms are used to regularly post updates regarding the project. Also, stakeholders are engaging

²⁴ The project's SEP will be a dynamic document which will be regularly updated to reflect any changes as deemed necessary.

with UN-Habitat and asking for updates using the GM. 69 out of 184 submissions that were received through the GM channels by mid-May 2023 were related to project update requests (selection process, visits to be done by UN-Habitat field team to their buildings or inquiries about next meeting).



Figure 15: Social media post from UN-Habitat Facebook page

6.1.1.3 Engagement with the stakeholders and consultation process

In-person meetings were also conducted by UN-Habitat and Al Makassed in presence of the legal team, with the landlords/tenants and/or the legal representatives of the eight buildings targeted by the current ESMP report. Discussions aimed at completing the files of the owners / tenants, to sign the initial consent (provided in Annex 8) to ensure that owners will commit to the conditions set by UN-Habitat, also to sign the no objection form by the investors/occupants of commercial units. This contributed to increasing the engagement of stakeholders as the tenants/ landlords became afterwards in regular contact with UN-Habitat and Al Makassed.



Figure 16: Photos taken during in-person meetings conducted on 16 November 2022

In addition, a socio-economic and legal (SEL) survey (provided in Annex 9) has been undertaken by AI Makassed to confirm that the households (tenants and/or landlords) who were residing and/or are willing to occupy the residential units in the targeted eight buildings are vulnerable and/or highly affected by the explosion, and meet the pre-set criteria. More specifically, the survey contributes to identifying the level of vulnerability of the affected households including any legal issues they may have.

A survey was also conducted by UN-Habitat with the occupants and investors (survey provided in Annex 10) whose commercial units (restaurant and gallery) are located in Re_425 and are currently operational. The questions were related to the legal status of the unit, the nature of the commercial activity and its current status (namely after the explosion), with the aim of understanding the challenges faced by the business owners after the explosion. The occupants of these units declared that they will be positively affected by the rehabilitation, however, the investor of the restaurant raised concerns related to the safe access of its customers and the noise created by the civil works. The survey also enquires about peak business times in order to take these into account during the rehabilitation and reconstruction works whenever possible. Accordingly, a no objection form (provided in Annex 11) was prepared and shared with occupants and investors of these units for their signature, to ensure that the latter have no objection over the rehabilitation of building Re_425.

Also, a round of unstructured interviews (survey provided in Annex 12) was implemented by AI Makassed between April and June 2023. The interviews targeted communities (residents, shops, social services) living and/or operating in close proximity to the targeted eight buildings. The aim of the interview is to assess communities' perceptions regarding the potential environmental and social impacts of the rehabilitation works and their opinions regarding the needed mitigation measures, also to communicate the different GM channels of the project. It should be mentioned that consultations will be repeated on quarterly basis with all identified stakeholders including the residents of the plots under Batch 2, subject of this ESMP, in line with the SEP program of consultations and the provisions of the cleared and disclosed ESCP.



Figure 17: Photos taken during the implementation of unstructured interviews by AI Makassed on 25 April 2023

6.1.1.4 *Inclusion of Marginalized Groups*

As part of the stakeholder mapping that was conducted during the preparation of the SEP, potential marginalized individuals/groups were identified, as well as preferred means of communication. The exercise was updated during the preparation of this ESMP. The updated stakeholders' map is provided in Figure 16 below; vulnerable stakeholders include hospitals, schools, religious institutions, proximal commercial activities who may be affected by the upcoming reconstruction / rehabilitation works, in addition to old tenants and elderly, women, disabled and people with chronic illnesses living in the targeted buildings. Communication with the most marginalized groups of stakeholders started and will continue to take place through the Mukhtars, UN-Habitat and Al-Makassed. As such, UN-Habitat and Al-Makassed will regularly conduct household visits to identify the emerging needs of these vulnerable groups and to share with them the project's relevant updates and to allow them to raise any concern, question, complaint related to the project. UN-Habitat will specifically invite organizations and communities representing the most marginalized groups to attend the upcoming stakeholder meeting, such as organizations representing persons with disabilities, refugees, migrant workers and LGBTQI+ communities.

An SEL survey was also conducted with the potential beneficiaries of the eligible buildings to identify the most vulnerable households and identify their needs. The SEL survey included among others, questions which are useful for the assessment of socio-economic vulnerability such as the age/gender of the head of household, number of members in the household, household income and tenant/occupant tenure information.

UN-Habitat will ensure that the needs and concerns of the most marginalized stakeholders are always addressed. One of the most significant concerns is to be able to guarantee that the tenants will be able to return to their home after the rehabilitation process. More specifically, a legal consent form is being prepared with the owners and will protect the rights of tenants to return to their homes.

6.1.2 *Results*

The updated stakeholders' map is provided in Figure 18 whereas a summary of the main outcomes from the engagement and consultation meetings directly relevant to the current ESMP under Batch 2 and the list of stakeholders involved in each class of meeting is outlined in Table 7. Findings from the SEL survey regarding Building batch 2 are provided in Figure 19 and Table 8.



Figure 18: Stakeholder mapping for building Batch 2

Table 7: Main findings of the consultation and engagement process with key stakeholders

Consultation method	Findings / results	Stakeholders involved
In-person meetings		
2 in-person meetings conducted by UN-Habitat and Al-Makassed with owners of Re_264	Kick off meeting to introduce the project and ascertain that the occupant of one of the units is ready to move will start. Also, a meeting was dedicated to sign the initial consent.	Owners and legal representative of the building
4 in-person meetings conducted by UN-Habitat and Al-Makassed with owners of Re_364	Meetings to introduce the project to the two different owners and to sign the initial consent.	Owners of the building
3 in-person meetings conducted by UN-Habitat and Al-Makassed with owners of Re_425	One meeting was dedicated to introduce the project and learn more about the building structure, issues and occupancy status including the commercial units. The other two meetings were mainly to present the initial consent.	Owners of the building
4 in person meetings conducted by UN-Habitat and Al Makassed with the landlord of Re_643/644	One meeting was dedicated to introduce the project and learn more about the buildings structure, issues and occupancy status. The other three meetings were mainly to sign the initial consent, discuss the design and propose the new rehabilitation modality.	The owner of the buildings
4 in-person meetings conducted by UN-Habitat and Al-Makassed with owners of Re_692	Two meetings with the original owners to introduce the project and collect all legal documents. The other two meetings were with the Governor of Beirut to discuss how we can ensure the return of old occupants to the building which is expropriated by the Municipality of Beirut.	Owners of the building and Governor of Beirut
2 in-person meetings conducted by UN-Habitat and Al-Makassed with owners of Re_2011	Meetings to introduce the project with the owners and to sign the initial consent.	Owners of the building

Consultation method	Findings / results	Stakeholders involved
5 in-person meetings conducted by UN-Habitat and Al-Makassed with landlords of Re_2307	Meetings to introduce the project with the two different owners and to sign the initial consent.	Owners of the building
1 in person meeting conducted by UN-Habitat and Al Makassed with one landlord of Me_119	Kick-off meeting to introduce the project and learn more about the building structure, issues and occupancy status, and to inform the landlords about the required legal documents.	One of the owners of the building.
Survey of commercial units		
Socio-economic surveys at two commercial units within Re_425	The investors/occupants mentioned that they will be affected positively by the proposed rehabilitation works. However, they expressed concern about the safety of customers and the need to have protective structures. Feedback was obtained regarding their peak business hours. Moreover, the investors/occupants expressed that they were negatively affected by the explosion, whereby their shops kept closed for a while until starting the rehabilitation which also took time causing more financial losses.	Occupants/investors of two commercial units (restaurant and gallery)
Unstructured interviews with surrounding communities		
Plot Re_264	<p>Main concerns are related to traffic, especially that the building is close to the police station. Moreover, other concerns were raised related to potential exposure to dust, noise and safety of the neighbours who are mainly old persons.</p> <p>It was explained to the interviewees that mitigation measures related to the latter concerns will be developed as part of the ESMP and implemented. The GM was also described.</p>	<p>Residents of the surrounding buildings</p> <p>Investors/occupants of surrounding commercial activities</p>
Plot Re_364	Main concerns are related to noise, dust and traffic that will result from the reconstruction activities	

Consultation method	Findings / results	Stakeholders involved
	<p>especially that the building is located on the main street. Also, the proximity of the building to a school and a church may put the students and elderly under risk during rehabilitation.</p> <p>It was explained to the interviewees that mitigation measures related to the latter concerns will be developed as part of the ESMP and implemented. The GM was also described.</p>	
Plot Re_425	<p>Main concerns are related to traffic, noise and dust that may expose asthmatic persons and elderly to health problems. The owner of Super Taxi expressed that he is concerned about the pedestrian's and client's safety and whether the road will be closed.</p> <p>It was explained to the interviewees that mitigation measures related to the latter concerns will be developed as part of the ESMP and implemented. The GM was also described.</p>	
Plots Re_643/644	<p>No major operational commercial activities around these two buildings. However, concerns related to pedestrian safety, noise and dust were raised.</p> <p>It was explained to the interviewees that mitigation measures related to the latter concerns will be developed as part of the ESMP and implemented. The GM was also described.</p>	
Plot Re_692	<p>The main concern is related to pedestrian' safety and medical coverage in case of an emergency. Also, concerns over potentially increased levels of noise and dust were raised by the majority of the interviewees. The interviewees also</p>	

Consultation method	Findings / results	Stakeholders involved
	<p>shared their concerns regarding any road closure that may affect the continuity of their businesses during reconstruction.</p> <p>It was explained to the interviewees that mitigation measures related to the latter concerns will be developed as part of the ESMP. The GM was also described.</p>	
Plot Re_2011	<p>The main concern raised by the interviewees is related to pedestrian' safety and access, as all neighbours use the same entrance stairs. Moreover, other concerns were raised related to possible exposure to dust and noise.</p> <p>It was explained to the interviewees that mitigation measures related to the latter concerns will be developed as part of the ESMP and implemented. The GM was also described.</p>	
Plot Re_2307	<p>Main concerns are related to noise, dust and pedestrians' safety that may be affected by reconstruction activities.</p> <p>It was explained to the interviewees that mitigation measures related to the latter concerns will be developed as part of the ESMP and implemented. The GM was also described.</p>	
Plot Me_119	<p>Main concerns raised by owners/investors of commercial units located in/and around the plot included pedestrian safety and any road closure that may take place. They also had concerns on the potential impact of noise and dust on restaurants' activity which is located in the targeted building and currently operational.</p> <p>It was explained to the interviewees that mitigation measures related to</p>	

Consultation method	Findings / results	Stakeholders involved
	the latter concerns will be developed as part of the ESMP and implemented. The GM was also described.	

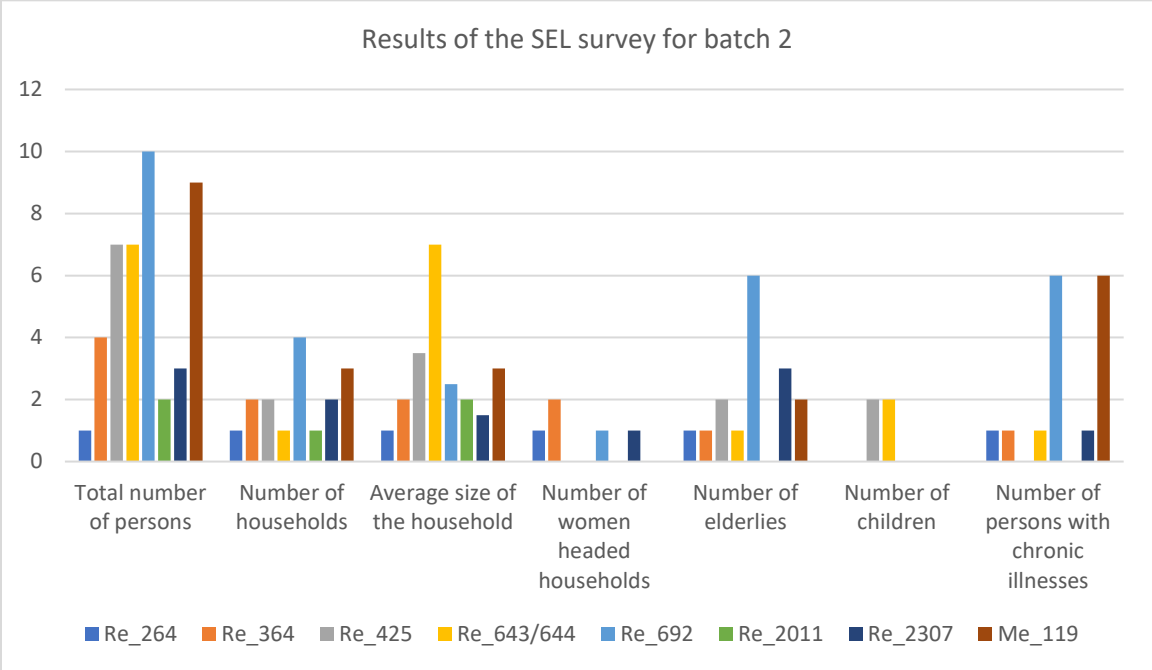


Figure 19: Findings from SEL survey for building Batch 2

Table 8: Scoring of vulnerability for building batch 2 ²⁵

Building #	Score per building	Weighted score per building	Passing weighted score	Outcome
Re_264	40	60	48	Eligible
Re_364	40.5	61		Eligible
Re_425	40.5	61		Eligible
Re_643/644	42	62		Eligible
Re_692	46.5	68		Eligible
Re_2011	28	42.62		Ineligible ²⁶
Re_2307	40.5	61		Eligible
Me_119	44.7	67		Eligible

²⁵ Data collected for each household is uploaded into a database hosted and managed by UN-Habitat. This database automatically generates a score for each question as per initially set scoring. The final analysis is based on the following five parameters:

(1) Parameter 1: household demographics and social background: This includes details about the targeted household including number of members, age, gender, illnesses, etc.

(2&3) Parameters 2 and 3: income sources and household expenditures: This section focuses on current sources and income generated by all household' members, in addition to their monthly expenditures.

(4) Parameter 4: household losses from Beirut Port explosion: This is considered the main section of the survey as it looks into all losses incurred by the explosion. This includes losses at the level of human beings, housing, personal assets (furniture, cars(s), other assets), and jobs or businesses.

(5) Parameter 5: housing tenancy related issues: this section shows how concerned households perceive their housing legal status and current challenges and constraints. It also confirms whether the household has an old or new rental contract.

The average score for the whole building is calculated according to the following pre-set weighting system per parameter, whereby the largest weight was given to the losses caused by the explosion. This explains why the four buildings in this batch passed the required score.

Scoring table (P = parameter)	Weight (%)	Minimum weighted score	Passing weighted score	Maximum weighted score
P1	42%	10	22	34
P2 + P3 + P4	55%	9	24.5	40
P5	3%	0	1.5	3
Total	100%	19	48	77

²⁶ Plot Re_2011 consists of two adjacent buildings owned by the same family: a 4-floor concrete building and a 1-floor, 1-apartment old building. While the concrete building was moderately damaged and was rehabilitated by the owners, the small building that was occupied by a tenant, completely collapsed. Following the explosion, the tenant, in agreement with the owners, decided to leave the building and move. During the interview conducted by UN-Habitat with the owners, they indicated that the intention is to offer the house to their brother who lost his job and who is married and living in a rented apartment. The scoring of the SEL survey did not reach the passing grade as the brother is not residing in the area most affected by the explosion and thus suffered little from it. However, based on the conducted interview, UN-Habitat considers the family that will move to this building once rehabilitated is vulnerable. Therefore, UN-Habitat has reconsidered plot Re_2011 which is now included under batch 2.

6.2 Grievance Mechanisms

6.2.1 Mechanisms

UN-Habitat has established grievance mechanisms for different streams of complaints as per the ESCP. The GM includes a complaints mechanism for stakeholders in general (and another one for workers in particular as per the Labor Management Procedures (LMP) prepared, cleared and disclosed on the UN-HABITAT project website), receiving complaints related to environmental and social safeguards, sexual exploitation and abuse, and labor issues among other types of grievances. All grievances should be resolved within specific timelines as later described depending on the type of grievance. Grievances related to criminal and SEA allegations and to incidents should immediately be reported to the UN-Habitat (should they be communicated to an IP rather than to the UN-Habitat directly), who will in turn forward them to the WB within 48 hours.

6.2.2 Process description

A GM has been developed and is operationalized, in line with the requirements of ESS10. The GM provides opportunities for stakeholders to submit complaints related to any of the environmental and social safeguards related to the project as set out in the ESF. Stakeholders can submit grievances to the GM email²⁷, WhatsApp²⁸, complaint box²⁹ and the website³⁰ 24/7. All submissions will provide an automatic reply with information that the grievance has been received, and when a response to the grievance can be expected. The GM phone is operated by the ESS team members during office hours. Outside office hours, complainants can record a voice message or send a WhatsApp message. In person grievances can be submitted at BERYT field office during business working hours (Monday-Friday, 8-4).

In addition, all project workers will have access to a complaints mechanism for any complaints related to the LMP, which is applicable to all project workers hired by UN-Habitat or UNESCO whether full-time, part-time, temporary, or daily workers. The grievance mechanism will be provided for all direct workers and contracted workers (and, where relevant, their organizations) to raise workplace concerns. Workers will be informed of the grievance mechanism at the time of recruitment and the measures put in place to protect them against any reprisal for its use. Measures will be put in place to make the grievance mechanism easily accessible to all such project workers. It is designed to address concerns promptly, using an understandable and transparent process that provides timely feedback to those concerned in a language they understand, without any retribution, and will operate in an independent and objective manner. The grievance mechanism may utilize existing grievance mechanisms, provided that they are properly designed and implemented, address concerns promptly, and are readily accessible to such project workers. Existing grievance mechanisms may be supplemented as needed with project-specific arrangements.

Grievances submitted through any of the GM channels that are related to allegations of sexual exploitation and abuse (SEA) and sexual harassment (SH) will be treated as urgent complaints and action

²⁷ GM email address: unhabitat-lb-gm@un.org

²⁸ GM phone number: +961 81 582376

²⁹ A complaint box has been installed at BERYT field office

³⁰ BERYT project webpage: <https://unhabitat.org/project/beirut-housing-rehabilitation-and-cultural-and-creative-industries-recovery>

will be proposed at once. The WB team will be informed within a maximum of 48 hours of such complaints as per the ESCP.

A [PSEA action plan](#) was developed to outline specific steps for preventing and responding to incidents of sexual exploitation and abuse within the project. It establishes a framework for identifying, addressing, and reporting such cases, including clear procedures for handling complaints and ensuring the safety and support of survivors. The PSEA action plan serves as a guide for effectively implementing PSEA measures and integrating them into the overall GM framework. The plan was endorsed by the WB team and then disclosed on the website.

For all complaints related to SEA/SH, UN-Habitat has also established closed partnerships with the Prevention of Sexual Exploitation and Abuse (PSEA) Network and the Gender Based Violence (GBV) working group in Lebanon. UN-Habitat will partner with local GBV service providers to ensure that survivors can have immediate access to services after a complaint. UN-Habitat is committed to provide a survivor centered approach and to make sure that survivors get the support needed by experts by referring them to service providers offering this support, and that all actions are undertaken on the wishes of the survivor. Grievances can be submitted anonymously using the channels mentioned below:

- **Project webpage:** the [webpage](#) is currently functioning, and the GM complaint form can be accessed [here](#), both in Arabic and English. Complaint forms exist and can be submitted in Arabic or English. When the complaint form is submitted on the site, a message appears with the confirmation of receipt of the feedback/complaint and that a response will be shared with the complainant within ten days of receipt. Urgent and/or sensitive cases require a response within 48 hours. The website is monitored daily by the above-mentioned ESS team.
- **E-mail:** The created email address: unhabitat-lb-gm@un.org is being monitored daily by the ESS team. Once an e-mail is received to the GM account, an automatic reply will be sent confirming the receipt of the feedback/complaint and that a response will be shared with the complainant within ten days of receipt. Urgent and/or sensitive cases require a response within 48 hours.
- **WhatsApp:** The WhatsApp account (+961 815 823 76). Once a message is recorded (voice or text) an automatic reply is sent confirming the receipt of the feedback/complaint and by when the ESS team is expected to provide feedback. Only the ESS team will have access to the device, and all grievances are logged and registered and regularly reported to the World Bank.
- **Complaint boxes:** The boxes were procured and ready to be installed at the building sites. One box was installed at BERYT field office which is situated in the same area (200 meters away from Rmeil 692).
- **In-person GM:** The project implementing partners, Al-Makassed, and to a certain degree the design consultant might receive in-person complaints. All complaints will be registered and logged by Al-Makassed and the consultant, and cases will be referred to the ESS team daily. Al-Makassed and consultant teams have been trained on how the GM works, and sensitized on environmental and social issues, gender-based violence, SEA and SH.
- **Dissemination of information and awareness of GM:** The GM information flyers have been printed and are accessible via QR codes and social media. Printed flyers are placed at BERYT field office.

The GM includes several channels that are appropriate to the different groups of stakeholders, including the marginalized groups and workers.

When a grievance is received, all relevant information will be filled in the project log by the ESS team. For complaints related to SEA, the following information only will be requested: nature of the complaint, information about whether the perpetrator was associated with the project, age and sex of the perpetrator and if possible, information on whether the survivor was referred to the appropriate services. **All grievances related to SEA or other sensitive issues will be reported to the WB within 48 hours of receiving such grievances. All information is kept confidential by the ESS team.**

The ESS team will investigate the grievance. The team will verify the validity of the information and give the complainant an initial confirmation within three days of receipt of the complaint. If needed, the ESS team may request further information from the complainant.

The GM shall then notify the complainant of the decision/ solution/ action immediately either in writing, verbally or electronically. For SEA/SH related complaints, the ESS team will immediately assist the survivor by referring them to GBV service providers (within 48 hours). For straightforward/not applicable grievances related to environmental and social complaints, the ESS team will provide a response within a maximum of 10 days, and for grievances that require further assessment, the ESS team will engage with the complainant to collect further information and will provide, within 30 days, actions proposed to resolve the complaint. The response should include a summary of the issues raised and the reason for the decision taken.

The GM flowcharts and associated online form are respectively provided in Annexes 13 and 14. It is important to note finally that the GM and associated channels have been and continue to be widely disseminated among the project stakeholders during all public consultation and engagement meetings and through project communication materials. Also, all IPs including contractors will assist in the dissemination of GM and the latter requirement will be included in their tender documents.

7 Annexes

[Annex 1: Project's execution schedule](#)

[Annex 2: Standard Operating Procedures for asbestos handling and management](#)

[Annex 3: Pictures of overhead canopy and safety nets](#)

[Annex 4: Example of decorative scaffolding](#)

[Annex 5: Example of scaffold protection foam](#)

[Annex 6: Example of debris chutes](#)

[Annex 7: Practice note regarding SEA / SH](#)

[Annex 8: Initial consent form](#)

[Annex 9: Socio-economic and legal \(SEL\) survey](#)

[Annex 10: Survey with business owners](#)

[Annex 11: No objection form](#)

[Annex 12: Survey used in unstructured interviews](#)

[Annex 13: GM flowchart](#)

[Annex 14: GM online form](#)

7.1 Annex 1: Project's execution schedule

Batch	Plot #	Description of activity																			
			Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19
2	Re_364 Re_692	Design ¹	■	■																	
		Procurement			■																
		Contract Award				■															
		Implementation ¹					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Re_425 Re_643/644	Design ¹	■	■																	
		Procurement			■																
		Contract Award				■															
		Implementation ¹					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Re_2307 Re_2011	Design ²	■	■	■	■															
		Procurement					■														
		Contract Award						■													
		Implementation ¹							■	■	■	■	■	■	■	■	■	■	■	■	■
	Re_264 Me_119	Design ²	■	■	■	■															
		Procurement					■														
		Contract Award						■													
		Implementation ¹							■	■	■	■	■	■	■	■	■	■	■	■	■

¹Design: includes conceptual design, permits and tender documents
¹Implementation: includes contractor mobilization and site clearance, propping of the structure, Rubble removal, Excavation and foundation works, Scaffolding system installation, Redressing, Dismantling and demolition works, Masonry and wood works, concrete works, MEP works, Roof works, Wall-floor and ceiling finishes, Testing and commissioning and demobilization.
²Design: includes site assessment, ESMP report, conceptual design, permits and tender documents

7.2 Annex 2: Standard Operating Procedures for asbestos handling and management

7.3 Annex 3: Pictures showing good practice overhead canopy and safety nets



Sidewalk overhead protection, available from: <https://superiorscaffold.com/services/sidewalk-overhead-protection-sidewalk-shed-canopy/>, Accessed on 10/01/23



Overhead protection, accessible from: <https://superiorscaffold.com/customizing-your-overhead-protection-the-ritz-carlton-philadelphia-pa/>, accessed on 10/01/23



Outrigger scaffolding system, accessible from Google images, accessed on 10/01/23



Overhead canopy with safety nets, accessible from Google Image, accessed on 10/11/23



Safety nets, accessible from: safesmartaccess.com.au/safety-net-fans, accessed on 10/01/23



Safety nets, accessible from: tss-me.com/blog-posts/all-about-construction-safety-nets/, accessed on 10/01/23



Scaffold net, accessible from Google image, accessed on 10/11/23

7.4 Annex 4: Example of decorative scaffolding



Decorative scaffolding, accessible from: <https://alamy.com/stock-photo-decorative-scaffolding-screens-construction-site-hoarding>, accessed on 10/01/23

7.5 Annex 5: Example of scaffold protection foam



Scaffolding protection foam, accessible from: <https://trumark.com.au/product/grey-foam-handrail-protector>, accessed on 11/01/23

7.6 Annex 6: Example of debris chutes



Debris chutes, accessible from: superiorscaffold.com/products/debris-chutes/ accessed on 10/01/23

7.7 Annex 7: Practice note regarding SEA / SH

7.8 Annex 8: Initial consent form

Initial Consent for the Rehabilitation of a Property

Beirut Housing Rehabilitation and Cultural Heritage and Creative Industries Recovery Project "BERYT"

We, the undersigned, in our capacity as owners and usufruct holders of plot No. _____ of _____ cadastral zone, express our desire and initial consent to rehabilitate the aforementioned property affected by the 4 August 2020 explosion, benefiting from Beirut Housing Rehabilitation and Cultural Heritage and Creative Industries Recovery Project ("BERYT") implemented by the United Nations Human Settlements Programme ("UN-Habitat").

In this respect, we affirm our knowledge of the general objectives of the project which aims to rehabilitate a number of buildings affected by the explosion, revive the urban fabric of the affected areas, and secure the right to adequate housing. In this regard, we express our initial consent and commitment to the following:

- 1) Our consent to execute the rehabilitation works and all that relates to or derives from these works by the contractors, engineers, consultants and all other entities and people recruited by UN-Habitat, and our commitment to allow them to execute all necessary works on the property throughout the period of the rehabilitation works;
- 2) Our commitment to ensure that the building remains vacated by people and from all material contents throughout the period of rehabilitation works, unless it is found, based on the opinions of the technical people mentioned in section (1) above, that there is no need to do so on the level of safety standards and if the nature of the rehabilitation works will not pose any danger to the contents of the building/or to the people residing there;

موافقة مبدئية لإعادة تأهيل عقار

مشروع إعادة تأهيل المساكن المتضررة وتعافي الصناعات الإبداعية الثقافية في بيروت "BERYT"

نحن الموقعون أدناه، بصفتنا مالكي وأصحاب حق الانتفاع في العقار رقم _____ من منطقة _____ العقارية، نبدي رغبتنا وموافقنا المبدئية على إعادة تأهيل العقار المذكور والمتضرر جراء انفجار 4 آب 2020 عبر الاستفادة من مشروع إعادة تأهيل المساكن المتضررة وتعافي الصناعات الإبداعية في بيروت ("BERYT") المنفذ من قبل برنامج الأمم المتحدة للمستوطنات البشرية ("UN-Habitat").

وفي هذا الإطار، نؤكد علمنا بالأهداف العامة للمشروع الرامي إلى إعادة تأهيل عدد من المباني المتضررة جراء الانفجار وإحياء النسيج العمراني في المناطق المتضررة وضمان الحق في السكن اللائق. وفي هذا السياق، نبدي موافقتنا والتزامنا المبدئيين بما يلي:

- 1) موافقتنا على إجراء أعمال إعادة التأهيل وكافة ما يرتبط بها أو يتفرع عنها من قبل المتعهدين والمهندسين والاستشاريين وسائر الجهات والأشخاص الذين يجري الاستعانة بهم من قبل البرنامج، والتزامنا بالسماح لهؤلاء بإجراء الأعمال اللازمة في العقار طيلة فترة أعمال إعادة التأهيل؛
- 2) التزامنا بضمان بقاء البناء خالياً من الأشخاص ومن المحتويات المادية طيلة فترة أعمال إعادة التأهيل، ما لم يتبين بالاستناد إلى آراء الجهات الفنية المذكورة في الفقرة (1) أعلاه، عدم الحاجة إلى ذلك على مستوى معايير السلامة وإذا كانت طبيعة أعمال إعادة التأهيل لن تشكل أي خطر على محتويات البناء أو على الأشخاص المقيمين فيه؛

- 3) Our commitment to not demolish the building, alter it, change its specifications or exterior appearance after rehabilitation, change its type of use, arrange future rights or burdens burdening it, sell it, assign it in any way, transfer it to others, or assign the usufruct right for a period of nine (9) years starting from the date of completion of the rehabilitation works. The condition of not selling or assigning or transferring the property does not apply to the arrangements among the owners themselves or towards their heirs or relatives of ascendants, descendants, brothers, sisters, and spouses, provided that the successor is committed to all the obligations that the predecessor has committed to in order to benefit from the project;
- 4) **If the owners or usufruct owners occupy dwellings in the building:** our commitment to return to our homes and to live in them for at least six (6) years from the date of completion of the rehabilitation works;
- 5) **If there are tenants or occupants of residential units in the building (other than owners and usufruct owners):** our commitment to ensure the return of tenants and occupants of residential units to their homes and the continuity of their right to housing under the same terms and conditions for at least three (3) years from the date of completion of the rehabilitation works, provided that the necessary arrangements are made to guarantee this right, taking into account all current and future laws, agreements and judicial decisions in the event that they contain more favourable terms or conditions for tenants and occupants of residential units;
- 6) **If there are tenants or occupants of non-residential units (commercial or any other non-residential use) in the building (other than owners and usufruct owners):** our commitment to ensure the return of these tenants and occupants of non-residential units to their units upon completion of the rehabilitation works;
- 3) التزامنا بعدم هدم البناء أو تحويله أو تغيير مواصفاته أو الشكل الخارجي له بعد إعادة التأهيل أو تغيير وجهة استعماله أو ترتيب حقوق أو أعباء لاحقة مثقلة له أو بيعه أو التنازل عنه بأي شكل أو نقله للغير أو التنازل عن حق الانتفاع فيه وذلك لمدة تسع (9) سنوات من تاريخ الانتهاء من أعمال إعادة التأهيل. لا يطبق شرط عدم بيع العقار أو التنازل عنه أو نقله للغير على الترتيبات فيما بين المالكين أنفسهم أو تجاه ورثتهم أو تجاه أقاربهم من أصول وفروع وأشققاء وشقيقات وأزواج وزوجات شرط التزام الخلف بكافة موجبات السلف التي جرى الالتزام بها من قبل هذا الأخير للاستفادة من المشروع؛
- 4) **في حال كان المالكون أو أصحاب حق الانتفاع يشغلون مساكن في البناء:** التزامنا بالعودة إلى مساكننا وبالسكن بها لمدة ست (6) سنوات على الأقل من تاريخ الانتهاء من أعمال إعادة التأهيل؛
- 5) **في حال كان ثمة مستأجرين أو شاغلي وحدات سكنية في البناء (من غير المالكين وأصحاب حق الانتفاع):** التزامنا بضمان عودة هؤلاء إلى مساكنهم واستمرار حقهم في السكن فيها بالشروط نفسها لمدة ثلاث (3) سنوات على الأقل من تاريخ الانتهاء من أعمال إعادة التأهيل، على أن يصار إلى إجراء الترتيبات اللازمة التي تكرس هذا الحق، مع مراعاة كافة القوانين والاتفاقات والقرارات القضائية الحالية واللاحقة في حال كانت تتضمن شروطاً أو أوضاعاً أكثر فائدة للمستأجرين و شاغلي الوحدات السكنية؛
- 6) **في حال كان ثمة مستأجرين أو شاغلي وحدات غير سكنية (تجارية أو لاستعمالات أخرى غير سكنية) في البناء (من غير المالكين وأصحاب حق الانتفاع):** التزامنا بضمان عودة المستأجرين و شاغلي الوحدات هؤلاء إلى وحداتهم وذلك عند الانتهاء من أعمال إعادة التأهيل؛

7) **If there are vacant residential units in the building:** our commitment to make available housing in a number of the aforementioned residential units for low or middle-income families in need of housing for at least three (3) years from the date of completion of the rehabilitation works and the start of occupancy in accordance with specific objective criteria set by UN-Habitat and in return for rental allowances commensurate with these families' conditions.

We confirm that all the information provided in this document, in addition to the information and documentation provided at earlier stage to UN-Habitat or to any representative of the BERYT project officially assigned by UN-Habitat, including the information and documentation provided during the socio-economic and legal survey, is correct and truthful.

Noting that we are fully aware that the submission of this document does not confer its signees any automatic right to obtain funding for rehabilitation works or to carry out such works or any other right of any kind, and that it is up to UN-Habitat to assess and approve the matter of rehabilitation and to determine its cost cap, based on social, technical and legal data and findings.

Accordingly, we grant our initial consent for the rehabilitation of the property, provided that the rehabilitation works shall commence only in case of approval by UN-Habitat, and after granting our final consent at a later stage which shall include the signature of requested documents and of the necessary contracts with related parties guaranteeing their right to housing, as well as obtaining the necessary administrative permits to carry out the rehabilitation works.

We also acknowledge that we have read this letter and fully understood the terms and conditions contained herein, and that we have signed it and approved its content of our own free will after taking reasonable time to determine whether this signature is in our own best interest and having the opportunity to consult whomever we deem appropriate in this respect.

7) **في حال كان ثمة وحدات سكنية شاغرة في البناء:** التزامنا بإتاحة السكن في عدد من الوحدات السكنية المذكورة لأسر محدودة أو متوسطة الدخل وذات حاجة للسكن وذلك لمدة ثلاث (3) سنوات على الأقل من تاريخ الانتهاء من أعمال التأهيل وبدء الاشغال ووفق معايير موضوعية محددة يضعها البرنامج ومقابل بدلات إيجار تتناسب وأوضاع تلك الأسر.

هذا ونؤكد على أن المعلومات الواردة في هذا الكتاب، فضلاً عن المعلومات والمستندات التي جرى في وقت سابق تزويد البرنامج بها أو تزويد أي ممثل لمشروع BERYT معتمد رسمياً من قبل البرنامج بها، بما في ذلك المعلومات والمستندات التي جرى تزويدها خلال المسح الاجتماعي - الاقتصادي والقانوني، هي صحيحة وصادقة.

مع الإشارة إلى علمنا التام بأن تقديم هذا الكتاب لا يولي موقعيه أي حقّ لجهة الاستحصال حكماً على تمويل لأعمال إعادة التأهيل أو القيام بتلك الأعمال أو أي حقّ آخر من أي نوع كان، بحيث يعود للبرنامج أمر تقدير وقبول موضوع إعادة التأهيل وتحديد سقف كلفته في ضوء المعطيات والخلاصات الاجتماعية والفنية والقانونية.

بناءً عليه، منحه موافقتنا المبدئية على إعادة تأهيل العقار، على أن يصار إلى المباشرة بإعادة التأهيل فقط في حال قبول البرنامج، وبعد منح موافقتنا النهائية في وقت لاحق والتي تشمل التوقيع على الأوراق المطلوبة وعلى العقود اللازمة مع ذوي العلاقة ضماناً لحقهم في السكن، ناهيك عن الاستحصال على التراخيص الإدارية اللازمة للقيام بأعمال إعادة التأهيل.

كما نقرّ بأننا أطلعنا على هذا الكتاب مع إدراكنا الكامل للبنود والشروط الواردة فيه، وأننا وقعنا عليه ووافقنا على مضمونه بملء إرادتنا بعد أخذ الوقت الكافي لتقرير ما إذا كان هذا التوقيع يصب في مصلحتنا والحصول على الفرصة لاستشارة من نراه مناسباً بهذا الخصوص.

Beirut, DAY/MONTH/YEAR

بيروت في اليوم/الشهر/السنة

Names and signatures

الأسماء والتواقيع

7.9 Annex 9: Socio-economic and legal (SEL) survey

Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery Project (LFF Project)

مشروع إعادة تأهيل المساكن في بيروت وإنعاش الصناعات الإبداعية التراثية

Socioeconomic and Legal Survey

المسح الاجتماعي الاقتصادي والقانوني

General instructions for enumerators

The enumerators should make sure that the interviewee is the head of household or his/her co-head of household/spouse, lives or used to live in the listed residential unit, is 18 years old and above, and has accepted to take part in the survey.

The head of household is the family member who manages the resources and income allocation of the family. In the case of two or more families sharing the same blast-affected house (i.e. having two or more heads of households), please make sure to fill a separate survey form for each.

The survey interview is expected to last on average 45 minutes (it varies from a respondent to another).

The survey is conducted by the enumerators; however, the scoring and eventual selection of buildings can only be made by UN-Habitat Lebanon.

The survey cannot be conducted by enumerators who were not adequately prepared/trained.

The survey interview should ideally be conducted in person, at a location previously agreed between the enumerators and interviewee. If a physical interview is not possible, a phone interview may be undertaken.

It is not permitted to conduct the survey interview with a non-household member with no direct association to the residential unit, such as neighbours or (an)other person(s) who is/are stranger(s) to the household/who did not live in the residential unit.

The survey must be conducted using the digital survey form prepared by UN-Habitat Lebanon.

The enumerators must be familiar with the project in order to respond to questions about it by the interviewee and ensure to make no promises about the building selection nor about receiving any kind of assistance, and to clearly explain the purpose of the survey.

The survey's privacy importance must be explained by the enumerators to the interviewee prior to the survey interview to ensure the confidentiality of information and the protection of the family.

تعليمات عامة لفريق المسح:

يجب على فريق المسح التأكد من أن الشخص الذي تتم مقابلته هو رب الأسرة أو شريكه، والذي يعيش أو كان يعيش في الوحدة السكنية المذكورة أدناه وأنه يبلغ من العمر 18 عامًا أو أكثر وأنه وافق على المشاركة في المسح.

رب الأسرة هو الذي يدير موارد الأسرة ويؤمن مدخولها. في حال وجود عائلتين أو أكثر يتشاركون نفس المنزل المتضرر من الانفجار (أي يوجد أكثر من رب أسرة)، يرجى التأكد من ملء استمارة منفصلة لكل أسرة.

من المتوقع أن تستغرق المقابلة حوالي 45 دقيقة إذ أن المدة تختلف من مستجيب إلى آخر.

سيتم مراجعة المعلومات من قبل برنامج UN-Habitat الذي سيشترك في عملية التقييم والاختيار النهائي للمباني.

لا يمكن إجراء المسح من قبل أشخاص لم يتم إعدادهم/تدريبهم بشكل كافٍ.

من المستحسن إجراء المقابلة حضورياً في مكان يتم الاتفاق عليه مسبقاً مع الشخص الذي ستتم مقابلته. إذا تعذر إجراء المقابلة حضورياً فيمكن إجراؤها عبر الهاتف.

لا يُسمح بإجراء المقابلة مع فرد من خارج الأسرة كالجيران، أو شخص آخر غريب عن العائلة ولم يسكن في الوحدة السكنية.

يجب الإلتزام بنموذج المسح الذي أعده برنامج UN-Habitat.

يجب على فريق المسح أن يكون على دراية بالمشروع ليتمكن من الرد على الأسئلة المطروحة من قبل المجيب.

يجب أن يتأكد فريق المسح من شرح الغرض من المقابلة بوضوح مع عدم تقديم أي وعود بشأن اختيار المبني أو المساعدات الممكن تقديمها.

يجب أن يتم شرح أهمية الخصوصية للشخص المعني قبل إجراء المقابلة وذلك لضمان سرية المعلومات وحماية الأسرة.

PART 1 – CONSENT FORM

الجزء الأول – نموذج الموافقة

Introductory statement

Good day. Is this [...] (name of tenant/occupant/owner) resident of [...] (residential unit address)?

My name is [...] (name of enumerator). I am working with Makassed Association, I am here/calling you on behalf of UN-Habitat to conduct a survey, as part of the “Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery” project, which is being implemented by UN-Habitat, funded through the Lebanon Financing Facility and managed by the World Bank. We are conducting a survey as part of a process to identify buildings heavily damaged by the Beirut Port explosion, which are still in need of rehabilitation, and which were inhabited before the explosion.

Can I ask you questions related to your household and shelter conditions with the aim of informing that selection process?

Your participation is voluntary; if you choose not to participate in the survey, it will not affect your relationship with [...] (name of LFF project IP conducting the survey), other non-governmental organizations or the United Nations, or your ability to get services from them or anybody else. We want you to feel comfortable. Your answers will help us learn more about your living conditions. Please feel free not to answer the questions you do not want to answer.

Anything you say is private – I will not share your names with anyone and the information that you provide will be stored securely by UN-Habitat. I cannot offer you any benefits as a result of this discussion.

Are you willing to participate in this survey, which will take around 45minutes and will require me to enter your property and ask questions about your household?

Acknowledgment of informed consent

Yes

No (If no, end the survey)

Notes related to consent (if any): _____

صباح الخير هل أنت [...] (اسم المستأجر/الشاغل/المالك) وتقيم في [...] (عنوان الوحدة السكنية)؟

اسمي [...] (اسم الشخص الذي يجري المقابلة). أنا أعمل مع جمعية المقاصد، وأنا هنا/أتصل بكم الآن بالنيابة عن برنامج الأمم المتحدة للمستوطنات البشرية (UN-Habitat) لتعبئة استمارة في إطار مشروع "إعادة إعمار المساكن المتضررة وتعافي الصناعات الإبداعية الثقافية في بيروت "بيريت" المنفذ من برنامج UN-Habitat الممول من الصندوق الائتماني للبنان بإدارة البنك الدولي. هذه المقابلة هي جزء من عملية تحديد المباني التي تضررت بشدة من انفجار مرفأ بيروت، والتي لا تزال بحاجة إلى إعادة تأهيل والتي كانت مأهولة قبل الانفجار.

مشاركتك تطوعية، إذا اخترت عدم المشاركة، فهذا لن يؤثر على علاقتك بأي من الأفرقاء (المنظمات غير الحكومية الأخرى أو الأمم المتحدة)، أو على قدرتك على الحصول على خدمات منها أو من أي شخص آخر. نريدك أن تشعر بالراحة، إذ يمكنك عدم الإجابة على بعض الأسئلة.

إننا نحترم خصوصيتك، إذ لن نشارك معلومات الشخصية مع أي شخص، حيث سيتم تخزين المعلومات بشكل آمن بواسطة برنامج UN-Habitat.

هل أنت على استعداد للمشاركة في هذا المسح؟

إقرار بالموافقة:

نعم

كلا (إذا كانت الإجابة كلا قم بإنهاء المقابلة)

الملاحظات المتعلقة بالموافقة (إن وجدت): _____

PART 2 – SURVEY QUESTIONNAIRE

الجزء الثاني – أسئلة

Fields marked with an asterisk (*) are mandatory.

الخانات التي تتضمن نجمة (*) هي إلزامية

Survey/Enumerator المسح/العداد	
Name of enumerator* اسم الشخص الذي يُجري المقابلة* :	Enter full name/Select from the list if the names are pre-listed أدخل الاسم الكامل/اختر من القائمة إذا كانت الأسماء مدرجة سابقاً
Date of the survey* تاريخ المقابلة	YYYY/MM/DD
Format of survey* شكل المقابلة*	In person Phone حضورياً على الهاتف If in-person survey, specify GPS location. في حال أجريت المقابلة حضورياً، حدد الموقع

Building and apartment المبنى والشقة	
Plot number on basemap* (select from drop-down list) الاختيار من اللائحة المنسدلة	(select from drop-down list the plot number)
Building number on basemap* رقم المبنى على الخريطة* Select from drop-down list. الاختيار من اللائحة المنسدلة	Select from drop-down list the building number; in case the plot has more than one building, multiple building numbers will automatically show.

<p>Floor number*</p> <p>Select one option.</p> <p>إختيار من القائمة الخيار المناسب</p>	<p>Basement 2</p> <p>Basement 1</p> <p>Ground floor</p> <p>Floor 1</p> <p>Floor 2</p> <p>Floor 3</p> <p>Floor 4..... Floor 15</p> <p>سفلي ثاني</p> <p>سفلي أول</p> <p>أرضي</p> <p>طابق 1</p> <p>طابق 2.....</p>
<p>Apartment number*</p> <p>(select one option)</p> <p>Enter the apartment's number based on the agreed coding system explained during the enumerators' training in the single text entry field below.</p> <p>رقم الشقة*</p> <p>أدخل رقم الشقة في الخانة أدناه</p>	<p>Apartment 1</p> <p>Apartment 2</p> <p>Apartment 3</p> <p>Apartment 4</p> <p>Apartment 5</p> <p>Apartment 6</p>
<p>Size of apartment (approximate)*</p> <p>مساحة الشقة التقريبية*</p>	<p>Less than 50 m2</p> <p>50–100 m2</p> <p>101–150 m2</p> <p>151–200 m2</p> <p>201–250 m2</p> <p>251–300 m2</p> <p>More than 300 m2</p> <p>Do not know</p> <p>Refused to answer</p> <p>أقل من 50 م²</p> <p>50م²-100م²</p> <p>101م²-150م²</p> <p>151م²-200م²</p> <p>201م²-250م²</p> <p>251م²-300م²</p> <p>أكثر من 300م²</p> <p>لا أعلم</p> <p>يرفض الإجابة</p>

Head of household: General information	
رب الأسرة: معلومات عامة	
<p>Is the interviewee the head of household or his/her co-head of household/spouse?*</p> <p>هل الشخص الذي تتم مقابلته هو رب الأسرة أو شريكه/الزوج(ة)؟*</p>	<p>Yes No نعم كلا</p> <p>If no, ask for contact details of the head of household or his/her co-head of household/spouse, and end this survey.</p> <p>في حال كلا، أطلب معلومات عن رب الأسرة أو شريكه/الزوج(ة)، وقم بإنهاء المقابلة</p>
<p>First name and family name of the household head*</p> <p>إسم وعائلة رب الأسرة*</p>	<p>_____</p>
<p>Phone number of the head of household or his/her co-head of household/spouse*</p> <p>رقم هاتف رب الأسرة أو شريكه/الزوج*</p>	<p>+961 _____</p>
<p>Nationality of the head of household*</p> <p>جنسية رب الأسرة*</p>	<p>Lebanese Syrian Palestine refugee in Lebanon Palestine refugee from Syria Iraqi Stateless Other Specify _____ Do not know Refused to answer لبناني سوري لاجئ فلسطيني في لبنان لاجئ فلسطيني من سوريا عراقي من دون هوية غيره حدد لا أعلم يرفض الإجابة</p>

Socioeconomic vulnerability	
الوضع الإقتصادي الإجتماعي	
General household characteristics	
المواصفات العامة للأسرة	
Gender of the head of household* جندر رب الأسرة	Male = 1 point Female = 2 points Other = 3 points ذكر أنثى غيره
Marital status of the head of household* الوضع الإجتماعي لرب الأسرة	Married = 2 points Divorced = 3 points Widowed = 3 points Single (never married) = 1 point Missing spouse = 3 points Separated = 3 points Do not know Refused to answer متأهل مطلق أرمل عازب يرفض الإجابة (لم يتزوج قط) فاقد الزوج منفصل لا أعلم يرفض الإجابة
Is the head of household an elderly person (60+)?* هل رب الأسرة هو كبير بالسن (60+)؟*	Yes = 4 points No = 0 point نعم كلا If yes, specify the age: _____ في حال نعم، حدد العمر
Is the head of household is minor (17 and younger)?* هل رب الأسرة هو قاصر (17 وما دون)؟*	Yes = 4 points No = 0 point نعم كلا If yes, specify the age: _____ في حال نعم، حدد العمر

<p>What is the total number of members in your household excluding the head of household?* (In this family only; please count the number of persons for each household separately).</p> <p>ما هو إجمالي عدد أفراد الأسرة باستثناء رب الأسرة؟* (في هذه العائلة فقط، الرجاء تعداد عدد الأفراد في كل أسرة على حدا)</p>	<p>1 = 1 point 2 = 1 point 3 = 2 points 4 = 2 points 5 = 2 points 6 = 3 points 7 = 3 points Other Specify: _____ if above 7 = 3 points</p> <p>1 2 3 4 5 6 7 غيره حدد</p>
<p>Enter the number of household members per age group as listed*</p> <p>*أدخل عدد أفراد الأسرة بحسب الفئة العمرية المذكورة</p>	<p>Total number of members over the age of 60: _____ [Insert number]</p> <p>= 4 points for each member</p> <p>إجمالي عدد الأفراد الذين تزيد أعمارهم عن 60 عامًا: _____ [أدخل الرقم]</p> <p>Total number of members between 18 and 60 years old: _____ [Insert number]</p> <p>= 1 point for each member</p> <p>إجمالي عدد الأفراد الذين تتراوح أعمارهم بين 18 و 60 عامًا: _____ [أدخل الرقم]</p> <p>Total number of members 17 and younger: _____ [Insert number]</p> <p>= 3 points for each member</p> <p>إجمالي عدد الأفراد الذين تبلغ أعمارهم 17 عامًا وأصغر: _____ [أدخل الرقم]</p> <p>Total number of members less than 12 months old: _____ [Insert number]</p> <p>= 4 points for each member</p>

	<p>إجمالي عدد الأفراد الذين تقل أعمارهم عن 12 شهراً: [أدخل الرقم] _____</p>
<p>If there are children of school age (17 and younger) in the household, do all of them attend school?*</p> <p>إذا كان هناك أطفال في سن المدرسة (ما دون 17) في الأسرة ، فهل يذهبون جميعاً إلى المدرسة؟*</p>	<p>Yes = 0 point No = 2 points There are no children of school age in the household Do not know Refused to answer نعم كلا لا يوجد أطفال في سن المدرسة لا أعلم يرفض الإجابة</p> <p>If no, what is the primary reason for not attending school (Select all that apply)? ما هي الأسباب الرئيسية لعدم حضورهم في حال كلاً، المدرسة (اختر الإجابات المطابقة)</p> <p>Limited school capacity (could not register) High school fees and related costs High transportation cost Child is working Language barrier Medical condition Specify: _____ Other Specify: _____ Do not know Refused to answer القدرة الاستيعابية للمدرسة (لا يمكن التسجيل) رسوم المدرسة الثانوية والتكاليف الأخرى تكلفة عالية للنقل عمالة الطفل حاجز اللغة الوضع الطبي حدد: _____ غيره حدد: _____ لا أعلم يرفض الإجابة</p>

Do you or any members of your household have any medical conditions, chronic illnesses or specific needs, including disabilities?*

هل تعاني أنت أو أي فرد من أفراد أسرتك من وضع طبي خاص، مرض مزمن أو إحتياجات خاصة بما في ذلك الإعاقات؟*

Yes = 2 points

No = 0 point

Do not know

Refused to answer

نعم

كلا

لا أعلم

يرفض الإجابة

If yes, how many members?

1 = 2 points

2 = 3 points

3 = 4 points

4 = 5 points

Other

Specify: _____ if above 4 = 6 points

Do not know

Refused to answer

في حال نعم، كم عدد الأفراد

1

2

3

4

5

غيره

حدد

لا أعلم

يرفض الإجابة

If yes, specify the type (Select all that apply):

Pregnant or lactating

Has visual impairment

Has hearing impairment

Has physical disability

Has mental disability or illness

Has intellectual disability

Has speech impairment

Has temporary illness or injury

Has chronic disease (e.g. diabetes)

Has serious/life-threatening medical condition (e.g. cancer)

Is an older person unable to care for his/her self or with specific needs

Is an older person who is the sole caregiver for child(ren)

	<p>Is a victim of abuse, violence, exploitation or human trafficking</p> <p>Is a child at risk (child labour, unaccompanied child, neglected child, etc.)</p> <p>Has other legal and physical protection needs (survivor of torture, detained, GBV survivor, etc.). Specify: _____</p> <p>Other Specify: _____</p> <p>Do not know</p> <p>Refused to answer</p> <p>في حال نعم، حدد النوع (إختر الإجابات المطابقة)</p> <p>الحامل أو المرضعة لديه إعاقة بصرية لديه ضعف في السمع لديه إعاقة جسدية لديه إعاقة أو مرض عقلي لديه إعاقة ذهنية لديه ضعف في الكلام يعاني من مرض مؤقت أو إصابة لديه مرض مزمن (مثل مرض السكري) يعاني من حالة طبية خطيرة/تهدد الحياة (مثل السرطان) هو شخص مسن غير قادر على رعاية نفسه أو لديه احتياجات خاصة من كبار السن وهو مقدم الرعاية الوحيد للطفل (الأطفال) ضحية سوء المعاملة أو العنف أو الاستغلال أو الاتجار بالبشر طفل في خطر (عمالة الأطفال، طفل غير مصحوب بذويه، طفل مهمل، إلخ.) لديه احتياجات حماية قانونية وجسدية أخرى (ناج من التعذيب، محتجز، ناج من العنف القائم على النوع الاجتماعي، إلخ). حدد: _____ غيره _____ حدد: لا أعلم يرفض الإجابة</p>
<p>Do any members of your household have any type of health insurance?*</p> <p>*هل يمتلك أحد أفراد أسرتك أي نوع من التأمين الصحي؟</p>	<p>Yes = 0 point</p> <p>No = 2 points</p> <p>Do not know</p> <p>Refused to answer</p> <p>نعم كلا لا أعلم يرفض الإجابة</p>

	<p>If yes, how many members?</p> <p>1 2 3 4 Other Specify: _____ Do not know Refused to answer في حال نعم، كم عدد الأفراد</p> <p>1 2 3 4 غيره حدد لا أعلم يرفض الإجابة</p> <p>If yes, specify the type(s) (Select all that apply):</p> <p>State employees' cooperative Social security (NSSF) Health insurance through employer Other privately purchased health insurance (insurance companies, mutual funds) Other Specify: _____ Do not know Refused to answer</p> <p>في حال نعم، حدد النوع (إختر الإجابات المطابقة)</p> <p>تعاونية موظفي الدولة الضمان الاجتماعي تأمين صحي من خلال صاحب العمل تأمين صحي آخر تم شراؤه من جهات خاصة (شركات تأمين، صناديق تعاضد) غيره حدد: _____ لا أعلم يرفض الإجابة</p>
<p>Household income and essential needs/expenses coverage دخل الأسرة والاحتياجات الأساسية/تغطية النفقات</p>	

<p>What is the average monthly income of your household?* Please sum all the incomes coming from different household members by currency.</p> <p>يرجى تحديد كافة المداخيل* ما هو متوسط الدخل الشهري لأسرتك؟ من مختلف أفراد الأسرة حسب العملة.</p>	<p>Total in LBP:</p> <p>< 5,000,000 = 3 points Between 5,000,000 – 25,000,000 = 2 points > 25,000,000 = 3 points</p> <p>>Total USD:</p> <p>< 100\$ = 3 points 100\$-500\$ = 2 points > 500\$ = 1 point Do not know Refused to answer</p> <p>الإجمالي بالليرة اللبنانية:</p> <p>5,000,000 أقل من 5,000,000 – 5,000,000 ما بين 5,000,000 أكثر من</p> <p>الإجمالي بالدولار الأمريكي:</p> <p>100\$ > \$500-\$100 500\$ < لا أعلم يرفض الإجابة</p>
<p>What is the primary source of your household's income that your household uses to cover its regular main/essential expenses?*</p> <p>ما هو المصدر الأساسي لدخل الأسرة الذي تستخدمه العائلة لتغطية نفقاتها الأساسية؟*</p>	<p>Renting a property in Lebanon Support/gifts from relatives and/or friends in Lebanon Business or enterprise outside Lebanon Remittances from relatives abroad Self-employment Savings Pensions Credits/Debts/Loan (including credits from shops) Waged labour Sale of assets/household goods/livestock/crops Agriculture Construction Manufacturing Other services (e.g. hotel, restaurant, transport, personal services such as cleaning, hair care, cooking and child care) Professional services Wholesale and retail trade Assistance/aid from a humanitarian organization/charity</p>

	<p>Specify: _____</p> <p>Other source of income</p> <p>Specify: _____</p> <p>Do not know</p> <p>Refused to answer</p> <p>تأجير عقار في لبنان</p> <p>دعم/هدايا من الأقارب و/أو الأصدقاء في لبنان</p> <p>عمل أو مشروع خارج لبنان</p> <p>تحويلات الأقارب بالخارج</p> <p>عمل حر</p> <p>مدخرات</p> <p>التقاعد</p> <p>الاعتمادات/الديون/القرض (بما في ذلك الاعتمادات من المتاجر)</p> <p>العمل المأجور</p> <p>بيع الأصول/الأغراض المنزلية/المواشي/المحاصيل</p> <p>الزراعة</p> <p>البناء</p> <p>التصنيع</p> <p>خدمات أخرى (مثل الفندق والمطعم والنقل والخدمات الشخصية مثل التنظيف والعناية بالشعر والطبخ ورعاية الأطفال)</p> <p>خدمات تخصصية</p> <p>تجارة الجملة والمفرق</p> <p>مساعدة/معمونة من منظمة إنسانية/جمعية خيرية</p> <p>حدد: _____</p> <p>مصدر دخل آخر</p> <p>حدد: _____</p> <p>لا أعلم</p> <p>يرفض الإجابة</p>
<p>Do you/ your household possess funds or savings stuck in a bank operating in Lebanon?*</p> <p>هل تمتلك أنت أو أحد أفراد أسرتك مدخرات مالية محجوزة ببنك يعمل في لبنان؟*</p>	<p>Yes = 2 points</p> <p>No = 0 point</p> <p>Refused to answer</p> <p>نعم</p> <p>كلا</p> <p>لا أعلم</p> <p>يرفض الإجابة</p>
<p>Do you/ your household own any property other than the one affected by the blast?*</p> <p>هل تمتلك أنت أو أحد أفراد أسرتك أي عقار غير الذي تضرر بانفجار بيروت؟*</p>	<p>Yes = 0 point</p> <p>No = 2 points</p> <p>نعم</p> <p>كلا</p> <p>If yes, is it residential?</p> <p>Yes</p> <p>No</p>

	<p>في حال نعم، هل هو مخصص للسكن</p> <p>نعم كلا</p> <p>If yes, where is it located?</p> <p>In Lebanon (specify the location) Outside Lebanon (specify the location) في حال نعم، أين يقع؟</p> <p>داخل لبنان (حدد موقعه) خارج لبنان (حدد موقعه)</p> <p>If in Lebanon, are you able to relocate to this property in the time of rehabilitation?</p> <p>Yes No في حال في لبنان، هل بإمكانك الانتقال إليها أثناء الترميم؟</p> <p>نعم كلا</p>
<p>How many cars does your household own now? ما هو عدد السيارات التي تمتلكها أسرتك حالياً؟</p>	<p>0 = 3 points 1 = 2 pointS 2 = 1 point More than 2 = 0 points 0 1 2 أكثر من 2</p>
<p>In the last 6 months, how many of your household members (including yourself) were working in return for pay or profit on a full-time basis?*</p> <p>في آخر ستة أشهر، كم عدد أفراد أسرتك (بما فيهم أنت) الذين كانوا يعملون بدوام كامل مقابل أجر أو ربح؟*</p>	<p>0 (not applicable) 1 2 3 4 5 Other Specify: _____ Do not know Refused to answer 0 (لا ينطبق) 1 2 3 4 5</p>

	<p>غيره حدد: _____ لا أعلم يرفض الإجابة</p>
<p>In the last 6 months, how many of your household members (including yourself) were working in return for pay or profit on a part-time or seasonal basis?*</p> <p>في آخر ستة أشهر، كم عدد أفراد أسرتك (بما فيهم أنت) الذين كانوا يعملون بدوام جزئي مقابل أجر أو ربح؟ *</p>	<p>0 (not applicable) 1 2 3 4 5 Other Specify: _____ Do not know Refused to answer</p> <p>0 (لا ينطبق) 1 2 3 4 5 غيره حدد: _____ لا أعلم يرفض الإجابة</p>
<p>Have you lost your job because of the Beirut Port explosion?*</p> <p>*هل خسرت عملك نتيجة إنفجار مرفأ بيروت؟</p>	<p>Yes = 3 points No = 0 point Refused to answer نعم كلا يرفض الإجابة</p>
<p>During the past year, have you or any members of your household received any support (excluding anything you reported as main income above) from family, relatives, humanitarian organizations, charities, etc.?*</p> <p>خلال العام الماضي، هل تلقيت أنت أو أي فرد من أفراد أسرتك أي دعم (باستثناء أي شيء أبلغت عنه كدخل رئيسي أعلاه) من الأسرة والأقارب والمنظمات الإنسانية والجمعيات الخيرية وما إلى ذلك؟ *</p>	<p>Yes = 1 point No = 3 points Do not know Refused to answer نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, what type of support have you received? (Select all that apply):</p> <p>Food Infant formula/baby food</p>

	<p>Cash Cash for rent Clothes and shoes Shelter/temporary shelter Transport Water Community and psychosocial support Other Specify: _____ Do not know Refused to answer</p> <p>إذا كانت الإجابة بنعم ، فما نوع الدعم الذي تلقيته؟ (اختر الإجابات المطابقة):</p> <p>غذاء حليب الأطفال/أغذية الأطفال نقدي كاش للإيجار الملابس والأحذية المسكن/المسكن المؤقت المواصلات الماء الدعم المجتمعي والنفسي غيره حدد _____ لا أعلم يرفض الإجابة</p> <p>If cash assistance is received, specify the amount received (during the past year):</p> <p>Total in LBP: _____ Total USD: _____</p> <p>في حال تلقيك المساعدة النقدية، حدد قيمة المبلغ المستلم (خلال العام الماضي):</p> <p>الإجمالي بالليرة اللبنانية _____ الإجمالي بالدولار الأمريكي _____</p> <p>If yes, specify the source(s) of the support:</p> <p>Family Relatives Friends Humanitarian organizations/charities Government/Army</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Other Specify: _____ Do not know Refused to answer في حال الإجابة بنعم ، حدد مصدر (مصادر) الدعم:</p> <p>الأسرة الأقارب أصدقاء المنظمات الإنسانية/الجمعيات الخيرية الدولة/الجيش غيره حدد _____ لا أعلم يرفض الإجابة</p>
<p>Since the Beirut Port explosion, did any member of the household borrow money?*</p> <p>منذ حدوث إنفجار مرفأ بيروت، هل قام أي فرد من الأسرة بإقتراض المال؟*</p>	<p>Yes No Do not know Refused to answer نعم كلا لا أعلم يرفض الإجابة If yes, what were the primary reasons for borrowing (Select all that apply)?</p> <p>Buy food Buy/rent house Pay for health care Pay for education fees Purchase water Pay for transport Repay other, existing debts Others Specify: _____ Do not know Refused to answer في حال الإجابة بنعم فما هي الأسباب الرئيسية للاقتراض (إختر الإجابات المطابقة)؟</p> <p>شراء الطعام شراء /استئجار منزل دفع تكاليف الرعاية الصحية دفع رسوم التعليم شراء المياه دفع ثمن النقل سداد ديون أخرى قائمة غيره</p>

	<p>حدد: _____</p> <p>لا أعلم يرفض الإجابة</p> <p>If yes, specify the total debt amount (per currency): LBP: _____; USD: _____</p> <p>في حال الإجابة بنعم، حدد إجمالي الدين (حسب العملة): الليرة اللبنانية: _____؛ الدولار الأمريكي: _____</p>
<p>Have you or any household member lost/damaged any personal documents due to the Beirut Port explosion?*</p> <p>هل فقدت/أتلقت أنت أو أي فرد من أفراد أسرتك أي مستندات شخصية بسبب انفجار مرفأ بيروت؟*</p>	<p>Yes No Do not know Refused to answer</p> <p>نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, specify which document(s) (Select all that apply):</p> <p>Birth certificate Marriage certificate Death certificate ID Passport Family register Other Specify _____</p> <p>Do not know Refused to answer</p> <p>في حال الإجابة بنعم، فحدد المستند (المستندات) (إختر الإجابات المطابقة):</p> <p>شهادة الميلاد شهادة زواج شهادة وفاة الهوية جواز السفر سجل الأسرة/إخراج القيد العائلي غيره حدد _____</p> <p>لا أعلم يرفض الإجابة</p>

<p>Have you or any household member lost/damaged any of the following due to the Beirut Port explosion?*</p> <p>هل فقدت/أتلقت أنت أو أي فرد من أفراد أسرتك أي من الأمور التالية انفجار مرفأ بيروت؟*:</p>	<p>Family member(s)/Relative(s) = 5 points Friend(s)/neighbour(s) = 5 points Furniture = 3 points Home appliance(s) = 3 points Car(s) = 3 points Other Specify _____ Do not know Refused to answer</p> <p>أفراد الأسرة/الأقارب (الأقارب) صديق (أصدقاء) // جار أثاث أدوات المنزلية السيارات غيره حدد _____ لا أعلم يرفض الإجابة</p>
<p>Does your household pay any rent?*</p> <p>هل تدفع أسرتك أي بدل إيجار؟*</p>	<p>Yes, for the apartment affected by the explosion where my household currently lives = 3 points Yes, for the apartment affected by the explosion, plus where my household currently lives = 5 points Yes, only for the apartment where my household lives now, which is different from the explosion-affected apartment = 3 points No = 0 point Do not know Refused to answer</p> <p>نعم، للشقة المتضررة من الانفجار حيث تعيش أسرتي حاليًا نعم، للشقة المتضررة من الانفجار، بالإضافة إلى المكان الذي تعيش فيه أسرتي حاليًا نعم، فقط للشقة التي تعيش فيها أسرتي الآن، والتي تختلف عن الشقة المتضررة من الانفجار</p> <p>كلا لا أعلم يرفض الإجابة</p> <p>If yes (options 1 and 3), specify the amount per month: LBP: _____; USD: _____</p>

	<p>إذا كانت الإجابة بنعم (الخياران 1 و 3) ، حدد المبلغ الشهري الليرة اللبنانية: _____؛ الدولار الأمريكي: _____</p> <p>If yes (option 2), specify the amount per month for the explosion-affected apartment:</p> <p>في حال الإجابة بنعم (الخيار 2) ، حدد المبلغ الشهري للشقة المتضررة من الانفجار:</p> <p>LBP: _____; USD: _____</p> <p>الليرة اللبنانية: _____؛ الدولار الأمريكي: _____</p> <p>and for the current residence:</p> <p>LBP: _____; USD: _____</p> <p>وللشقة الحالية</p> <p>الليرة اللبنانية: _____؛ الدولار الأمريكي: _____</p>
<p>How much does your household need per month to cover the following essential needs (in LBP and USD, separately), excluding rent, in your current apartment of residence?*</p> <p>ما هو المبلغ الذي تحتاجه أسرتك شهرياً لتغطية الاحتياجات الأساسية التالية (بالليرة اللبنانية والدولار الأمريكي) باستثناء إيجار شقتك الحالية التي تقيم فيها؟*</p>	<p>Food: LBP: _____; USD: _____</p> <p>Health care: LBP: _____; USD: _____</p> <p>Utilities (water, electricity, generator, telephone): LBP: _____; USD: _____</p> <p>Education: LBP: _____; USD: _____</p> <p>Other: Specify: _____ LBP: _____; USD: _____</p> <p>غذاء: الليرة اللبنانية: _____؛ الدولار الأمريكي: _____</p> <p>رعاية صحية: الليرة اللبنانية: _____؛ الدولار الأمريكي: _____</p> <p>الخدمات (المياه، الكهرباء، المولدات، الهاتف): الليرة اللبنانية: _____؛ الدولار الأمريكي: _____</p>

	التعليم: الدولار اللبنانية: _____؛ الأمريكي: _____ غيره حدد: _____	الليرة
	الدولار اللبنانية: _____؛ الأمريكي: _____	الليرة

Specific housing, land and property (HLP)/legal issues related to apartment affected by the Beirut Port explosion

حقوق السكن والأراضي والممتلكات مسائل قانونية متعلقة بالشقة المتضررة من انفجار مرفأ بيروت/

<p>Did your household live in the blast-affected apartment at the time of the Beirut Port explosion?*</p> <p>هل كانت أسرتك تعيش في الشقة المتضررة عند حدوث انفجار مرفأ بيروت؟*</p>	<p>Yes No Refused to answer نعم كلا يرفض الإجابة</p> <p>If yes, since when did you live in this apartment? Specify month/year: _____</p> <p>Do not know Refused to answer في حال نعم، حدد منذ متى كنت تعيش في الشقة؟ حدد الشهر/السنة لا أعلم يرفض الإجابة</p>
<p>Did you or any of your household members have to relocate to another shelter after the Beirut Port explosion?*</p> <p>هل اضطرت أنت أو أي من أفراد أسرتك إلى الانتقال إلى مسكن آخر بعد انفجار مرفأ بيروت؟*</p>	<p>Yes, all of my household members = 3 points Yes, one or some of my household members = 2 points No = 0 point Refused to answer نعم، كافة أفراد أسرتي نعم، أحد أفراد أسرتي أو بعضاً منهم كلا يرفض الإجابة</p> <p>If yes, specify when (month and year): _____</p> <p>في حال نعم، حدد متى (الشهر والسنة):</p>
<p>Do you or any of your household members currently reside in this</p>	<p>Yes, all of my household members Yes, one or some of my household members</p>

<p>apartment located in the explosion-affected area?*</p> <p>هل تسكن أنت أو أي من أفراد أسرتك حاليًا في الشقة الواقعة في المنطقة المتضررة من الانفجار؟*</p>	<p>No Refused to answer نعم، كافة أفراد أسرتي نعم، أحد أفراد أسرتي أو بعضًا منهم كلا يرفض الإجابة</p> <p>If no, specify your current residential address: Governorate, district (caza), municipality (detailed address): _____</p> <p>في حال كلا، حدد مكان سكنك الحالي: المحافظة، القضاء، البلدية (العنوان التفصيلي):</p>
<p>Did you share accommodation with another/other household(s) before the Beirut Port explosion?*(In case of two families sharing the same house, please do not forget to fill two separate survey forms.)</p> <p>هل تشاركت في السكن مع أسرة أخرى قبل انفجار مرفأ بيروت؟ في حال نعم، ما هي صلة القرابة؟* (في حال وجود عائلتين تتقاسمان نفس الشقة من فضلك لا تنسى ملء استمارتين منفصلتين للمسح).</p>	<p>Yes = 2 points No = 0 point نعم كلا</p> <p>If yes, specify the number of families that used to live in the same shelter:</p> <p>1 2 3 Other Specify: _____ في حال نعم، حدد عدد العائلات التي كتنت تسكن في الشقة ذاتها:</p> <p>1 2 3 غيره حدد</p>
<p>Do you currently share accommodation with another/other household(s)?*</p> <p>*هل تشارك الإقامة حاليًا مع أسرة أخرى؟</p>	<p>Yes = 2 points No = 0 point نعم كلا</p> <p>If yes, specify the number of families living in the same shelter:</p> <p>1 2 3 Other Specify: _____ في حال نعم، حدد عدد العائلات التي كتنت تسكن في الشقة ذاتها:</p>

	1 2 3 غيره حدد
Interviewee status/relation to the residence affected by the Beirut Port explosion* ما هي علاقة أو الرابط بين المجيب والشقة المتضررة بالإنفجار*	Owner/Landlord = 0 point Tenant = 2 points مالك مستأجر
<p>Tenant/occupant tenure information</p> <p>(If answer to the previous question is “tenant”)</p> <p>معلومات حول المستأجر / شاغل الشقة</p> <p>("إذا كانت الإجابة على السؤال السابق "مستأجر")</p>	
Type of ownership of the apartment* نوع ملكية الشقة*:	<p>Owned by single landlord</p> <p>Owned by multiple landlords (joint ownership)</p> <p>Owned by government/municipality</p> <p>Owned by a religious institution</p> <p>Owned by a company (e.g. bank, real estate developer)</p> <p>Other: Specify: _____</p> <p>Do not know</p> <p>Refused to answer</p> <p>ملك شخص واحد</p> <p>ملك عدة أشخاص (ملكية بالشيوع)</p> <p>ملك الدولة/البلدية</p> <p>ملك مؤسسة دينية</p> <p>ملك شركة (مثل البنك أو المطور العقاري)</p> <p>غيره</p> <p>حدد: _____</p> <p>لا أعلم</p> <p>يرفض الإجابة</p>
Provide the name and contact information of the owner of the apartment ما هو اسم ومعلومات مالك الشقة	<p>_____ (name, phone number, address if known)</p> <p>(إسم، رقم الهاتف، العنوان إذا ما كان معلوماً) _____</p>

<p>Type of tenure arrangement*</p> <p>نوع الحيازة*</p>	<p>Rental agreement (after July 1992)</p> <p>Rental agreement (before July 1992 – old rent)</p> <p>Informal verbal lease agreement</p> <p>Provided by employer/hosted by provider in exchange of work</p> <p>Hosted (for free)</p> <p>Assistance/Charity</p> <p>Occupancy free of charge (only if interviewee is Syrian refugee)</p> <p>Rent freeze/rent reduction arrangement</p> <p>Other:</p> <p>Specify: _____</p> <p>Do not know</p> <p>Refused to answer</p> <p>عقد إيجار (بعد تموز 1992)</p> <p>عقد إيجار (قبل عام 1992-إيجار قديم)</p> <p>عقد إيجار شفهي غير رسمي</p> <p>مقدم من قبل صاحب العمل / مستضاف مقابل عمل</p> <p>مستضاف (مجاًناً)</p> <p>مساعدة / عمل خيري</p> <p>إيجار مجاني (فقط إذا كان الشخص الذي تمت مقابلته لاجئاً سورياً)</p> <p>إيجار مجمد/إيجار مخفّف</p> <p>غيره</p> <p>حدد: _____</p> <p>لا أعلم</p> <p>يرفض الإجابة</p>
<p>Which occupancy document do you currently have?*</p> <p>* ما هي وثيقة الاشغال التي لديك حالياً؟</p>	<p>Rental agreement</p> <p>Property deed</p> <p>Usufruct deed</p> <p>Sale agreement</p> <p>Usufruct agreement</p> <p>Permission letter</p> <p>Agreement signed at the notary</p> <p>Other</p> <p>Specify: _____</p> <p>No document</p> <p>Refused to answer</p> <p>عقد إيجار</p> <p>سند تملك</p> <p>سند انتفاع</p> <p>عقد بيع</p> <p>عقد انتفاع</p> <p>كتاب سماح</p> <p>اتفاقية موقعة لدى كاتب العدل</p> <p>غيره</p> <p>حدد: _____</p> <p>لا توجد وثيقة</p> <p>يرفض الإجابة</p>

<p>Have you lost any documents proving legal occupancy due to the Beirut Port explosion?*</p> <p>هل فقدت أي وثائق رسمية تثبت الاشغال القانوني بسبب انفجار مرفأ بيروت؟*</p>	<p>Yes No Refused to answer</p> <p>نعم كلا يرفض الإجابة</p>
<p>Are you aware of any inheritance proceedings ongoing or pending in relation to the building/apartment?*</p> <p>هل أنت على علم بأي إجراءات ميراث جارية أو معلقة فيما يتعلق بالمبنى/الشقة؟*</p>	<p>Yes No Refused to answer</p> <p>نعم كلا يرفض الإجابة</p>
<p>Are you aware of your rights as a tenant?*(i.e. the right to continue lease for a certain time, rights related to the port explosion?)</p> <p>(أي الحق *هل أنت على دراية بحقوقك كمستأجر؟ في مواصلة الإيجار لفترة معينة، الحقوق المتعلقة بانفجار المرفأ؟)</p>	<p>Yes No Refused to answer</p> <p>نعم كلا يرفض الإجابة</p>
<p>Are you aware of your obligations as a tenant?*(i.e. to pay the rent on time, carry out specific repairs)</p> <p>*هل أنت على دراية بالتزاماتك/واجباتك كمستأجر؟ (أي دفع الإيجار في الوقت المحدد ، وإجراء إصلاحات معينة)</p>	<p>Yes No Refused to answer</p> <p>نعم كلا يرفض الإجابة</p>
<p>How do you feel about your lease (tenure rights) after the Beirut Port explosion?*</p> <p>ما هو شعورك حيال عقد الإيجار (حقوق الحيازة) بعد *انفجار مرفأ بيروت؟*</p>	<p>I feel less secure I feel more secure I feel the same as I did before the explosion Do not know Refused to answer</p> <p>أشعر بالأمان بشكل أقل أشعر بمزيد من الأمان شعوري ذاته منذ ما قبل الانفجار لا أعلم يرفض الإجابة</p>
<p>Are you under threat of eviction?*</p>	<p>Yes = 3 points No = 0 point Do not know Refused to answer</p>

	<p>نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, who has threatened you with eviction? (Select all that apply) Owner Court order Municipality/ Governorate Internal Security Forces Other Specify: _____ Do not know Refused to answer</p> <p>في حال الإجابة بنعم ، فمن الذي هددك بالإخلاء؟ (اختر الإجابات المطابقة) المالك أمر محكمة البلدية/المحافظة قوى الأمن الداخلي غيره حدد: _____ لا أعلم يرفض الإجابة</p> <p>If yes, what is the reason for the threat of eviction? (Select all that apply) End of rental agreement Inability to pay rent (rent has remained unchanged) Increased rent after port explosion Improved living standard due to building/apartment repairs No work and income in the area/location Security threats/Community tension Shelter and water, sanitation and hygiene (WaSH) conditions not acceptable Tensions with the landlord Sale of building Expropriation Other Specify: _____ Do not know Refused to answer</p> <p>في حال الإجابة بنعم، فما سبب التهديد بالإخلاء؟ (اختر الإجابات المطابقة) نهاية عقد الإيجار عدم القدرة على دفع الإيجار (الإيجار لم يتغير)</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>زيادة الإيجار بعد انفجار المرفأ تحسين مستوى المعيشة بسبب إصلاحات المباني/ الشقق لا يوجد فرص عمل في المنطقة التحديات الأمنية/التوتر المجتمعي غير مقبولة وضع المسكن, المياه والصرف الصحي و النظافة التوترات مع المالك بيع المبنى انتزاع الملك غيره حدد: _____ لا أعلم يرفض الإجابة</p>
<p>Are you aware if any shareholder of this property has been approached for selling your building/apartment?*</p> <p>هل تعلم ما إذا تم الاتصال بأي مساهم في هذا العقار *لبيع المبنى/الشقة الخاصة بك؟</p>	<p>Yes No Refused to answer نعم كلا يرفض الإجابة</p> <p>If yes, are you aware that this is illegal?*</p> <p>Yes No Do not know Refused to answer في حال الإجابة بنعم، هل تعلم بأن هذا الأمر غير قانوني؟ نعم كلا لا أعلم يرفض الإجابة</p>
<p>Are there any ongoing disputes over ownership or use of the building/apartment?*</p> <p>هل هناك أي نزاعات جارية حول ملكية أو استخدام المبنى/الشقة؟*</p>	<p>Yes No Do not know Refused to answer نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, what type of dispute(s)? (Select all that apply)</p> <p>Ownership dispute with third party Inheritance dispute Dispute with tenants/landlords Mortgage-related dispute with the bank Property pledge Seizure process</p>

	<p>Dispute over use/modification of building with cultural heritage value Other type of dispute Specify: _____ Do not know Refused to answer في حال الإجابة بنعم ، فما هي طبيعة النزاع (النزاعات)؟ (إختر الإجابات المطابقة) نزاع الملكية مع طرف ثالث نزاع الميراث الخلافا مع المستأجرين/المالكين نزاع متعلق بالرهن العقاري مع البنك الرهن العقاري عملية الحجز نزاع حول استخدام/تعديل مبنى التراث الثقافي نوع آخر من النزاع حدد: _____ لا أعلم يرفض الإجابة If yes, provide details of dispute, including dates and parties involved: _____ في حال الإجابة بنعم ، أذكر تفاصيل النزاع، بما في ذلك التواريخ والأطراف المعنية _____</p>
<p>Are you aware of any legislation related to the Beirut Port explosion-affected areas?* (i.e. transferring ownership of any real estate property is prohibited for 2 years after explosion or that existing rent contracts for damaged buildings, are valid even if the property is severely damaged, and rights of the tenants are preserved. for a certain period of time)</p> <p>)</p> <p>هل أنت على علم بأي تشريعات تتعلق بالمناطق المتضررة من الانفجار في مرفأ بيروت؟* (أي يُحظر نقل ملكية أي عقار لمدة عامين بعد الانفجار أو أن عقود الإيجار الحالية للمباني المتضررة صالحة حتى لو كانت الممتلكات متضررة بشدة، ويتم الحفاظ على لفترة زمنية معينة). (حقوق المستأجرين</p>	<p>Yes No Refused to answer نعم كلا يرفض الإجابة</p>
<p>Have you sought legal aid related to HLP after the Beirut Port explosion?*</p> <p>هل طلبت مساعدة قانونية متعلقة بالمسكن بعد انفجار مرفأ بيروت؟</p>	<p>Yes No Refused to answer نعم كلا</p>

	<p>يرفض الإجابة</p> <p>If yes, what type of legal assistance did you receive? (Select all that apply)</p> <p>Free legal information Free legal advice/assistance Free legal representation Legal information privately paid for Legal advice privately paid for Legal representation privately paid for Other Specify: _____</p> <p>Refused to answer في حال الإجابة بنعم، ما نوع المساعدة القانونية التي تلقيتها؟ (اختر الإجابات المطابقة)</p> <p>المعلومات القانونية المجانية استشارة / مساعدة قانونية مجانية التمثيل القانوني المجاني معلومات قانونية مدفوعة من القطاع الخاص استشارة قانونية مدفوعة من القطاع الخاص التمثيل القانوني مدفوع الأجر من القطاع الخاص غيره حدد: _____</p> <p>يرفض الإجابة</p> <p>If no, specify the reason(s) (Select all that apply): I/we cannot afford it I/we do not know where to receive it from I/we do not have trust in the legal process I do not want/need it Other Specify: _____</p> <p>Refused to answer في حال الإجابة بنعم، حدد السبب (الأسباب) (إختر الإجابات المطابقة) أنا/لا نستطيع تحملها أنا/لا نعرف من أين نستلمها أنا/ليس لدينا ثقة في العملية القانونية أنا لا أريدها/أحتاجها غيره حدد: _____</p> <p>يرفض الإجابة</p>
<p>Owner information (If answer to the previous question is "landlord") معلومات حول المالك (في حال كانت الإجابة على السؤال السابق "مالك")</p>	

<p>Which property document(s) do you currently have?*</p> <p>حالياً؟* ما هي وثائق/مستندات الملكية التي لديك</p>	<p>Ownership deed/Green Tabu Usufruct deed Sales agreement Usufruct agreement Waiver letter of agreement Inheritance decision Will Cadaster record Lawsuit record Partition agreement Irrevocable Power of Attorney Other Specify: _____ No document Do not know Refused to answer سند الملكية / الصك الأخضر سند الانتفاع عقد البيع عقد الانتفاع كتاب أو عقد تنازل قرار حصر الارث وصية إشارة في السجل العقاري إشارة دعوى عقد مقاسمة التوكيل غير القابل للعزل غيره حدد: _____ لا توجد وثيقة لا أعلم يرفض الإجابة</p>
<p>Have you lost any property documents due to the Beirut Port explosion?*</p> <p>هل فقدت أي وثائق رسمية تثبت الحيازة بسبب انفجار مرفأ بيروت؟*</p>	<p>Yes No Refused to answer نعم كلا يرفض الإجابة</p>
<p>Do any have inheritance claim(s) to this apartment/building exist due to the Beirut Port explosion?*</p> <p>هل يوجد (مطالبات) ميراث لهذه الشقة/المبنى بسبب انفجار مرفأ بيروت؟*</p>	<p>Yes No Refused to answer نعم كلا يرفض الإجابة</p>

<p>Did any inheritance claim(s) to this apartment/building exist before the Beirut Port explosion?*</p> <p>هل كان يوجد مطالبة (مطالبات) ميراث لهذه الشقة/المبنى قبل انفجار مرفأ بيروت؟</p>	<p>Yes No Refused to answer</p> <p>نعم كلا يرفض الإجابة</p>
<p>Who are the owner(s) of this building/apartment?*</p> <p>من هم أصحاب هذا المبنى/الشقة؟*</p>	<p>Single owner Multiple owners, including family members Still registered in the name of deceased relative(s) pending inheritance proceedings Other Specify: _____ Do not know Refused to answer</p> <p>مالك واحد عدة مالكين، بما في ذلك أفراد الأسرة لا يزال مسجلاً باسم الأقارب المتوفين بانتظار إجراءات الميراث غيره حدد: _____ لا أعلم يرفض الإجابة</p>
<p>List any co-owner(s), including those with a share or interest in the building/apartment*</p> <p>ضع قائمة بأي مالك مشارك بما في ذلك أولئك الذين لديهم حصة أو مصلحة في المبنى/الشقة *</p>	<p>Spouse Children Sibling Parent Friends Other relatives (cousins, distant relatives) Business partner Government/municipality Company Other Specify: _____ Do not know Refused to answer</p> <p>الزوج أطفال أخ أو أخت الأبوين أصدقاء الأقارب الآخرون (أبناء العم ، والأقارب البعيدون) شريك تجاري الدولة/البلدية شركة غيره حدد _____ :</p>

	<p>لا أعلم يرفض الإجابة</p>
<p>Is there a mortgage on any similar right on your building/apartment?*</p> <p>هل يوجد رهن عقاري أو أي حق مشابه على بنايتك/شقتك؟*</p>	<p>Yes No Do not know Refused to answer نعم كلا يرفض الإجابة</p> <p>If yes, do you have any problems with the mortgage payments?</p> <p>Yes No Do not know Refused to answer في حال نعم، هل لديك أي مشاكل في سداد أقساط الرهن العقاري؟</p> <p>نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, what do you plan to do? (Select all that apply)</p> <p>Default on the loan Raise the value of rents raised within this property Reschedule the loan with the bank Sell another property to pay off the loan Sell the building/apartment to someone else Other Specify: _____ Do not know Refused to answer في حال الإجابة بنعم، فماذا تنوي أن تفعل؟ (اختر الإجابات المطابقة)</p> <p>التخلف عن سداد القرض رفع قيمة الإيجارات التي يتم دفعها داخل هذا العقار إعادة جدولة القرض مع البنك بيع عقار آخر لسداد القرض بيع المبنى/الشقة لشخص آخر غيره حدد: _____ لا أعرف</p>

	يرفض الإجابة
<p>Have you or any shareholder of this property been approached for selling your building/apartment?*</p> <p>هل تم الاتصال بك أو بأي مساهم في هذا العقار لبيع المبنى/الشقة الخاصة بك؟*</p>	<p>Yes No Do not know Refused to answer</p> <p>نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, are you aware that this is illegal? Yes No Do not know Refused to answer</p> <p>في حال الإجابة بنعم، هل تعلم بأن هذا الأمر غير قانوني؟ نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, have you thought about reporting the incident? Yes No Do not know Refused to answer</p> <p>في حال الإجابة بنعم، هل فكرت بالتبليغ عن هذه الحادثة؟ نعم كلا لا أعلم يرفض الإجابة</p>
<p>Are you aware of your rights as a landlord?* (i.e. the tenant should pay the stipulated rental fees in due time, etc.)</p> <p>هل أنت على علم بحقوقك كمالك؟* (أي يجب على المستأجر دفع بدلات الإيجار المنصوص عليها في الوقت المناسب ، وما إلى ذلك)</p>	<p>Yes No Refused to answer</p> <p>نعم كلا يرفض الإجابة</p>
<p>Are you aware of your obligations as a landlord?* (i.e. obligations to undertake major repairs, etc.)</p> <p>هل أنت على دراية بالتزاماتك كمالك؟* (أي التزامات بإجراء إصلاحات معينة ، وما إلى ذلك)</p>	<p>Yes No Refused to answer</p> <p>نعم كلا يرفض الإجابة</p>

<p>Are there any ongoing disputes over ownership or use of the building/apartment?*</p> <p>هل هناك أي نزاعات جارية حول ملكية أو استخدام المبنى/الشقة؟*</p>	<p>Yes No Do not know Refused to answer نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, what type of dispute(s)? (Select all that apply)</p> <p>Ownership dispute with third party Inheritance dispute Dispute with tenants/landlords Other type of dispute Specify: _____ Do not know Refused to answer في حال الإجابة بنعم ، فما هي طبيعة النزاع (النزاعات) ؟ (إختر الإجابات المطابقة)</p> <p>نزاع حول الملكية مع طرف ثالث نزاع حول الميراث نزاع بين المستأجرين/المالكين نوع آخر من النزاعات حدد: _____ لا أعلم يرفض الإجابة</p> <p>If yes, provide details of dispute, including dates and parties involved: _____</p> <p>في حال الإجابة بنعم ، أذكر تفاصيل النزاع، بما في ذلك التواريخ والأطراف المعنية _____</p>
<p>Are there other ongoing legal disputes or encumbrances over the building/apartment?*</p> <p>هل هناك نزاعات قانونية أخرى أو أعباء على المبنى/الشقة؟*</p>	<p>Yes No Do not know Refused to answer نعم كلا لا أعلم يرفض الإجابة</p> <p>If yes, what type of dispute(s)? (Select all that apply)</p> <p>Mortgage-related dispute with the bank Property pledge Precautionary seizure Executory seizure Expropriation</p>

	<p>Dispute over use/modification of building with cultural heritage value Other type of disputes Specify: _____ Do not know Refused to answer في حال الإجابة بنعم ، فما هي طبيعة النزاع (النزاعات)؟ (إختر الإجابات المطابقة)</p> <p>نزاع متعلق بالرهن العقاري مع البنك تأمينات عقارية حجز احتياطي حجز تنفيذي استملاك نزاع حول استخدام/تعديل مبنى التراث الثقافي نوع آخر من النزاعات حدد: _____ لا أعلم يرفض الإجابة If yes, provide details of dispute, including dates and parties involved: _____ في حال الإجابة بنعم ، أذكر تفاصيل النزاع، بما في ذلك التواريخ والأطراف المعنية</p>
<p>Are you aware of any legislation related to the Beirut Port explosion-affected areas?* (i.e. transferring ownership of any real estate property is prohibited for 2 years after explosion or that existing rent contracts for damaged buildings, are valid even if the property is severely damaged, and rights of the tenants are preserved. for a certain period of time)</p> <p>)</p> <p>هل أنت على علم بأي تشريعات تتعلق بالمناطق المتضررة من الانفجار في مرفأ بيروت؟* (أي يُحظر نقل ملكية أي عقار لمدة عامين بعد الانفجار أو أن عقود الإيجار الحالية للمباني المتضررة صالحة حتى لو كانت الممتلكات متضررة بشدة ، ويتم الحفاظ على حقوق المستأجرين.لمدة معينة)</p>	<p>Yes No Refused to answer نعم كلا يرفض الإجابة</p>
<p>Have you sought legal aid related to HLP after the Beirut Port explosion?*</p> <p>هل طلبت المساعدة القانونية المتعلقة بالمسكن أو المبنى بعد انفجار مرفأ بيروت؟*</p>	<p>Yes No Refused to answer نعم كلا يرفض الإجابة</p>

	<p>If yes, what type of legal assistance did you receive? (Select all that apply)</p> <p>Free legal information Free legal advice/assistance Free legal representation Legal information privately paid for Legal advice privately paid for Legal representation privately paid for Other Specify: _____</p> <p>Refused to answer في حال الإجابة بنعم، ما نوع المساعدة القانونية التي تلقيتها؟ (اختر الإجابات المطابقة)</p> <p>المعلومات القانونية المجانية استشارة / مساعدة قانونية مجانية التمثيل القانوني المجاني معلومات قانونية مدفوعة من القطاع الخاص استشارة قانونية مدفوعة من القطاع الخاص التمثيل القانوني مدفوع الأجر من القطاع الخاص غيره حدد: _____ يرفض الإجابة</p> <p>If no, specify the reason(s) (Select all that apply): I/we cannot afford it I/we do not know where to receive it from I/we do not have trust in the legal process I do not want/need it Other Specify: _____</p> <p>Refused to answer في حال الإجابة بنعم، حدد السبب (الأسباب) (ث المطابقة) أنا/لا نستطيع تحملها أنا/لا نعرف من أين نستلمها أنا/ليس لدينا ثقة في العملية القانونية أنا لا أريدها/أحتاجها غيره حدد: _____ يرفض الإجابة</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PART 3 – CLOSURE

القسم 3 - الخاتمة

Closing questions

الأسئلة الختامية

Do you have any comments or questions?

لديك أي ملاحظات أو أسئلة؟ هل

Yes

No

نعم

كلا

If yes, provide details: _____

في حال نعم، أذكر تفاصيل: _____

Closing statement instructions for enumerators

تعليمات ختامية لفريق المسح

The enumerators should thank the interviewee for the time she/he has dedicated to the survey and for the provided information. Make sure no promises were made. Confirm the privacy of all information given, and provide the family with a hotline number (Grievance Mechanism number).

يجب شكر المجيب على الوقت الذي خصصه للمسح وعلى المعلومات المقدمة. تأكد من عدم تقديم أي وعود. وقم بتأكيد خصوصية جميع المعلومات المقدمة، وتزويد الأسرة برقم الخط الساخن (رقم آلية الشكاوى والملاحظات).

7.10 Annex 10: Survey with business owners

Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery Project “BERYT”

Commercial units survey

This survey aims to collect data about the commercial units located within the eligible buildings that were damaged due to the Beirut Port explosion and are likely to be included in the project. The collected data will contribute to assessing the environmental and social impact of building rehabilitation on the continuation of the activity of these commercial units.

These questions were asked to the business occupant/investor through an open-ended interview.

1. General information about the commercial unit:

- 1.1. Plot Number
- 1.2. Building Number
- 1.3. Size of the unit (m2)
- 1.4. Name, phone number, nationality of the occupant/investor

2. Legal Status of the commercial unit:

- 2.1. Is the business officially registered?
- 2.2. Is the commercial unit insured?
- 2.3. Is the investor of the commercial unit is also its owner? If yes, does he have the legal documents? Does he intend to sell it? If yes, why?
 - 2.3.1. Is the owner of the commercial unit different from the building owner? if yes, does he have any disputes with the owners of the building? or the residents? What is the nature of these conflicts?
- 2.4. Is the commercial unit rented? If yes, mention the name and phone number of the unit owner.
 - 2.4.1. Is the rent of the commercial unit old or new? Since when? Does the renter have a contract or any document proving his right?
 - 2.4.2. Does the investor pay the rent? Since when? What is the rent amount?
 - 2.4.3. Does the investor have any disputes with the owners of the building? The residents? What is the nature of these conflicts?
 - 2.4.4. Does the investor have any disputes with the owner of the unit?

3. Commercial activity and current situation

- 3.1. What is the type of commercial activities?
- 3.2. Specify the number of employees available per day.
- 3.3. Specify the working days
- 3.4. Specify the working hours
- 3.5. Specify the peak business times for this unit (daily hours, days, seasons)
- 3.6. Specify the approximate number of customers expected per day
- 3.7. What is the age group of the majority of the customers of the commercial unit?

4. Status of the commercial unit after Beirut Port explosion

- 4.1. Was the unit damaged after the blast? What are the most significant damages?

- 4.2. Who rehabilitated the unit? What is the total cost of the rehabilitation? When was the rehabilitation completed?
- 4.3. Was the activity of the commercial unit affected by the explosion? How?

5. Commercial unit and the surrounding environment

- 5.1. Is the entrance of the commercial unit close to the entrance of the building?
- 5.2. Is the entrance/access to the commercial unit directly from the main roadside?
- 5.3. Is the sidewalk used for commercial activity? If yes, mention where and why? (Example: the adjacent sidewalk is used to display goods, for customers to wait,....)
- 5.4. Does the entry and exit of residents obstruct the commercial activity of the unit?
- 5.5. Was the commercial unit affected positively or negatively as a result of the existing rehabilitation works in the surrounding area?
- 5.6. Does the investor see any damage as a result of the building remaining as is without rehabilitation?
- 5.7. Does the investor see any benefit on the activity of the commercial unit as a result of rehabilitating the building?
- 5.8. Does the investor have any fears that the activity of the commercial unit will be affected as a result of the renovation works? If yes, what are these concerns? Does he suggest any procedural steps that can be taken to avoid this? (Roof, footpath,)

7.11 Annex 11: No objection form

No Objection Statement to the Rehabilitation Works of a Property

Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery Project “BERYT”

we, the undersigned, in our capacity as occupants and/or investors of a non-residential unit (*to determine the unit: _____*) located within plot No. _____ of _____ cadastral zone, and whereby we are currently occupying and/or investing the mentioned non-residential unit and carrying out our professional or commercial or other activities for non-residential purposes, confirm that we have no objection to the rehabilitation of the mentioned property affected by 4 August 2020 explosion, through Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery Project (“BERYT”) implemented by the United Nations Human Settlements Program (“UN-Habitat”).

We also affirm our knowledge of the general objectives of the project which aims to rehabilitate the residential units in a number of buildings affected by the explosion, revive the urban fabric of the affected areas, and secure the right to adequate housing. In this regard, we confirm the following:

- 1) We are fully aware that the rehabilitation works and all that relates to or derives from, will be implemented by the contractors, engineers, consultants and all other entities and people recruited by UN-Habitat, and we give our commitment to facilitate their task to execute all necessary works in the property throughout the period of the rehabilitation works.
- 2) We are fully aware that the rehabilitation works will only target the common parts of the property, the residential units, and other vacant units, while non-residential units in which activities are still taking place, will only benefit from exterior work rehabilitation and necessary basic building’s structure works.
- 3) We do not object carrying out the rehabilitation works in the aforementioned plot, provided that the contractor who undertakes the implementation of works is committed to securing all safety measures throughout the period of the rehabilitation works, while ensuring ordinary access to the unit that we occupy and/or invest.
- 4) We commit to not claim any financial compensation for any material or moral damages or of any kind that may result from the decrease of economic activities of the unit that we occupy and/or invest, throughout the period of the rehabilitation works, as we are aware of the positive impact of the plot’s rehabilitation on the property as a whole and on all its units including the one that we occupy and/or invest.
- 5) We abide to hold UN-Habitat harmless from any liability arising from the implementation of the works or all that relates to or derives from, as we are fully aware that UN-Habitat is only undertaking the funding of the rehabilitation works and not their implementation.
- 6) We are aware of the grievance redress mechanism established by UN-Habitat, and we commit to using it to submit any complaint, suggestion, request, feedback or inquiry that may arise throughout the period of the rehabilitation works.

Beirut, Day/Month/Year

Names and signatures

7.12 Annex 12: Survey used in unstructured interviews

Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery Project “BERYT”

Consultations methodology to contain the social and environmental impacts during the Housing rehabilitation process

Objective: These consultations aim to engage the community groups that will be directly affected by the rehabilitation works and assess its environmental and social impact on the surroundings.

Target group: The field team will visit the building to be rehabilitated and define the direct affected area by the rehabilitation, and accordingly determine the target groups that meet the following criteria:

- Residential buildings located within a radius of 25 meters from the building to be rehabilitated, whereby at least two families should be interviewed within each building, provided that the total number of families interviewed constitutes a representative sample of approximately 20%, taking into account the inclusion of most vulnerable groups, including the elderly and persons with special needs.
- The economic activities located on the main streets within a radius of 100 meters from the building to be rehabilitated. The economic activities include but not limited to shops, gas stations, parking lots, schools, hospitals, etc. A minimum of five to ten interviews must be conducted.

Note: Each interview must be located on the map and given a code/number that matches the code that will be recorded in the interview report. In addition to specifying the vehicular direction, and indicating the presence of any rehabilitation/construction activity in the same area.

Consultations topics:

- Solid waste (production and accumulation of waste in and/or around the area of construction, the spreading of waste due to the rain, etc.)
- Air pollution (dust emissions, machineries’ smoke, odors of paint and lime, etc.)
- Noise and disturbance (cracking, excavation work, huge machineries sound, etc.)
- Public safety (falling of rubble, risk of falling in unprotected pits, SEA/SH risks, etc.)
- Traffic (blockage of road when unloading works supplies, negative impact on the vehicular mobility, difficult access to the buildings, etc.)
- Cultural heritage (change of building's/neighbourhood heritage features, etc.)

Interview format:

To obtain the required information, the field team will conduct unstructured interviews focusing on the aforementioned topics. The interview will take between 15 to 20 minutes, depending on each respondent. The interview starts by introducing the project and obtaining the consent of the respondent.

Introduction: *Good morning, my name is [...] (interviewer's name). I work with Al Makassed Association, and I am conducting this interview on behalf of UN-Habitat.*

Within the framework of Beirut Housing Rehabilitation and Cultural and Creative Industries Recovery Project “BERYT”, building No. [...] has been selected to be rehabilitated in the coming months. In view of the proximity of your home/ shop to the construction site, which will stay for at least 12 months, we want to understand what in your opinion are the inconveniences that the rehabilitation works may cause and what measures we must take to avoid it.

Are you willing to participate in this interview?

Acknowledgment of consent:

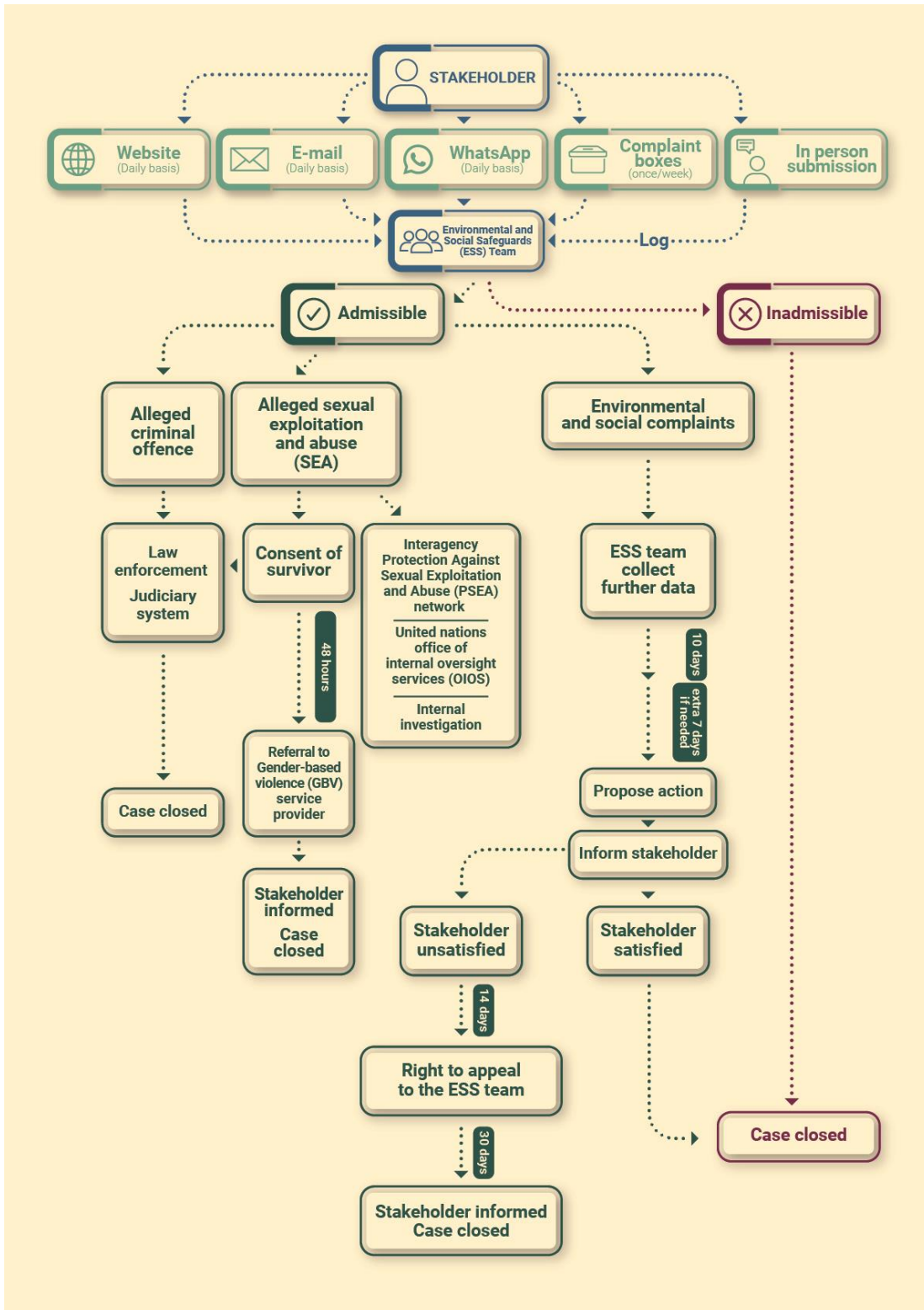
- Yes
- No (if the answer is no, end the interview)

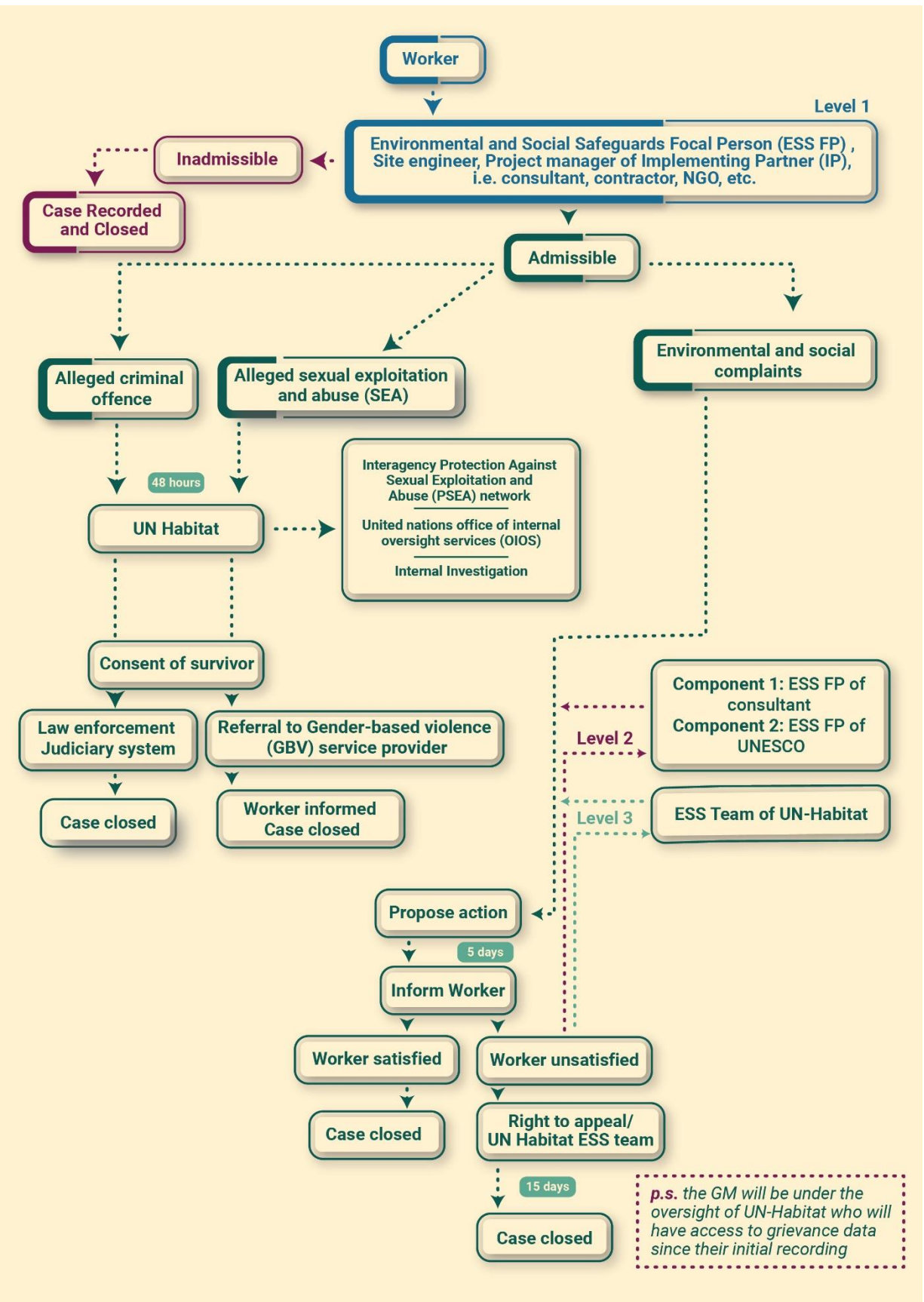
Interview report: The interview report should include the following information:

- Code: The code must match the number already added on the map
- Date and time of the interview
- Interviewer' name
- Respondent' name
- Respondent' profile: ex. *owner of a foodie restaurant, head of a family, mukhtar, head of a building committee, etc.*
- Age and gender
- A summary of the interview (the main problems/concerns + proposed mitigation measures)
- Photos (with the consent of the person/s)

Note: Please document the absence of any targeted group/person not available for the interview.

7.13 Annex 13: GM flowchart





7.14 Annex 14: GM online form

No.	Date received	Grievance received via	Add details (phone number, email, etc.)	Gender	Grievance received by	Type of grievance	Brief description (always mention the name of the complainant)	Investigation undertaken	If yes, who undertook the investigation and its findings/ actions	Proposed corrective actions	Proposed corrective actions by	Date of response	Status	Date closed	Other comments
-----	---------------	------------------------	-----------------------------------------	--------	-----------------------	-------------------	----------------------------------------------------------------	--------------------------	-------------------------------------------------------------------	-----------------------------	--------------------------------	------------------	--------	-------------	----------------