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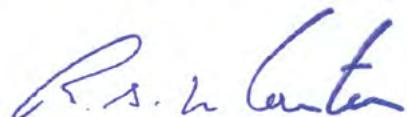
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Foreword

In an effort to improve living conditions in Palestinian Gatherings in Lebanon, UNDP and UN-HABITAT have put out this report to provide an insight to the urgent needs in Palestinian Gatherings. The report presents a call for action to provide adequate and inclusive services in these “grey areas” that continue to be home to 110,000 Palestinian refugees and now an additional 30,000 Palestinians and Syrians who are recent refugees from the conflict in Syria. Often falling through the cracks in terms of support availability, Palestinian Gatherings are among the most vulnerable host communities in Lebanon. This situation has been exacerbated with the influx of Palestinian and Syrian refugees over the past three years. As such, they deserve more attention to alleviate pressures and social tensions.

We believe that through enhanced information on the situation in these communities and their increasing needs, a more effective and coordinated response can also be achieved by organizations active in the Gatherings. This report profiles all 42 Palestinian Gatherings and summarizes their principle needs and identifies a set of recommendations that could allow for improved response to the gaps in services and increasing needs in these areas. This report may be seen as a quick reference guide for different stakeholders and a basis for inspiring the design of effective and integrated interventions. I hope this report will stimulate discussion on how Palestinian Gatherings that are serving as host communities for refugees can be supported both for the immediate emergency and to introduce medium and long term sustainable development solutions.

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Municipalities and Popular and Local Communities in Palestinian Gatherings

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Contents

Executive Summary	8
Chapter 1: Introduction	
1.1. Palestinian Gatherings: A Subject Definition	12
1.2. Methodology	14
1.3. Institutional and Governance Dimensions	15
1.4. Gatherings in the Current Syria Crisis	16
1.5. Report Outline	18
Chapter 2: Conceptual framework and methodology: Understanding Gatherings within the Lebanese Context	
2.1. Gatherings within Urbanization in the Lebanese Context	21
2.2. Understanding Gatherings within the Scale of Human Deprivation and Social Exclusion among Palestinian Refugees in Lebanon	23
Chapter 3: Geographic and demographic characteristics of gatherings	
3.1 Geographic Dimension	26
3.2 Demographic Dimension	28
Chapter 4: Access to housing and basic urban services	
4.1 Housing and Shelter	33
4.2 Access to Basic Urban Services (BUS)	36
a. Access to Water	36
b. Sewerage	38
c. Solid Waste Management	40
d. Access to Electricity	41
e. Access to Road Networks	42
4.3 Hygiene Conditions	43
Chapter 5: Access to education and health services	
5.1 Access to Education	50
5.2 Access to Health	51

Chapter 6: Labor market exclusion, income deprivation and poverty	59
6.1 Access to Labor Markets	59
6.2 Income and Poverty Dimension	60
Chapter 7: Recommendations	62
7.1. Housing and Shelter	62
7.2. Basic Urban Services	63
7.3. Social Services: Health, Education, Children and Youth Services	64
7.4 Coordinated Response in the Host Palestinian Gatherings	65
References	66
Annex 1: Summary data on gatherings	68
Annex 2: Health services data for gatherings	70
Gatherings Profiles	72

Executive Summary

This report is produced in the context of the UNDP / UN-Habitat programme in Palestinian gatherings in Lebanon, implemented in partnership with the Lebanese – Palestinian Dialogue Committee (LPDC). The Programme aims at enhancing access to basic urban services, mainly WASH, and improving shelter conditions in these areas which have been hosting refugees from Syria mainly since 2012. It aims at profiling the 42 Palestinian gatherings in Lebanon, summarizing the main needs and providing a set of recommendations for better response in these areas, especially following the accommodations of new refugees. The main objective is to use this document as a draft for enhancing response to the host and the new refugee communities among organizations active in the gatherings.

The report summarizes the main findings of a qualitative Rapid Needs Assessment (RNA) which was carried out between April and July 2013 and updated until May 2014. It focuses on the needs of the host refugee communities (PRL), taking into consideration the implications of the accommodation of refugees from Syria (PRS) and the specific needs of this group as well. The RNA covered all 42 gatherings in the regions of Beirut, the North, Saida, Tyre and Beqaa. It was implemented in collaboration with the local NGO Popular Aid for Relief and Development (PARD). The primary data from the RNA was cross-checked and supplemented by additional desk review of published studies; secondary data gathered mainly from field visits; in addition to two workshops organized by UNDP and UN-Habitat with key stakeholders (municipalities and non-governmental organizations working with Palestinian gatherings, representatives of popular committees and women's leagues active in these gatherings). In order to test these empirical findings against previous research, a comprehensive desk review of studies published on refugees and informal gatherings in Lebanon was carried out.

The 42 gatherings covered by the RNA were inhabited originally by about 110 thousand dwellers prior to the break of the Syrian crisis. With the wave of

refugees' arrival from Syria to Lebanon, these gathering were the destination of another 30 thousand inhabitants, of which those of Palestinian origins reached around 26 thousand. UNRWA estimates that about 53 thousand Palestinian refugees from Syria (PRS) sought refuge in Lebanon by March 2014, of which 27 thousands live in the 12 official camps. This figure represents about 10 percent of total Palestinian refugees in Syria. The Agency expects this number to rise to 55 thousand in Lebanon by the end of 2014.

Prior to the Syrian crisis, Palestinian refugees from Lebanon (PRL) were concentrated in Saida, which alone held about 41 percent of the population, reflecting the large number of gatherings in this region. North Lebanon ranked second with about a third, followed by Tyre with 13 percent. Beirut and Beqaa regions on the other hand held the lowest shares with 7 and 6 percent of total population respectively. Following the Syrian crisis, Palestinian Refugees from Syria (PRS) headed to the gatherings of Saida region (38.5%), mainly around Ain el Helwe Camp, followed by Tyre (21.5%), Beqaa (19%), the North (17%) and Beirut (4%).

The gatherings are located within the administrative boundaries of a total of 25 municipalities, with the areas of Saida and Tyre constituting alone about two-thirds of total gatherings. While almost all gatherings do not benefit from upgrading projects undertaken by municipalities, about a third enjoys a harmonious relationship with mayors.

Concerning Basic Urban Services, including WASH, the RNA reveals increased pressure on the already inadequate networks and services in the sectors of water, sewerage, solid waste management, roads and electricity, in addition to deteriorating hygiene conditions. The results of the RNA also allow identifying the immediate shelter needs and their approximate geographical distribution. From a regional dimension, about one-third of the total units housing PRS in need of intervention fall in Saida, followed by about one-fourth in Tyre, one-fifth in each of Beqaa and North, and about 5 percent in Beirut. Another important aspect of the shelter sector in these gatherings concerns security of tenure. Given the legal and institutional context, all Palestinian refugees living in gatherings suffer from severe forms of tenure insecurity which needs to be addressed through lobbying and national dialogue. It should be mentioned that interventions targeting access to Basic Urban Services / WASH and shelter programmes in the gatherings fall outside

of UNRWA's mandate, which is restricted to the boundaries of the official twelve camps.

On the educational front, about two-thirds of the gatherings indicated not having any school within their borders, yet most children are enrolled in UNRWA schools, whether in a close by area or at a distance from the gathering. Less than one-third of gatherings have an UNRWA school, of which two gatherings only enjoy both UNRWA and private schools. This has an impact on the provision of intermediate and secondary education in the gatherings. The arrival of refugees from Syria exerted additional pressure on UNRWA facilities, whereby the Palestinian Refugees from Syria (PRS) are enrolled in the Agency's schools. Two shifts were recently introduced in some UNRWA schools in order to absorb the new number of PRS students.

As for health services, the availability of health centres inside gatherings is limited, according to the results of the RNA. The vast majority of residents, however, still utilise UNRWA health facilities, even if not in the direct proximity of the gathering. Distance from health care services was reported by some gatherings to be a central issue, namely by those not located close to camps.

The RNA also confirmed the precarious economic situation of most Palestinian refugees, despite their more-than-sixty-year presence in Lebanon. They remain excluded from economic life in general, in spite of the recent limited changes in labor regulations. The influx of new refugees from Syria to Lebanon's gatherings added a new challenge at the employment level. Just like additional pressure was inflicted on basic services by the larger consumer base, competition on jobs is a major issue. Some gatherings' representatives conveyed that original dwellers are losing jobs, as they are being replaced by new refugees from Syria at lower wages.

The report concludes with two sets of recommendations. The first comprises projects needed in the short-term to address basic needs; while the second includes more policy-oriented interventions that need to be applied in the longer term. It also highlights the need for establishing a coordination platform to enhance response to the host communities and new refuges in Palestinian gatherings in Lebanon.

The report also presents a profile of each of the 42 gatherings at the end.

List of Acronyms and Abbreviations

AA	Adjacent Area (of Palestinian Refugee Camp)
AHMO	Area Hospitalization Medical Office
AUB	American University of Beirut
BUS	Basic Urban Services
CAS	Central Administration of Statistics
DRC	Danish Refugee Council
EDL	Électricité du Liban
FHT	Family Health Team
ILO	International Labour Organization
LC	Local Committee
LPDC	Lebanese Palestinian Dialogue Committee
MOU	Memorandum of Understanding
NGO	Non-Governmental Organization
NRC	Norwegian Refugee Council
NSSF	National Social Security Fund
PARD	Popular Aid for Relief and Development
PC	Popular Committee
PLO	Palestinian Liberation Organization
PRCS	Palestinian Red Crescent Society
PRL	Palestinian Refugee from Lebanon
PRS	Palestinian Refugee from Syria
RNA	Rapid Needs Assessment
UNDP	United Nations Development Programme
UN-HABITAT	United Nations Human Settlements Programme
UNICEF	United Nations International Children's Emergency Fund
UNRWA	United Nations Relief and Works Agency for Palestine Refugees
WASH	Water Supply, Sanitation and Hygiene
WHO	World Health Organization

Chapter I

Introduction

This report aims to help in the formulation of a response plan to the worsening living conditions in the forty-two Palestinian gatherings following the massive influx of Palestinian Refugees from Syria (PRS) into these areas since the beginning of the Syrian crisis in 2011. Based on a qualitative rapid appraisal of basic urban services, including WASH, (water, sewage, solid waste management, electricity and roads and storm water), shelter conditions, education, health, and institutional governance in these gatherings as well as a review of recent reports documenting living conditions in these areas, the report aims to sketch, first, a profile and picture of the needs of these communities and second, to propose an effective strategy vis-à-vis these conditions.

Before delving into the chapters of the report, however, a main introductory definition of the subject matter is due.

1.1. Palestinian Gatherings: A Subject Definition

Over the past decade, international and local organizations working with Palestinian refugees in Lebanon have begun to rely on the terminology of Palestinian gatherings in order to refer to areas outside the twelve official Palestinian refugee camps proper where a large percentage of Palestinian refugees live in relatively vulnerable conditions (FAFO 2003, 2005; DRC 2005; NRC 2009, 2011; UNDP & UN-HABITAT 2010). Although most of these refugees are registered with UNRWA, the United Nations Relief and Works Agency for Palestinian Refugees, and/or with the Lebanese Government, their place of settlement is not officially recognized. As a result, refugees living in most gatherings suffer from even more precarious living conditions than their counterparts

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Despite these differences, it indicates that Palestinians living in camps have a profound attachment to them, and to their local community so that the distinction between officially registered and officially recognized refugees is very small (2011 FAFO report).

In 2011, most of the Palestinian refugees living in Lebanon were registered with UNRWA, and the remaining were registered with the Lebanese government or the UNHCR. The report uses the term "gatherings" to refer to all these areas, including those registered with UNRWA, the United Nations Relief and Works Agency for Palestinian Refugees, and/or with the Lebanese Government, their place of settlement is not officially recognized. As a result, refugees living in most gatherings suffer from even more precarious living conditions than their counterparts

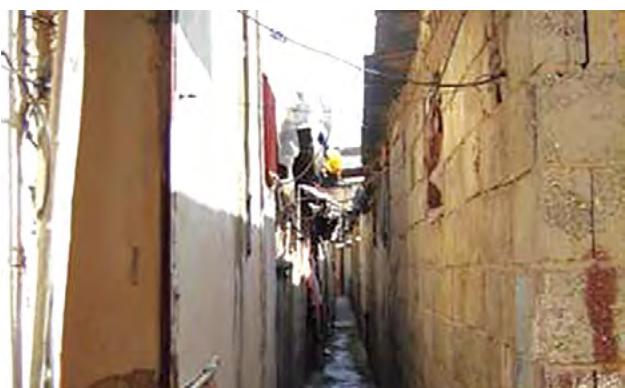
of the conflict in Syria. Most of the Palestinian refugees living in gatherings (and camps) have been registered with UNRWA. An estimated 50% of the Palestinian refugees from Syria are registered with UNRWA (UNRWA 2014). Virtually all Palestinian refugees have flocked to camps and settlements. It is estimated that half of the Palestinian refugees in Lebanon are registered with UNRWA, while the other half is registered with the Lebanese government or the UNHCR.

The use of the term "gatherings" is inconsistent across reports. It is typically defined as a group of people who have come together for a specific purpose, such as a social gathering or a protest. In the context of the 2003 FAFO report, the term refers to a group of people who have come together for a specific purpose, such as a social gathering or a protest.

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in camps. Their tenure security is frequently threatened by the absence of a framework of rights and entitlement to recognize and protect their settlements¹. At the same time, UNRWA's mandate to provide basic urban services, mainly WASH, is defined within the boundaries of the Palestine refugee camps only. Despite these differences, however, research indicates that Palestinians in gatherings and in camps have a profound sense of identification that connects them together as a similar community so that the legal and administrative distinctions between Palestine refugee camps and gatherings in Lebanon are not typically paralleled by the perceptions of the refugees themselves (Dorai 2012). All in all, an estimated 140 thousand refugees live in Lebanon's 42 Palestinian gatherings, including 30 thousand new refugees from Syria, most of which are Palestinian (refer to Chapter 3 for a detailed breakdown of gatherings' population). The total new population of these areas represents about one-third of the total number of Palestinian refugees registered with UNRWA in Lebanon; while the number of registered PRS living in the gatherings represents around half of those registered with UNRWA in Lebanon.

Since the beginning of the conflict in Syria in March 2011, gatherings (and camps) have housed a large number of Palestinian and Syrian refugees from Syria. An estimated 52,400 Palestinian refugees from Syria (PRS hereafter) were registered in UNRWA by beginning of 2014 (UNRWA). Virtually all these refugees have flocked to camps and gatherings. It is estimated that more than two-thirds of the PRS are renting premises while the rest are hosted by other Palestinian refugees in Lebanon (PRL).



Despite the prevalence of the terminology of "gatherings" in recent reports and research among Palestinian refugees, the list and number of gatherings is inconsistent across research and reports and typically depends on the definition adopted by the relief agency that has commissioned one study or another. For the purpose of this study, gatherings are defined –in line with the 2003 FAFO report, to be areas that:

- Have a population of Palestinian refugees (whether they are registered with UNRWA and/or the Lebanese Government or not);
- Has no official UNRWA camp status or any legal authority identified with responsibility for camp management;
- Is expected to have clearly defined humanitarian and protection needs, or have a minimum of 25 households;
- Has a population with a sense of being a distinct group living in a geographically identified area.

Within this definition, and building on the Rapid Needs Assessment (RNA) conducted by UNDP and UN-Habitat, in partnership with PARD, during the Summer of 2013, this report identifies a total of 42 Palestinian gatherings distributed along the regions of Beirut, the Beqaa, Saida, Tyre and the North.

Twelve of these gatherings are located in close vicinity to camps (Beddawi, Nahr el-Bared, Mieh Mieh, Ain el-Helweh) and were typically produced as a spillover of the camps during periods of political unrest (1970-1990). These gatherings are referred to as "Camps' Adjacent Areas or AAs" and distinguished from other settlements since they benefit more easily, due to their proximity, from social services typically extended by UNRWA such as healthcare and schooling, but still do not fall within the radius of infrastructure provision. Each of these areas displays a similar morphology: a central population core is formed by the refugee camps established in the early 1950s by UNRWA and is surrounded by an array of two or more extensions that each holds the particular name of a "gathering" without behaving entirely as a separate entity. The largest of these agglomerations, Ain el-Helweh, counts eight such neighborhoods, each of which was developed in specific circumstances mainly during the early 1970s². Adjacent areas reflect both the influx of Palestinian refugees from other camps destroyed during the years of civil war (e.g. Tall

-
1. It is worth noting that whatever the means of land appropriation that refugees have adopted, they typically all suffer from insecure tenure particularly since the 2001 Property Law banned Palestinians from land ownership in Lebanon, threatening with displacement and/or loss of property even those families who had invested in their legality and purchased property legally. A full outline of tenure forms and vulnerabilities is available in Chapter 4.
 2. Exception to this pattern is the Tawari', an Adjacent Area to Ain el-Helweh Camp, and the Daouk gathering near Shatila, both of which were established in 1948. Daouk is not considered an Adjacent Area since it is not located around the official boundaries of the camp.

ez-Zaatar, Nabatiyyeh) and the so-called war of the camps (1984-1989), or the natural growth of neighborhoods that have not been officially expanded despite high demographic rates and over sixty years of settlement.

The other gatherings were largely established between 1948 and 1955 and coincide with the early arrival of Palestinians in Lebanon. These gatherings typically house refugees of Bedouin origins who, it is believed, had historically selected those settlements because their lifestyle (breeding animals) was incompatible with the high-density living imposed in the camps and because they were eager to live together, as extended families (Stell 2013). The majority of these gatherings are located within or in close proximity to main Lebanese cities (e.g. Tyre, Saida, Tripoli, Beirut) or villages (e.g. Sheem, Kharayeb, Abbasieh, Burj Rahhal, Marj), where they form distinctive quarters. In their morphologies, these gatherings are not entirely identical. Thus, most gatherings (including AAs) count coherent settlement entities with relatively identifiable boundaries. In contrast, other gatherings are scattered as a coherent group of houses within a larger agglomeration. This is for instance the case of the settlement of Nehmeh that consists of individual and building complexes as well as a few houses scattered within the area of Nehmeh that also house many Lebanese families. This is also the case of the gatherings in the Tripoli area (Mina, Bab el Raml, Zahreyye, Bab el Tabbeneh) where, it is worth pointing out, Palestinian refugees and Lebanese families frequently share the same buildings.

There are also several instances where gatherings were established later in order to house Palestinian refugees who had fled the violence of the Lebanese civil war (1975-1990) and/or the 1982 Israeli invasion of Lebanon. This is the case for instance of the Marj Settlement in central Beqaa that housed refugees who fled from the South during the 1982 Israeli invasion of Lebanon, Hamshari (Saida) that was established in 1986 by Palestinians fleeing the war of the camps for a safer haven, and Sheem (1978/79) that housed families who fled the Tall ez-Zaatar refugee camp upon its destruction in 1976³.

1.2. Methodology

Primary data

The primary data used in this report stem from the Rapid Needs Assessment (RNA), which was carried out between April and July 2013 and covered the forty-two Palestinian Gatherings in Lebanon, following the Syrian crisis and the accommodation of additional refugees. Findings of the RNA were continuously updated by the UNDP / UN-Habitat project team up until May 2014. The RNA covered all geographic areas where the gatherings are located (Beirut, the North, Saida, Tyre and Beqaa). It was implemented by UNDP and UN-Habitat in collaboration with Popular Aid for Relief and Development (PARD), a local NGO with significant presence in the gatherings of Beirut and Tyre. Two questionnaires were filled in each gathering by key informants, and were later validated by the Popular / Local Committees present in these gatherings, together



3. During the Lebanese civil war (1975-1990), several conflicts directly involved the Palestinian community and considerably affected its settlement in Lebanon. The early phase of the war (1975-1977) involved the Palestinian Liberation Organization (PLO) as an active party and led to the permanent destruction of three camps, the Nabateyyeh camp (South Lebanon), Tell ez-Zaatar/Dikwanah and Jisr el-Basha in Beirut. Years later, the so-called War of the Camps (1984-1989) led to large waves of forced displacement, when refugees left besieged camps to safer areas and founded some of the gatherings.

with representatives of other groups (such as women and youth), field visits and observation by team members. The following key issues were covered in the collected information on each gathering: population; governance; relationship with local authorities; housing conditions; income; education; social services; access to Basic Urban Services BUS (including active and planned projects); and other community needs and priority interventions. Most collected data was qualitative rather than quantitative, but nevertheless provided a comprehensive overview of the livelihoods and needs of the population residing in the gatherings.



Secondary data

The primary data used in this report was cross-checked and supplemented by additional secondary data gathered mainly from field visits. In addition, two workshops were organized by UNDP and UN-Habitat with key stakeholders in order to present the findings of the report: one brought concerned municipalities and non-governmental organizations working in Palestinian gatherings while the other brought together representatives of popular / local committees and women's leagues active in these gatherings. In order to test these empirical findings against previous research, a comprehensive desk review of studies published on refugees and informal gatherings in Lebanon was conducted. These studies include those produced by international agencies (UNRWA, ILO, World Bank) which tackled the living conditions of Palestinian refugees in Lebanon prior to the current Syrian crisis, and also more recently the plight of Syrian refugees in Lebanon. Moreover, the reviewed studies include recent assessments of livelihoods of refugees (mostly Syrian) conducted by humanitarian and relief agencies and NGOs (UNRWA, Norwegian Relief Committee, Danish Refugee Council, Mercy Corps, CARE, and Save the Children). The report

also relied on a previous key publication by UNDP and UN-Habitat done in 2010, which investigated access to basic urban services in the twelve Adjacent Areas of Palestinian Refugee Camps in Lebanon.

1.3. Institutional and Governance Dimensions

As pointed out in the first lines of this chapter, camps and gathering dwellers do not perceive themselves as separate communities. This is reflected in the structures of self-governance where both camps and gatherings display similarly complex webs of power structures that include internally popular committees, local committees, and political factions. Governance is also shared with the refugee management system that includes local and international organizations, particularly UNRWA that plays a central role in the organization of service provision.

In order to gather a full picture of the governance of gatherings, it is also important to identify the roles played by various Lebanese institutions. At the local level, and with respect to service provision, municipalities are key actors since the organization of services falls under their jurisdiction. As a result, the relation between gathering dwellers and municipalities appears to be a key determinant in the ability of local and international organizations to intervene for improving infrastructure system provision in any gathering (see chapter 4 for further info on the provision of basic services). A fuller picture of the involved institutions should also include the Lebanese refugee management apparatus (e.g. lawmakers, ministries) as well as the Lebanese Army and police who have played an important security role – particularly when Adjacent Areas are cordoned-off within



the camp proper as security zones, as is the case with the eight Adjacent Areas surrounding Ain el-Helweh Camp and the Adjacent Area of Nahr el Bared Camp. The negative effects of this securitization in the treatment of Palestinian governance have been widely documented in terms of their dismal repercussions on employment opportunities, income generation, integration within the greater regions where they are located, and the overall quality of life in the camps and AAs.

Among local camp actors, popular committees have typically proved to be influential and active actors in the day-to-day provision and follow-up of services. Established in 1969, popular committees are semi-official organizations that operate in camps and represent camp residents before Lebanese authorities and UNRWA⁴. Only seven of the forty-two gatherings do not have an established popular committee. Five of those seven possess instead some form of dwellers' committee that follows up on service issues. These committees fulfill local administrative functions such as water provision and electricity organization but also conflict resolution, security, and sometimes coordinate with international donors (UNDP / UN-Habitat 2010). In addition, the past decade has witnessed the formation of women's leagues (al lajna an-sina'iyyah). The latter have become active in gatherings and typically play important roles in health awareness and educational issues.

The distinction between Adjacent Areas and other gatherings has important repercussions on the institutional governance of gatherings as the former are typically closely connected to the camp systems, both in terms of coordination with UNRWA services and in terms of security measures. Also in terms of governance itself, committees of AAs are organized under the leadership of the camps' popular committees, hence sharing resources (workers, financial contributions, web of relationships with other actors, which usually help in implementing infrastructure upgrading). Thus, most gatherings do not suffer from the same militarized security observed in camps and Adjacent Areas, particularly when the latter are cordoned off the cities where they are located as extra-judicial territories and maintained within the control of various PLO and other factions, rather than the municipalities and/or the Lebanese police.



1.4. Gatherings in the Current Syria Crisis

As noted in the introductory chapter, since March 2011, camps and gatherings throughout Lebanon have been hosting an increasing number of Palestinian and Syrian refugees fleeing the conflict in Syria. The vast majority of refugee families arriving to camps and gatherings are Palestinian Refugees from Syria (PRS) who have arrived into gatherings and camps typically following family and social relations. According to a needs assessment conducted by UNRWA in 2014, about 29% of these refugee families are hosted by relatives and friends in already crowded venues while 71% are paying rent. The majority of these refugees live in poor conditions, whereby at least a quarter of them are in very poor quality housing not designed for residence (ANERA 2013, Mercy Corp 2013).

At least three reasons explain the arrival of refugees to these areas:

The first explanation relates to the history of Palestinian refugee settlement in the region, whereby numerous ties had connected Palestinian refugees across borders. Around

4. In their early formation, popular committees were financed by the Palestinian Liberation Organization that also secured technical assistance to help the Committees carry their functions.

29% of the Palestinian Refugees from Syria (PRS) arriving into Lebanon are hosted by friends and relatives (UNRWA, 2014), referred to as Palestinian Refugees from Lebanon (PRL) who, as noted above, frequently bear additional expenses and share available and limited resources without much support.

The second explanation stems from the patterns of housing in the city and the mode through which refugees have arrived to Lebanon. Already before the war in Syria, hundreds of thousands of Syrian laborers lived and worked in the country. As a low-income, relatively poor group, Syrians typically rented facilities in the cheapest venues of the city, mainly camps, but also informal settlements including some gatherings more generally. In the absence of public subsidies or a policy encouraging the production of affordable housing, all housing arrangements were secured within this informal segment of the land and housing market. As a result, both camps and gatherings were connected to the cities' housing markets through the mobility of these workers who frequently went across camps and settlements indiscriminately, looking for shelter near the employment opportunities they could secure.

The last reason for the influx of Palestinian as well as Syrian refugees in the camps is the outcome of the structures of the labor market that leaves very little opportunities for Palestinians to generate income. As a result, the possibility of generating income through renting rooms and/or apartments, even if at the expense of one's living conditions, is usual in these neighborhoods. Whenever possible, both camp and gathering dwellers resort to adding units to

their already congested, structurally unsound buildings to rent out. The result is a dramatic deterioration of the living conditions –particularly seen in Beirut.

In this context, it is not surprising that gatherings (and camps) have hosted a large number of Palestinian and Syrian refugees from Syria. The Rapid Needs Assessment had estimated the total number of new refugees from Syria arriving to the gatherings at 30 thousand, 87% of which are PRS. The largest segment of PRS who took refuge in the gatherings are found in Saida area (38.5%), with concentration around Ain el Helwe Camp, followed by Tyre (21.5%), Beqaa (19%), the North (17%) and Beirut (4%). These findings are consistent with the demographic distribution of PRS in general, whereby according to ANERA (2013), over half the PRS population who took refuge in Lebanon has arrived in the greater Saida Area, with about 17.2% in the Ain el-Helweh Camp. More generally, the majority (roughly 56%) of the PRS population has settled in South Lebanon, all in accommodations with/near existing gatherings and camps. Only 8% have settled in Beirut, in the Chatila Camp and in the Bourj el-Barajneh Camp and another 11.4% in the Beddawi Camp (ANERA 2013). Living conditions for most of these refugees are dismal, whereby many live in facilities not designed for housing and rarely access appropriate services. Access to employment is highly limited for an unskilled labor competing with a massive flow of refugees and limited work opportunities. Increased pressure is exerted on health, education, and other social services provided by UNRWA to original Palestinian refugees from Lebanon (PRL) and more recently to Palestinian Refugees from Syria (PRS). These conditions will be outlined in full details in the next chapters.



1.5. Report Outline

The report is divided in seven chapters. Following a first introductory chapter, chapter 2 provides a comprehensive overview of these gatherings. Our aims in this chapter are to locate the conditions of gatherings within the wider contexts of Lebanon's social and built landscapes and to highlight similarities and vulnerabilities between Palestinian communities and Lebanese low-income dwellers. In chapter 3, we continue to introduce the subject matter with more precision by detailing the demographic and geographic conditions. The next two chapters profile the quality of services in these two areas, while chapter 6 goes back to the communities themselves in order to focus on a key element of the deprivation scale, employment. The report concludes with a set of recommendations that provide entry points for local and international organizations to address the current crisis. At the end, the report also includes a brief profile of each of the 42 gatherings.



gatherings suffer from even more precarious living conditions than their counterparts in camps. This is because UNRWA restricts its direct role in the provision of basic urban services and shelter to certain categories of refugees, and security threats pose a major obstacle to a sense of a rights-based community. Despite the lack of research in this area, it is clear that in gatherings and informal settlements, the same difficulties that connect people together in a community are often not fully acknowledged by relevant agencies, and are not fully resolved by refugees themselves (UNRWA, 2012). All in all, by mid-2014, about 140 thousand refugees live in 42 gatherings, including 32,000 refugees from Syria, most of whom are Palestinian (refer to Chapter 2 for a breakdown of gatherings). The total new population of these settlements is about one-third of the registered Palestinian refugees in Lebanon.

Since the beginning of the March 2011, gatherings housed a large number Syrian refugees from Syria. It is estimated that by the beginning of 2014 (UNHCR), these refugees have flooded the gathering points. It is estimated that PRS were hosted by other PRS in Lebanon while the remaining refugees were accommodated in the informal settlements.

Despite the prevalence of "gatherings" in recent reports among Palestinian researchers, the number of gatherings is not mentioned in any research and reports about the issue, except on the definition adopted by the UNRWA, which has commissioned one report.

Chapter II

Conceptual framework and methodology: Understanding Gatherings within the Lebanese Context

In order to place gatherings within the context of their production, it is important to analyze them critically in relation to human and settlement factors in Lebanon. To this end, this chapter begins by inserting gatherings within the framework of informal settlement developments in Lebanon. In the first section, the chapter outlines the formation of Palestinian gatherings in relation to these settlements. In the second section, it outlines the specificity of these neighborhood dwellers, pointing through a wider analysis of human deprivation, to the specificity of dwelling conditions for Palestinian refugees in Lebanon.

2.1. Gatherings within Urbanization in the Lebanese Context

A pre-requisite to understanding the conditions of Palestinian gatherings in Lebanon is placing them within the larger patterns of human settlements in the country, reflecting hence their interconnection and vulnerability to wider patterns of population movements (forced or not), the larger fluctuations of the land and property markets, changes in institutional and legal frameworks, and other patterns that powerfully influence their role and the living conditions of their dwellers. Understanding Palestinian gatherings (and camps) in relation to wider patterns of urbanization also entails looking at the role these neighborhoods play in the wider urbanization of Lebanese cities as central markets providing affordable goods to many low-income groups, but also as wells of labor and affordable shelter to vulnerable urban groups –particularly refugees and migrant workers alike.

Distribution and Organization

Looking first at the distribution of gatherings across Lebanon's territories, it is clear that this distribution follows closely wider urbanization patterns in the country (see map end of the chapter) where there is a direct overlap between the location of gatherings and the largest urban agglomerations in Lebanon. Like Lebanon's population, which is largely concentrated along the coasts (75% of the population lives along the coast), almost all gatherings are concentrated along the Lebanese coast, particularly around the main coastal cities of Tyre, Saida, Beirut and Tripoli. Furthermore, and looking at the population composition of these settlements, we find that gatherings (as well as camps) have housed an increasing number of refugees and migrant workers and, more recently, Palestinian refugees and Syrian refugees from Syria. Gatherings are hence important not only in offering refuge to Palestinians in Lebanon, but also in their role in securing low-income, affordable housing for several vulnerable population groups. In some cases, gatherings and/or camps have even become heavy centers of urbanization for these populations, constituting a substantial percentage of the agglomerations where they are located. One can note for instance the case of Nahr el Bared Camp which, before its destruction in 2007, was the fifth largest urban concentrations in Lebanon (see Atlas du Liban, 2005).

Urbanization Patterns: Looking at Gatherings as Informal Settlements

Within this broader analysis of the pattern of urbanization, Palestinian gatherings could be described as part of one particular segment of the national urbanization, namely informal urbanization. An analysis of the morphology, densities, and organization of gatherings and informal settlements indicates that they display relatively similar patterns (Atlas du Liban 2005): access to land and housing is typically in violation of urban and/or property codes, as are almost all processes of building and service provision. In some instances, informal settlements and gatherings have in fact been produced through similar and simultaneous processes, as most of them are found in the vicinities of refugee camps in Beirut where neighborhoods such as El-Horsh (near Shatila) and Raml (near Bourj al-Barajneh) were historically produced as spillovers of nearby refugee camps (Fawaz and Peillen 2002), even if today they house mostly Lebanese populations rather than Palestinians and are hence not listed as Palestinian gatherings. Furthermore, population movements in/out of informal settlements, gatherings, and camps connect them heavily so that all these

neighborhoods, whether they are described as ashwaiyyat (informal settlements) or gatherings have since the 1990s hosted the vast majority of migrant workers in Lebanon interchangeably (Dorai and Puig 2012). This is however not uniformly the case since, for example, gatherings in the Tyre area do not typically exhibit the same patterns and have instead maintained a relatively stable, Palestinian population.

If we are to understand gatherings as informal settlements, we may be able to borrow some of the already existing research in order to inform our understanding of these areas. What are first the reasons behind the production of informal settlements in Lebanon? Research indicates that since the independence of Lebanon in 1942 and the gradual adoption of building and urban regulations, informal settlements have been part and parcel of the country's urbanization (Fawaz and Peillen 2002). Typically defined according to their violations of property, building, and/or urban regulations, informal settlements have grown as a result of at least three main factors that equally affect the production and maintenance of Palestinian gatherings to date. In the lines that follow, we look at the three main reasons typically recognized to have lead to the production of informal housing in Lebanon and elsewhere and compare them to the making of Palestinian gatherings. These are:

- 1. A prohibitively expensive and exclusive land and housing market:** In the absence of a policy supporting the production of affordable housing, opportunities for housing acquisition are difficult for low and middle-income urban dwellers in Lebanon. Studies have shown that already in the early 1950s, low-income rural migrants arriving from impoverished rural areas in Lebanon were frequently unable to secure affordable housing in the main cities. As a result, by the 1970s, the Lebanese capital city had already a substantial "misery belt" that housed poor Lebanese rural migrants, workers (Syrians and others), as well as refugees (including Palestinian, Kurdish, and Armenian refugees) (Bourgey and Phares 1972). These settlements developed in multiple forms, including illegally occupied land parcels (squatters), illegal land subdivisions, and others. This pattern of growth was perpetuated during the years of civil unrest and exacerbated in the post-war era, where, in the absence of any affordable housing policy and/or land taxation that could curtail speculative interests and skyrocketing land prices, most low-income city dwellers have been confined to informal channels of housing acquisition.

Evidently, gatherings also respond to a housing need and embody the enactment of a right to shelter in the context of public regulations that have, most recently, prevented Palestinians from owning land and hence acquiring housing legally, but also –and importantly, amidst skyrocketing rents and prohibitively expensive land and housing prices. This is evidenced by the fact that gatherings (and camps) have housed the most vulnerable population groups in Lebanon such as refugees (e.g. Palestinian, Iraqi, and most recently Syrian refugees and PRS) as well as migrant workers in the country. In this context, one can distinguish between, on the one hand, informal market segments where dwellers bought property within informal land subdivisions mainly in the close vicinities of the refugee camps and, on the other hand, illegal land occupations. The first process (informal market exchanges) corresponds particularly to periods of economic prosperity where refugees sought to move out of the camps to less congested living conditions. This includes Jabal al-Haleeb around Ain al-Helweh Camp, the Adjacent Area of Nahr el-Bared Camp, and the gathering of Nehmeh. The second corresponds more to a plethora of illegally occupied lands where dwellers have squatted and/or rented housing accommodations as response to emergencies, but still within the context of a prohibitively expensive land and housing market.

2. The adoption of inadequate urban and building codes: Historically, urban and building codes didn't comply with the life-words and capabilities of migrants arriving in the city (Turner 1972) and continue to reflect today the models and aspirations of land developers, rather than low-income dwellers (Krijnen and Fawaz 2010). To these should be added the implementation of modern institutional frameworks –particularly a land registry- that did not correspond to local forms of land ownerships and claims, particularly communal one, and which hence privatized many of the commons. As a result, many informal settlements developed where such communal claims had been ignored, as either the continuation of historical processes of temporary settlement, or in contestation of land registration (Fawaz and Peillen 2002). To these should be added multiple

processes of modern land management, particularly land pooling and re-subdivision projects where failed attempts to organize properties and territories resulted in several instances in the formation of illegal processes of land occupation (Clerc 2009).

Gatherings are also produced at the interstice of legality and illegality, in failed market initiatives where vulnerable populations manage to secure direly needed housing. This is the case, for instance, of the Daouk Gathering (Beirut) where Palestinians purchased during the first months of their settlements properties, in this failed attempt at land subdivision. The property was however never to be formally divided and re-organized and its settlers today fail to display any formal property title⁵.

3. The recurrence of violence and forced population displacements: Large episodes of extended political disturbances, fluctuations, etc. have also generated emergency situations where land occupation was facilitated. In the years preceding the Lebanese war and during the war as well, land occupation also became a form of contesting public policy but also an affirmation of the right to housing in a context where weak public institutions could hardly protect the sanctity of property rights.

Gatherings were also and mostly produced in emergency conditions in order to house refugees forcefully displaced from other settlements during the years of the civil war. These settlements are particularly associated with the episodes of the Lebanese civil war, the 1982 Israeli invasion of Lebanon, and the so-called war of the camps. Hence, in Ain el-Helweh, several gatherings were developed to house families who had been displaced from other areas (e.g. Nabatiyyeh, Tall ez-Zaatar). A similar pattern is observed in Beirut where for instance the Gaza Hospital Building was squatted by families fleeing the refugee camps of Tall ez-Zaatar and Shatila, and Hayy el-Gharbi due to various military conflicts, particularly the War of the Camps since 1984-1989 as well as in the vicinities of Tyre and in Mieh Mieh Camp. Conversely, during episodes of the war of the camps, refugees looked for shelter in gatherings far from warring camps, fuelling the urbanization of gatherings

5. Created as a land subdivision in the 1939, during the early stages of Lebanese modern planning where the technique of land subdivision was being introduced by the French authorities, the settlement is rapidly inhabited by Palestinian refugees who purchase small lots in the area –as the camp of Shatila nearby is being established-. Although the subdivision is never finalized, the Daouk settlement corresponds to one mode of land occupation where public planning initiatives eventually lead to the formation of informal settlement (Clerc 2009). This pattern is prevalent as a mode of settlement formation in the southern suburbs of Beirut (Clerc 2009) and elsewhere (Fawaz 2009).

located far from conflict areas, such as Nehmeh, and the quarters and vicinities of safer refugee camps, such as Ain el Helwe.

These three factors have shown to affect considerably the production of housing in the country, particularly in urban areas, whether it has taken a form identified as "gatherings" or "informal settlements".

Understanding gatherings within their contexts allows us to first de-criminalize the settlement of these dwellers and instead ascribe it to the same forces that have pushed other (Lebanese) families to resort to informal means of housing acquisition. It also allows us to build on the extensive experience of international and local organizations as well as scholarship on the subject of informal settlement upgrading, as we will see in the final chapter of this study. This is not to say that gatherings do not maintain specificity. There remain indeed unique features of these gatherings, particularly the fact that they predominantly house Palestinian refugees, unlike many camps where the population has become more mixed. This population is particularly vulnerable, in a context of severe legal restrictions –as we can see in the next section of this chapter. In order to understand better the vulnerability of this population and the specificity of its conditions, when compared to those of other low-income populations, we introduce in the next section of this chapter a framework for understanding the vulnerability of this population group.

2.2. Understanding Gatherings within the Scale of Human Deprivation and Social Exclusion among Palestinian Refugees in Lebanon

Analyzing the livelihoods of the Palestinian population living in gatherings requires a different conceptual framework than the one used in the classic poverty assessments that would be typically introduced for the analysis of the informal settlement populations. This is because, in addition to the typical income poverty measures that measure the households' ability to secure the minimal income threshold defined essential for survival⁶, we need to account for the

barriers to market entry that place Palestinian refugees at a severe disadvantage from other low-income dwellers. Thus, while income poverty would indirectly imply that economic growth can improve the overall standards of living, assuming people can reap the benefits of economic improvements through labor, financial and other markets, Palestinian refugees in Lebanon are considered legally as "visitors" in the country and banned from exercising over seventy different types of employment in the major economic sectors unless they are able to secure work permits, an unlikely scenario. As a result, employment conditions are in general quite bad for refugees, joblessness prevalent, and work conditions typically precarious (seasonal/informal). This is particularly the case for refugees living in the South and the Beqaa which earlier studies (Chaaban et al, 2010) showed to be extremely vulnerable.

In addition, refugees in Lebanon are not granted the civil and legal rights enjoyed by Lebanese citizens. Not only do they not benefit from political representation, but they are typically socially stigmatized and widely discriminated against when it comes to securing employment and/or other facilities.

Furthermore, Palestinian refugees have limited access to health or social services. Already in 2010, Chaaban et al. had found that 75% of Palestinian households in Lebanon had at least one member who suffered from chronic illness, that 15% included at least one member with disability, and that over 40% of households counted at least one member suffering from chronic depression. These numbers not only highlight the vulnerability of the Palestinian refugee community's health profile in relation to their Lebanese counterparts, but they are also likely to be well above their current status, with the arrival of a large number of PRS who are evidently suffering from health problems and using the same health facilities provided by UNRWA.

Finally, Palestinian refugees are unable to own property assets in the country since 2001 and required to bequeath them to religious authorities, if they have already purchased them. Given the central role of property ownership in the Lebanese economy as both a central financial asset for storing

6. The Lebanese Government (through the Ministry of Social Affairs with the support of UNDP) has produced poverty indicators for the Lebanese population [UNDP 2007]

wealth and earning surplus value, the implications of the legal ban on property ownership has enormous social as well as economic implications for the refugee communities. Thus, speaking about the overall landscape of Palestinian rights in Lebanon, Hanafi et al (2012) state Palestinians in Lebanon face a “protracted mode of legal exclusion” that restricts their labor market participation, asset ownership, and mobility.

Looking more generally at the responsibilities of the State of Lebanon, we find that Lebanon is not a signatory of the 1951 Convention on Refugees, nor does it have legal or administrative provisions in place to address the specific problems faced by refugees or asylum seekers. Instead, refugees or asylum seekers remaining in the country without authorization are treated much like any foreigners doing so. The Lebanese Government asserts that Lebanon is not a country of permanent asylum. Palestinian refugees are allowed to register with UNRWA, which carries out since 1949 health, relief, education and social programs for registered refugees, whether they live in camps or not. Yet, UNRWA's mandate defines its role in the provision of urban and infrastructure services to the borders of the twelve recognized refugee camps. At the same time, municipalities in general do not provide these services in the gatherings. In this regard, living conditions in Palestinian gatherings throughout the country are worsened, especially following the influx of new refugees from Syria.

The specificities outlined above lead us to conclude that a proper understanding of the current conditions of Palestinian refugees requires us to combine the concepts of deprivation with social exclusion in order to provide a useful and appropriate lens for analyzing the living conditions of households living in these gatherings. This conceptual framework is anchored in a new understanding of poverty pioneered by Nobel prize winner Amartya Sen, who has argued that it is imperative to measure poverty on the basis of non-monetary measures (Sen 1989)⁷. Sen's argument that lack of freedom, social exclusion, civil rights and others forms of deprivation should become part of poverty analysis is evidenced here in the multiple correlations that exist between, on the one hand, the relative financial deprivation of Palestinian households and, on the other, the type of

restrictions on movements and absence of civil and political rights that they incur.

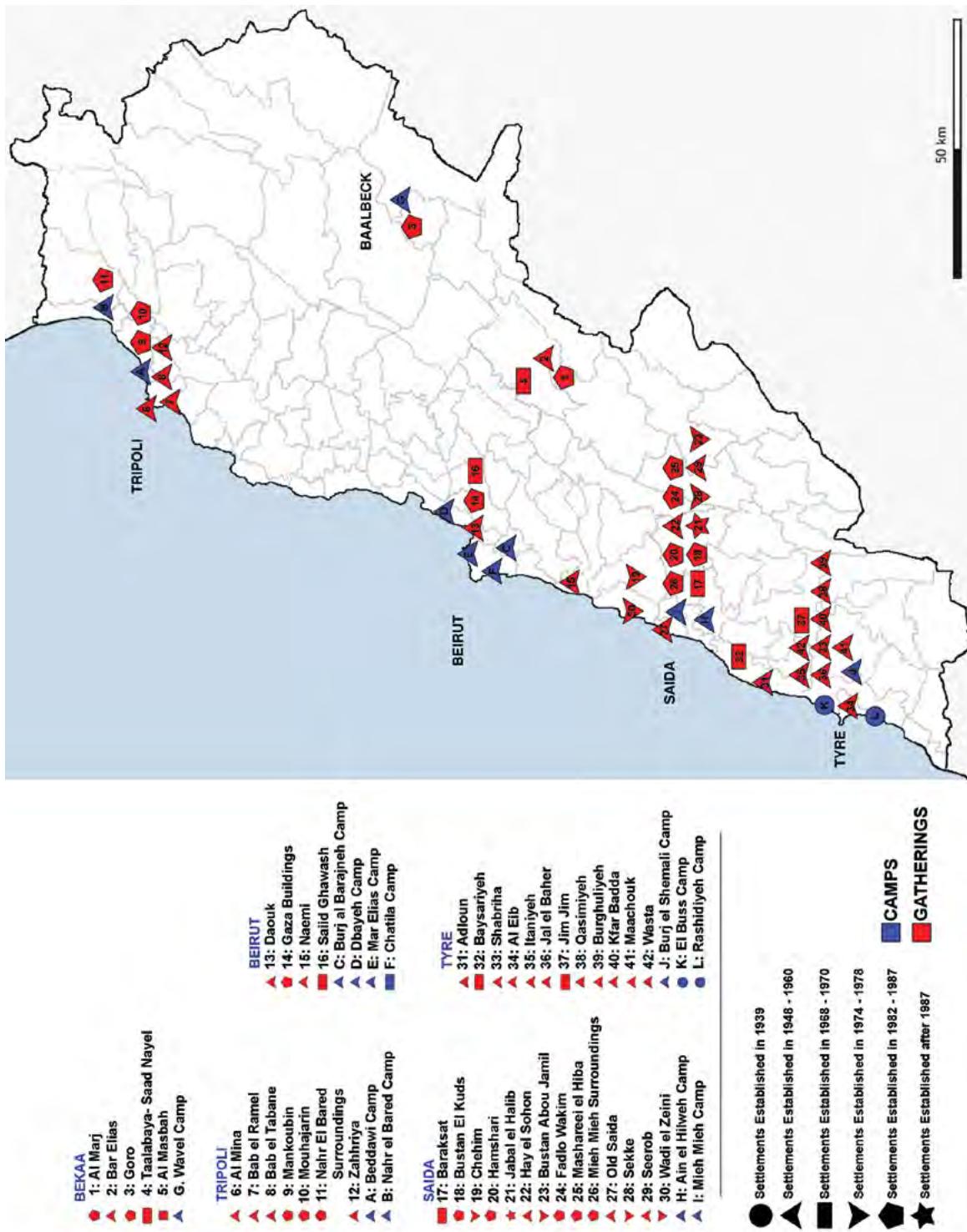
Deprivation is in fact closely related to poverty, where absolutely deprived individuals lack the basic capabilities essential for their survival. Relative deprivation is defined within a social context where individuals are unable to live according to the normal standards of their society and enjoy the commodities and services enjoyed by the average members of society (Duclos & Gregoire 2003).

Social exclusion is defined as marginalization or detachment from a moral order, which is associated with a status hierarchy or a set of rights, duties and obligations (Berman and Phillips 2000). In the case of Palestinian refugees, social exclusion can be seen as a process which restricts access to major social and occupational institutions of society, which affects the living conditions of the refugee population and contributes to its deprivation. It indicates that a strategy of improving the living conditions of Palestinian refugees and PRS is to address the social context of exclusion, as sanctioned for instance by the institutional structures of the Lebanese law and the practices of local policing agencies, rather than reducing the problem to the provision of services and/or appropriate shelter. It further appears that poverty is not the only barrier to improvement.

In sum, viewing gatherings through the lens of informal settlements provides us with important insights to the formation of these neighborhoods and also, most importantly, to the strategies we can suggest to improve them. These strategies nonetheless need to be specified in light of the deprivation indices. Before delving however into recommendations, the next chapters outline the findings of the Rapid Needs Assessment.

7. This understanding of poverty took its full shape with the introduction of human poverty and the emergence of the Human Development Reports in the 1990's (<http://hdr.undp.org/en>).

Historical Map



Chapter III

Geographic and Demographic Characteristics of Gatherings

Lebanon holds 42 Palestinian gatherings distributed among the five regions of Beirut, Beqaa, Saida, Tyre and the North. These gatherings were inhabited originally by about 110 thousand dwellers, the great majority of whom (93%) are Palestinian Refugees, prior to the break of the Syrian crisis. With the wave of refugees' arrival from Syria to Lebanon, these gatherings were the destination of another 30 thousand inhabitants, of which those of Palestinian origins reached around 26 thousand.

UNRWA estimates that about 52,400 Palestinian refugees from Syria (PRS) sought refuge in Lebanon by March 2014. This figure represents about 10 percent of total Palestinian refugees in Syria. The Agency expects this number to rise to 55 thousand in Lebanon by the end of 2014. However, the presence of PRS in Lebanon remains a vague question, given the most recent restrictions on their access to the country and visa renewals, introduced on 3 May 2014.

3.1 Geographic Dimension

The 42 gatherings are spread over five Lebanese regions, namely Saida, Tyre, the North, Beqaa, and Beirut respectively, while being concentrated particularly in Saida and Tyre, which make up alone for about two-thirds of the gatherings (Figure 3.1).

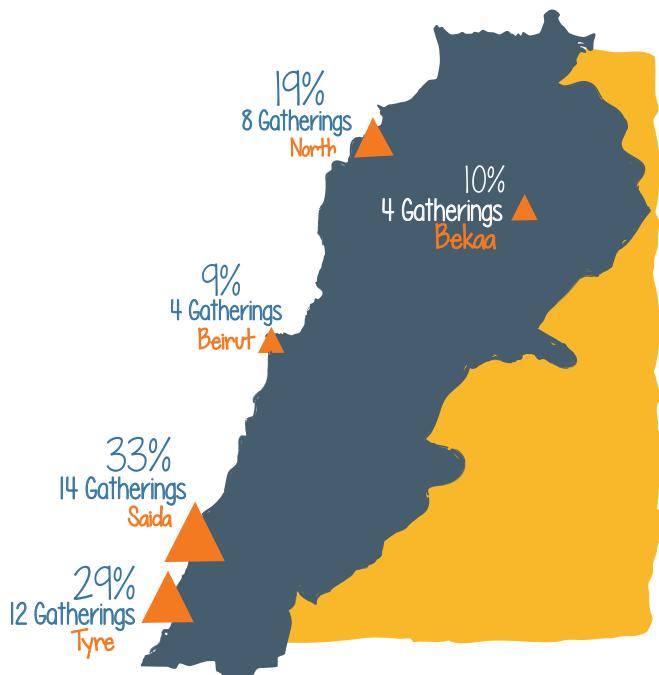


Figure 3.1: Geographical Distribution of the Gatherings

- The twelve gatherings of Tyre region fall under the municipalities of Adloun, Bissariyeh, Abbasiyeh, Kharayeb, Burj Rahal, Burughliyeh and Tyre.
- The eight gatherings of the North region fall under the municipalities of Tripoli, Beddawi, Mina, Muhammara and Bhanine.

For a comprehensive list of gatherings and corresponding hosting municipalities, as well as available services, refer to Annex I.

Table 3.1: Number of Gatherings per Regions, and Concerned Municipalities

REGION	Nº OF GATHERINGS	Nº OF CONCERNED MUNICIPALITIES
Beirut	4	3
Beqaa	4	5
Saida	14	5
Tyre	12	7
North	8	5
Total	42	25

Location

The gatherings fall in and around main cities, and except for the Beqaa, they are located in coastal areas. Some are situated inside an urban context such as Old Saida gathering, others within an urban periphery such as the Naameh gathering, and some others within a rural setting such as gatherings in Tyre area. The split between urban and rural in this context is in fact determined by the municipalities under which these gatherings fall, depending on the location within the region.

Municipalities

The gatherings are administered by a total of 25 municipalities, as follows:

- The four gatherings of Beirut region fall under the municipalities of Beirut, Ghobeiri and Naameh.
- The four gatherings of Beqaa region fall under the municipalities of Bar Elias, Baalbeck, Saadnayel, Anjar and Marj.
- The fourteen gatherings of Saida region fall under the municipalities of Saida, Miyeh w Miyeh, Darb El-Seem, Sibline and Chehim⁸.

The extent to which these gatherings are integrated within their geographical context varies from one region to another and more specifically from one municipality to another. The Rapid Needs Assessment (RNA) shows generally that gatherings falling within the same municipality conveyed similar statements regarding the connection with this municipality, whether poor or good.

While most gatherings do not benefit from basic services and projects undertaken by municipalities⁹, about a third enjoys a harmonious relationship with mayors, as reported by key informants in each gathering. Despite the poor communication declared by the remaining gatherings, some interact with mayors on a case-by-case basis, especially regarding residents' official papers. Hence service provision is minimal; in parallel tax collection is not a standard practice, yet some municipalities collect fees on an irregular basis, especially in relation to paperwork for residents' dwellings. In this respect, it is possible to draw a list of gatherings that hold a good level of communication

8. The municipalities of Sibline and Chehim fall in the Caza of Chouf, and not Saida, however are classified under Saida region for the purposes of this report.

9. Representatives of Naameh (Beirut), Marj (Beqaa) and Baysariyeh (Tyre) gatherings mentioned that the gatherings have benefited from some projects undertaken by their respective municipalities, although to a limited extent and on an irregular basis.

and integration with hosting municipalities, characterised by agreeable connections with municipal members and regular coordination. This is in fact reflected in some basic urban services' provision and maintenance, namely at the level of sewerage systems and solid waste management (for more details, refer to Chapter 4). These are the gatherings that are more geographically integrated with their surrounding or that house a mixed population of Lebanese and Palestinians.

Table 3.2: Gatherings Perceiving to Hold an Agreeable Relationship with Municipalities

GATHERINGS	MUNICIPALITY
Bissarieh	Bissarieh
Adloun	Adloun
Taalabaya/ Saadnayel	Saadnayel
Old Saida	Saida
Bar Elias	Bar Elias
Marj	Marj
Naameh	Naameh
Wadi El- Zeineh	Sibline
Chehim	Chehim
Bab El-ramel	Tripoli
Bab El-tabaneh	Tripoli
Zahrieh	Tripoli
Mina	Mina

3.2 Demographic Dimension

Prior to Syrian Crisis

Based on the qualitative results of the RNA, the number of residents of the 42 gatherings was estimated originally at about 110 thousand, prior to the break of the Syrian crisis. The majority of the population is Palestinian, making up around 93 percent, while the remaining share is mostly Lebanese, with low prevalence of Syrian and other nationals.

The figure below shows that residents, prior to the Syrian crisis, were concentrated in Saida, which alone hold about

41 percent of the population, reflecting the large number of gatherings in this region. North Lebanon ranked second with about a third, followed by Tyre with 13 percent. Beirut and Beqaa regions on the other hand held the lowest shares with 7 and 6 percent of total population respectively.



Figure 3.2: Distribution of Original Dwellers in Gatherings (prior to crisis)

Gatherings vary in population size. The largest gathering on a national level is the Naher El-Bared Camp Adjacent Area in North Lebanon, hosting over 24 thousand residents¹⁰; while the smallest is Marj in Beqaa, with about 100 inhabitants. The four gatherings of NBC Adjacent Area (North), Sirob (Saida), Wadi El-Zeineh (Saida) and Maachouk (Tyre) alone make up around half of the population.

Using FAFO's average household size of 5.3 persons¹¹ for gatherings' Palestinian population and CAS's average household size of 4.23 persons¹² for gatherings' Lebanese population, the estimated number of households living in the 42 gatherings is around 21 thousand¹³ – prior to the break of the Syrian crisis.

10. This large number of dwellers resulted after the 2007 conflict, where all residents of the Nahr El-Bared Camp were displaced to NBC Adjacent Area.

11. The reports entitled "Difficult Past, Uncertain Future: Living Conditions among Palestinian Refugees in Camps and Gatherings in Lebanon" (FAFO, 2003) and "Falling Behind: A Brief on the Living Conditions of Palestinian Refugees in Lebanon" (FAFO, 2005) estimate the average household size to be 5.3 persons.

12. Source: Central Administration for Statistics, 2007 figure.

13. The category "other" was not included in the household size calculations, due to lack of data. In any case the figure is not believed to have a significant impact on the estimated total number of households.

After the Syrian Crisis

The RNA data estimates the number of newcomers from Syria that sought refuge in Lebanon's gatherings at around 30 thousand, with the majority of 87 percent being Palestinian, and the remaining 13 percent being Syrian. These new residents did not systematically head to all gatherings alike, yet Saida was the major destination, acquiring a share of more than one-third, while Beirut was host to only 7 percent of the incoming total. Palestinian Refugees from Syria (PRS) are mostly concentrated in Saida area (38.5%), mainly around Ain el Helwe Camp, followed by Tyre (21.5%), Beqaa (19%), the North (17%) and Beirut (4%), as shown in Figure 3.3 hereafter.

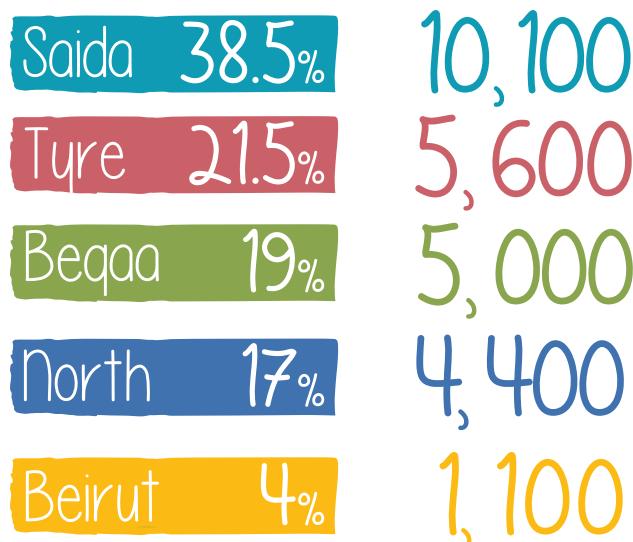


Figure 3.3: Distribution of PRS in Gatherings

The total new population size in gatherings is thus estimated at 140 thousand, with Saida being the largest host, with more than 35 percent of the total (including SRS). Beirut and Beqaa areas remain the smallest with total residents of about 10 and 11 thousand.

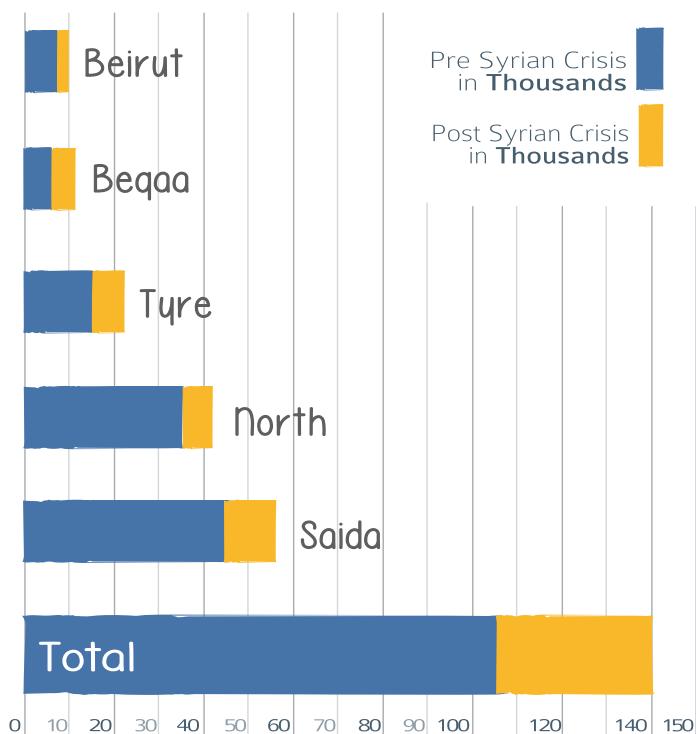


Figure 3.4: Population Distribution in Gatherings per Region, Pre and Post Syrian Crisis

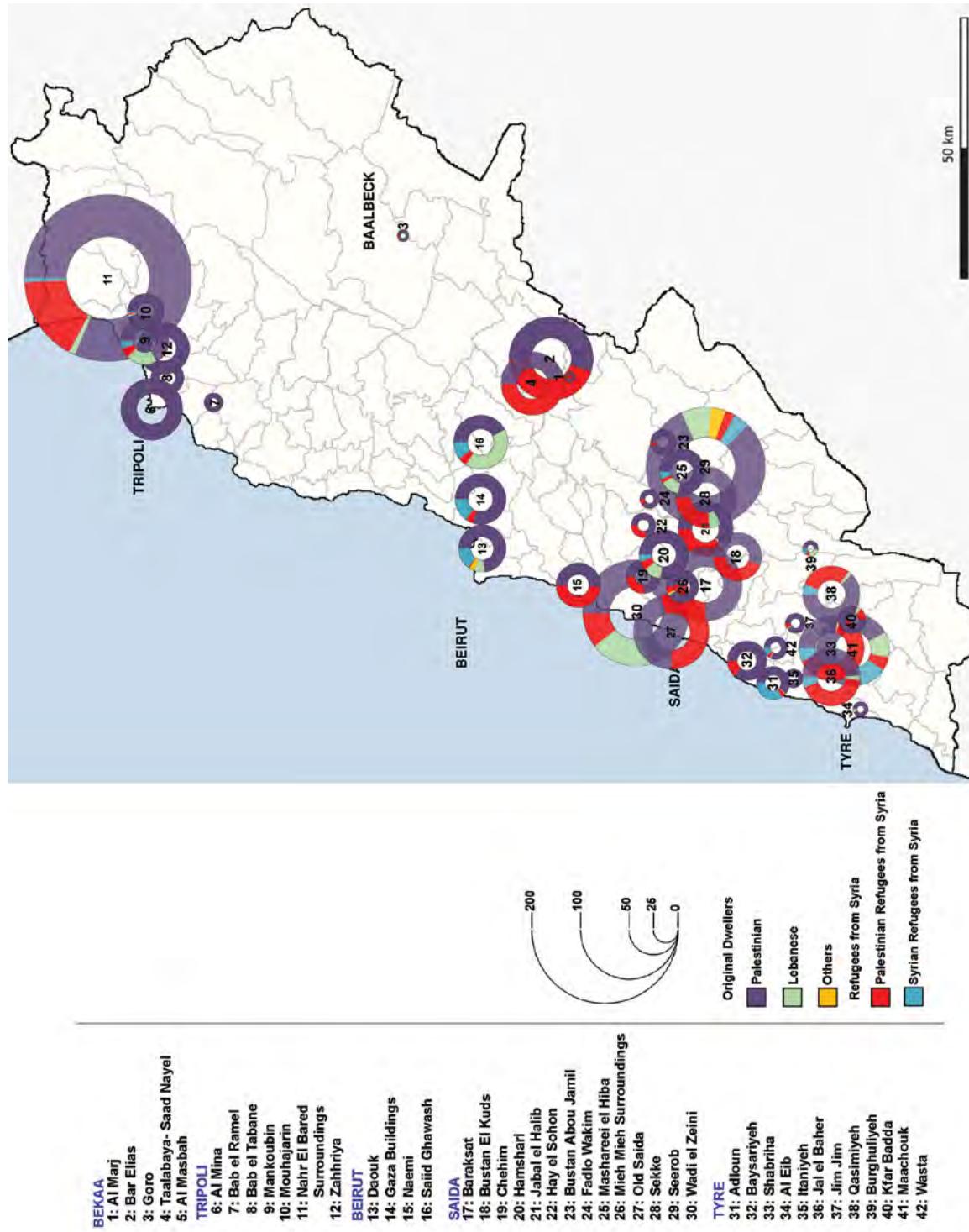
The household size of PRS varies from one source to another. UNRWA estimates the household size of PRS at 6.76 (UNWRA. 2014); ANERA's latest report estimates it at 6.4 persons. Applying an average figure of 6.6 to both PRS and SRS households, the estimated number of households (reflecting the new comers) to have settled in the gathering after the break of the Syrian crisis is around 4.5 thousand. This brings the total number of resident households in the 42 to 25.5 thousand, of which 21 thousand are original dwellers (Table 3.3).

Based on the RNA, the table below summarises the population figures across gatherings, pre- and post- crisis.

Table 3.3: Population Summary Table (in thousands).

REGION (SORTED)	ORIGINAL POPULATION (,000)			NEW REFUGEES (,000)			GRAND TOTAL
	PALESTINIAN	LEBANESE	TOTAL ORIGINAL	PRS	SRS	TOTAL NEW	
Saida	40.8	4.6	45.5	10.1	0.6	10.7	56.1
North	35.0	1.0	36.0	4.4	0.4	4.8	40.8
Tyre	13.5	1.0	14.5	5.6	1.8	7.4	21.9
Beqaa	6.2	NA	6.2	5.0	NA	5.0	11.2
Beirut	6.3	1.6	7.9	1.1	1.0	2.1	10.0
Population	101.8	8.2	109	26.2	3.8	30.0	140.0
Households	19.0	2.0	21	4.0	0.5	4.5	25.5

Demography Map



This report aims to help in the formulation of a response to the worsening living conditions in the forty-two Palestinian gatherings following the massive influx of Palestinian Refugees from Syria (PRS) into these areas since the beginning of the Syrian crisis in 2011. Based on a rapid appraisal of basic urban services and WASH (water, sewage, solid waste management, electricity and roads), shelter conditions, education, health, and institutional governance in these gatherings as well as a review of recent reports documenting living conditions in these areas, the report aims to sketch, first, a profile and picture of the needs of these communities and second, to articulate an effective strategy vis-à-vis these conditions.

Before delving into the chapters of the report, however, a main introductory definition of the subject matter is due:

1.1 Palestinian Gatherings: A Subject Definition

Over the past decade, international and local organizations working with Palestinian refugees in Lebanon have begun to rely on the terminology of Palestinian gatherings in order to refer to areas outside the twelve official Palestinian refugee camps proper where a large percentage of Palestinian refugees live in relatively vulnerable conditions (FAFO 2003, 2005; DRC 2005; NRC 2009, 2011; UNDP 2010). Although most of these refugees are registered with UNRWA, the United Nations Relief and

basic urban services and shelter to camp areas and because their tenure security is frequently threatened by the absence of a framework of rights and entitlement to recognize and protect their settlements.

Despite these difficulties, research indicates that Palestinians in gatherings and settlements feel a sense of identification with each other as a similar community. The administrative distinction between agencies is not typical, as the perceptions of the refugee population (UNRWA 2012) indicate. An estimated 140 thousand households in Lebanon's 44 gatherings (including thousand new refugee households, of which are registered with UNRWA) and 3 (or a deflated figure of the total population), the total new population of these areas represents about one-third of the total number of Palestinian refugees in Lebanon registered with UNRWA.

Since the beginning of the conflict in Syria in March 2011, 120,000 (of camps) have housed a large number of Palestinian and Syrian refugees from Syria. An estimated 50,000 Palestinian refugees (PRS) (hereafter) were registered in UNRWA by the beginning of 2014 (UNRWA). Virtually all the refugees have flocked to camps and gatherings. It is estimated that 70% of the PRS are hosted by other Palestinian refugees in Lebanon while the other half is renting private dwellings.

Despite the prevalence of the terminology of "gatherings" in UNRWA reports and research among Palestinian agencies, the list and number of gatherings are not consistent across research and reports as it usually depends on the definition adopted by the relief agency that has commissioned the study or another. For the purpose of this study, gatherings are defined—in line with the 2003 FAFO report, to be areas that:

Have a population of Palestinian refugees (whether they are registered with UNRWA and/or the Lebanese government or not); Has no official UNRWA camp status or any legal authority identified with responsibility for camp management;

Chapter IV

Access to Housing and Basic Urban Services

This chapter presents the situation in gatherings at the levels of (i) housing and shelter, addressing typology, conditions and ownership issues, (ii) Basic Urban Services including water, sanitation and hygiene (WASH) as well as roads and electricity. The findings are derived mainly from the RNA, and supported by information from other sources wherever applicable.

Unlike the twelve official camps in Lebanon, the gatherings are not covered by UNRWA's services that cover the provision of WSAH and shelter rehabilitation programmes. Similarly, municipalities do not in general provide these services in the gatherings that fall within their geographic domain. In the absence of a formally-responsible entity for service provision, Palestinian gatherings in general had already been facing precarious living conditions prior to the arrival of refugees from Syria, characterised by dire housing quality and inadequate access to basic urban services. The situation has aggravated with the influx of new refugees from Syria; representatives of gatherings relayed the major problems to be overcrowdedness, inadequate access to WASH, and deficient infrastructural services, which were notably exacerbated by higher demand from new comers. This came as a natural result of the fact that PRS in Lebanon's gatherings mostly settled in uninhabitable spaces, such as garages and unfinished housing units, as shown in the RNA.

Despite the activity that the donor community is carrying out at the level of support to the refugees from Syria, funds to upgrade the living environment in the host Palestinian gatherings remain limited.

Based on the results of the RNA, it was possible to identify the immediate shelter needs and their approximate geographical distribution. Most shelters housing PRS require (i) proper weatherproofing, including installation of doors and windows, as well as roof repairs; (ii) WASH interventions, covering installation of toilets, water boilers¹⁴, water and sewage connections; and (iii) internal partitioning to secure privacy and protection specifically in shelters that accommodate more than one family. From the regional dimension, about one-third of the total housing units in need of intervention fall in Saida, followed by about one-fourth on Tyre, one-fifth in each of Beqaa and North, and about 5 percent in Beirut. The accommodation of new refugees has been exerting additional pressure on the already insufficient BUS facilities and networks, including water, sewerage, solid waste collection and electricity.

4.1 Housing and Shelter

Housing units across the different gatherings differ considerably in their typologies, quality, and tenure forms.

Housing Typologies

Housing typologies include multi-story apartment buildings, building complexes, and individual houses scattered within larger areas. While a number of gatherings are constituted by a single building complex (such as Gaza Buildings in Beirut and Goro in Baalbak), others include multiple housing typologies within the same area (as in the case of Naameh where building complexes and individual buildings co-exist), some comprise individual buildings (such as Sirob in Saida, Wadi El-Zeineh in Sibline, Daouk and Said Ghawash in Beirut and the gatherings of the North), and yet many others include individual units (such as Hamchari and Ain El-Helweh Adjacent Areas in Saida and the gatherings of Tyre). Buildings vary in the number of floors, going from the single-floor housing to multi-story apartment buildings (3-5 floors, such as Daouk in Beirut, built incrementally). Most PRS households are housed in apartments across the regions, with individual houses more prevalent in the more rural contexts such as the gatherings of Tyre and Beqaa. More than two thirds of these refugees pay rent ranging from an average of USD 200 to USD 300, with the highest rent rates in the Adjacent Areas of Ain el Helweh Camp.

In several instances, refugees (PRS) have occupied pre-existing structures that may not have been designated for residence, as is the case of the Gaza Buildings in Beirut (former Ramallah Hospital), and the Goro gathering in Beqaa (former French military barracks), for example. Similarly, the Baraksat gathering adjacent to Ain el Helweh Camp in Saida turned military barracks into temporary shelters that were eventually consolidated by refugees (Ghandour 2013).

Building Materials

Most housing units in the gatherings are made of concrete, with some prevalence of all-zinc units (houses accommodated by dwellers of Gypsy origins in Sekke in Saida and Qasmieh in Tyre). Yet zinc ceilings are more common, even among houses with concrete walls (such as Said Gawash in Beirut, Hamchari and Sekke in Saida, Muhammara in the North, and Wasta, Qasmieh, Jal el Bahr and Burghlieh in Tyre). Similarly, roof units in multi-story apartment buildings, which typically consist of rooms and/or apartments to rent out, are roofed with zinc, a clear testimony to their illegality and the difficulty that property claimants face when expanding their building structures. Tents are less prevalent in the gatherings, with the exception of Sekke adjacent to Ain el Helweh Camp. However, various agencies, including UNDP and UN-Habitat, have collaborated to move dwellers to more adequate shelter types, such as the collective centre in Sekke.

Housing Conditions

Whether concrete or zinc, almost all gatherings display poor housing quality in urgent need for repair, and in many cases reconstruction, given a multitude of urgent structural problems, including structural, leakages and infiltration, exposing the inhabitants to non-tolerable living conditions. Shelter upgrading is most direly needed in settlements located in dense urban centres (such as Said Gawash in Beirut and the Adjacent Areas of Ain El-Helweh Camp in Saida), as well as in buildings inadequate for shelter, as is the case of Goro gathering in Beqaa and Gaza Buildings in Beirut, where many housing units do not have windows, suffer from high levels of humidity and structural problems. Similarly, the 2007 conflict in the Nahr El-Bared Camp (North Lebanon) left NBC Adjacent Area,

14. Most shelters lack water boilers, obliging residents to revert to risky methods of heating water – such as using unshielded electricity cables.

a once desirable residential neighbourhood in dismal conditions, with the majority of housing units still awaiting reconstruction and/or repair.

These RNA-derived findings are confirmed by the AUB-UNRWA 2010 survey (Chaabani et al). Although the latter adopts a definition for gatherings other than that of the RNA, it indicates that already before the conflict in Syria, refugees in gatherings (and camps) suffered from over crowdedness (defined as lack of sufficient living space) and poor housing conditions (mainly water leakage from walls and ceilings).

These conditions are further exacerbated today with the arrival of new refugees from Syria in most of these gatherings, leading to increased over crowdedness. The ANERA survey indicated that, by March 2013, one third of the accommodations where these refugees are living are unsafe and dilapidated¹⁵. This finding was confirmed by the RNA, which specifies that PRS in Lebanon's gatherings live mostly in unfinished houses, garages and collective centres respectively.

Poor housing quality can be at least partially explained by the stringent conditions imposed by local police forces, preventing dwellers from consolidating and/or upgrading their houses. According to the Lebanese law, dwellers are indeed required to secure appropriate building permits from municipal authorities before they are allowed to renovate their homes. Not only are such permits costly and tedious to follow, but they are also only disbursed to the actual property owners. In the current conditions of these gatherings, where tenure is either illegal or precarious and reversible due to the 2001 property law, it is practically impossible for dwellers to secure building permits. Interviews with dwellers indicate that there are instances where housing additions are demolished, dwellers jailed, and similar hardships.

Security of Tenure

Another important aspect of the shelter sector in these gatherings concerns security of tenure. Given

the legal and institutional context, all Palestinian refugees living in gatherings suffer from severe forms of tenure insecurity. This insecurity is rendered further intolerable because the legal framework of the 2001 Property Law (Law 296/2001¹⁶), which effectively prevents Palestinians from legally owning any property in Lebanon, exacerbates the prospects of any property transfer or tenure regularization to work towards. Instead, even those dwellers who had purchased their property from former owners are today threatened by the prospect of loss of property¹⁷.

More specifically, it is possible to distinguish the following three scenarios, further detailed in the maps at the end of the chapter:

• **Refugees who have acquired property (before or after the 2001 Law).** In this case, Palestinian refugees have purchased property in the form of shares and/or individual property titles, as apartments or land. These purchases are typically recorded with local councils, notary publics or – prior to 2001 – sometimes in the Land Registry. This form of property claim is most prevalent in mixed (Lebanese/Palestinian) gatherings such as Naameh and Daouk in Beirut, Taalabaya/Saadnayel and Bar Elias in Beqaa, Jabal Al-Halib and Sirob in Saida, Mina, Bab El-Raml, Zahrieh, and NBC AA in the North.

Since 2001, many of these properties have been registered again in the name of Lebanese individuals, including spouses or relatives, who were willing to secure the tenure of the refugees. This arrangement however renders the property claims of these refugees unsafe. In addition, securing appropriate tenure does not necessarily translate in legal building processes, so that the transfer of ownership in many cases as well as the building status is complicated.

• **Refugees who have illegally occupied public domain**, such as Said Gawash in Beirut, Bustan Abou Jamil and Sekkeh in Saida and Adloun in Tyre. In this case long-term settlement is practically

15. "Palestinian Refugees from Syria in Lebanon", ANERA, 2013

16. "According to Law 296 passed by the Lebanese Parliament in 2001, foreigners only have the right to buy or inherit property, including companies, if Lebanese citizens have the same right in the foreigners' home country. Property bought before 2001 can also not be inherited. As Palestinians without Lebanese citizenship no longer have a recognized home country, they do not have the right to buy or inherit property" (Needs Assessment of Palestinian Refugees in Gatherings in Lebanon, DRC, 2005).

17. The NRC has done extensive work on tenure, particularly in the context of Law 296/2001. Refer to "Housing, Land and Property Practices in the Palestinian Gatherings in Lebanon", 2011.

impossible because of the nature of the property that is inalienable in Lebanese law. Dwellers in Sekkeh for example have already been the subject of several displacements. Given the poor prospects of this settlement, housing in this area is among the most precarious of all gatherings with tin shacks making up the majority of the shelters.

- **Refugees who have occupied land** (private, Waqf, PLO, or Municipal lands), such as Daouk in Beirut, Mankoubin in the North, and Itanieh in Tyre. This category has built their houses illegally and display a unified long-term insecurity vis-à-vis tenure, unless appropriate property regularization strategies are adopted. Two sets of gatherings can be drawn here: the first resides on properties with the consent of the owners, and the second lives without securing consent (Figure 4.1 below) thus opening the door for legal charges. Dwellers in the gathering of Mankoubin for example, an Adjacent Area to the Beddawi Camp in the North, are facing legal charges to evict the privately owned land, making interventions to upgrade the living environment by NGOs impossible. In the former cases, tenure security is evidently more precarious – even on the short run.

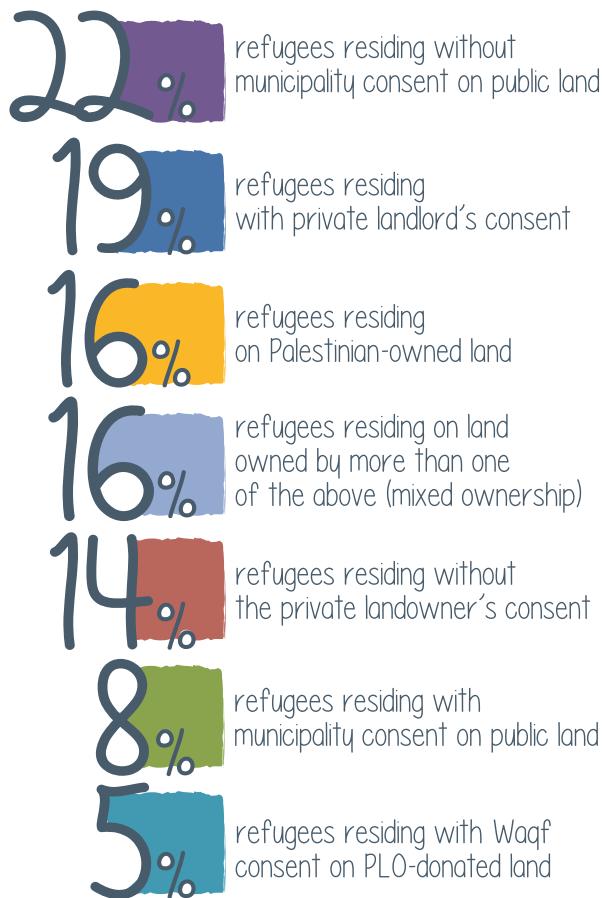


Figure 4.1: Classification of land ownership in Gatherings

All in all, and whatever the means in which their housing was acquired, at least two third of the Palestinian households interviewed in the 2011 NRC survey reported not to have any documentation for the ownership of their property. Many of these dwellers are further under the threat of immediate eviction, particularly when they have occupied private properties reclaimed by their owners. In the absence of a framework recognizing any entitlement on the basis of past-use or long term settlement, legal recourse is scant, and dwellers in some cases live in the shadow of a looming eviction, particularly in the gatherings of Jal El-Bahr in Tyre, Sekkeh in Saida and Mankoubin in the North. This exacerbates the vulnerability of these dwellers and reduces further their ability to invest in settlement upgrading.

Most gatherings indicated the absence of public spaces to be a major issue, and some others mentioned using close-by public gardens and empty plots of land for recreational activities.



UNDP/UN-Habitat Interventions

In order to improve shelter conditions housing PRS households in the gatherings, the UNDP/UN-Habitat Project has undertaken the following works by April 2014:

- Rehabilitation and WASH works in 317 shelters in 21 gatherings and 6 surrounding localities housing PRS households (see Table 4.1).
- Moving 25 PRS families living in tents in Sekke gathering (an Adjacent Area to Ain el Helwe Camp) to a collective centre in Sekke.
- Assessing additional 300 shelters to be rehabilitated in all regions in Lebanon.

Table 4.1: Distribution of rehabilitated shelters housing PRS households

REGION	GATHERING/ AREA	№ OF UNITS
TYR	Maachouk	24
	Chabriha	20
	Qasmieh	27
	Loubieh	4
	Kfarbadda	6
	Sarafand, Adloun & Baysareyyeh	9
	TOTAL	90
BEQAA	Wavel Camp surrounding	35
	Bar Elias	14
	Taalabaya & Saadnayel	10
	TOTAL	59
NORTH	Bedawi Camp AA	48
BEIRUT	Daouk, Sabra,Zaroub Eldik	30
	Ghawash	59
SAIDA	Barksat	15
	Bustan Abu Jamil	5
	Bustan EL kods	5
	Tawari	10
	Sekke	10
	Fadlo Wakim	2
	Old Saida	16
	Seerob	10
	Wadi El Zayneh	17
TOTAL		90
TOTAL		317

4.2 Access to Basic Urban Services (BUS)

Falling outside UNRWA's mandate, gatherings face a major challenge in access to BUS, including access to water and sanitation (sewerage systems and solid waste management) as well as electricity, and storm water and roads networks. In fact, UNRWA provides direct social (health and education) services to all Palestinian refugees, irrespective of residence location; its basic urban services however are confined within the boundaries of the twelve official camps. Municipalities similarly do not provide basic urban services in general in the gatherings or include them in their upgrading projects, hence leaving the gatherings without official coverage in this respect. As presented in the following sections, gatherings relayed the major problems at this level to be inadequate access to WASH and deficient infrastructural services, which were massively exacerbated by higher demand from new comers, who represent about 20% of the initial population in terms of number.

Gatherings fall under the geographic domain of hosting municipalities, thus services are highly dependent on the attitude of the municipalities and hence their willingness to extend them to the informal settlements. Tenure issues and the associated precarious status of ownership in gatherings, along with funding issues, generally stand behind municipalities' reluctance to actively attend to basic urban needs. In general, the RNA shows that municipalities' engagement is rather weak, despite the fact that some gatherings conveyed to enjoy a good relationship with hosting municipalities (refer to Chapter 3). Gatherings in Beqaa and the North receive more basic urban services provision from municipalities since they are more integrated with the larger context.

To access and maintain basic urban services, dwellers consequently often adopt a number of self-help initiatives organised by popular committees (PCs) and local committees (LCs), including direct implementation of basic urban services within the means of individuals or groups who resort to such measures, tapping on surrounding services and infrastructure systems, and/or forming local committees to follow through and organize service provision collectively¹⁸. Reliance on NGOs is thus prevalent to some extent at the level of certain basic services, given the absence of an entity that is in charge of these services.

Methods that are feasible to local communities are generally in the form of informal self-help initiatives, whereby services are connected to surrounding networks in ad-hoc manner and poorly maintained. The implications are severe not only within the boundaries of the gatherings but also on surrounding municipal or camps' networks. Despite this fact, there exists no coordination mechanisms set in place to address common shortfalls and needs.

At the level of institutional organisation, gatherings are internally managed by PCs, supplemented in some cases with LCs – with only a quarter holding local funds that are financed through small monthly contributions of LL 3,000 to LL 5,000 by residing households.

a. Access to Water

The main sources of water for gatherings are municipal networks and community wells; private wells are less prevalent. The water quality however varies from one

18. Refer to "Investigating Grey Areas: Access to Basic Urban Services in the Adjacent Areas of Palestinian Refugee Camps in Lebanon", UNDP/UN-HABITAT, 2010

gathering to another, with many sources being non-potable. Management of this sector is undertaken mainly by LCs and PCs, and to a lesser extent by municipalities that also undertake some maintenance works, in addition to NGOs. Some gatherings in Tyre and Beirut area benefit from water quality control and chlorination of community wells by the local NGO PARD. PARD also trains local water caretakers on chlorination.

With the exception of four gatherings (Bar Elias in Beqaa, Muhammara in the North, and Chehim and Old Saida in Saida) that did not indicate any problems at the water sector level, all gatherings pointed out to similar problems. These issues are in fact comparable to other regions of Lebanon, especially at the levels of an imbalance between supply and demand, and availability of public networks. Problems related to water shortage are foreseen to exacerbate during the summer in all areas across Lebanon, given the low rainfall level and the increase in demand following the hosting of Syrian refugees.

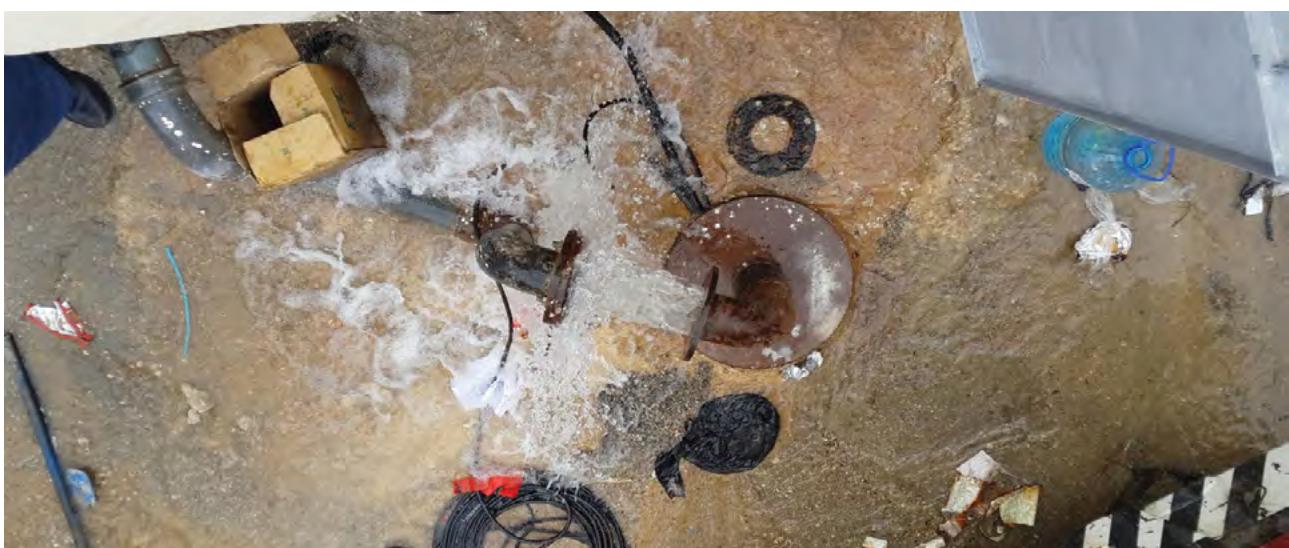
Below is a review of the major obstacles as stated by most gatherings, based on the results of the RNA. The highlighted points apply to all regions equally, unless otherwise noted, and their intensity varies from one gathering to another to a limited extent.

- **Supply networks are outdated or damaged**, and in need of restoration.
- **Interrupted flow of water**, especially during summer. This problem is in fact prevalent on a national level, where on average, only one quarter of connected households receive water every day, with 40 percent receiving it

every other day and the rest less frequently¹⁹

- **Lack of access to potable water** – not all gatherings have access to public drinking water and thus revert to private sources.
- **Lack of access to public water network**, and thus reliance on wells.
- **Lack of water treatment** – for calcareous water, in addition to proper chlorination.
- **Insufficient water supply**, it either does not reach all housing units in some gatherings or is scarce and thus not matching the household needs.
- **Reliance on electricity** to pump water into private tanks, which poses a serious problem in light of the problems mentioned in the Electricity section. Most PCs operate generators for this purpose, reporting damages and high fuel expenses and the need of support to maintain these alternative electricity sources.
- **Weak water pumps**, and thus insufficient flow of water to households.
- **Intersection between water networks and sewerage networks** – thus posing a serious health hazard and risks of contamination.

Many gatherings raised the issue of the recent increased pressure on the water supply induced by the influx of new refugees, indicating that the severity of the already existing problems has risen. Along the same lines, the World Bank estimates the overall additional water demand induced by refugees from Syria to Lebanon to be 26.1 million m³ per year, which is equivalent to 7 percent of the pre-crisis demand²⁰, driven by a larger consumer base on a national level.



19. "Social Impact Analysis – Electricity and Water Sectors", The World Bank, 2009

20. "Economic and Social Impact Assessment of the Syrian Conflict", The World Bank, September 2013

UNDP/UN-Habitat Interventions

In order to respond to the previously mentioned challenges, the UNDP/UN-Habitat Project has undertaken the following water projects by April 2014:

- Renewal of water network in Tawari gathering (Saida)
- Upgrading of water network in Chabriha gathering (Tyre)
- Rehabilitation of water network in Burghlieh gathering (Tyre)
- Rehabilitation of water network in Gaza Buidings gathering (Beirut)
- Provision of new water pumps in Said Ghawash (Beirut); Jabal Halib in Saida; and in Qasmieh, Itanieh, Maachouk and Chabriha gatherings (Tyre)
- Renewal of water network in Taalabaya gathering (Beqaa) UNDP is also looking at installing water conservation devices in individual shelters to address water scarcity.



b. Sewerage

The gatherings use different methods for sewerage disposal. While most gatherings relayed to have access to the municipal or camps' (in the case of AAs) sewerage systems, this access is in most cases informal. In fact, the level of formality is noted to be correlated with the extent of integration of the gathering within its surroundings and thus relationship with the hosting municipality.

In many gatherings, the housing units connect to municipal/ camps' networks either directly or through internal private networks that have been established by NGOs or through residents' efforts. The prevalence of septic tanks is also noteworthy (even in some gatherings that have access to networks), where four gatherings rely exclusively on tanks²¹. These tanks have been built through individual or collective efforts by the gatherings' dwellers. Some gatherings in Beirut and Tyre areas benefit from PARD assistance to unblock the sewage networks and empty collective tanks.

Table 4.2: Types of Sewerage Systems

TYPE OF SYSTEM	PROVIDED BY	DISCHARGE
NETWORK	Municipality	Municipal Network
	NGO	Municipal Network Sea Agricultural lands
	Residents	Municipal Network Sea Agricultural lands
TANKS	NGO Residents	N/A N/A
NONE	N/A	Agricultural lands

Below are some gathering-specific highlights derived from the RNA:

- In the four gatherings of Jim Jim, Wasta, Itanieh and Kfarbadda in Tyre, sewage networks that were implemented by NGOs are not ultimately connected to the municipal public networks, due to technical reasons such as difference in levels. As a result, refugees are not able to connect their houses to the systems in place and still rely on the use of non-septic tanks. UNDP is looking into sustainable means for sewage treatment in these gatherings, including the bio-microbics treatment systems. The gatherings of Goro (Beqaa), Adloun (Tyre), Ebb (Tyre) and Hamchari (Saida) do not have a sewage system in place. Goro and Adloun particularly do not even have septic tanks. As a result, the waste is discharged into the nearby agricultural lands, posing serious health hazards. However, by 2014 the UNDP / UN-Habitat project installed sewage systems in Hamchari and Goro. The feasibility of a similar intervention in Adloun is challenged by the absence of a final outlet.
- The presence of septic tanks is more common in Tyre region gatherings, where 8 out the 12 gatherings opt for this option besides the sewage network. The UNDP / UN-Habitat project addressed this problem in 3 gatherings, as shown hereafter.
- The gatherings of Beirut and the North rely solely on municipal sewerage systems.
- Networks, where available, are not systematically maintained, even in gatherings that enjoy an entity that is responsible for the sewerage sector, whether PCs or LCs, leaving personal or collective efforts the prime source for repair.
- PARD built two collective septic tanks, along with networks, in the gatherings of Jim Jim and Itanieh in Tyre.

21.These are: Jal El-Bahr, Jim Jim, Kfarbadda and Wasta – all in the region of Tyre.



The presence of sewerage systems however does not imply the absence of problems, as the existing systems are often old and of limited capacity – hence no longer matching the population size; pipes are above ground level and frequently flood, thus posing a potential source of pollution. Except for Said Gawash (Beirut), Bar Elias (Beqaa), Saadnayel (Beqaa), Maachouk (Tyre) and Chehim (Saida), all gatherings indicated the need to restore existing systems and expand their capacity, especially to match the growing population and construction.

It is noted that the presence of septic tanks – usually shared – is in most of the cases related to an insufficient sewerage network or the absence of one. However this does not seem to be an ultimate solution, as many gatherings pointed out the need to have a reliable sewerage system in place to avoid contaminating underground water on one hand and not worry about having to maintain the tanks²² regularly on the other.

UNDP/UN-Habitat Interventions

In order to respond to the previously mentioned challenges, the UNDP/UN-Habitat Project has undertaken the following sewerage projects by April 2014:

- Renewal of sewerage network in Tawari gathering (Saida)
- Repairs to the main sewage network in Sekkeh gathering (Saida)
- Renewal of sewerage main line in Baraksat gathering (Saida)
- Renewal of sewerage main pipe in Bustan Al-Qods gathering (Saida)

- Installation of sewage network in Jabal el Halib gathering (Saida)
- Upgrading of the sewerage network in Sirob gathering (Saida)
- Installation of sewerage network in Hamchari gathering (Saida)
- Rehabilitation of sewage main line at the borders of Hamchari Gathering (Saida)
- Renewal of sewage network in Wadi El-Zeineh gathering (Saida)
- Upgrading of the main line in Chabriha gathering (Tyre)
- Rehabilitation of main line in Burghlieh gathering (Tyre)
- Building of a new sewerage network in Baysarieh gathering (Tyre)
- Installation of sewage network in Qasmieh gathering (Tyre)
- Completion of sewage network in the surrounding of the Qasmieh gathering (Tyre)
- Upgrading of sewage network in the town of Kharayeb (Tyre)
- Renewal of the sewerage in Mankoubin gathering (North)
- Upgrading of sewage network in the Beddawi Camp (North)
- Upgrading of sewage networks on two main roads in gathering of NBC AA (North)
- Upgrading of sewerage system in Goro gathering (Beqaa)
- Upgrading of sewerage system in Al-Masbah area (Baalbeck, Beqaa)
- Upgrading of sewerage network in the neighbourhoods of Taha Abbas and SidiKaissar (Baalbeck, Beqaa)
- Installation of sewage network in Taalabaya gathering, particularly in areas inhabited by PRS (Beqaa)

22. Maintaining the septic tanks involves cleaning and emptying on a regular basis.

c. Solid Waste Management

Most gatherings have an established garbage disposal system, which varies from one gathering to the other. In general, garbage is collected by one of the following four entities – listed in order of incidence²³: municipality, UNRWA, NGO and independent employees (hired by the residents). Below are major highlights that can be drawn from the RNA.



1. Collection by Municipalities

Garbage is collected either from shared collection points²⁴ outside the gatherings or from individual housing units²⁵. The first method is the most prevalent; with dwellers carrying their solid waste bags to nearby municipal containers or collection points, to be later managed by municipalities. This is the most common method, noted to prevail in almost half of the gatherings²⁶, namely those that enjoy certain integration with the hosting municipality.

2. Collection by UNRWA

UNRWA's service in this respect is confined to (most of the) gatherings that are also labelled as Adjacent Areas, particularly in those that are small and close to the camps. Due to pressure exerted by residents and committees, UNRWA is informally covering eight out of the total twelve AAs²⁷, since officially UNRWA is not responsible to provide these services in AAs. According to UNRWA, this is stretching the existing resources to its limits, if not more.

3. Collection by NGO

This method is particularly found in the gatherings of Tyre, where half out of this region's twelve gatherings rely on PARD for garbage collection. Dwellers pay small fees in return to sustain operation of equipments and salaries. This finding can be linked to the fact the most of Tyre's gathering are poorly integrated with their hosting municipalities, thus creating the need to fetch alternative means of garbage collection.

4. Collection by independent employees

Some gatherings rely on the services of independently-hired employees for waste collection. This is the case with the gatherings of Daouk, Gaza Building and Said Gawash in Beirut, and the AAs of Baraksat and Sekkeh in Saida.

In the gatherings of Mankoubin (North) and Hamchari (Saida), none of the above-mentioned four methods for garbage collection is established, forcing the residents to transfer their garbage manually to containers outside the gathering.

Except for Taalabaya/Saadnayel (Beqaa) and Chehim (Saida), all gatherings conveyed similar problems faced with the existing systems, irrespective of the party responsible for garbage disposal, as listed below:

- Garbage is disposed of in open containers, which causes potential health risks.
- Containers are not emptied frequently, leaving their presence ineffective.
- In some gatherings, residents refuse to have containers placed next to their houses for security reasons.
- The number and size of containers is not enough to match the needs of the population.
- Lack of employees to clean the litter off the streets.
- Few gatherings do not have containers for garbage disposal next to their houses, thus dwellers carry the garbage bags to the main/external streets at specific times to be collected by the municipality.

Few gathering-specific problems were noted:

- Naameh gathering (Beirut) residents suffer from having the landfill at a close distance from the residences, thus bringing on intolerable smells and insects.
- Bustan Abu Jamil gathering (Saida) holds a collection point of the Ain el-Helwe camp, causing health hazards

23. Collection by PCs was reported only in one gathering: Maachouk in Tyre.

24. The shared collection point can be a large container or just an informal collection point on the street.

25. Some residents have individual containers in front their houses; others place their garbage bags on the street in front of their houses.

26. In the gathering of Sirob (Saida) particularly, the municipality collaborates with an NGO for garbage collection.

27. The four gatherings/Adjacent Areas of Mankoubin (North), Baraksat, Sekkeh and Tawari (Saida) are not covered.



Many gatherings raised the issue of the recent increased pressure on the solid waste sector after the arrival of new refugees from Syria, raising the severity of the already existing problems. Solid waste generation rose notably in many regions, and has become unmanageable in some cases, such as in Chabriha (Tyre) where litter overflows in the streets.

UNDP/UN-Habitat Interventions

In order to respond to the previously mentioned challenges, the UNDP/UN-Habitat Project has undertaken the following solid waste projects by April 2014:

- Rehabilitation of solid waste collection points and provision of solid waste containers in Sirob gathering (Saida)
- Provision of solid waste containers in Baysarieh gathering (Tyre)
- Provision of solid waste containers in Kfarbadda gathering (Tyre)
- Provision of solid waste containers in Adloun gathering (Tyre)
- Provision of solid waste containers in Maachouk gathering (Tyre)
- Provision of solid waste dumper to the Popular Committee in Maachouk gathering; the dumper was registered under the municipality of Tyre to be used by the Popular Committee as per a signed Memorandum of Understanding (MoU).
- Building a covered solid waste collection point in the surrounding of Beddawi Camp (North)
- Rehabilitation of a solid waste collection point in the gathering of NBC AA (North)

d. Access to Electricity

All gatherings are connected to the public electricity network, whether EDL or other sources, like Qadeesha in North Lebanon and Zahleh in the Beqaa region. The sector is managed by the company in most cases, except for gatherings that are camps' AAs, in the case of which it is the local or popular committees that organise electricity distribution to households from the camps' networks.

The connection however is not necessarily translated into systematic payments of bills by households to the public electricity company, due to either infrequent collection by the company, or LC's/PC's management of the sector (in these cases, payment is not directly made to the company), or presence of illegal connections. Few households are billed in proportion to consumption, while some others pay a fixed fee. Some gatherings supplement the interrupted public supply of electricity with private generators, an arrangement that is costly to many households.

As is the case with all Lebanese regions, the electricity sector suffers from multi-fold problems that look more pronounced in gatherings, specifically at the level of limited transformer capacity. Below is a review of the major obstacles, as derived from the RNA. The highlighted points apply to all regions equally, unless otherwise noted, and their intensity varies from one gathering to another to a limited extent.

- **Illegal connections** to the public (and camp) network – this is boosted by the fact that not all housing units have separate metres.
- **Disorganised cables** – posing a hazard on residents especially in winter.
- **Irregular maintenance** of cables and networks.
- **Old networks** – some have been set up with the gathering itself and have never been upgraded since.
- **Power outages** that are not fixed promptly.
- **Power rationing** – this is somewhat less of a problem for Beirut-region gatherings given that rationing in the Capital is limited to three hours per day²⁸.
- **Limited capacity** of transformers – thus inadequate supply of electricity to housing units, given that the growth in population is not reflected in upgrading the transformers.

28. According to The World Bank's 2009 report "Social Impact Analysis – Electricity and Water Sectors", power rationing is highest in the BeqaaMohafazat at 13 hours per day, followed by Nabatiyeh with 12 hours, Mount Lebanon and the North with 10 hours, and the South with 9 hours.



The already ineffectual electricity sector has worsened with the influx of refugees to Lebanon in general, in terms of a larger mismatch between demand and supply due to higher demand for power, thus yielding longer hours of rationing. This fact was highlighted in the RNA interviews with some gatherings; the World Bank estimates the additional demand to be around 251 megawatts²⁹ in 2013, and the rise in the average daily rationing hours from 18.3 (pre-crisis) to 16.2 (post-crisis) on a national level.

UNDP/UN-Habitat Interventions

In order to respond to the previously mentioned challenges, the UNDP/UN-Habitat Project has undertaken the following electricity projects by April 2014:

- Building a room for the electricity station in the surrounding of Beddawi Camp (North)
- Building a room for the electricity station in Qasmieh Gathering (Tyre)
- Building a room for the electricity station in Bustan Abo Jamil AA (Saida)
- Rehabilitate electricity cables in Bustan Abo Jamil AA, Bustan el Kods AA and Fadlo Wakim (Saida)
- Developing technical studies to enhance electricity supply in 25 Gatherings of South Lebanon in collaboration with the Electricite du Liban (EDL) offices in Tyr and Saida; the studies will be used to guide project activities in the electricity sector in 2014 and 2015.

e. Access to Road Networks

Road networks in the gatherings are generally in a bad condition, having a lot of potholes and being either unpaved or paved with concrete rather than asphalt. Ten gatherings indicated that the roads are in a rather tolerable condition: Said Gawash (Beirut); Goro, Taalabaya/Saadnayel and

Marj (Beqaa); Muhajjarin (North); Kfarbadda and Chabriha (Tyre); Bustan Abu Jamil, Old Saida, Sekkeh and Jabal Al-Halib (Saida). It can be drawn that the condition of roads is not related to the gatherings' relationship with the hosting municipality, as is the case at the level of sewerage and solid waste management. Although in some gatherings particular entities are notionally responsible for this sector (such as PCs and municipalities), their involvement remains rather figurative in the sense of not translating into a visible outcome, given the high costs associated with this sector. Hence maintenance works are kept to a minimum and are in many cases the result of a collective effort by residents.

The three issues of street lighting, sidewalks and rainwater drainage seem to be chief pressing issues for most gatherings – although to various extents – apart from the evident need to rehabilitate and pave roads. Some gatherings relayed specific problems, as listed below:

- Some streets are very narrow that have evolved from spaces left between houses – Daouk (Beirut), Adloun (Tyre) and Old Saida (Saida).
- There is a need to put up speed bumps in Jal El-Bahr and Kfarbadda (Tyre) after witnessing several accidents that led to the death of residents.



29.“Economic and Social Impact Assessment of the Syrian Conflict”, The World Bank, September 2013

UNDP/UN-Habitat Interventions

In order to respond to the previously mentioned challenges, the UNDP/UN-Habitat Project has undertaken the following road rehabilitation projects by April 2014:

- Paving of the main road and installing storm water channels in Hay Al-Sohoun gathering (Saida)
- Rehabilitation of storm water system at the entrance of Ain El-Helweh Camp (Saida)
- Repairs to the road networks and retaining walls in "Hay el American" in the town of Mieh w Mieh (Saida)
- Paving the alleys in Tawari AA (Saida)
- Paving of the main roads in Burghlieh gathering (Tyre)
- Renewal of storm water networks in Baysarieh gathering (Tyre)
- Rehabilitation of road network and public domain in Itanieh gathering (Tyre)
- Rehabilitation of road network and public domain in Jim Jim gathering (Tyre)
- Rehabilitation of road network and public domain in Wasta gathering (Tyre)
- Renewal of the storm water channel in Mankoubin gathering (North)
- Asphalting of three internal roads in Jabal El-Bedawi area (North)
- Upgrading of storm water network in the Beddawi Camp (North)
- Asphalting of three roads in the gathering of NBC AA (North)
- Building a bridge over the water channel in Qasmieh (Tyre)
- Installing fences on water channel in Itanieh and Wasta (Tyre)
- Asphalting Road in Qasmieh gathering (Tyre)

4.3 Hygiene Conditions

As per the results of the RNA, personal and environmental hygiene conditions are worsened in the host gatherings due to:

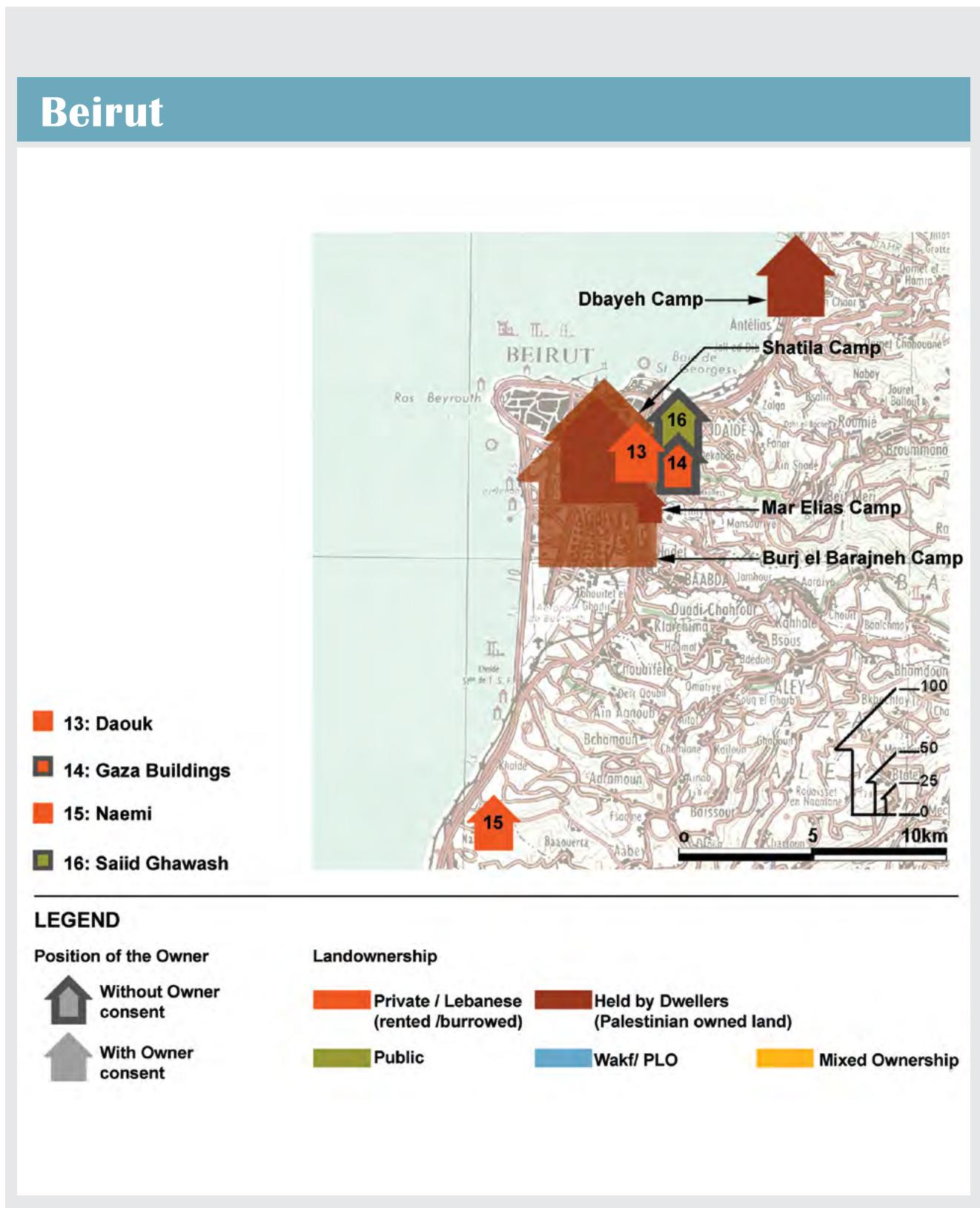
- Inadequate state and access to basic urban services including water and sanitation
- Inadequate shelter conditions especially for PRS households
- Lack of provision of hygiene kits in the gatherings, especially to PRS, which is lower in gatherings compared to camps. In addition, distribution of hygiene kits mostly target PRS living in collective shelters, due to ease of identification and access; however the number of PRS living in collective shelters is small in the gatherings compared to those living in individual shelters. This shortage will be further amplified following UNHCR decision to cease hygiene kits distribution due to shortage in funding. However, PRS living in the gatherings remain in dire need for hygiene material, which are usually de-prioritized by households who are struggling to pay rent and purchase food items.

In order to respond to the previously mentioned challenges, the UNDP/UN-Habitat Project has undertaken the following interventions by April 2014:

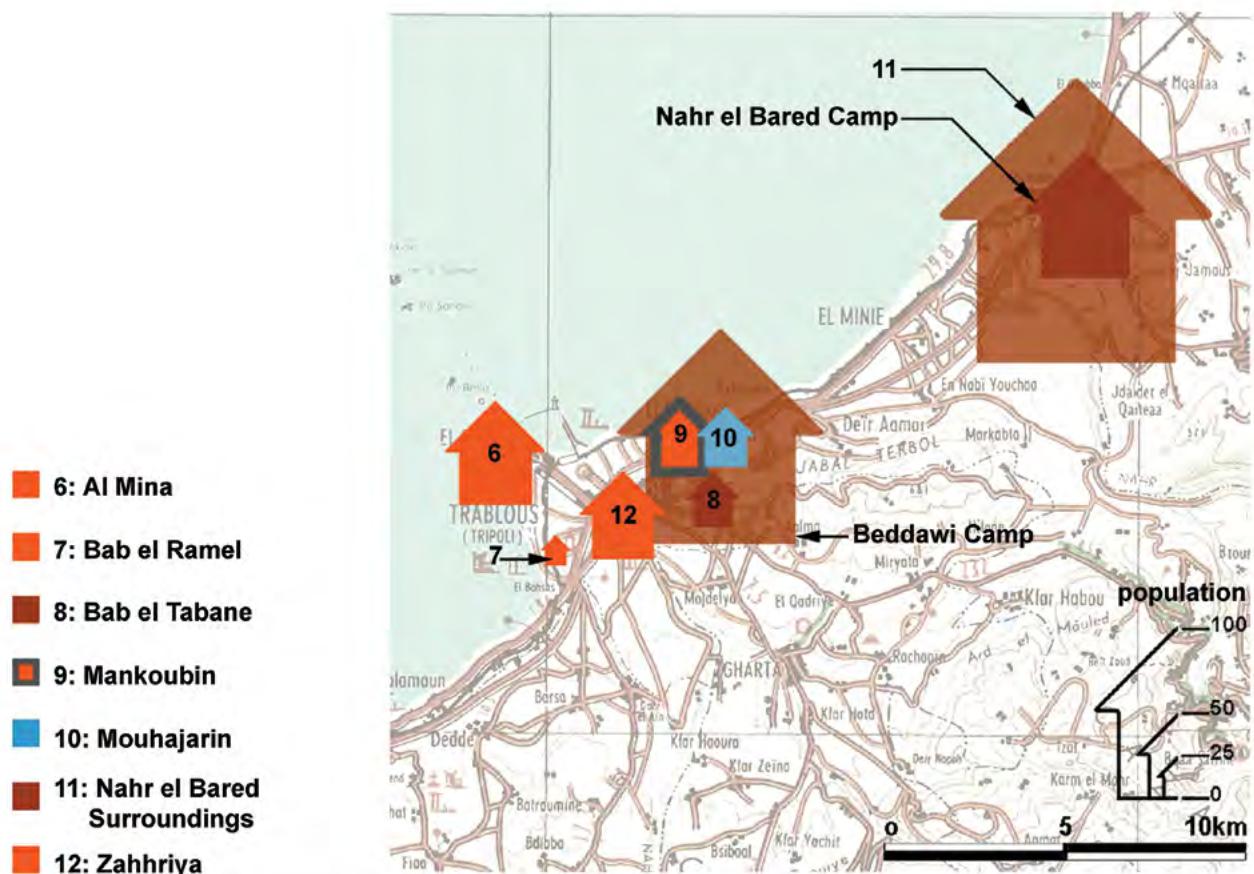
- Carrying out of hygiene needs assessment in 12 gatherings across Lebanon in partnership with the local NGO Nabaa;
- Launching of a pilot hygiene campaign in 12 gatherings to be extended to other gatherings in 2014 and 2015;
- Distribution of 3,800 household hygiene kits, to be followed by another distribution of some 1,500 household and baby kits in 2014.



Ownership Maps



Tripoli



LEGEND

Position of the Owner

- Without Owner consent
- With Owner consent

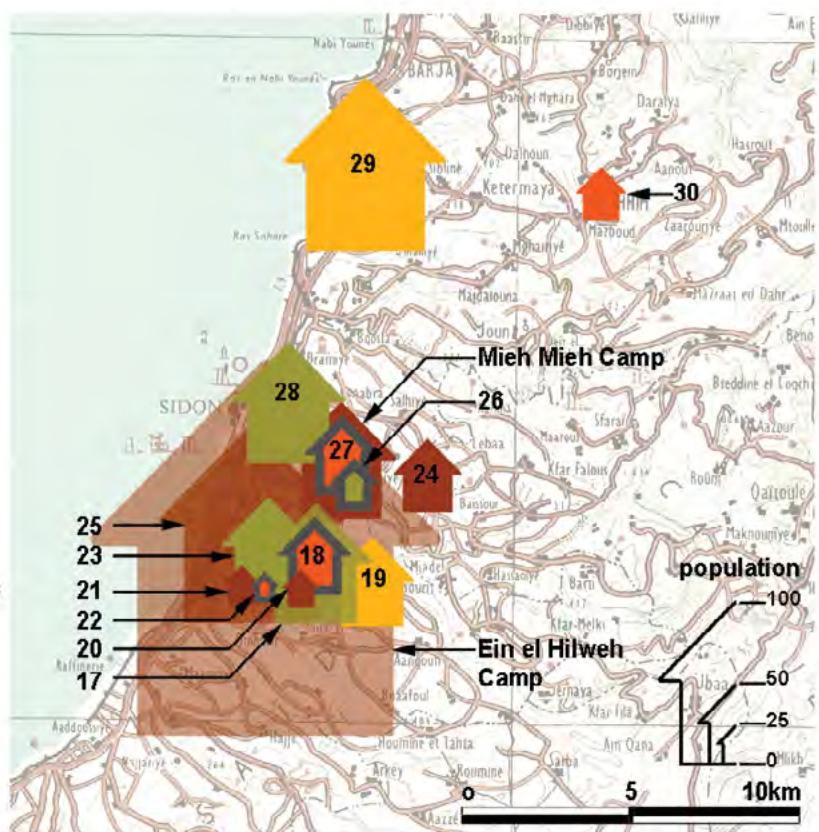
Landownership

- | | |
|---------------------------------------|---|
| Private / Lebanese (rented /burrowed) | Held by Dwellers (Palestinian owned land) |
| Public | Wakf/ PLO |
| Mixed Ownership | |

Saida

SAIDA

- Ein el Hilweh Camp & Gatherings**
 - 17: Barkasat
 - 18: Bustan el Kuds
 - 19: Jabal el Halib
 - 20: Hay el Sohon
 - 21: Bustan Abou Jamil
 - 22: Fadlo Wakim
 - 23: Sekke
-
- Mieh Mieh Camp & Gatherings**
 - 24: Mashareei el Hiba
 - 25: Seerob
 - 26: Mieh Mieh Surroundings
 - 27: Hamshari
 - 28: Old Saida
 - 29: Wadi el Zeini
 - 30: Chehim



LEGEND

Position of the Owner

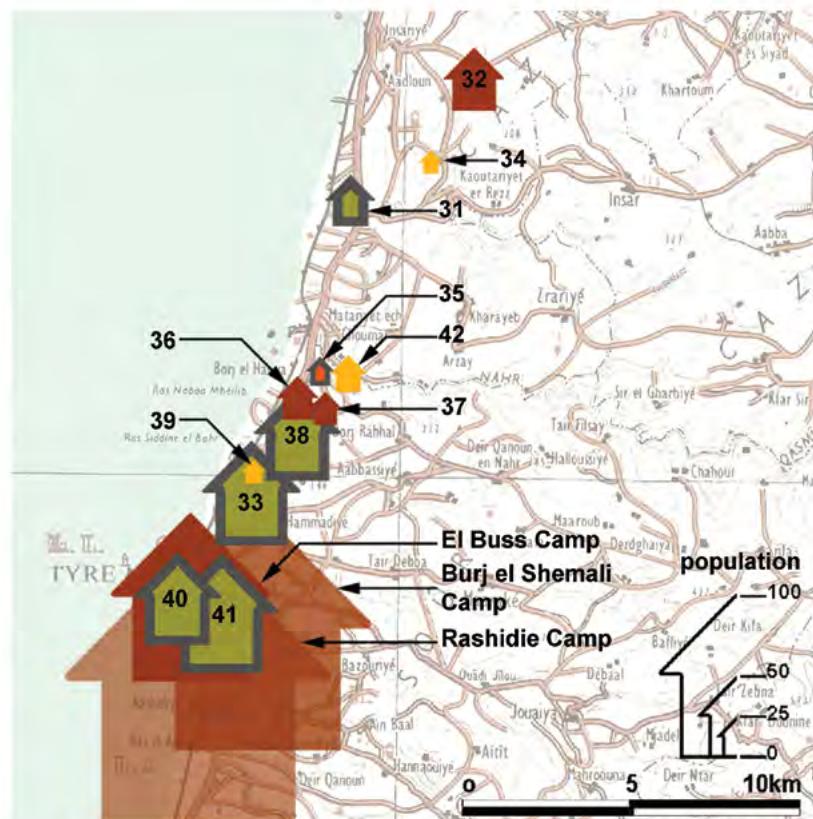
- Without Owner consent
- With Owner consent

Landownership

- Private / Lebanese (rented/burrowed)
- Held by Dwellers (Palestinian owned land)
- Public
- Wakf/ PLO
- Mixed Ownership

Tyre

- El Buss Camp and Gatherings**
- 31: Adloun
 - 32: Baysariyeh
 - 33: Shabriha
 - 34: Al Eib
 - 35: Itaniyeh
 - 36: Kfar Badda
 - 37: Jim Jim
 - 38: Qasimiyyeh
 - 39: Burghliyeh
 - 40: Jal el Baher
 - 41: Maachouk
 - 42: Wasta



LEGEND

Position of the Owner



Without Owner
consent



With Owner
consent

Landownership

Private / Lebanese (rented /burrowed)

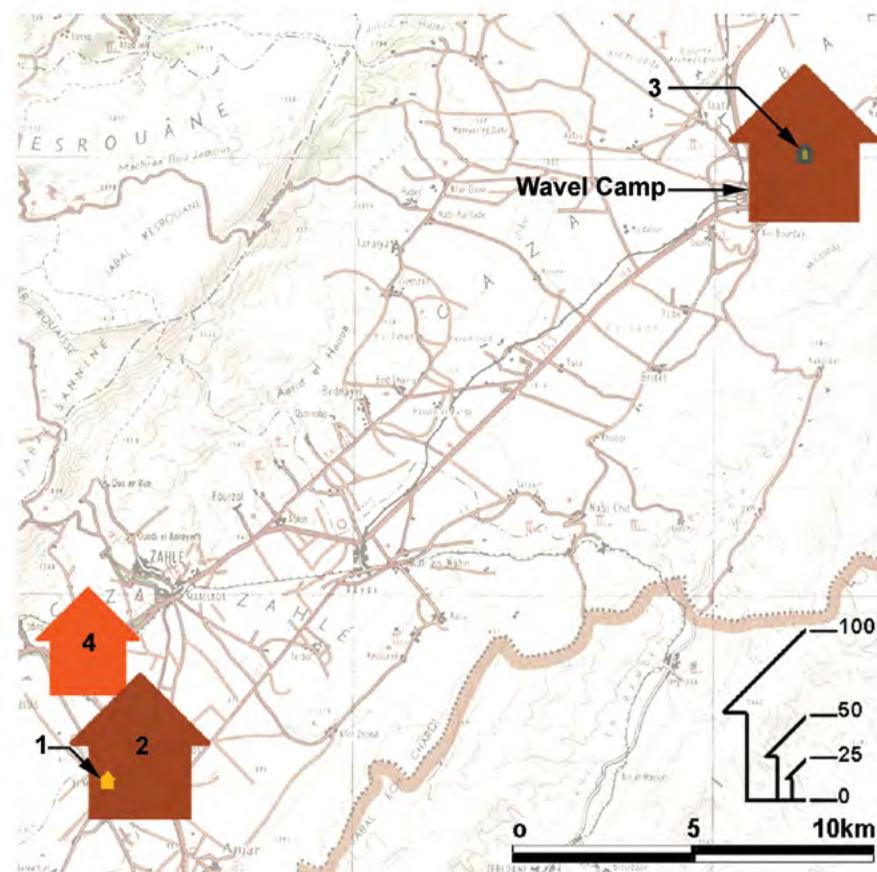
Held by Dwellers (Palestinian owned land)

Public

Wakf/ PLO

Mixed Ownership

Beqaa



LEGEND

Position of the Owner

- Without Owner consent** (Icon: House with grey arrow pointing up)
- With Owner consent** (Icon: House with grey arrow pointing up)

Landownership

- Private / Lebanese (rented /burrowed)** (Orange square)
- Held by Dwellers (Palestinian owned land)** (Dark Red square)
- Public** (Green square)
- Wakf/ PLO** (Blue square)
- Mixed Ownership** (Yellow square)

the forty-two Palestinian gatherings follow the massive influx of Palestinian Refugees from Syria (PRS) into these areas since the beginning of the Syrian crisis in 2011. Based on a rapid appraisal of basic urban services and WASH (water, sewage, solid waste management, electricity and roads), shelter conditions, education, health, and institutional governance in these gatherings as well as review of recent reports documenting living conditions in these areas, the report aims to sketch, first, a profile and picture of the needs of these communities and second, to articulate an effective strategy vis-à-vis these conditions. Before delving into the chapters of the report however, a main introductory definition of the subject matter is due.

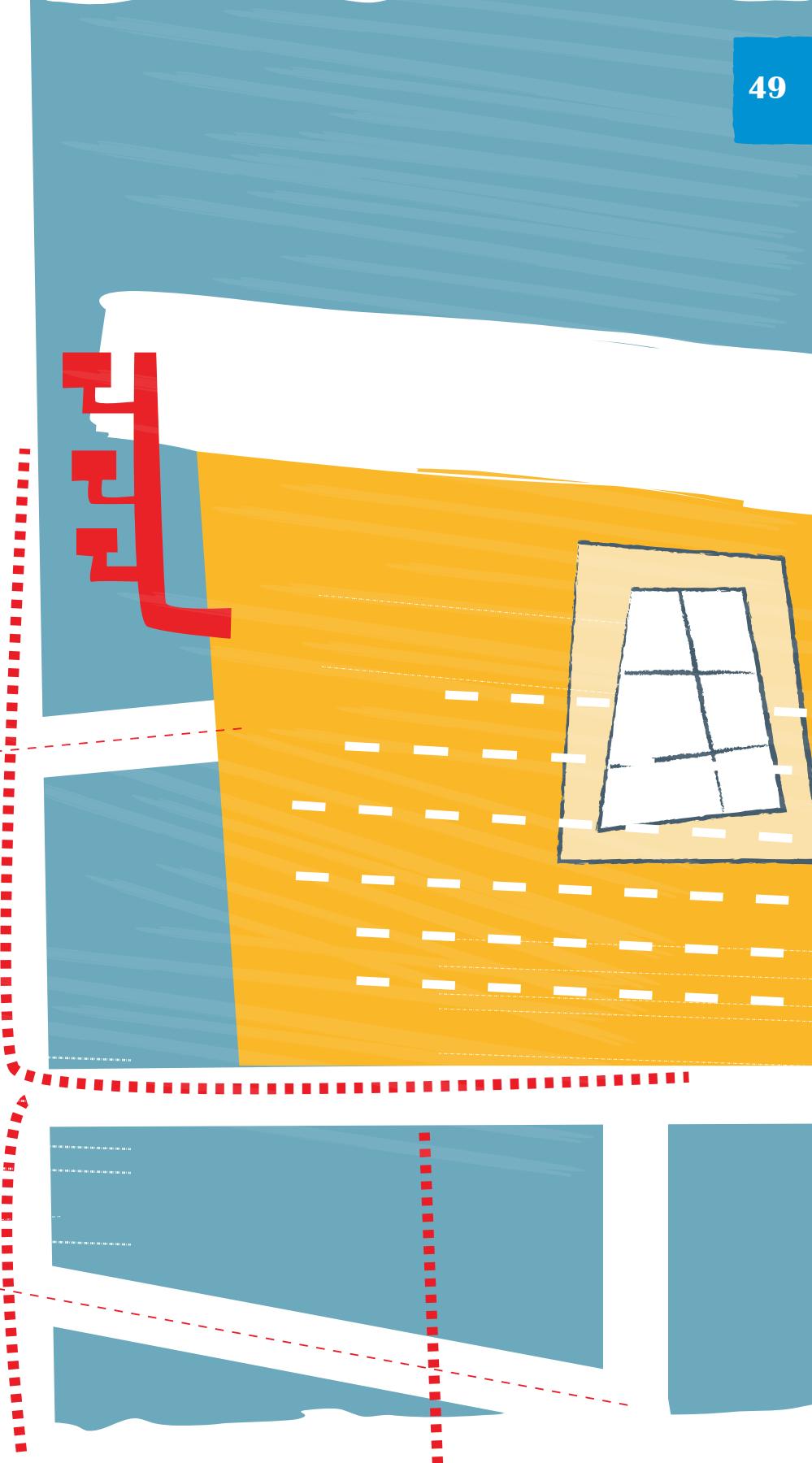
1.1. Palestinian Gatherings: A Subject Definition

Over the past decade, international and local organizations working with Palestinian refugees in Lebanon have begun to rely on the terminology of Palestinian gatherings in order to refer to areas outside the twelve official Palestinian refugee camps proper where a large percentage of Palestinian refugees live in relatively vulnerable conditions (FAFO 2003, 2005; DRC 2005; NRC 2009; 2011; UNDP 2010). Although most of these refugees are registered with UNRWA, the United Nations Relief and Works Agency for Palestinian Refugees, and/or with the Lebanese Government, their place of settlement is not officially recognized. As a result, refugees living in gatherings suffer from even more precarious living conditions than their counterparts in camps. This is because UNRWA's mandate restricts its direct role in the provision of basic urban services and shelter to camp areas and because their tenure security is frequently threatened by the absence of a framework of rights and entitlement to recognize and protect their settlements. Despite these differences, however, the term "gatherings" is used here to denote a community so that the administrative distinction posed by relief agencies is not typically paralleled by the perceptions of the refugees themselves (Dorai 2012). All in all, by mid-2013, an estimated 140 thousand refugees lived in Lebanon's 42 gatherings, including 30 thousand new refugees from Syria, most of which are Palestinian (refer to Chapter 3 for a detailed breakdown of gatherings' population). The total new population of these areas represents about 10 percent of the total number of

refugees in Lebanon (UNHCR 2013). Since the beginning of the Syrian crisis (March 2011), gatherings have housed a larger number of Palestinian and Syrian refugees than an estimated 53 thousand Palestinian refugees from Syria (PRS hereafter) registered with UNRWA. PRS are often described as being in official camps and gatherings. It is estimated that half of the PRS are hosted by other Palestinian refugees in Lebanon while the other half is renting private houses or staying in public premises.

among the number of gatherings is the research and reports and typically depends on the definition adopted by the relief agency that has commissioned one study or another. For the purpose of this study, gatherings are defined –in line with the 2003 FAFO report, to be areas that:

- Have a population of Palestinian refugees



Chapter V

Access To Education And Health Services

5.1 Access to Education

The predominance of UNRWA in the education sector of Palestinian refugees is evident from the data at the gatherings level, although UNRWA schools are predominantly located within the refugee camps and their immediate surroundings. The RNA shows that less than one-third of the gatherings have an UNRWA school within their borders. While PRL children attend UNWRA schools or other types of schools in nearby areas, this fact has particularly impacted the enrolment rates of PRS living in these areas.

About two-thirds of the gatherings indicated not having any school³¹ within their borders, yet most children going to schools are enrolled in UNRWA schools, whether in a close by area or at a distance from the gathering. Less than one-third of gatherings have an UNRWA school, of which two gatherings³² only enjoy both UNRWA and private schools. Although not systematically covering all education levels, UNRWA school facilities are situated in a number of centrally-located gatherings, namely in Naameh (Beirut), Bar Elias and Saadnayel (Beqaa), Mina and NBC AA (North), Adloun, Chabriha, Jim Jim, Qasmieh and Maachouk (Tyre), Wadi El-Zaineh and Old Saida (Saida). Other gatherings located in the outskirts of official UNRWA camps use camp facilities, such as Mankoubin and Muhammadrin around Beddawi Camp in the North and Hamchari in Saida (where students attend Ain El-Helweh Camp's UNRWA school) and the Adjacent Areas of Ain El-Helweh Camp.

Pre-school education is also scarce, with only three gatherings having centres that provide this educational level (Said Gawash in Beirut, Maachouk in Tyre and Fadlo Wakim in Saida). In this respect, representatives of many gatherings pointed out the need to establish pre-schools inside gatherings, in order to prepare children well for the subsequent educational levels.

Vocational education is not widespread, where five gatherings indicated to have such centres (Bar Elias and Taalabaya/Saadmeyel in Beqaa, NBC AA in the North, Baysarieh in Tyre, and Hay Al-Sohoun in Saida). For the available types of schools in each gathering, refer to the set of maps at the end of this chapter.

The operation of the school facilities, whether UNRWA, public or private, has apparently facilitated access to education for Palestinian Refugees in Lebanon in general, as can be inferred from a corresponding 92 percent literacy rate³³ (which is comparable to that among Lebanese residents³⁴). This national figure can be projected on the gatherings themselves, as only one gathering in Tyre (Itanieh) and Tawari Adjacent Area to Ain el Helwe Camp pointed out the need for literacy classes to be a major issue.

Key Issues

- It can be inferred that the major problem that gatherings face is the lack in provision of intermediate and secondary education levels in all of UNRWA schools. In fact, only in the gatherings of NBC AA (North) and Old Saida (Saida) does UNRWA provide the three schooling levels of primary, intermediate and secondary. Thus, to carry on their education, students have either to enrol in another UNRWA school (that offers subsequent education levels), or seek private or public education. These two options come however at an associated cost, including higher scholastic fees and/or transportation expenses, thus raising the likelihood of student dropouts.
- The issues of dropout and low educational attainment are not confined to gatherings; they are rather broad matters

that affect all Palestinian refugees in Lebanon alike. In general, it was found that enrolment rates decreases as the child age increases, for both PRL and PRS. However, the local communities in the gatherings believed that enrolment rates might be higher provided that an UNRWA school is available in their area.

- The arrival of refugees from Syria added additional pressure on UNRWA facilities; two shifts were introduced in order to absorb the new number of students. UNRWA (2014) indicates that low enrolment rates are more prevalent among PRS living outside camp regions, where access to education could be more challenging. Another major issue that was revealed from the RNA was the reported discrimination and bullying PRS students were subjected to in schools. In this regards, UNRWA has assigned and trained teachers to carry out psychosocial activities related to bullying in order to motivate and increase the self-esteem of PRS students.

5.2 Access to Health

Primary healthcare is offered for free at UNRWA health centres for both PRL and PRS, irrespective of their location. Similarly, for hospitalization, UNRWA covers 100% of the admission cost to secondary care level and contributes up to 50% of cost to a maximum of USD 4,200 per case at tertiary care level.

That said, the availability of health centres inside gatherings is limited, according to the results of the RNA (for details about the availability of health care centres in and around gatherings, refer to Annex II). Most of UNRWA health care centres and social institutions are located inside camps. UNRWA operates fourteen health centres and/or points in the areas where Palestinian Refugees reside, mainly in the camps and their immediate surroundings. After UNRWA, the Palestinian Red Crescent Society (PRCS) is the second largest provider of health care services, followed by Popular Aid for Relief and Development (PARD) (DRC, 2005). For the available types of health care centers in each gathering, refer to the set of maps at the end of this chapter.

31. The term "school" in this context covers the primary, intermediate and secondary levels, and excludes pre-school and vocational education.
 32. The Chabriha gathering (Tyre region) has a private school in addition to that of UNRWA (primary) and Wadi El-Zaineh gathering (Saida region) has a private school in addition to that of UNRWA (all levels).

33. Source: "Labour Force Survey", ILO, CEP and EU, 2011

34. The National Survey of Household Living Conditions 2007 estimated the adult literacy rate was about 90 percent in 2007.

The vast majority of residents utilise UNRWA health facilities, even if not in the direct proximity of the gathering. In this respect, distance from health care services was reported by some gatherings to be a central issue, namely by those not located close to camps, including Naameh (Beirut), Adloun, Baysarieh and Ebb (Tyre), Sirob and Chehim (Saida).

The main reason for utilising UNRWA facilities rather than other primary health facilities is economic considerations, where considerable focus on the issue of affordability of health services in general, and medications in particular³⁵, was conveyed by the RNA. Besides its School Health Programm³⁶ , UNRWA provides mother and child health care, vaccinations, medical consultations and essential medications free of charge. PCRS charges LL 5,000 or LL 7,500 – for consultations with general practitioners and specialized doctors respectively, while PARD clinics charge LL 3,000. Another reason why UNRWA's protective coverage is relied on by gatherings' residents, and all Palestinian refugees in Lebanon, is that Palestinian refugees from Lebanon are not entitled to benefit from employment public health schemes³⁷

Secondary health services are provided by PRCS or by private and public Lebanese hospitals, some of which also have contracts with UNRWA. If an UNRWA-registered patient is referred to a PRCS, private or public hospital, most costs are paid by the Agency. However, for implants, cancer treatment, and cardiovascular treatment/surgery, patients have to pay up to 50 percent of the costs, or costs exceeding USD 4,200, as mentioned earlier. In many of the latter cases, Palestinian refugees resort to NGOs, PCs, political factions and the PLO for financial support.

Key Issues

The RNA shows that most problems in the health sector are related to:

- Limited number of physicians and narrow range of specialization.
- Limited daily consultation schedules at UNRWA health facilities, which is becoming more significant with the increased numbers of PRS patients as well³⁸.
- Expensive surgery bills under the tertiary hospitalization care, given that UNRWA pays only 50 percent up to a ceiling.
- Shortage of medications; UNRWA follows the guidance of WHO for the essential drugs under the primary health care services. The vital drugs are never at zero stock where UNRWA manages for local purchases in case of delays of its international purchases.
- Costs associated with treatment of chronic-diseases when the medication is not available under UNRWA's list of essential medicines or it is not covered under the regular scheme of support.

These limitations conveyed by gatherings were further intensified with the arrival of PRS, due to several considerations. First, a larger consumer base is utilising the same facilities, thus creating competition between original dwellers (PRL) and PRS. Second, new health problems are arising, including lice and tuberculosis, driven by lack of access to a healthy environment and hygiene material. In response, UNRWA has increased the number of the health staff by adding eight FHTs and two AHMO who were accommodated within the premises of UNRWA clinics; Bar Elias Clinic was opened five days of the week (opposed to three) to cater for the additional load created by increase of the population in Beqaa area.

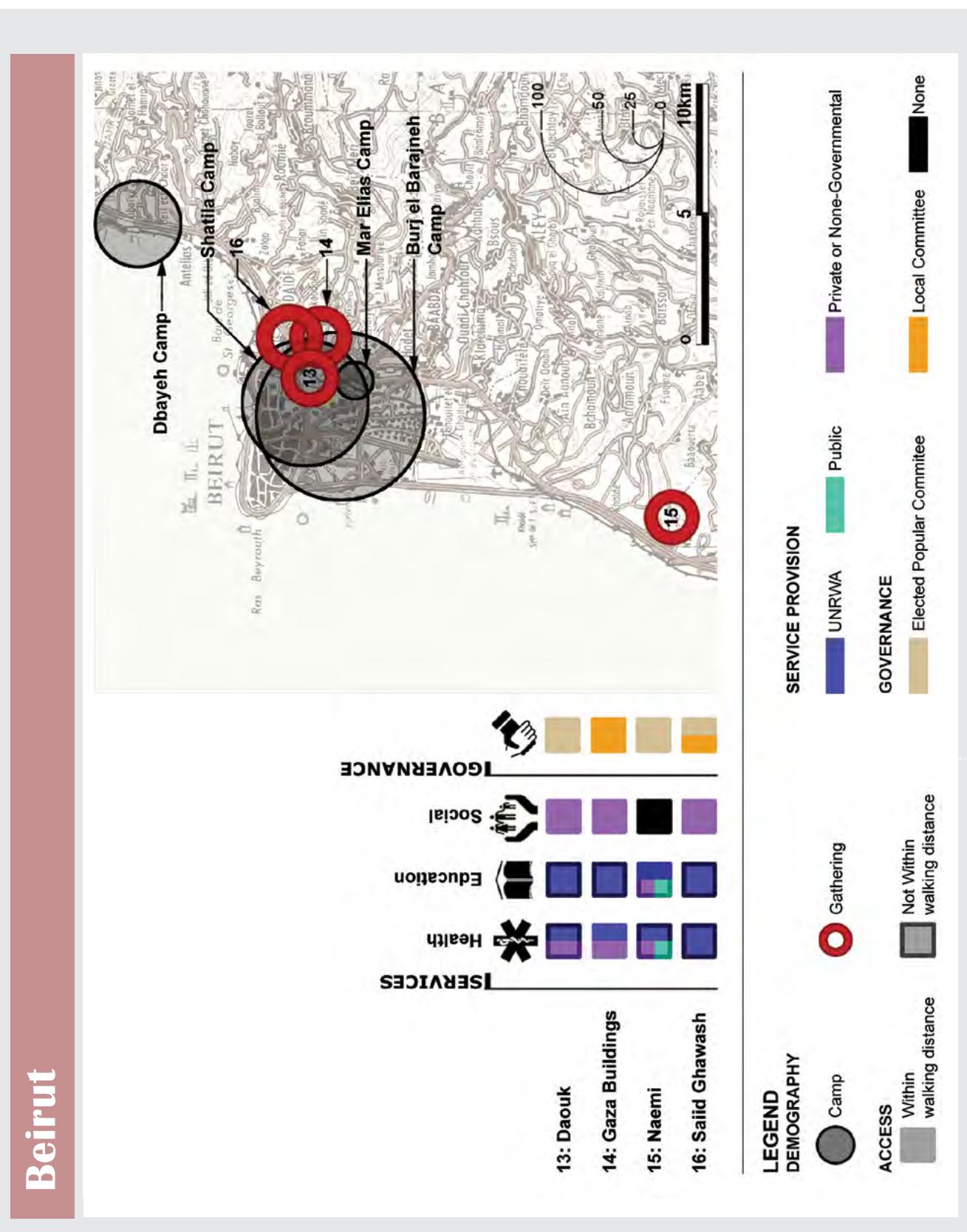
35. Basic medicine as per WHO guidelines is paid by UNWRA.

36."The School Health Programme covers all children enrolled in UNRWA schools, providing examinations at first level of primary education and at grade 7, in addition to dental check-ups at grades 1, 7 and 9": "Needs Assessment of Palestinian Refugees in Gatherings in Lebanon", DRC, 2005

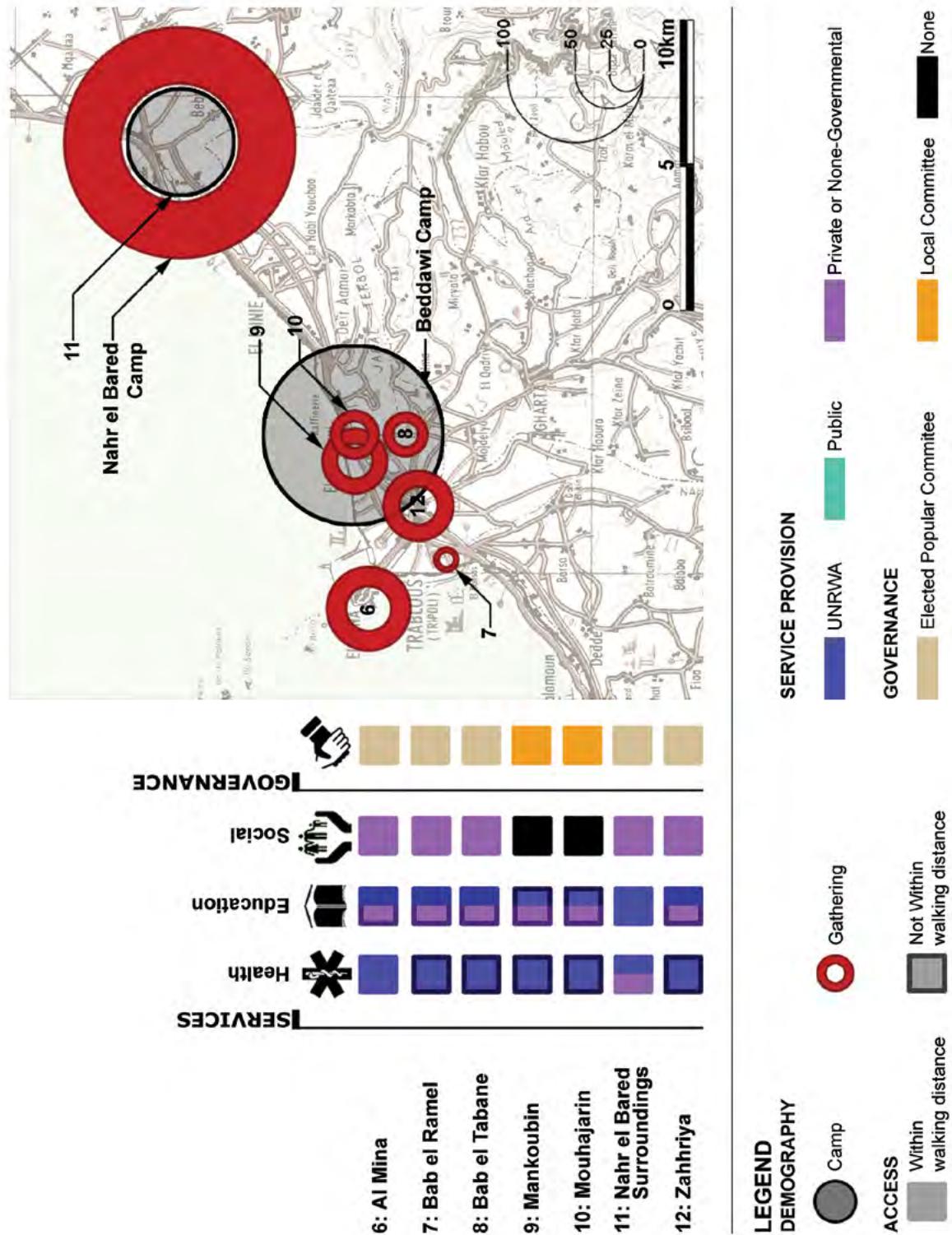
37. The 2008 granting of few work permits to Palestinian refugees did not allow them to benefit from social security, though they ought to pay their social security contributions just like all other workers. Another legal amendment was made in 2010 to loosen the work and associated restrictions on Palestinians; however health coverage remained outside the realm of the said law.

38. UNRWA covers for emergency lifesaving cases with full cost in PRCS hospitals and up to 40,000LL in the other secondary hospitals.

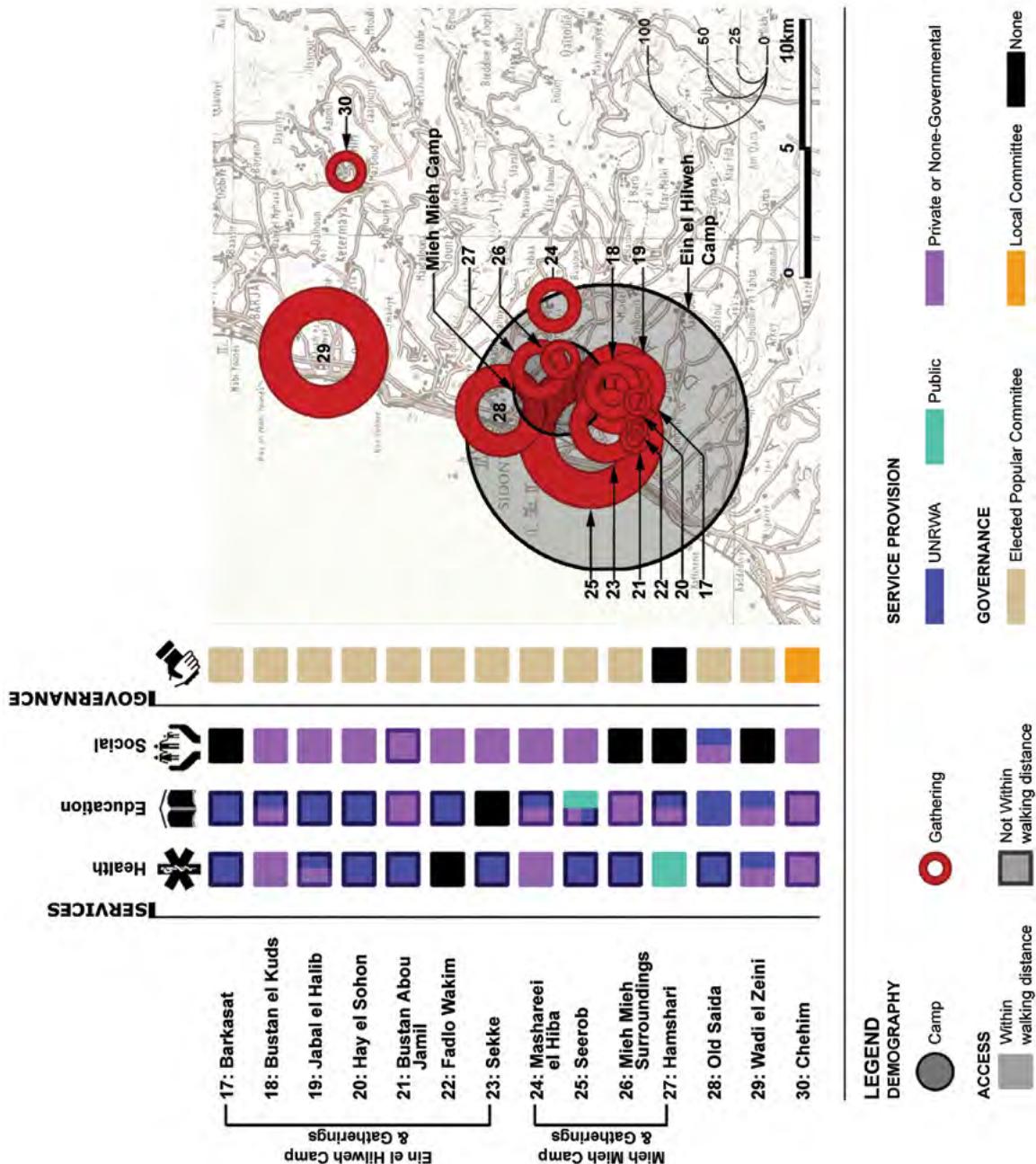
Beirut



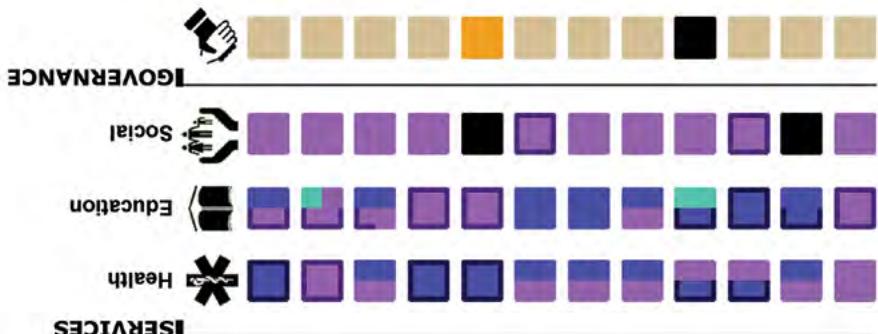
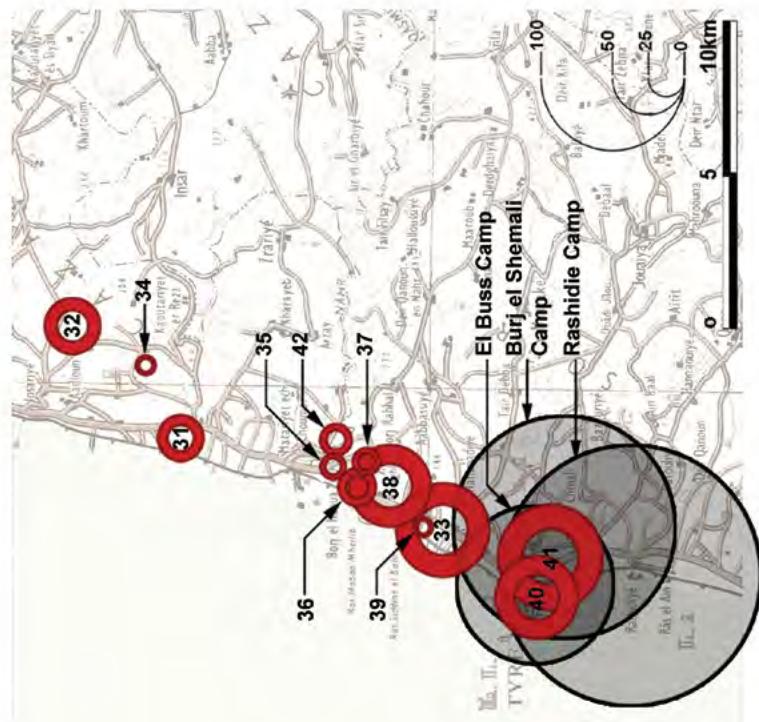
Tripoli



Saida



Tyre



El Buss Camp
and Gatherings

LEGEND

DEMOGRAPHY

- Camp
- Gathering

SERVICE PROVISION

- UNRWA
- Public
- Private or None-Governmental
- Local Committee

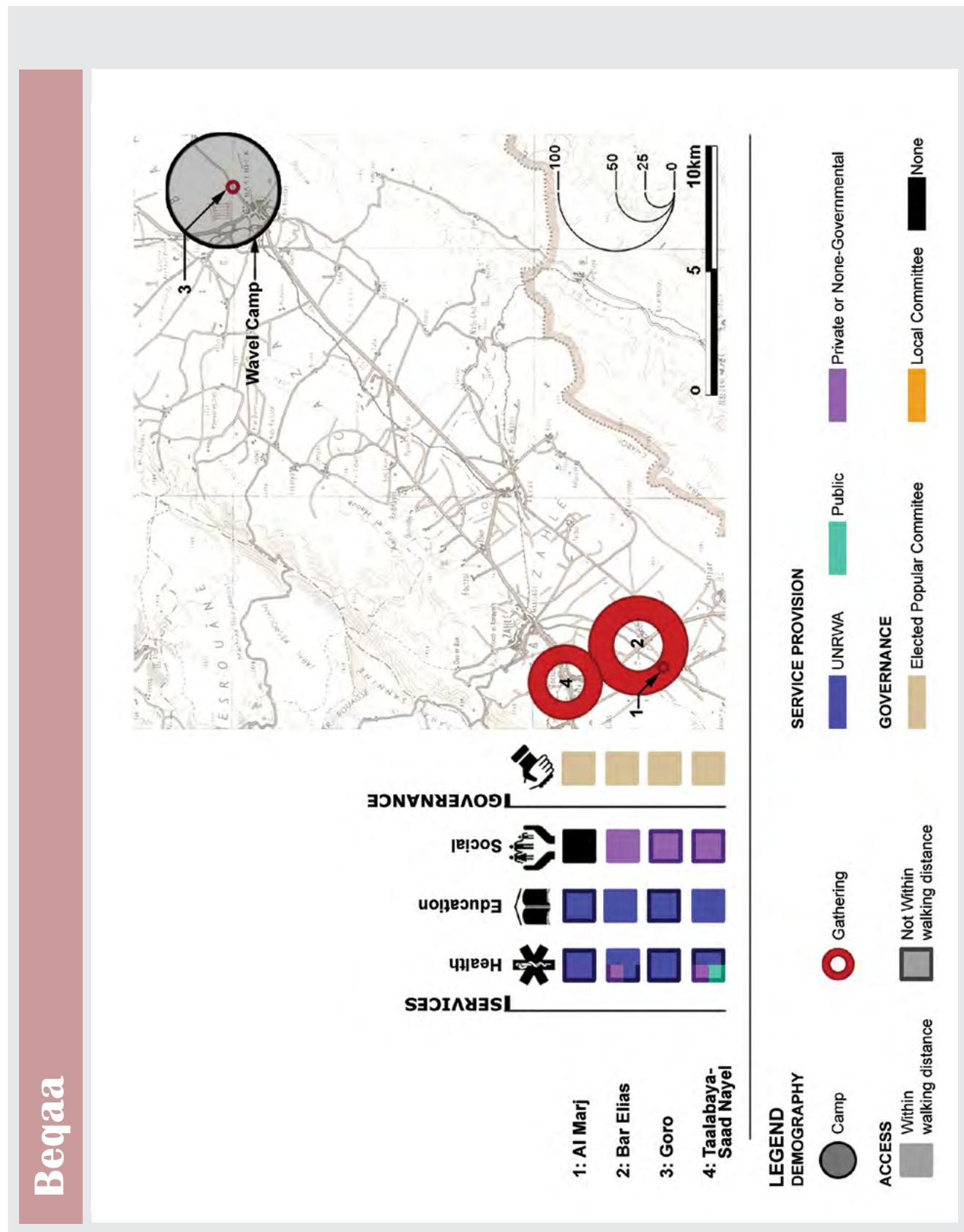
GOVERNANCE

- Elected Popular Committee

ACCESS

- Within walking distance
- Not Within walking distance

Beqaa



Chapter VI

Labor Market Exclusion, Income Deprivation And Poverty

The economic situation of most Palestinian refugees is precarious, despite their more-than-sixty-year presence in Lebanon. They remain excluded from economic life in general, in spite of the recent changes in labour regulations. Besides, the concrete barriers around camps, and AAs specifically, shaped their exclusion and security specificities, and thus restricted refugees' physical mobility, especially with the Lebanese army controlling access to and from camps. This situation led to a state of disintegration between Palestinians (in camps and AAs) with the Lebanese surrounding, as well as with Palestinians outside camps. Unemployment in the gatherings has increased with the influx of refugees from Syria, with increased competition on the available, mostly daily and informal, jobs.

6.1 Access to Labor Markets

Access to labor market for Palestinian refugees in Lebanon is shaped not only by educational attainment and job opportunities, as is the typical model, but also by the restrictions applied to them working in many professions. The direct outcome of the latter limitation is revealed in high involvement in daily-labor jobs and commerce³⁹. In this context, work permits are not perceived as necessary and are not required by most of occupations performed by Palestinian refugees in general; the 2011 Labor Force Survey⁴⁰ shows that only 2 percent of refugees have acquired a work permit.

The RNA results shows that the major sources of employment for gatherings' residents can be divided into two groups:

- **Group 1:** those who work on their own (self-employed): This group constitutes crafts and related trade workers, covering shop owners, carpenters, plumbers, blacksmiths, etc.
- **Group 2:** those who work for others (temporary employees): This group constitutes daily workers, covering the two main sectors of construction and agriculture.

Looking into the regional characteristics of these professions, “commerce” is found across all regions, while construction seems to be more dominant in the gatherings of the North, Beqaa and Saida. Agriculture is more prevalent in the gatherings of Tyre particularly. These results are in fact comparable to those among Palestinians on a national level; according to UNRWA-AUB’s 2010 study, around three-quarters of Palestinian workers are occupied in the private services sector (excluding governmental, NGO, health and educational services), 17 percent work in construction and 7 percent in agriculture⁴¹. The study also mentions that nearly a quarter of workers in Tyre are occupied in the agricultural sector, while construction is an important sector in the North, employing a quarter of the workforce.

Given the above-discussed resemblance between the labour dynamics of gatherings and Palestinians in Lebanon in general, other core employment-related indicators can be examined from other sources:

- The **economic activity rate**⁴² is 42 percent⁴³ for the Palestinian refugees living in Lebanon, which means that more than half of the population is practically inactive. This rate varies slightly from one region to another, registering the lowest rate in Tyre of 38 percent, and the highest in Beirut at 46 percent (Labor Force Survey).
- **Women's participation** is low, where only 13 percent of women between the ages of 15 and 65 are employed compared to 65 percent of men, and women make up less than one-fifth of the currently employed workforce (Chaaban et al. 2010)

- **Unemployment**⁴⁴ reaches 8 percent⁴⁵ among Palestinian refugees, while reaching 14 percent among females (Labor Force Survey).

6.2 Income and Poverty Dimension

Despite the resemblance between some labor characteristics among Palestinian and Lebanese populations, namely economic activity and unemployment, notable differences occur at the earnings level, which is in fact a direct reflection of the occupations undertaken by the Palestinian refugees in Lebanon on one hand and the educational attainment on the other.

The RNA shows that remittances constitute a major source of income for residents of the 42 gatherings, not recording region-specific differences. The UNRWA-AUB survey reveals that female-headed households have a higher likelihood of having immediate emigrant relatives than male-headed ones. These relatives send remittances to improve the livelihoods of the recipient households, more so for female headed ones. However, this does not apply to extremely poor female-headed households, who experience a higher risk of falling into extreme poverty, due to the fact that these households have a larger family size and thus higher poverty risk.

The Labor Force Survey points out that a Palestinian worker earns on average a net monthly income of LL 537,000, which is less than 80 percent of the Lebanese minimum wage. The majority of workers are very poorly paid, with half of the Palestinian workers earning less than a monthly LL 500,000. The low income levels are one major determinant of the high poverty rates among Palestinian Refugees. The UNRWA-AUB study points out that two-thirds of Palestinian Refugees in Lebanon were poor in 2010, while extreme poverty⁴⁶ recorded 6.6 percent. These figures compare against 28 percent and 8 percent among Lebanese in 2008⁴⁷. Considerable regional disparities are noted for poverty rates among Palestinian refugees, where

39. The term “commerce” in this context covers: plumbers, carpenters, shop owners, etc.

40. “Labour Force Survey among Palestinian Refugees Living in Camps and Gatherings in Lebanon”, ILO, CEP and EU, 2011

41. Source: “Socio-Economic Survey of Palestinian Refugees in Lebanon”, UNRWA and AUB, 2010

42. The economic activity rate is the total labor force (employed and unemployed) out of total population.

43. This rate is nearly the same as for the Lebanese population, which stands at 43 percent (Labor Force Survey).

44. The unemployment rate is the ratio of those actively looking for work over those in the labor force (ILO definition). The drawback of this indicator however is that overlooks refugees who are discouraged, that is those who are not actively looking for a job.

45. This rate is slightly higher than the rate for Lebanese workers, which stood at 6 percent in 2009 (CAS, 2011).

46. The distinction between “poor” and “extremely poor” is coverage of basic food and non-food needs by the former, and only food needs by the latter.

47. “Poverty, Growth and Income Distribution in Lebanon”, International Poverty Centre, 2008. <http://www.ipc-undp.org/pub/IPCCountryStudy13.pdf>

poverty incidence is highest in Tyre (79 percent) and lowest in Central Lebanon Area (i.e. Greater Beirut, at 53 percent), and extreme poverty is significantly higher in Saida and Tyre (reaching almost 10 percent) than in other regions, and Saida and Tyre together host more than 81 percent of all extremely poor refugees. Poverty is significantly present for refugees working in the agricultural sector, since agricultural employment for Palestinian Refugees is mostly seasonal, informal and precarious. Poverty is also directly linked to educational attainment, where the headcount rate is significantly higher when the household head has low education (primary and below).

The influx of some 30,000 new refugees from Syria to Lebanon's gatherings added a new challenge at the employment level. Just like additional pressure was inflicted on basic services by the larger consumer base, competition on jobs is a major issue. Some gatherings' representatives conveyed that original dwellers are losing jobs, as they are being replaced by new refugees (PRS and SRS) at lower wages.

According to UNRWA (2014), around three quarters of all PRS households reported having debt; the probability of being indebted did not vary by region or by location, and households inside camps were as likely to have debts compared to those outside camps. The RNA results show that PRS households borrowed money mainly to cover rent and buy food items.

Looking at poverty from the gatherings perspective, another dimension could be added over and above the employment status, occupied professions, level of earnings and educational attainment. Unlike in camps, UNRWA does not cater for gatherings' needs in terms of WASH and shelter programmes. The presence of other service providers is almost nonexistent, leaving the responsibility of accessing and maintaining basic urban services to residents' efforts along with LCs and PCs, aggravating the already precarious economic conditions. Despite the fact that LCs and PCs are the dynamic actors inside gatherings, they suffer from lack of financial resources; in parallel access to private services is more costly than public ones, with electricity being one pertinent example. Some gatherings raise funds on an ad-hoc basis for undertaking much-needed infrastructural works, while some others adopt the monthly contribution funding system.

Adding to the deprivation, donors' funds targeting Palestinian refugees rarely address basic services projects inside the gatherings. The situation persists with the arrival of some 30 thousand new refugees from Syria (mostly PRS) to these gatherings; they remain unguarded at the level of shelter and basic services despite the notable aid that refugees from Syria have acquired over the past three years.



beginning of the Syrian crisis in 2011. Based on a rapid appraisal of basic urban services and WASH (water, sewage, solid waste management, electricity and roads), shelter conditions, education, health, and institutional governance in these gatherings as well as a review of recent reports documenting living conditions in these areas, the report aims to sketch, first, a profile and picture of the needs of these communities and second, to articulate an effective strategy vis-à-vis these conditions. Before delving into the chapters of the report, however, a main introductory definition of the subject matter is due.

1.1. Palestinian Gatherings: A Subject Definition

Over the past decade, international and local organizations working with Palestinian refugees in Lebanon have begun to rely on the terminology of Palestinian gatherings in order to refer to areas outside the twelve official Palestinian refugee camps proper where a large percentage of Palestinian refugees live in relatively vulnerable conditions (FAFO 2003, 2005; DRC 2005; NRC 2009, 2011; UNDP 2010). In these areas, refugees are registered by the United Nations Relief and Works Agency for Palestine Refugees, and Government, their place of residence is officially recognized. As a result, people in gatherings suffer from worse living conditions than those in camps. This is because UNRWA's mandate restricts its direct role in the provision of basic urban services and shelter to camp areas and because their tenure security is frequently threatened by the absence of a framework of rights and entitlement to recognize and protect their settlements. Despite these differences, however, research indicates that Palestinians in gatherings and in camps have a profound sense of identification that connects them together as a similar community so that the administrative distinction posed by relief agencies is not typically paralleled by the perceptions of the refugees themselves (Dor 2012).

All in all, by mid-2013, an estimated 140 thousand refugees lived in Lebanon's 42 gatherings, including 30 thousand new refugees from Syria, 60 of which are Palestinian (refer to Chapter 3 for a detailed breakdown of gatherings' population). The total new population of these areas represents about one-third of the total number of Palestinian refugees in Lebanon registered with UNRWA, with 400,000.

Since the beginning of the conflict in Syria in March 2011, gatherings (and camps) have housed a large number of Palestinian and Syrian refugees from Syria. An estimated 53 thousand Palestinian refugee from Syria (PRS hereafter) were registered in UNRWA by beginning of 2014 (UNRWA). Virtually all of these refugees have moved either to camps and/or to gatherings, as a result of the

Despite the prevalence of the term "gatherings" in recent reports, the term "Palestinian refugee gathering" is increasingly being used.

(whether they are located in camps and/or the 42 gatherings). Has no information on the

Chapter VII

Recommendations

Based on the results of the RNA and on the workshop discussions with municipal members, local NGOs and gatherings' representatives, it is possible to divide the recommendation of this report into two groups. The first comprises projects needed in the short-term, to address basic needs; while the second includes more policy-oriented interventions that need to be applied in the longer term.

Drawing parallels between the production of informal settlements and Palestinian gatherings allows us to understand the dynamics behind the production of these gatherings and their perpetuation. It also suggests that policies of the type deployed elsewhere vis-à-vis informal settlements may be among the best options for addressing the challenges faced by Palestinian gatherings in Lebanon. These policies should combine the twin goals of service upgrading and tenure security.

7.1. Housing and Shelter

a) Immediate interventions and projects

Most shelters in gatherings, whether housing PRL or PRS, are in need of immediate rehabilitation, as their poor condition is exposing dwellers to extremely bad living conditions, especially in the winter season. The identified projects and interventions include the following:

- Substitute zinc roofs with more adequate and impermeable roofing solutions
- Replace zinc walls with concrete walls
- Review and assess the structural soundness of the housing stock, and accordingly undertake restoration

and reconstruction works to address the pressing issues of leakages and infiltration, as well as danger to their residents

- Attend to gathering-specific needs, such as those located by the seaside suffering regular flooding

b) Medium to long term policy interventions

Tenure security for dwellers should be addressed, at least in an early stage as a constructive dialogue between various stakeholders. A national dialogue to reverse the amendment adopted by the Lebanese parliament in March 2001 should be planned for, as it prevented Palestinians refugees from owning real estate in Lebanon. The amendment, originally made to encourage foreign investment, excludes individuals who do not have a recognized nationality. The new law also prevented Palestinian refugees from bequeathing real estate, even if the property was acquired legally before 2001. In contrast to the Lebanese case, Jordan allows unlimited real estate ownership to Palestine refugees, while in Syria property ownership is restricted to one apartment and one economic asset. On the shorter term, solutions to allow Palestinian refugees to undertake rehabilitation and upgrading works in their shelters should be developed with national institutions.

7.2. Basic Urban Services

a) Immediate interventions and projects

Access to safe potable water, proper sanitation facilities, decent electricity supply, and safe neighbourhoods continue to be major concerns for the inhabitants of the gatherings covered by the RNA. Several immediate interventions are needed to fill in a growing gap in the supply of basic urban services, especially in light of the rising numbers of refugees from Syria.

Water

- Assess available water networks, and accordingly undertake renewal works
- Ensure regular water treatment, through proper filtering and chlorination
- Secure access to potable water
- Provide generators (and fuel) for pumping water from wells, in order to reduce dependence on electricity

Sewerage

- Put an end to the use of septic tanks
- Ensure connection to sustainable disposal and treatment systems

- Install underground large-capacity pipes to serve the increasing population
- Provide regular maintenance of sewerage systems
- Ensure that water networks do not intersect with sewerage networks

Electricity

- Provide regular maintenance of electricity systems
- Expand transformer capacity to meet the needs of the gatherings
- Organise cables and upgrade existing networks

Solid Waste Management

- Devise sustainable solid waste management systems
- Replace open containers for garbage disposal with closed ones
- Ensure that all gatherings have adequate garbage containers
- Increase the frequency of garbage collection
- Appoint employees to clean streets

Roads

- Pave and regularly maintain existing roads
- Build proper rainwater drainage systems
- Secure and maintain street-lighting
- Set up sidewalks

Other

- Provide fire trucks and ambulances
- Supply pest-control material regularly
- Provide fuel for heating to Beqaa gatherings particularly, given harsh weather conditions

b) Medium to long term policy interventions

One of the promising practices that have been initiated in few municipalities is the Lebanese-Palestinian dialogue committees. This experience has seen several successes at the local level; however, it needs to move from dialogue to taking action. Municipalities of host communities need to play a major role in this process, where they can be the hosting agencies for such committees which can be established as part of the municipality. Several municipalities usually conduct regular meetings with representatives of the PCs (Popular Committees) as well as with UN officials to discuss major issues regarding the Palestinian refugees in the gatherings. Many municipalities also offer assistance and support in obtaining permits from the original land owners

to facilitate projects in areas under their control. This said, there are many areas to be developed at the institutional level which could strengthen the cooperation among the various stakeholders interested in the livelihoods of refugees and their host communities. These are listed below:

- Incorporate gatherings' services within national strategies, and thus within municipalities' projects
- Formalise the provision of basic urban services by municipalities inside gatherings, in return for annual fees
- Engage representatives of popular and local committees in discussions with municipalities regarding the provision of services inside gatherings
- Maintain donor engagement in funding basic urban services project in gatherings as well as surroundings as one context
- Promote coordination between popular and local committees and municipalities on one hand, and donor organisations on the other hand, to secure project finding.

It is worth mentioning that UNDP and UN-Habitat have encouraged municipalities' engagement to improve access to basic urban services to local Palestinian communities through the provision of grants. Six municipalities received grants to directly implement BUS upgrading projects in the gatherings and areas that fall within their domains mainly in the South. This engagement was regarded by the local Palestinian community as a first step towards a more collaborative and productive relation with local authorities.



7.3. Social Services: Health, Education, Children and Youth Services

a) Immediate interventions and projects

Palestinian refugees in Lebanon continue to suffer from poor educational achievements, poor health, and persistent poverty. The situation has become particularly severe for children and youth, given that the refugee population is mostly a young one. The RNA has compiled several recommendations for immediate short term interventions voiced by the refugee community, and listed below.

Health

- Address the issue of medication shortage
- Enhance coverage for surgeries and treatment of chronic diseases
- Provide affordable options for health care to cover wider range of specializations

Education

- Provide vocational education centres to address the issue of school dropouts
- Establish pre-school education centres
- Provide transportation to students between gatherings and schools

Child and Youth Issues

- Provide recreational areas for children and youth
- Secure targeted food and non-food assistance to families with new-borns (milk, diapers, etc.)
- Establish youth cultural centres

b) Medium to long term policy interventions

Accessing a decent job remains one of the single most important factors to securing good education and health outcomes for individuals concerned and their families, as employment has been found to be highly correlated with poverty reduction. Yet Palestinian refugees in Lebanon still face limitation in their right to work and to benefit from social security coverage. Palestinian refugees are only eligible to obtain a work permit if they can provide a valid work contract. The work permit issued by the Ministry of Labor is thus linked to a pre-existing work contract and expires with the end of the work contract for which the permit has been granted. In addition, work insurance is required (often paid by the employee rather than the employer). Concerning the inclusion of the Palestinian employees into the social security system, a special account

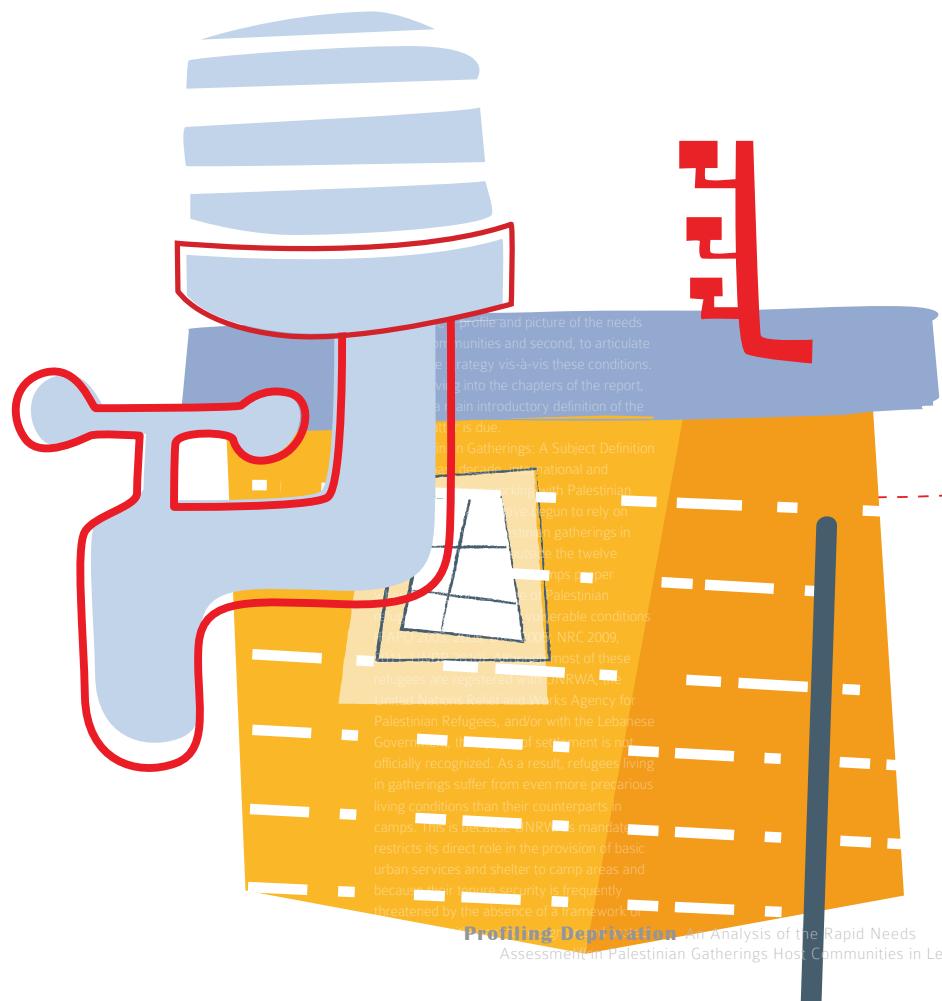
from the National Social Security Fund (NSSF) was planned to be set up to cover end-of-service indemnities, but no person under this law may benefit from family, illness, and maternity allowances. It is important to initiate in collaboration with key stakeholders (including the Ministry of Labor) a campaign to lobby for the issuance of decrees allowing a fast track for Palestinian work permits, making them no longer conditional on an employers' contract. Benefits under the NSSF account would also need to be addressed.

7.4 Coordinated response in the host Palestinian gatherings

While UNRWA chairs a national coordination platform for PRS response, the need remains to establish a longer-term platform that coordinates response to host communities and PRS living in the gatherings, mainly in the two sectors of WASH and shelter (which fall outside of UNRWA's

mandate). This report could be used as a base to provide information on the main needs and gaps in response to the Syrian crisis in Palestinian gatherings.

Consultations among UNDP, UN-Habitat, UNRWA, UNICEF and LPDC have been aiming since the beginning of 2014 at reactivating the Gatherings Working Group, a national coordination platform established in 2012 to include (international) NGOs active in the gatherings. Meetings of the Gatherings Working Group have stopped in the beginning of 2013 with the increased pressure to respond to the Syrian crisis. An information management system should be set in place to collect and share information on needs and NGO interventions in the gatherings. In this context, a vulnerability assessment in the host Palestinian gatherings would help identifying the most vulnerable gatherings and communities and their needs.



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Annex I

Gatherings' Summaries

GATHERING	MUNICIPALITY	SCHOOLS	HEALTH CENTRES	WATER SOURCES	SEWERAGE SYSTEMS	ELECTRICITY SOURCES	SOLID WASTE COLLECTION
BEIRUT	DAOUK	Beirut	no	Municipal + Well	Municipal	EDL	Employee
	GAZA BLDGS	Beirut and Ghobeiri	no	Well	Municipal	EDL	Employee
	SAID GHAWASH	Beirut	no	Municipal + Well	Municipal	EDL + private	Employee
BEQAA	NAAMEH-SAHEL	Nameh	yes (UNRWA, intermediate)	Municipal + Well	Municipal	EDL + private	Municipal
	BAR ELIAS	Bar Elias	yes (primary, UNRWA)	yes (UNRWA, Red Crescent Hospital, Beqaa Hospital)	Municipal + Well	Municipal	EDZ + private
	GORO	Baalbeck	no	no	Municipal + Well	None	Public + private
TAALABAYA/ SAADNAYEL	TAALABAYA/ SAADNAYEL	Saadnayel	yes (UNRWA, intermediate)	yes (UNRWA)	Municipal + Well	Municipal + Pools	EDL + private
	MAREJ	Marj	no	no	Well	Municipal + Pools	EDL + private
	BUSTAN ABU JAMIL	Saida	no	no	Well	Municipal	EDL + private
BARAKSAT	BARAKSAT	Mieh Mieh and Saida	no	no	Well	Municipal	EDL + private
	BUSTAN EL-QODS	Saida	no	yes	Well	Municipal	EDL + private
	FADLOWAKIM	Saida	no	no	Well	Municipal	EDL + private
HAMCHARI	HAMCHARI	Mieh Mieh	no	yes (PCRS Hospital)	Municipal	Pools	EDL
	HAY EL-SOUHOUN	Darb Al-Seem	no	no	Well	Municipal	EDL
	MEHMIEH SURROUNDING	Mieh Mieh	no	no	Well	Municipal	EDL
SAIDA	SIROB	Darb Al-Seem	yes (Public, primary & intermediate)	no	Municipal	Municipal + Pools	EDL
	WADI EL-ZEINAH	Sibline	yes (UNRWA, all levels)	yes (UNRWA, Hariri Centre, Private Clinics)	Well	Municipal	EDL+ private
	CHEHIM	Chehim	no	no	Municipal	Municipal	EDL
JABAL EL-HALIB	OLD SAIDA	Saida	yes (UNRWA, all levels)	yes (UNRWA)	Municipal	EDL + private	Municipal
	SEKKE	Saida	no	no	Well	Municipal	EDL
	JABAL EL-HALIB	Darb Al-Seem	no	no	Well	Municipal + Pools	EDL
	TAWARI	Saida					

GATHERING	MUNICIPALITY	SCHOOLS	HEALTH CENTRES	WATER SOURCES	SEWERAGE SYSTEMS	ELECTRICITY SOURCES	SOLID WASTE COLLECTION
TYRE	ADLOUN	Adloun	yes (UNRWA primary & intermediate)	no	Municipal	None	EDL
	BAYSARIEH	Baysarieh	yes (Public, intermediate)	no	Municipal + Well	Municipal + Pools	EDL
	CHABRIHA	Abbasiyeh	yes (UNRWA, primary + Private)	yes (UNRWA, PARD)	Well	Municipal	EDL
	EBB	Adloun	no	no	Well	Pools	EDL
	ITANIEH	Kharayeb	no	no	Well	Municipal + Pools	EDL
	JAL EL-BAHR	Abbasiyeh	no	yes (PARD mobile dispensary)	Municipal + Well	Pools	EDL
	JIM JIM	Kharayeb	yes (UNRWA primary & intermediate)	yes (UNRWA, PARD mobile dispensary)	Municipal + Well	Pools	EDL
	KFARBADA	Kharayeb	no	yes (UNRWA, PARD mobile dispensary, private dentistry)	Municipal + Well	Pools	EDL
	QASMIEH	BurjRahal	yes (UNRWA primary & intermediate)	yes (UNRWA, PARD mobile dispensary)	Well	Municipal + Pools	EDL
	WASTA	Kharayeb	no	yes (PARD mobile dispensary)	Well	Pools	EDL
	BUREGHLEH	Bureghleh	yes (Public)	yes (PARD mobile dispensary)	Well	Municipal + Pools	EDL
	MAACHOUK	Tyre	yes (UNRWA, primary)	yes (UNRWA, PCRS, Imam Khomeini)	Well	Municipal	EDL
	BAB EL-RAMEL	Tripoli	no	no	Municipal	Municipal	EDL
	BAB EL-TABANEH	Tripoli	no	no	Municipal	Municipal	EDL
NORTH	MINA	Mina	yes (UNRWA primary & intermediate)	yes (UNRWA)	Municipal	Municipal	EDL
	ZAHRIEH	Tripoli	no	no	Municipal	Municipal	EDL
	MANKOUBIN	Beddawi	no	no	Well	Municipal	Qadeesha
	MUHAJJARIN - BEDDAWI	Beddawi	no	no	Well	Municipal	Qadeesha+private
	NBC AA	Bhamine and Muhammara	yes (UNRWA, all levels)	yes (UNRWA, PCRS, Centres: Safa, Palestine, Amal, Bareq, Shifa)	Well	Municipal	UNRW/A Employee
MUHAJJARIN - NBC	MUHAJJARIN - NBC						

Source: RNA 2013, UNDP/UN-Habitat

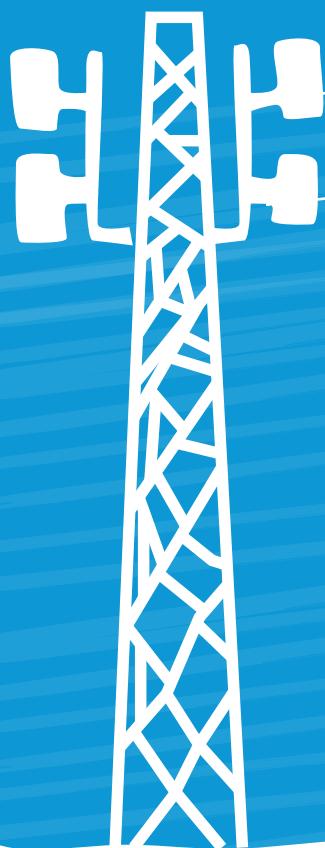
Annex 2

Health services data for gatherings

GATHERING		HEALTH CENTRES INSIDE THE GATHERING	USED HEALTH CENTRES
BEIRUT	1 DAOUK	no	<ul style="list-style-type: none"> o UNRWA in Chatila Camp o Other Centres: PARD next to Gaza Bldgs, Dar Al-Ajaza Al-Istamiya o Al-Masri Hospital (for emergencies and surgeries)
	2 GAZA BLDGS	no	<ul style="list-style-type: none"> o UNRWA in Chatila Camp o PARD
	3 SAID GHAWASH	no	<ul style="list-style-type: none"> o UNRWA in Rihab o PARD
	4 NAAMEH-SAHEL	no	<ul style="list-style-type: none"> o UNRWA in Rihab
BEQAA	5 BAR ELIAS	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Hospitals: PRCS (Bar Elias), Beqaa (Taalabaya)
	6 GORO	no	<ul style="list-style-type: none"> o UNRWA in Wavel Camp
	7 TAALABAYA/ SAADNAYEL	yes	<ul style="list-style-type: none"> o UNRWA inside gathering (Saadnayel)
	8 MAREJ	no	<ul style="list-style-type: none"> o UNRWA in Bar Elias
NORTH	9 BAB EL-RAMEL	no	<ul style="list-style-type: none"> o UNRWA in Mina
	10 BAB EL-TABANEH	no	<ul style="list-style-type: none"> o UNRWA in Mina
	11 MINA	yes	<ul style="list-style-type: none"> o UNRWA inside gathering
	12 ZAHRIEH	no	<ul style="list-style-type: none"> o UNRWA in Mina
TYRE	13 MANKOUBIN	no	<ul style="list-style-type: none"> o UNRWA in Beddawi Camp
	14 MUHAJJARIN – BEDDAWI	no	<ul style="list-style-type: none"> o UNRWA in Beddawi Camp
	15 NBC AA	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Other centres: PCRS, A-Bared, Al-Shifaa, Al-Amal, Palestine, Al-Safa
	16 MUHAJJARIN – NBC	no	<ul style="list-style-type: none"> o UNRWA in NBC AA
TYRE	17 ADLOUN	no	<ul style="list-style-type: none"> o UNRWA in Ansarieh, Tyre and Saida
	18 BAYSARIEH	no	<ul style="list-style-type: none"> o Clinics in Baysarieh, Tyre and Saida
	19 CHABRIHA	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Other centres: PARD

GATHERING	HEALTH CENTRES INSIDE THE GATHERING	USED HEALTH CENTRES
20 EBB	no	<ul style="list-style-type: none"> o UNRWA in Kfarbada
21 ITANIEH	no	<ul style="list-style-type: none"> o UNRWA in Kfarbada and El Bus
22 JAL EL-BAHR	yes	<ul style="list-style-type: none"> o PARD mobile dispensary o UNRWA in El Bus
23 JIM JIM	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Other centres: PARD mobile dispensary
24 KFARBADA	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Other centres: PARD mobile dispensary , private dentistry
25 QASMIEH	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Other centres: PARD mobile dispensary
26 WASTA	yes	<ul style="list-style-type: none"> o PARD mobile dispensary
27 BUREGHIEH	yes	<ul style="list-style-type: none"> o PARD mobile dispensary o UNRWA in Qasmieh and Bus
28 MAACHOUK	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Other centres: PCRS, Imam Khomeini
29 BUSTAN ABU JAMIL	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh
30 BARAKSAT	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh
31 BUSTAN EL-QODS	yes	<ul style="list-style-type: none"> o Al- Adsa private hospital o Other sources: UNRWA in Ain Al-Helweh, PCRS Hospital in Hamchari
32 FADLOWAKIM	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh
33 HAMCHARI	yes	<ul style="list-style-type: none"> o PCRS Hospital
34 HAY EL-SOUHOOUN	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh o Hospitals: NidaaInsani (Jabal Al-Halib)
35 MIEHMIEH SURROUNDING	no	<ul style="list-style-type: none"> o UNRWA in Mieh w Mieh
36 SIROB	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh o Hospitals: PCRS Hospital (Hamchari)
37 WADI EL-ZEINEH	yes	<ul style="list-style-type: none"> o UNRWA inside gathering o Other centres: Hariri, private
38 CHEHIM	no	<ul style="list-style-type: none"> o UNRWA in Wadi El-Zeineh
39 OLD SAIDA	yes	<ul style="list-style-type: none"> o UNRWA inside gathering
40 SEKKE	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh o Hospitals: PCRS hospital (Hamchari)
41 JABAL EL-HALIB	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh o Hospitals: PCRS Hospital (Hamchari), Aqsa, NidaaInsani
42 TAWARI	no	<ul style="list-style-type: none"> o UNRWA in Ain Al-Helweh

Source: RNA 2013, UNDP/UN-Habitat





GATHERINGS PROFILES

to support and help in the formulation of a response to the worsening living conditions in the forty-two Palestinian gatherings following the massive influx of Palestinian Refugees from Syria (PRS) into these areas since the beginning of the Syrian crisis in 2011. Based on a rapid appraisal of basic urban services and WASH (water, sewage, solid waste management, electricity and roads), shelter conditions, education, health, and institutional governance in these gatherings as well as a review of recent reports documenting living conditions in these areas, the report aims to sketch, first, a profile and picture of the needs of these communities and second, to articulate an effective strategy vis-à-vis these conditions. Before delving into the chapters of the report, however, a main introductory definition of the subject matter is due.

1.1. Palestinian Gatherings: A Subject Definition

Over the past decade, international and local organizations working with Palestinian refugees in Lebanon have begun to rely on the terminology of Palestinian gatherings in order to refer to areas outside the twelve official Palestinian refugee camps proper where a large percentage of Palestinian refugees live in relatively vulnerable conditions (FAFO 2005, 2003; DRC 2005, 2011, 2009; UNDP 2010). Although most of these areas are registered with UNRWA, the United Nations Relief and Works Agency for Palestinian Refugees, and with the Lebanese Government, their status is not officially recognized. As a result, refugees living in gatherings suffer from even more precarious living conditions than their counterparts. This is because UNRWA's mandate restricts its role in the provision of basic urban services and infrastructure in camp areas and because their tenure security is constantly threatened by the absence of a framework of rights and entitlement to recognize and protect their belongings. Despite these differences, however, this indicates that Palestinians in gatherings and in camps share a profound sense of identification that connects them together as a similar community so that the administrative distinction posed by relief agencies is often either paralleled by the perceptions of the refugees themselves (Doral 2012). All in all, by mid2013 – an estimated 40 thousand refugees lived in Lebanon's 42 gatherings, including 30 thousand new refugees from Syria, most of which are Palestinian (refer to Chapter 3 for a detailed breakdown of gatherings' population). The total new population of these areas represents about one-third of the total number of Palestinian refugees in Lebanon registered with UNRWA.

Since the beginning of the conflict in Syria in March 2011, gatherings (and camps) have housed a large number of Palestinian and Syrian refugees from Syria. An estimated 53 thousand Palestinian refugee from Syria (PRS hereafter) were registered in UNRWA by beginning of 2014 (UNRWA). Virtually all these refugees have moved to camps and gatherings. It is estimated that half of the PRS are hosted by other Palestinian refugees in Lebanon while the other half is renting premises.

Despite the prevalence of the terminology of "gatherings" in recent reports and research among Palestinian refugees, the size and number of gatherings is inconsistent across research and reports and typically depends on the definition adopted by the relief agency that has commissioned one study or another. For the purpose of this study, gatherings are defined –in line with the 2003 FAFO report, to be areas that:

Have a population of Palestinian refugees (whether they are registered with UNRWA and/or the Lebanese government or not);

Has no official UNRWA camp status or any legal authority identified with responsibility for camp management;

1.1. Palestinian Gatherings: A Subject Definition

Over the past decade, international and local organizations working with Palestinian refugees in Lebanon have begun to rely on the terminology of Palestinian gatherings in order to refer to areas outside the twelve official Palestinian refugee camps proper where a large percentage of Palestinian refugees live in relatively vulnerable conditions (FAFO 2005, 2003; DRC 2005; NRC 2011, 2009; UNDP 2010). Although most of

1. BAB EL-RAMEL North Lebanon

Location and Geography

Bab El-Ramel Gathering is located within the boundaries of **Tripoli Municipality** in North Lebanon. Bab El-Ramel, an old and impoverished area in Tripoli, is a low-income Lebanese majority quarter.

History and Land Ownership

The formation of Bab El-Ramel Palestinian Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Tripoli and settled in **private lands** in Bab El-Ramel. The majority of Palestinian dwellers in Bab El-Ramel live in neighborhoods mostly inhabited by Lebanese families; most of them rent their apartments, while others have either purchased them based on the old property law or occupy them illegally.

Demography and Livelihood

The total number of Palestinian dwellers living in Bab El-Ramel is estimated to be **70 families, with a total population of 360**. Trade constitutes the main source of income for Palestinian dwellers in Bab El-Ramel, followed by employment, remittances, labor on daily-basis and craft production.

Living Environment and Housing

Bab El-Ramel comprises several multi-story buildings with Lebanese and Palestinian residents. As an old and impoverished quarter, many residential units in Bab El-Ramel need rehabilitation.

Governance Structures

Bab El-Ramel Palestinian Gathering is administered by the Popular Committee of Tripoli appointed by the Palestinian Liberation Organization (PLO), through one of its members representing and residing in Bab El-Ramel. Good relationships exist between the committee and Tripoli Municipality; however, Meetings between the two local authorities only take place when problems arise. Living in neighborhoods mostly inhabited by Lebanese families, Palestinian families in Bab El-Ramel benefit from municipal services and most of them pay municipal taxes.

2. BAB EL-TABBANEH North Lebanon

Location and Geography

Bab El-Tabbaneh Gathering is located within the boundaries of **Tripoli Municipality** in North Lebanon. Bab El-Tabbaneh, one of the poorest areas in Tripoli and Lebanon, is bordered by a large local market (Souk El Khodra) to the south, Beddawi and Jabal Mohsen to the east, and Zahriyah and the Abou Ali River to the west. Poverty in Bab El-Tabbaneh has been exacerbated by sectarian and political violence that the quarter had witnessed during the Lebanese civil war. Fighting between armed groups in Bab El-Tabbaneh and the adjacent quarter of Jabal Mohsen erupted again in 2008 and only stopped in April 2014.

History and Land Ownership

The formation of Bab El-Tabbaneh Palestinian Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Tripoli and settled on **private lands** in Bab El-Tabbaneh. The majority of Palestinian dwellers in Bab El-Tabbaneh live in neighborhoods mostly inhabited by Lebanese families; most of them rent their apartments, while others have either purchased them based on the old property law or occupy them illegally.

Demography and Livelihood

The total number of Palestinian households living in Bab el-Tabbaneh was estimated to be **210 families, with a total population of 1,125**. Trade constitutes the main source of income for Palestinian dwellers, followed by employment, remittances, labor on daily-basis and craft production. Arrival of refugees from Syria to Bab Al-Tabbaneh has been reported; however, number of arrivals is not available.

Living Environment and Housing

Bab El-Tabbaneh comprises several multi-story buildings inhabited by Lebanese and Palestinian families. Most of the housing units are found in very poor conditions, because of poverty and ongoing fighting.

Governance Structures

Bab El-Tabbaneh Palestinian Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO), through one of its members representing and residing in Bab El-Tabbaneh. Good relationships exist between the committee and Tripoli Municipality; however, meetings between the two local authorities only take place when problems arise. Living in neighborhoods mostly inhabited by Lebanese families, Palestinian families in Bab El-Tabbaneh benefit from municipal services and most of them pay municipal taxes

3. ZAHRIYEH North Lebanon

Location and Geography

Zahriyeh Gathering is located within the boundaries of **Tripoli Municipality** in North Lebanon. Bordered by Nahr Abou Ali to the North, and Tal and Azmi Street to its other sides, Zahriyeh is low to middle-income Lebanese majority quarter.

History and Land Ownership

The formation of the Palestinian Gathering in Zahriyeh dates back to the **1970s**, when Palestinian refugees from Beddawi and Nahr el Bared camps in the North and Wavel Camp in Beqaa moved to Tripoli and settled in **private lands** in Zahriyeh, as a result of population growth. Most of the Palestinian families who continue to live in Zahriyeh are renting apartments; others have either bought their houses based on the old property law or illegally occupy them. Although the number of Palestinian refugees in Zahriyeh has increased following the conflict in Nahr El Bared in 2007, Palestinians remain a minority in the quarter.

Demography and Livelihood

The total number of Palestinian households living in Zahriyeh is estimated to be **525 families, with a total population of 2,790**. Trade constitutes the main source of income for Palestinian dwellers in Zahriyeh, followed by employment, remittances, labor on daily-basis and craft production. Among the **150 Palestinian families from Syria** who arrived recently in Tripoli, many families live in Zahriyeh. Exact figures are not available.

Living Environment and Housing

Zahriyeh comprises several multi-story buildings with a majority of Lebanese residents. Many residential units need rehabilitation in Zahriyeh, where the physical environment of the old neglected quarter has been affected by fighting episodes in the nearby Bab El-Tabbaneh and Jabal Mohsen areas.

Governance Structures

The Palestinian Gathering in Zahriyeh is administered by the Popular Committee of Tripoli appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Tripoli Municipality; however, meetings between the two local authorities only take place when problems arise. Living in Lebanese majority neighborhoods, Palestinian families in Zahriyeh benefit from municipal services and most of them pay municipal taxes.

4. AL- MINA North Lebanon

Location and Geography

The Palestinian Gathering in Al-Mina is located within the boundaries of **Al-Mina Municipality** in Tripoli, North Lebanon. As the coastal side of the city, Al-Mina occupies the location of the old Phoenician city of Tripoli and is considered as the harbor city of neighboring Tripoli, situated 5 Km to the east.

History and Land Ownership

The formation of the Palestinian Gathering in Al-Mina dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Tripoli-Al-Mina and settled on **private lands**. Always constituting a minority, Palestinian families, who continue to live in Al-Mina, are mostly renting apartments, while others have either bought their houses based on the old property law or are illegally occupying them.

Demography and Livelihood

The total number of dwellers living in Al-Mina Gathering was estimated to be **755 families, with a total population of 4,000**. Trade constitutes the main source of income for Palestinian dwellers, followed by employment, remittances, labor on daily-basis and craft production.

Living Environment and Housing

Al-Mina comprises several multi-story buildings inhabited by Lebanese and Palestinian families. While houses in Al-Mina are found in good conditions, most of the houses inhabited by the Palestinian minority and refugees arriving from Syria need rehabilitation.

Governance Structures

The Palestinian Gathering in Al-Mina is administered by the Popular Committee of Tripoli appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Tripoli municipality; however, meetings between the two local authorities only take place when problems arise. The Municipality extends most services to all neighborhoods in Al-Mina; most Palestinian dwellers pay taxes in return.

5. MANKOUBIN North Lebanon

Location and Geography

Mankoubin Gathering, also referred to as Tallet El Mankoubin (the hill of the afflicted) by local dwellers, is directly located along the western perimeter of the Beddawi refugee camp in North Lebanon and falls within the boundaries of **Beddawi Municipality**. Separated from the camp only by secondary road networks, Mankoubin Gathering is divided into two main areas, one directly adjacent to the camp and inhabited mostly by Palestinian dwellers, and the other closer to Wadi Nahle informal settlement and inhabited mostly by Lebanese families.

History and Land Ownership

The formation of Mankoubin Gathering dates back to **1982** when Palestinian refugees were forced to flee their camps in South Lebanon following the Israeli invasion and sought refuge on **private lands** adjacent to the Beddawi camp, mainly owned by the Bitar family. Mankoubin Gathering continued to grow during the civil war, due to destruction and violence in other Palestinian camps in Lebanon. The illegal settlements of Palestinian refugees in Mankoubin resulted in a number of lawsuits by owners and court decisions ordering the eviction of some residents. However, none of these decisions has yet been enforced.

Demography and Livelihood

The total number of households living in Mankoubin prior to the Syrian crisis in 2012 was estimated to be **300 families**, **with a total population of 2,090**, including around 500 Lebanese dwellers. Labor on daily-basis constitutes the main source of income for dwellers of Mankoubin. Since the beginning of the Syrian crisis, around **40 Palestinian and Syrian families (approximately 275 people)** fled Syria to Mankoubin and continue to live in the Gathering, increasing the population by **13%**.

Living Environment and Housing

Mankoubin Gathering comprises single-story and some two-story units distributed along an organic network of roads, which consist of unpaved narrow paths and alleys. Walls of shelters are built with concrete and almost half of their roofs are made of corrugated iron. Some units suffer from water leaks and moisture and therefore need rehabilitation. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

The Gathering is administered by a local committee, in coordination with the Popular Committee of Beddawi Camp, which is appointed by the Palestinian Liberation Organization (PLO). The local committee is composed of five members elected by the Gathering's dwellers, including two Lebanese members. Two representatives from the local committee voice concerns of Mankoubin dwellers in the sector committees working under the Popular Committee of Beddawi camp. To date, there are no official channels for coordination and information sharing between Beddawi municipality and the committees. As an alternative to the absence of municipal services in Mankoubin, the local committee administers a local fund fed through monthly contributions of 3,000 LBP (2 USD) per household, excluding the poorest families. Funds are used to repair and maintain some basic urban services in the Gathering, while fees to operate water network and generator are covered by the Popular Committee and UNRWA respectively.



6. MUHAJARIN BEDDAWI North Lebanon

Location and Geography

Muhajarin Beddawi (or the displaced in Beddawi) Gathering, is directly located along the southern perimeter of the Beddawi refugee camp in North Lebanon and falls within the boundaries of **Beddawi Municipality**. Separated from the camp only by a street from its north, Muhajarin Beddawi Gathering is surrounded from all other sides by Beddawi, a Lebanese residential area also inhabited by some Palestinians.

History and Land Ownership

Muhajarin Beddawi Gathering was created in **1982** following the forced displacement of Palestinian refugees from their camps in South Lebanon due to the Israeli invasion. The Palestinian Liberation Organization (PLO) helped displaced Palestinians build temporary shelters on a land it owned and used as a cemetery, before the PLO registered it in the name of the Islamic Awkaf, the Muslim charitable trust.

along narrow streets and alleys. The main road in Muhajarin cuts the Gathering into two areas of different levels, which causes flood of sewage and rain water from the higher to the lower area. Corrugated iron ceilings are very common in the Gathering's neighborhoods and most of the housing units have poor ventilation and lighting conditions and need rehabilitation, as they were initially built as temporary shelters. Refugees arriving from Syria are sharing small units with several other families.

Demography and Livelihood

The total number of households living in Muhajarin Beddawi prior to the Syrian crisis in 2012 was estimated to be **240 families, with a total population of 1,290**, including 20 Lebanese residents and a few Palestinian families displaced from Nahr El Bared Camp following the 2007 conflict. Trade constitutes the main source of income for dwellers of Mouhajarin Beddawi, followed by remittances, labor on daily-basis and craft production. Since the beginning of the Syrian crisis, around **6 Palestinian and Syrian families (approximately 40 people)** fled Syria to Muhajarin Beddawi and continue to live there, increasing the population by **3%**.

Living Environment and Housing

Muhajarin Beddawi is a small and crowded Gathering with no public spaces. The Gathering comprises single-story and some two-story attached houses distributed in two rows

Governance Structures

Muhajarin Beddawi Gathering is administered by an elected local committee, in coordination with the Popular Committee of Beddawi Camp, which is appointed by the PLO. The local committee was restructured in 2007 to include nine younger dwellers active in Muhajarin Beddawi. While the local committee of Muhajarin overtakes more responsibilities compared to Mankoubin, it also enjoys a relatively more direct relationship with the Popular Committee. To date, there are no official channels for coordination and information sharing between Beddawi municipality and the committees. As an alternative to the absence of municipal services in Muhajarin, the local committee administers a fund fed through monthly contributions of 2,000 LBP (1.3 USD) per household. Funds are used for the operation and repair of the electricity network in Mouhajarin, as well as other urgent needs in other

North Lebanon

7. ADJACENT AREA OF NAHR EL-BARED CAMP

Location and Geography

The Adjacent Area of Nahr El Bared Camp, also known as the “New Camp”, is directly located all around Nahr el Bared Palestinian refugee camp (NBC), 16 Km from Tripoli in North Lebanon. The NBC adjacent area falls within the municipal domain of **Muhammara and Bhanine municipalities** in North Lebanon. The adjacent area is bordered by the sea to the north, the Lebanese village of Bhannine to the west, and the international highway passing through Muhammara Lebanese village to the South.

History and Land Ownership

The NBC Adjacent Area was mainly developed between **1984-1986**, as a demographic expansion of NBC. Due to overcrowding in the camp, dwellers **purchased plots of land** around NBC and built houses for their children and extended families. This was made possible by the relatively high purchasing capacity of NBC dwellers thanks to prosperous investments they run and remittances they receive from family members. Muhajarin Gathering, located within the “New Camp”, was formed earlier in 1983 to house displaced Palestinian refugees from other camps. Following the 2007 conflict in Nahr El Bared Camp which was almost razed to rubble, around 75 percent of families in the “Old Camp” relocated to the adjacent areas, as reported by the NBC Popular Committee.

Demography and Livelihood

The total number of households living in NBC Adjacent Area, including Muhajarin, was estimated to be **4,500 families, with a total population of 24,225**, prior to the Syrian crisis in 2012. This number includes around 375 Lebanese. Trade constitutes the main source of income for dwellers, followed by employment, remittances, labor on daily-basis and craft production. Since the beginning of the Syrian crisis, around **700 Palestinian and Syrian families (approximately 4,500 persons)** fled Syria to NBC adjacent area, increasing its population by **19%**.

Living Environment and Housing

The NBC Adjacent Area comprises concrete buildings with an average height of three to four stories. The state of these

buildings has dramatically worsened due to the Nahr El Bared conflict. As a result of the armed confrontations and bombing, many houses were damaged and some were partially or completely destroyed. Even though many units have been rehabilitated, there are still numerous houses in need of rehabilitation. The living environment in NBC Adjacent Area is relatively worse for displaced families from Nahr El Bared Camp, who are living in prefabricated units constructed by UNRWA as collective shelters, awaiting their return to the camp. Refugees arriving from Syria are generally sharing small units with several other families.

Governance Structures

The NBC Adjacent Area is administered by the Popular Committee of Nahr El Bared Camp, appointed by the Palestinian Liberation Organization (PLO). Three elected Sector Committees, one from Muhajarin and two from other NBC adjacent areas, are represented in the Popular Committee. Prior to the 2007 conflict, the Popular Committee used to collect monthly contributions from households, mainly used for water provision and maintenance of basic urban services (BUS). Following the conflict, UNRWA became responsible for operating and maintaining most BUS in the Gathering. Good relationships exist between the committee and the municipalities of Muhammara and Bhannine; however, meetings between the two local authorities only take place when problems arise. Due to military restriction following the end of the 2007 conflicts, municipalities stopped their services in the Gatherings. No taxes were collected from dwellers since then.

North Lebanon

8. MUHAJARIN NAHR EL-BARED

Located within the adjacent area of Nahr El Bared Camp, Muhajarin Nahr El Bared Gathering is included in the previous profile of the “Adjacent Area of Nahr El Bared” (7). The Muhajarin neighborhood shares the same reality of all other areas in the “New Camp”.

9. DAOUK Beirut

Location and Geography

Daouk Gathering is located within the boundaries of the **Beirut Municipality** in Sabra area, surrounded by Dar AlAjaza Allslamiyah Hospital to the west, Tarik Jdide to the north and Gaza Buildings to the east.

History and Land Ownership

The formation of Daouk dates back to the first year of the Palestinian exodus (**1948**), when Palestinians expelled from their homeland sought refuge in Daouk on **lands owned by the Daouk family**. During the Lebanese civil war, additional Palestinian refugees moved to Daouk escaping violence in their camps, mainly in Sabra and Shatila.

Demography and Livelihood

The total number of households living in Daouk prior to the Syrian crisis in 2012 was estimated to be **325 families, with a total population of 1,990**, including Lebanese families (around 10%) and Syrian families (around 5%). Construction work constitutes the main source of income for Palestinian dwellers, followed by employment and trade. Since the beginning of the Syrian crisis, around **60 Palestinian and Syrian families (approximately 365 people)** fled Syria to the Gathering and continue to live in Daouk, increasing the population **by 18%**. However, a decrease in the number of refugees from Syria was reported in Daouk.

Living Environment and Housing

Comprising 300 single-story and multi-story buildings and very narrow streets, Doauk Gathering is becoming increasingly overcrowded, especially with the arrival of refugees from Syria. Dwellers of Daouk have always complained about water leaks and moisture problems in their shelters, most of which are in urgent need of rehabilitation. Refugees from Syria arriving to Daouk are sharing small units with several other families.

Governance Structures

Daouk Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO) and a local committee established by the community. While the municipality does not provide services in Daouk, no taxes are collected from Daouk residents. As an alternative, a local fund was created by the committees to cover public expenses in the Gathering, including well maintenance and water supply. To sustain the fund, households are requested to pay monthly contributions.

10. GAZA BUILDINGS Beirut

Location and Geography

Gaza Buildings refer to four buildings inhabited mainly by Palestinian refugees and located in Mazraa area in Beirut. Bordering the main street of Sabra to the west, Sabra souks to the south, Jalloul area to the east and Tarik Jdide to the north, the first three buildings fall under the geographic domain of **Beirut Municipality**, whereas the fourth building falls within that of Ghobeiry Municipality.

History and Land Ownership

Gaza Buildings were first established during the years **1983-1987**, to host the Ramallah-Gaza Palestinian hospital. The four buildings occupy five plots of land, four of which are **private lands** and one is **owned by the Ministry of Interior**. The "War of the Camps" (1984-1989) put an end to operations in the hospital, which became the refuge of many Palestinians fleeing violence in Sabra and Tal El Zaatar camps.

Demography and Livelihood

The total number of households living in Gaza Buildings prior to the Syrian crisis in 2012 was estimated to be **405 families, with a total population of 2,150**, including many Lebanese families (around half the residents of buildings 1 and 3), as well as Syrian and other foreign families and workers. Construction work constitutes the main source of income for Gaza buildings residents, followed by trade. Since the beginning of the Syrian crisis, around **100 Palestinian and Syrian families (approximately 515 people)** fled Syria to Gaza Buildings and continue to live there, increasing the population by **24%**.

Living Environment and Housing

Gaza Buildings comprise four congested multi-story buildings suffering from severe structural problems, because they were not built as residential units. Dwellers of buildings complain about water leaks, condensation, and insufficient ventilation and light, especially that most of the

housing units lack windows. While building 3 is considered inhabitable and needs to be rebuilt, the remaining buildings can be rehabilitated.

Governance Structures

Gaza buildings are not currently administered by a Popular Committee due to tension between the Palestinian Liberation Organization (PLO) and other Palestinian factions. Therefore, residents have established a local committee composed of three representatives for each building. Municipal services do not extend to Gaza Building, except for a municipal project in 2007, when Beirut municipality paved the main street to the buildings.



11. SAID GHAWASH Beirut

Location and Geography

Located within the boundaries of **Beirut Municipality**, the Said Ghawash Palestinian Gathering borders the Sports City to the west, Tarik Jidide to the north, Dar AlAjaza Alislamiyah Hospital to the east and Hay el Gharbi of Shatila Camp to the south.

History and Land Ownership

The formation of Said Ghawash dates back to **mid and late 1960s**. Taking advantage of the rise of the power of the Palestinian Liberation Organization (PLO) in west Beirut, Palestinian refugees illegally settled on **public lands** owned by the Lebanese government, to escape paying unaffordable rents. Established first as one of the main military bases of the PLO, Said Ghawash expanded later to host many Lebanese and Palestinian families, especially refugees from Sabra and Shatila camps fleeing violence during the civil war. In 1978, the Gathering borrowed its name from Said Ghawash, the first martyr residing in the Gathering to be killed by the civil war.



Demography and Livelihood

The total number of households living in Said Ghawash prior to the Syrian crisis in 2012 was estimated to be **255 families, with a half Lebanese total population of 2,650 persons**. Employment constitutes the main source of income for Said Ghawash dwellers, followed by construction work and labor on daily-basis. Since the beginning of the Syrian crisis, around **80 Palestinian and Syrian families (approximately 460 people)** sought refuge in Said Ghawash and continue to live in the Gathering, increasing the population by **17%**.

commonly used for top floor apartments. In light of the dire shelter conditions in Said Ghawash, arriving refugees from Syria are sharing small inhabitable units with several other families.

Governance Structures

Said Ghawash is administered by a Popular Committee appointed by the PLO and by a local committee composed of 5 representatives. The local committee has established contact with Beirut municipality; coordination however only happens when problems arise. No municipal services are provided in the Gathering; in return, no taxes are collected. As an alternative, a local fund was created to cover public expenses in the Gathering, including maintenance of basic urban services. To sustain the fund, households are requested to pay monthly contributions. According to the popular committee, most households pay their contributions regularly. Collected funds are used for solid waste removal, maintenance of Gathering's well, and its operational cost.

Living Environment and Housing

Most of Said Ghawash streets are very narrow and are found in extremely poor condition. Residential units in the Gathering mainly consist of 30 years-old multi-story buildings, with very small apartments made of concrete block walls, which makes 60% of them inhabitable. While half of residential units need urgent rehabilitation, another 10% need to be rebuilt. Corrugated iron ceilings are

12. NAAMEH Beirut

Location and Geography

Naameh Gathering is located within the boundaries of **Haret Al Naameh Municipality** in the Chouf district in Mount-Lebanon. In view of its proximity to Beirut, NGOs active in Naameh Gathering consider it as part of Beirut.

History and Land Ownership

The formation of Naameh Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Naameh and settled in **private lands**. During the Lebanese civil war, additional Palestinian refugees joined the Gathering, fleeing violence and destruction. Some Palestinian refugees purchased the lands in which they settled, based on the old property law, while other dwellers remain in the Gathering illegally.

Demography and Livelihood

The total number of Palestinian households living in Naameh Gathering prior to the Syrian crisis in 2012 was estimated to be **205 families, with a total population of 1,075**. Employment constitutes the main source of income for Palestinian dwellers, followed by trade, remittances, labor on daily-basis and agriculture. Since the beginning of the Syrian crisis, around **150 Palestinian and Syrian families (approximately 850 people)** fled Syria to Naameh Gathering and continue to live there, increasing the population by **79%**.

Living Environment and Housing

Naameh Gathering is composed of several single and multi-story complexes scattered across Naameh, including areas of Daher Chkif and Daoud el Ali (6 four-story buildings). Residential units are generally in poor conditions. Refugees arriving from Syria are sharing units with several other families.

Governance Structures

Naameh Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO) to govern the Palestinian Gatherings of Naameh and Wadi El Zeini. Good relationships exist between the committee and Haret Al Naameh Municipality; however, meetings between the two local authorities only take place when problems arise. Dwellers pay municipal taxes; in return Haret Al Naameh Municipality extends most of its services to the Gathering (cleaning, security, etc.) and usually responds to urgent needs (such as maintenance of basic urban services).

13. Bar Elias Beqaa

Location and Geography

Bar Elias Gathering is located within the Lebanese town of Bar Elias and falls under the domain of **Bar Elias and Anjar Municipalities** in Central Beqaa. Bordered by Anjar to the east, Al-Marj to the south, Zahle to the west and Dalhamiyeh to the north, Bar Elias Gathering is composed of four neighborhoods, namely the Palestinian neighborhood, Arab al-Waiss neighborhood, the Mosque neighborhood and Deir Zanoun. While the first three neighborhoods are located within the boundaries of Bar Elias Municipality, Deir Zanoun falls under the geographical domain of Anjar Municipality.

History and Land Ownership

The formation of Bar Elias Gathering dates back to the **1950s**, when Palestinians expelled from their homeland sought refuge in Bar Elias, hoping to secure a living from the abundant agriculture jobs in Beqaa. Most refugees purchased the **private lands** where they settled based on the old property law, while others rented lands or houses in the town of Bar Elias.

Demography and Livelihood

The total number of Palestinian households living in Bar Elias Gathering prior to the Syrian crisis in 2012 was estimated to be **755 families, with a total population of 4,000**. Labor on daily-basis, including construction work, constitutes the main source of income for Palestinian dwellers, followed by employment, agriculture and remittances. Since the beginning of the Syrian crisis, around **600 Palestinian and Syrian families (approximately 3,000 people)** fled Syria to Bar Elias Gathering and continue to live there, increasing the population by **75%**.

Living Environment and Housing

Bar Elias Gathering comprises single-story and multi-story buildings that are generally in good conditions, except for six single-story units in need of rehabilitation and 10 other units with corrugated iron ceilings. Refugees arriving from Syria are either living with relatives or sharing small inhabitable units with several other families.

Governance Structures

Bar Elias Gathering is administered by the Popular Committee of Central Beqaa appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and the municipalities of Bar Elias and Anjar; however, meetings between the two local authorities only take place when problems arise. The Municipality of Bar Elias provides services in the Gathering, including maintenance of sewage and water networks and solid waste removal; dwellers pay municipal taxes in return. On the other hand, Anjar Municipality only provides solid waste removal services in Deir Zanoun, where dwellers do not pay taxes.



14. GORO Beqaa

Location and Geography

Goro Gathering is located near Baalbek ruins in Beqaa and falls under the domain of **Baalbek Municipality**.

History and Land Ownership

The Gathering was first established in **1982**, when Palestinian refugees, mainly from the Rashidiyeh camp in Tyr, escaped the Israeli invasion and sought refuge in an old army base (thakanat Goro), that was established by the French during their mandate and later became **Lebanese Government property**.

Demography and Livelihood

The total number of households living in Goro Gathering prior to the Syrian crisis in 2012 was estimated to be **25 families, with a total population of 125**, including a few Lebanese families. Labor on daily-basis, mainly in construction work, constitutes the main source of income for dwellers. Since the beginning of the Syrian crisis, around **3 Palestinian and Syrian families (approximately 20 people)** fled Syria to Goro and continue to live in the Gathering, increasing the population by 15%. Another 60 Palestinian and Syrian families have also fled Syria to the vicinity of the Gathering in a compound called Al-Masbah, owned by the Palestinian Liberation Organization (PLO).

Living Environment and Housing

Goro Gathering comprises several connected single-story and two-story units that used to form the Goro military compound. Suffering from water leaks, moisture, and structural problems, most units need to be rebuilt. Refugees arriving from Syria to Goro Gathering and Al-Masbah compound are sharing small units with several other families.

Governance Structures

Goro Gathering is administered by the Popular Committee of Wavel Camp appointed by the PLO. To date, there are no official channels for coordination and information sharing between the committee and Baalbek Municipality. No municipal services are provided in the Gathering, except for solid waste removal. In return, no taxes are collected from dwellers.

15. TAALABAYA - SAADNAYEL Beqaa

Location and Geography

The Gathering of Taalabaya and Saadnayel is located within the boundaries of the **Municipalities of Taalabaya and Saadnayel**, two adjacent towns in Central Beqaa.

History and Land Ownership

The formation of the Taalabaya-Saadnayel Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge on **private lands** in the two towns in Beqaa. Some refugees have purchased the lands where they settled based on the old property law, while others are renting lands or apartments. Most Palestinian families live in majority Lebanese neighborhoods.

Demography and Livelihood

The total number of Palestinian households living in Taalabaya and Saadnayel prior to the Syrian crisis in 2012 was estimated to be **370 families, with a total population of 1,950**. Employment constitutes the main source of income for dwellers, followed by labor on daily-basis, including construction work, and trade. Since the beginning of the Syrian crisis, around **320 Palestinian and Syrian families (approximately 2,000 people)** fled Syria to the Gathering and continue to live there, increasing the population by **105%**.

Living Environment and Housing

The Taalabaya-Saadnayel Gathering comprises multi-story buildings that are mostly in good condition and have an average of three floors. However, the arrival of refugees from Syria has doubled the population in the Gathering, pushing arriving refugees to live in tents or share small housing units with several other families.

Governance Structures

The Taalabaya-Saadnayel Gathering is administered by the Popular Committee of Central Beqaa appointed by the Palestinian Liberation Organization (PLO). To date, there are no official channels for coordination and information sharing between the committee and the municipalities of Taalabaya and Saadnayel. Yet, the municipalities extend most of their services to the Gathering, as majority of residents are Lebanese; most Palestinian dwellers pay municipal taxes in return.

16. AL-MAREJ Beqaa

Location and Geography

Al-Marej Gathering is located within the Lebanese town of Al-Marej and falls under the domain of **Al-Marej Municipality** in Central Beqaa.

History and Land Ownership

The Gathering of Al-Marej was first established following the Israeli invasion of Lebanon in **1982**, forcing many Palestinian refugees to flee their camps and seek refuge in Al-Marej on **private and municipal lands**. While some refugees who had illegally settled on public lands were evicted after receiving compensation from the municipality, other refugees either purchased lands based on the old property law or rented housing units. Today, neighborhoods of Al-Marej Gathering are mostly inhabited by Lebanese residents.

Demography and Livelihood

The total number of households living in the Gathering was estimated to be **20 families, with a total population of 100 persons**. Labor on daily-basis, mainly in construction, constitutes the main source of income for the dwellers of Al-Marej Gathering.

Living Environment and Housing

Al-Marej Gathering comprises single-story and multi-story buildings that are generally in good condition. However, most of Palestinian original dwellers and arriving Syrian refugees are found in houses with corrugated iron ceilings and live extremely bad conditions.

Governance Structures

Al-Marej Gathering is administered by the Popular Committee of Central Beqaa appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and the municipality; however, meetings between the two local authorities only take place when problems arise. The municipality provides some services to dwellers of Al-Marej, such as maintenance of sewage channels and solid waste removal. However, dwellers do not pay taxes.



17. OLD SAIDA Saida

Location and Geography

Lying in the heart of Saida city, the Palestinian Gathering of Old Saida is located within the old quarter of Saida and falls under the domain of **Saida Municipality**, south Lebanon.

History and Land Ownership

The formation of the Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**). After they were expelled from their homeland, some Palestinians arrived to Old Saida, because they knew some Lebanese living there who had been working in Palestine. While the majority of Palestinians refugees rent their house in Old Saida today, others have purchased their houses, based on the old property law or through a Lebanese citizen.

Demography and Livelihood

Old Saida is a Lebanese majority area. Many mixed marriages between Lebanese and Palestinians are reported in Old Saida, where 60% of residents are Lebanese. The total number of Palestinian households living in the Gathering prior to the Syrian crisis in 2012 was estimated to be **510**, with a total population of **2,700**. Employment constitutes the main source of income for Palestinian dwellers, followed by labor on daily-basis, craft production, trade, remittances and agriculture. Since the beginning of the Syrian crisis, around **430 Palestinian and Syrian families (approximately 2,750 persons)** fled Syria to Old Saida Gathering, increasing the refugee population by 102%. Many refugees from Syria live in Alayali Building for free, while others rent their houses.

Living Environment and Housing

The Palestinian Gathering in Old Saida comprises multi-story buildings with an average of two stories, made of old concrete walls. Some buildings are under threat of collapse and urgently need to be rebuilt. Other housing units suffer from leaks and moisture or lack windows and ventilation, and therefore need rehabilitation. There are no public spaces in the Gathering. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

The Palestinian Gathering in Old Saida is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Saida Municipality; however, meetings between the two local authorities only take place when problems arise. The municipality provides some services in the Gathering. In exchange, some dwellers pay taxes. The Popular Committee tries to provide and maintain other basic urban services in the Gathering.

18. BARAKSAT Saida

Location and Geography

Baraksat Gathering is directly located north-east of Ain El Helwe Palestinian refugee camp in Saida, South Lebanon. Considered as one of the eight adjacent areas to the camp, Baraksat falls mostly under the domain of **Mieh Mieh Municipality**; a small part in the west of the Gathering is located within the boundaries of Saida Municipality. Baraksat is bordered by Taamir and its adjacent areas to the west, Ain El Helwe Camp to the south, the Public Hospital of Saida to the north and Mieh Mieh Lebanese town to the east.

History and Land Ownership

The formation of Baraksat Palestinian Gathering dates back to **1969**, when Lebanese families started selling their temporary shelters, initially built by the Lebanese state in 1956 to house Lebanese families displaced by the 1956 earthquake. Baraksat (Barracks) actually borrows its name from the one or two-room prefab metallic shelters that constituted the Gathering. Baraksat continued to grow vertically and horizontally to house displaced Palestinian refugees, mainly from camps in the South, looking for safer refuge. Baraksat Gathering occupies today private lands belonging to Lebanese owners and public lands owned by Mieh Mieh Municipality.

Demography and Livelihood

The total number of households living in Baraksat prior to the Syrian crisis in 2012 was estimated to be **800 families, with a total population of 4,250**. Labor on daily-basis constitutes the main source of income for dwellers, followed by trade, remittances, employment and craft production. Since the beginning of the Syrian crisis, around **210 Palestinian and Syrian families (approximately 1,350 persons)** fled Syria to Baraksat, increasing its population by **32%**.

Living Environment and Housing

Baraksat comprises two to four-story concrete buildings distributed along a combination of crowded main streets and narrow alleys. The Gathering has no public spaces. Most roofs are built with concrete; the rest are built with corrugated iron. Most residential units suffer from leaks and moisture, and therefore need rehabilitation. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Baraksat is administered by a Sector Committee subordinate to the Popular Committee of Ain El Helwe Camp, which is appointed by the Palestinian Liberation Organization (PLO). The Sector Committee in Baraksat is formed through consensus among dwellers, and holds non-periodic meetings with the Popular Committee to discuss problems and coordinate works. To date, there are no official channels for coordination and information sharing between the committees and the municipalities of Saida and Mieh Mieh, which do not offer services in Baraksat. Most dwellers pay monthly contributions to the Sector Committee for maintenance of basic urban services.

19. BUSTAN EL KODS Saida

Location and Geography

Bustan El Kods Gathering is directly located north of Ain El Helwe Palestinian refugee camp in Saida, South Lebanon. Considered as one of the eight adjacent areas to the camp, Bustan El Kods falls under the domain of **Saida Municipality**. Bustan El Kods is bordered by Sekke Gathering to the west, Taamir neighborhood to the north, Baraksat Gathering and Ain El Helwe Camp to the east and also the camp to the south. Bustan El Kods includes a small area called "Ouzo" in its western part.

History and Land Ownership

Bustan El Kods was created in **1982**, when Palestinian refugees sought refuge in areas adjacent to Ain Eel Helwe Camp, following the Israeli invasion of Lebanon. Arriving refugees settled illegally on **private lands**, mostly owned by Lebanese Jewish families who emigrated during the civil war. Palestinian refugees changed the Gathering's name from "Bustan El Yahoudi" (The Jews Orchard) to Bustab El Kods (The Orchards of El Kods). Ouzo was later formed in 1985 by the Palestinian Liberation Organization who rented an adjacent land for five years to house some Palestinian families displaced from other camps. Five years had passed; the continuation of the illegal settlement of Palestinian refugees in Ouzo resulted in a lawsuit by its Lebanese owners.

and therefore need rehabilitation. The Gathering is densely populated and has no public spaces. Refugees arriving from Syria are sharing small units with several other families.



Demography and Livelihood

The total number of households living in Bustan El Kods prior to the Syrian crisis in 2012 was estimated to be **260 families, with a total population of 1,390**. While Bustan El Kods was completely inhabited by Palestinian families, Ouzo accommodated Syrian original dwellers as well. Trade constitutes the main source of income for dwellers, followed by employment, remittances, labor on daily-basis and craft production. Since the beginning of the Syrian crisis, around **155 Palestinian and Syrian families (approximately 990 persons)** fled Syria to Bustan El Kods and continue to live in the Gathering, increasing its population by **71%**.

Governance Structures

Bustan El Kods Gathering is administered by a Sector Committee subordinate to the popular committee of Ain El Helwe Camp, which is appointed by the PLO. The Sector Committee in Bustan El Kods is formed through consensus among dwellers and holds non-periodic meetings with the Popular Committee to discuss problems and coordinate works. UNRWA and the Popular Committee provide some basic urban services (BUS) in Bustan El Kods, including Ouzo. Most dwellers contribute monthly to the Gathering's local fund to cover public expenses, including maintenance of BUS. To date, there are no official channels for coordination and information sharing between the committees and Saida Municipality, which does not offer services in Bustan El Kods.

Living Environment and Housing

Bustan El Kods Gathering comprises multi-story concrete buildings (with an average of three stories) distributed mainly along narrow roads. Some units have corrugated iron roofs and many of these suffer from leaks and moisture,

20. BUSTAN ABOU JAMIL **Saida**

Location and Geography

Bustan Abou Jamil Gathering is directly located along the western perimeter of Ain El Helwe Palestinian refugee camp in Saida, South Lebanon. Considered as one of the eight adjacent areas to the camp, Bustan Abou Jamil falls under the domain of **Saida Municipality**. Bustan Abou Jamil is bordered by agricultural lands in Saida to the west and Ain El Helwe Camp to the south, east and north.

History and Land Ownership

The formation of Bustan Abou Jamil Gathering dates back to the **early years of the Lebanese civil war**, when Palestinian refugees from Tyr, Tripoli and Beirut sought refuge around Ain El Helwe Camp. Arriving refugees settled on **public lands owned by the Lebanese government and private lands belonging to Abou Jamil Tawileh**, a Lebanese owner from the neighboring village of Darb El Sim. A lawsuit has been in court since the 1990s and Tawileh's inheritors continue to follow up after he was deceased, with no legal action yet taken.

Demography and Livelihood

The total number of households living in Bustan Abou Jamil prior to the Syrian crisis in 2012 was estimated to be **125 families, with a total population of 650**. The main source of income for the majority of dwellers is labor on daily-basis, followed by trade and employment. Since the beginning of the Syrian crisis, around **3 Palestinian and Syrian families (approximately 20 persons)** fled Syria to Bustan Abou Jamil and continue to live in the Gathering, increasing its population by **4%**.

Living Environment and Housing

Bustan Abou Jamil Gathering comprises single-story and double-story concrete houses distributed along a main street and a number of narrow alleys. The Gathering has no public space and many of its houses need rehabilitation. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Bustan Abou Jamil Gathering is administered by a Sector Committee subordinate to the Popular Committee of Ain el-Helwe Camp, which is appointed by the Palestinian Liberation Organization (PLO). This Sector Committee is responsible for Arab el-Ghweir neighborhood in Ain el-Helwe Camp, as well as Bustan Abou Jamil Gathering. The Sector Committee and the Popular Committee hold non-periodic meetings to discuss problems and coordinate works. UNRWA and the Popular Committee provide some basic urban services (BUS) in Bustan Abou Jamil. Dwellers also pay monthly contributions to feed the local fund of Arab el-Ghweir for BUS maintenance. To date, there are no official channels for coordination and information sharing between the committees and Saida Municipality, which does not offer services in Bustan Abou Jamil.



21. FADLO WAKIM Saida

Location and Geography

Fadlo Wakim Gathering is directly located along the southern perimeter of Ain El Helwe Palestinian refugee camp in Saida, South Lebanon. Considered as one of the eight adjacent areas to the camp, Fadlo Wakim falls under the domain of **Saida Municipality**. Fadlo Wakim is bordered by Ain El Helwe Camp to the north, west and south and by Jabal El Halib and Hay El Sohoun Gatherings to the east.

History and Land Ownership

The formation of Fadlo Wakim Gathering dates back to the **mid-1980s**, when Palestinian refugees displaced from other camps in Tyr, Tripoli and Beirut arrived to Gatherings fleeing the violence and destruction of the Israeli invasion and civil war. Arriving refugees settled illegally on **private lands owned by Fadlo Wakim**. Other families moved to the Gathering from Ain El Helwe Camp, as a result of overcrowding. In the 1990s, Wakim's inheritors filed a law suit against dwellers and no legal action was taken to date.

Demography and Livelihood

The total number of households living in Fadlo Wakim prior to the Syrian crisis in 2012 was estimated to be **65 families, with a total population of 350**. Trade constitutes the main source of income for dwellers, followed by remittances, labor on daily-basis, employment and craft production. Since the beginning of the Syrian crisis, around **five Palestinian and Syrian families (approximately 30 persons)** fled Syria to Fadlo Wakim, increasing its population by **9%**.

Living Environment and Housing

Fadlo Wakim Gathering comprises multi-story concrete buildings distributed along narrow roads, which are mainly constricted paths left between houses. Many houses suffer from leaks and moisture, and therefore need rehabilitation. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Fadlo Wakim Gathering is administered by a Sector Committee subordinate to the Popular Committee of Ain El Helwe Camp, which is appointed by the Palestinian Liberation Organization (PLO). The two committees hold non-periodic meetings to discuss problems and coordinate works. UNRWA and the Popular Committee provide some basic urban services (BUS) in the Gathering. Most dwellers contribute monthly to the Gathering's local fund to cover public expenses, including maintenance of BUS. To date, there are no official channels for coordination and information sharing between the committees and Saida Municipality, which does not offer services in Fadlo Wakim.



22. HAY EL SOHOUN **Saida**

Location and Geography

Hay El Sohoun is directly located south-east of Ain El Helwe Palestinian refugee camp in Saida, South Lebanon. Considered as one of the eight adjacent areas to the camp, Hay El Sohoun falls under the domain of **Darb El Sim Municipality**. Hay El Sohoun is bordered by the Lebanese village of Darb El Sim to the east, Jabal El Halib Gathering to the south, Fadlo Wakim Gathering and Ain El Helwe Camp to the west, and also Darb El Sim and Ain El Helwe Camp to the north. Hay El Sohoun (The Plates neighborhood) borrows its name from the plates' factory that used to exist in the Gathering.

History and Land Ownership

Hay El Sohoun is a development of Jabal El Halib adjacent area to Ain El Helwe Camp. The Gathering was initially inhabited by Lebanese households, whose heads were employed by the Lebanese Army. **During the 1970s**, Lebanese families started selling their houses to Palestinian families, mostly from Ain el-Helwe Camp, based on the old property law. The Gathering was mainly developed during the early 1990's, after the end of the civil war. Palestinian families moved from other camps and areas in south Lebanon and built new houses in Hay El Sohoun. Almost half the dwellers haven't purchased lands on which they settled.

Demography and Livelihood

The total number of Palestinian households living in Hay El Sohoun prior to the Syrian crisis in 2012 was estimated to be **85 families, with a total population of 460**. Labor on daily-basis constitutes the main source of income for dwellers, followed by trade, remittances, employment and craft production. Since the beginning of the Syrian crisis, around **25 Palestinian and Syrian families (approximately 170 persons)** fled Syria to Hay El Sohoun, increasing its population by **37%**.

Living Environment and Housing

Hay El Sohoun is mostly composed of four-story concrete buildings and some single-story houses. Roads vary from main streets to narrow paths between the buildings. Due to long narrow roads, lighting and ventilation conditions in Hay El Sohoun is of particular concern. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Hay El Sohoun is administered by a local committee and a Sector Committee subordinate to the Popular Committee of Ain el-Helwe Camp, which is appointed by the Palestinian Liberation Organization (PLO). The local committee and the Popular Committee hold non-periodic meetings to discuss problems and coordinate works. UNRWA and the Popular Committee provide some basic urban services (BUS) in the Gathering. Most dwellers contribute monthly to the Gathering's local fund to cover public expenses, including maintenance of BUS. To date, there are no official channels for coordination and information sharing between the committees and Darb El Sim Municipality, which does not offer services in Hay El Sohoun.

23. JABAL EL-HALIB Saida

Location and Geography

Jabal El Halib is located on a hill south-east of Ain El Helwe Camp in Saida, South Lebanon. The Gathering falls under the domain of **Darb El Sim Municipality** in Saida. Kinayat, an area included in the Gathering, connects Jabal El Halib to the camp and makes it one of its eight adjacent areas. Jabal El Halib is bordered by Hay El Sohoun Gathering to the north, Ain El Helwe Camp from the west and Lebanese village of Darb El Sim from the east and south.

History and Land Ownership

Jabal El Halib was initially inhabited by Lebanese households, whose heads were employed by the Lebanese Army. **During the 1970s**, Lebanese families started selling their houses to Palestinian families, who were mostly from Ain El Helwe Camp, based on the old property law. The Gathering was mainly developed after the end of the civil war. Looking for security, the majority of Palestinian families living in the Gathering today had arrived from other camps and areas in south Lebanon to Hay El Sohoun throughout the 1990s. While some Palestinian families have bought private lands on which they settled, almost half dwellers have built or occupied houses on lands that still belong to Lebanese owners or Dab El Sim Municipality.

Demography and Livelihood

The total number of households living in Jabal El Halib prior to the Syrian crisis in 2012 was estimated to be **375 families, with a total population of 2,025**, including 50 Lebanese persons. Labor on daily-basis constitutes the main source of income for dwellers, followed by remittances, trade, employment and craft production. Since the beginning of the Syrian crisis, around **170 Palestinian and Syrian families (approximately 1,100 persons)** fled Syria to Jabal El Halib, increasing its population **by 54%**.

Living Environment and Housing

Jabal El Halib is composed of concrete buildings with an average of four stories distributed around a combination of main streets and narrow alleys. Some houses have corrugated iron roofs and many suffer from leakages and moisture, and therefore need rehabilitation. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Jabal El Halib is administered by a Sector Committee subordinate to the Popular Committee of Ain El Helwe Camp, which is appointed by the Palestinian Liberation Organization (PLO). The Sector Committee, formed through consensus among dwellers, holds non-periodic meetings with Popular Committee to discuss problems and coordinate works. UNRWA and the Popular Committee provide some basic urban services (BUS) in Jabal El Halib. Most dwellers contribute monthly to the Gathering's local fund to cover public expenses, including maintenance of BUS. To date, there are no official channels for coordination and information sharing between the committees and Darb El Sim Municipality, which does not offer services in Jabal El Halib.

24. SEKKE Saida

Location and Geography

Sekke is directly located north-west of Ain El Helwe Camp, and is considered as one of its eight adjacent areas. The Gathering falls under the domain of **Saida Municipality** in south Lebanon. Sekke is bordered by Ain El Helwe Camp to the south, Taamir neighborhood and Tawari Gathering to the east, and mostly agricultural lands in Saida from the north and west. Given its large size, Sekke is informally divided into four neighborhoods.

History and Land Ownership

Sekke was initially created in **1976**, when Palestinian families relocated from Tal El Zaatar, Nabatiyeh, and other camps in the South, looking for safer refuge. The area developed from an agricultural land to a densely inhabited settlement during the civil war. In the early 1990s, the Lebanese Government paid compensation to some households to relocate. As a result, many families returned to their original camps, mainly in Tyre. This reduced the size of the Gathering of Sekke which occupies **public lands owned by the Ministry of Transport**.

Demography and Livelihood

The total number of households living in Sekke prior to the Syrian crisis in 2012 was estimated to be **510 families, with a total population of 2,950**, including some 60 Lebanese, Gypsy and Syrian households. Labor on daily-basis constitutes the main source of income for dwellers, followed by agriculture and trade. Since the beginning of the Syrian crisis, around **155 Palestinian and Syrian families (approximately 1,000 persons)** fled Syria to Sekke, increasing its population by **34%**.

Living Environment and Housing

Sekke comprises single-story and double-story concrete houses distributed along main streets and alleys. Most houses have corrugated iron roofs and some are entirely made of corrugated iron. Many units need rehabilitation. Arriving Syrian families live in tented settlements in very dire conditions, with no connection to sanitation networks or protection of environmental conditions. The majority of families relocated to Bader collective center in Sekke

throughout 2013, thanks to several grants supporting its rehabilitation and equipment.

Governance Structures

Sekke is administered by a Sector Committee subordinate to the Popular Committee of Ain El Helwe Camp, which is appointed by the Palestinian Liberation Organization (PLO). The Sector Committee, formed through consensus among dwellers, holds non-periodic meetings with Popular Committee to discuss problems and coordinate works. UNRWA and the Popular Committee provide some basic urban services (BUS) in Jabal El Halib. Most dwellers contribute monthly to the Gathering's local fund to cover public expenses, including maintenance of BUS. To date, there are no official channels for coordination and information sharing between the committees and Saida Municipality, which does not offer services in Sekke.



25. TAWARI Saida

Location and Geography

Tawari is located north of Ain El Helwe Camp, and is considered as one of its eight adjacent areas. The Gathering falls under the domain of **Saida Municipality** in south Lebanon. Lying in the heart of Taamir neighborhood which surrounds it from its north and south, Tawari is separated from the Gatherings of Sekke and Baraksat by main streets respectively to its west and east.

History and Land Ownership

Tawari Gathering was created in **1948**, when Palestinians expelled from their homeland sought refuge in the area and settled in tents on **public lands**, mostly annexed to the adjacent Public Hospital of Saida. A year later, UNRWA rented the land of Ain El Helwe Camp and most families left Tawari to the newly established camp. Tawari has mainly developed in **1956** with the arrival of Palestinian refugees affected by the earthquake that hit Lebanon on that year. Most families came from other Palestinian refugee camps in Lebanon, mainly in the South.

Demography and Livelihood

The total number of households living in the Palestinian majority Gathering of Sekke was estimated to be **375 families, with a total population of 1,980, prior to the Syrian crisis**. Labor on daily-basis constitutes the main source of income for dwellers, followed by agriculture and trade. Since the beginning of the Syrian crisis, around **125 Palestinian and Syrian families (approximately 800 persons)** fled Syria to Tawari, increasing its population by **40%**.

Living Environment and Housing

Tawari comprises single-story houses and multi-story concrete buildings (with an average of two stories) distributed along narrow roads in need of rehabilitation. Some residential units also need rehabilitation. The absence of active NGOs and social institutions in Tawari exacerbates deprivation and poverty in the Gathering.

Governance Structures

Tawari represents a unique case, when compared to other Gatherings. Many Islamic forces are present in the camp; they are mainly affiliated to the Tahaluf Popular Committee in Ain El Helwe Camp. At the local level, Tawari is managed by an independent Popular Committee, initially established in the early 1990s to deal with security issues in the Gathering, following conflicts with the Lebanese Army Forces. The conflicts also caused the stopping of UNRWA's basic urban services (BUS) in Tawari. Overwhelmed with security issues, the Popular Committee dedicates less effort to manage and improve BUS. Dwellers resort to individual and collective actions to access these services and most of them contribute monthly to the Gathering's local fund to cover public expenses, including maintenance of BUS.

26. SEEROB Saida

Location and Geography

Seerob Gathering is located within the Lebanese quarter of Seerob in Saida and falls under the domain of **Darb El Sim Municipality**. The Gathering is bordered by Mieh Mieh Palestinian Camp to the north, Mieh Mieh Lebanese village to the east, Maghdousheh to the south and Ain el-Helwe Camp to the west.

History and Land Ownership

Seerob Gathering was created in **1975**, when a Lebanese real estate developer built a residential complex on **private lands** within Darb el-Sim and sold its apartments to Palestinian refugees, based on the old property law. Many Palestinian families looking for more comfortable and less crowded houses moved to the Gathering from official camps in the early 1990s. Some Lebanese families also moved to the Gathering in the same period. All Palestinian dwellers either own or rent their houses.

Demography and Livelihood

The total number of households living in the Gathering prior to the Syrian crisis in 2012 was estimated to be **2,265 families, with a total population of 13,800, including 1,200 Lebanese and 600 foreigners**. Labor on daily-basis constitutes the main source of income for dwellers, followed by employment. Since the beginning of the Syrian crisis, around **155 Palestinian and Syrian families (approximately 990 persons)** fled Syria to Seerob and continue to live in the Gathering, increasing its population by **7%**.

Living Environment and Housing

Seerob Gathering comprises individual apartment buildings with an average of four stories and generally found in good condition. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Seerob Gathering is administered by a local committee and a Popular Committee appointed by the Palestinian Liberation Organization (PLO). To date, there are no official channels for coordination and information sharing between the committees and Darb El Sim Municipality. However, meetings take place between the two local authorities when problems arise. The municipality provides some services in Seerob Gathering; in return, taxes are collected from most dwellers.

27. HAMSHARI Saida

Location and Geography

Hamshari Gathering is located inside Saida city in south Lebanon. Lying on a hill between Saida and the Lebanese village of Mieh Mieh, the Gathering falls under the domain of **Mieh Mieh Municipality**. Hamshari is surrounded by Mar Elias El-Hara to the north, Ein El Delb to the east, and Mieh Mieh to the west and south. Hamshari is composed of two parts: an upper part along the road and a lower one near Hamshari Hospital.

History and Land Ownership

Hamshari Gathering was created between **1986 and 1988**, when displaced Palestinian refugees sought refuge in areas close to Mieh Mieh Camp, fleeing violence and destruction in their original camps. Arriving refugees settled illegally on **private lands**, owned by 10 Lebanese owners. All Palestinian dwellers are facing problems with the Lebanese landlords and face threats of eviction. Numerous court cases are ongoing, with no legal decisions yet taken.

Demography and Livelihood

The total number of households living in Hamshari prior to the Syrian crisis in 2012 was estimated to be **375 families, with a total population of 2,275**, including **300 Lebanese** persons. Labor on daily-basis constitutes the main source of income for dwellers, followed by employment, trade, craft production, agriculture and remittances. Since the beginning of the Syrian crisis, around **4 Palestinian and Syrian families (approximately 25 persons)** fled Syria to Hamshari and continue to live in the Gathering, increasing its population by **1%**.

Living Environment and Housing

Hamshari Gathering consists mainly of single-story and double-story units and has no public spaces. All houses are made of concrete walls; the majority has corrugated iron roofs. Many houses suffer from leaks and moisture, and therefore need rehabilitation. Some houses also have structural problems, and therefore need to be rebuilt. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Hamshari Gathering is administered by the Popular Committee of Mieh Mieh Camp, appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Mieh Mieh Municipality; however, meetings between the two local authorities only take place when problems arise. The municipality rarely extends its services to Hamshari, except for daily solid waste removal. Dwellers rarely pay taxes. The Popular Committee manages and maintains some basic urban services in the Gathering, using monthly contributions collected from households in Hamshari.



28. ADJACENT AREA OF MIEH MIEH CAMP **Saida**

Location and Geography

The Adjacent Area of Mieh Mieh Camp is directly located around the northern and southern boundaries of Mieh Mieh Camp in Saida, south Lebanon. These boundaries are blurred and interconnected. Falling under the domain of **Mieh Mieh Municipality**, the adjacent area is surrounded by residential areas of Mieh Mieh village.

History and Land Ownership

The Adjacent Area of Mieh Mieh Camp was created following the destruction of parts of the original Mieh Mieh Camp, due to the Israeli invasion in **1982**. Alternative shelters were built around the camp to house displaced families. More Palestinian refugees arrived to the outskirts of Mieh Mieh Camp, fleeing the War of the Camps (1984-1989). Arriving refugees settled on **municipal and private lands**, which mainly belong to Lebanese owners from Mieh Mieh village. Eviction court cases have been ongoing since 2002, with no legal action yet taken.

Demography and Livelihood

The total number of households living in the Adjacent Area of Mieh Mieh Camp prior to the Syrian crisis in 2012 was estimated to be **170 families, with a total population of 930**, including 30 Lebanese and foreigners. Labor on daily-basis constitutes the main source of income for dwellers, followed by employment, trade and craft production. Since the beginning of the Syrian crisis, around 10 Palestinian and **Syrian families (approximately 60 persons)** fled Syria to the Adjacent Area of Mieh Mieh Camp, increasing the population by **6%**.

Living Environment and Housing

The Adjacent Area of Mieh Mieh Camp consists of single-story houses and some double-story buildings made of old concrete walls and distributed along narrow alleys and stairways. Some houses have corrugated iron roofs and suffer from leakages and moisture; and thus they need rehabilitation. Some buildings are under threat of collapse and they need to be rebuilt.

Governance Structures

The Adjacent Area of Mieh Mieh Camp is administered by the Popular Committee of Mieh Mieh Camp, appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and the Mieh Mieh Municipality; however, meetings between the two local authorities only take place when problems arise. The municipality rarely extends its services to Mieh Mieh adjacent area and dwellers generally do not pay taxes. Instead, UNRWA and the Popular Committee offer some basic urban services in the adjacent area. The Popular Committee collects monthly contributions from households in the adjacent area; funds are mainly used for maintenance of basic urban services.



29. WADI EL-ZEINI Saida

Location and Geography

Wadi El-Zeini Palestinian Gathering is located within the Lebanese town of Sibline and falls under the domain of **Sibline Municipality**, in Chouf district in Mount-Lebanon. The Palestinian Gathering is surrounded by Saida to the south, Sibline to the east, Jadra to the north and the sea to the west. In view of its proximity to Saida, NGOs active in Wadi El-Zeini Gathering consider it as part of Saida.

History and Land Ownership

Wadi El-Zeini Gathering was first established in **1977** when Palestinians sought refuge from civil violence in Sibline and settled on **private lands**. Other Palestinian and Lebanese families continue to arrive to Wadi El-Zeini Gathering throughout the Lebanese civil war, fleeing violence and destruction due massacres (Tal El-Zaatar) and Sabra and Chatila, the Isreali invasion (1982), and the war of the camps (1984-1989). The Gathering even hosted Paletsinian displaced families from Nahr El Bared, following the 2007 conflict. Most Palestinian families in Wadi El-Zeini have purchased their houses based on the old property law, while the rest are renting the apartments.

Demography and Livelihood

The total number of households living in Wadi El-Zeini Gathering prior to the Syrian crisis in 2012 was estimated to be **1595 families, with a total population of 10,650, including 2,200 Lebanese persons**. Labor on daily-basis and employment constitute the main source of income for dwellers. Since the beginning of the Syrian crisis, around **190 Palestinian and Syrian families (approximately 1,200 persons)** fled Syria to the Gathering, increasing the population by **11%**.

Living Environment and Housing

Wadi El-Zeini Gathering is composed of several multi-story buildings and complexes in good condition, including Daoud El Ali complexes where Palestinian and Lebanese families

reside. Refugees arriving from Syria are sharing shelters with several other families.

Governance Structures

Wadi El-Zeini Gathering is administered by the Popular Committee of Wadi el-Zeini appointed by the Palestinian Liberation Organization (PLO). Coordination between the Popular Committee and Sibline Municipality is limited to addressing urgent problems. The municipality provides some services in the Gathering; in return, taxes are collected from most dwellers.



30. CHEHIM Saida

Location and Geography

Chehim Gathering is located within the Lebanese town of Chehim and falls under the domain of **Chehim Municipality**, in Chouf district in Mount-Lebanon, northeast of Saida. In view of its proximity to Saida, NGOs active in Chehim Gathering consider it as part of Saida.

History and Land Ownership

Chehim Gathering was created in **1977** when displaced Palestinian refugees, mainly from Nabatieh, Borj El Shmali and Tal El Zaatar camps, sought refuge in the safe mountains of Chehim fleeing violence and destruction in their camps. More Palestinian refugees arrived to the Gathering in 1982, following the Israeli invasion of Lebanon. After they settled on **private lands**, today most Palestinian families in Chehim are renting their apartments, while a few families have purchased their houses based on the old property law.

Demography and Livelihood

The total number of Palestinian households living in Chehim Gathering prior to the Syrian crisis in 2012 was estimated to be **189**, with a total population of **1,000**. Labor on daily-basis constitutes the main source of income for dwellers, followed mainly by remittances. Since the beginning of the Syrian crisis, around **40 Palestinian and Syrian families**

(approximately 250 persons) fled Syria to Chehim Gathering, increasing the population by **25%**.

Living Environment and Housing

Chehim Gathering comprises individual apartment buildings scattered across the town. Some of these housing units need rehabilitation. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Chehim Gathering is administered by a local committee, together with the Popular Committee of Wadi el-Zeini appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committees and Chehim municipality; however, meetings between the two local authorities only take place when problems arise. Chehim Municipality provides some services in the Palestinian Gathering; in return, taxes are collected from most dwellers.

31. BAYSARIEH Tyre

Location and Geography

Baysarieh Gathering, also known as Hay el Mazra'a (the farm neighborhood), is located within the boundaries of **Baysarieh Municipality** in Tyre, south Lebanon. Bordered by Sarafand to the south, Tefahta to the east, Zahrani to the north and the sea to the west, the Gathering lies in the heart of Baysarieh Lebanese village, where most Palestinians live in separate neighborhoods.

History and Land Ownership

Baysarieh Gathering was first created in **1970**, when some Palestinian refugees arrived to the Lebanese town of Baysarieh searching for less crowded spaces. Yet the majority of Palestinian families living in the Gathering today had arrived between 1976-1978 fleeing destruction and violence in their camps.

Demography and Livelihood

The total number of Palestinian households living in Baysarieh Gathering prior to the Syrian crisis in 2012 was estimated to be **265 families, with a total population of 1,400**. Agriculture constitutes the main source of income for dwellers, followed by trade, craft production, labor on daily-basis and employment. Since the beginning of the Syrian crisis, around **35 Palestinian and Syrian families (approximately 210 persons)** fled Syria to Baysarieh Gathering, increasing the population by **15%**.

Living Environment and Housing

Baysarieh Gathering comprises single-story and multi-story buildings made of concrete, with an average of 3 stories. Some units need rehabilitation. Most dwellers own their house, based on the old property law. Refugees arriving from Syria are sharing small units with several other families (up to 6 families per unit).

Governance Structures

Baysarieh Gathering is administered by the Popular Committee of Adloun and Baysarieh, which is appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Baysarieh municipality; however, meetings between the two local authorities only take place when problems arise. The municipality extends most of its services to the Gathering; most dwellers pay taxes in return.



32. BURGHLIYEH Tyre

Location and Geography

Burghliyeh Palestinian Gathering, also known as Northern Burghliyeh, is located within the Lebanese town of Burghliyeh and falls under the domain of **Burghliyeh Municipality** in Tyre, south Lebanon. Bordering the main highway to the east, Qasmieh Gathering to the north and west and Southern Burghliyeh to the south, Burghliyeh Gathering consists of two neighborhoods, namely Al-Machrou'e and Al-Jame'e.

History and Land Ownership

The formation of Burghliyeh Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Burghliyeh, where they settled illegally on **private lands and public lands owned by the Lebanese Government**.

Demography and Livelihood

The total number of households living in Burghliyeh Gathering prior to the Syrian crisis in 2012 was estimated to be **30 families, with a total population of 215**, including 65 Palestinians who have acquired the Lebanese nationality in 1994. Agriculture (citrus) constitutes the main source of income for dwellers, followed by remittances, employment, labor on daily-basis, trade and craft production. Since the beginning of the Syrian crisis, around **8 Palestinian and Syrian families (approximately 50 persons)** fled Syria to Burghliyeh Gathering, increasing the population by **23%**.

Living Environment and Housing

Burghliyeh Gathering has narrow streets and no public spaces. The Gathering comprises single-story and double-story units generally made of concrete and corrugated iron roofs; a few of which are entirely made of corrugated iron. Many units suffer from leaks, moisture and structural problems and are in need of rehabilitation; while a few others need to be rebuilt. Refugees arriving from Syria are sharing mostly free of charge small units with several other families. Most of these units need rehabilitation.

Governance Structures

Burghliyeh Municipality provides some basic urban services in the Palestinian Gathering and collects taxes from most dwellers. There is no Palestinian committee managing the Gathering, therefore, dwellers often resort to self-help initiatives to access and maintain basic urban services.



33. AI-MAACHOUK Tyre

Location and Geography

Al-Maachouk Palestinian Gathering is located within the Lebanese town of Al-Maashouk - 3 Km from Rashidiye Palestinian Camp, and falls within the boundaries of **Tyre Municipality** in south Lebanon. Bordering the main highway to the south, Borj El Chamali Camp to the east, the city of Tyre to the north and Al Bass Camp to the west, Al-Maachouk Palestinian Gathering comprises two neighborhoods on an area not exceeding half Km square, namely Hay Al Share'a and Hay Al Hussainiyah.

History and Land Ownership

The formation of Al-Maachouk Gathering dates back to the early years following the Palestinian exodus (**1948-1950**), when Palestinian, mostly from the northern villages of Palestine, reached Al-Maashouk and illegally settled on **public lands owned by the Lebanese Government**. Both Palestinian and Lebanese families still do not pay rent.

Demography and Livelihood

The total number of households living in Al-Maachouk prior to the Syrian crisis in 2012 was estimated to be **755 families, with a total population of 4,640**, including 640 Lebanese persons. Labor on daily-basis constitutes the main source of income for dwellers, followed by agriculture, trade, employment, remittances and craft production. Since the beginning of the Syrian crisis, around **150 Palestinian and Syrian families (approximately 960 persons)** fled Syria to Al-Maachouk and continue to live there, increasing the population by **21%**.

Living Environment and Housing

Al-Maachouk Gathering comprises one to three-story units made of concrete and corrugated iron; many of these have corrugated iron roofs. While almost half of the units need rehabilitation, a few others need to be rebuilt. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Al-Maachouk Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Coordination between the committee and Tyre Municipality is limited to addressing urgent problems. Tyre Municipality does not usually provide services in Al-Maashouk; in return, no taxes are collected. As an alternative, a local fund was created by the popular committee to cover public expenses in the Gathering (including maintenance of basic urban services). To sustain the fund, households are requested to pay a monthly contribution of 10,000 LBP (7 USD).

34. QASMIEH Tyre

Location and Geography

Qasmieh, the largest Palestinian Gathering in Lebanon, is located within the boundaries of **Burj Rahal Municipality** in Tyre, South Lebanon. The town's main road splits Qasmieh into two geographical areas, bordering Burghuliyeh to the south, the Litani River to the north, Burj Rahal to the east and the sea to the west. Yet the popular committee of Qasmieh divides the Gathering into three areas, namely the lower neighborhood (Hay Tahtani), the central neighborhood (Hay Woustani) and the upper neighborhood (Hay Fouani). These areas are also commonly known respectively as Hay El Haibi, Hay El Hamdoun and Hay El Ghawarine.

History and Land Ownership

The formation of the Qasmieh Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Qasmieh and settled on empty **municipal property and private lands owned by the Osseiran family**. The illegal settlements of Palestinian refugees in Qasmieh resulted in a number of lawsuits by Lebanese owners and court decisions ordering the eviction of residents of 35 housing. However, none of these decisions has yet been enforced.

Demography and Livelihood

The total number of households living in Qasmieh prior to the Syrian crisis in 2012 was estimated to be **405 families, with a total population of 2,225**. Nearly 25% of the Qasmieh dwellers have acquired the Lebanese nationality, following the 1994 decree. Remittances constitute the main source of income for Qasmieh dwellers, followed by agriculture (citrus and bananas), trade, employment, craft production, and labor on daily-basis. Since the beginning of the Syrian crisis, around **180 Palestinian and Syrian families (approximately 1190 people)** fled Syria to Qasmieh and continue to live in the Gathering, increasing the population by **53%**.

Living Environment and Housing

A water channel flowing down the Litani River runs for 1 km through Qasmieh. In order to cross the river and reach the road to Saida, residents have set up small bridges by resorting to available simple resources. The Gathering comprises 430 single-story or two-story houses made of zinc and concrete, half of them need rehabilitation while

another 10% need to be rebuilt. Almost 90% of refugees arriving from Syria are sharing mostly free of charge small inhabitable units, with up to 6 families per unit. Remaining families are living in collective centers, such as the Gathering mosque, the Red Crescent facility, and other public spaces.

Governance Structures

The Qasmieh Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and the municipalities of Burj Rahal and Burghuliyeh. Meetings between the two local authorities; however, only take place when problems arise. The municipality of Burj Rahal supports the Qasmieh popular committee, by playing an intermediary role between the committee and the Internal Security Forces for example. However, no basic urban services (BUS) are provided in Qasmieh by responsible municipalities; in return, no taxes are collected. As an alternative, a local fund was created by the popular committee to cover public expenses in the Gathering (including maintenance of BUS). To sustain the fund, households are requested to pay a monthly contribution of 10,000 LBP. According to the popular committee, less than half of the Gathering residents pay their contribution regularly. Part of the funds collected (300,000 LBP) are channeled to the Popular Aid for Relief and Development (PARD), a local NGO, in exchange of solid waste management services, including removal of home waste twice or three times a week and its transportation to the nearest dumpsite. Remaining funds are used to buy fuel and maintain the Gathering's well.

35. ADLOUN Tyre

Location and Geography

Adloun Gathering, also known as Al-Arsh, is located within the Lebanese town of Adloun and falls under the domain of **Adloun Municipality** in Tyre, south Lebanon. Lying along the highway linking Saida to Tyre, Adloun Palestinian Gathering is bordered by Al-Sarafand to the North, the sea to the west, and the Lebanese town of Adloun (also known as Mghara) to the east and South.

History and Land Ownership

The formation of Adloun Gathering dates back to **1951-1952**, when Palestinian refugees coming from Lebanese southern villages, mainly Bint Jbeil, moved to Adloun, in search of job opportunities in agriculture. Between 1955 and 1960, more Palestinian refugees from various southern villages (Bint Jbeil, Kfarshouba, Sheba'a, and Klayleh) moved to the Gathering. Palestinian refugees in Adloun illegally settled on **public lands owned by the Lebanese Government**.

Demography and Livelihood

The total number of households living in Adloun Gathering prior to the Syrian crisis in 2012 was estimated to be **130**, with a total population of **710**, including **10 Lebanese persons**. Agriculture constitutes the main source of income for dwellers, followed by labor on daily-basis, remittances, trade, employment and craft production. Since the beginning of the Syrian crisis, around **65 Palestinian and Syrian families (approximately 430 persons)** fled Syria to Adloun and continue to live in the Gathering, increasing the population by **61%**.

Living Environment and Housing

Adloun Gathering comprises single-story and multi-story buildings (up to five stories). The majority of units are made of concrete, while some other buildings are either entirely made of corrugated iron or just have corrugated iron ceilings. A few housing units suffer from leaks and need rehabilitation. Refugees arriving from Syria are sharing small units with several other families, while some others are living in tents.

Governance Structures

Adloun Gathering is administered by the Popular Committee of Adloun and Baysarieh, which appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Adloun Municipality; however, meetings between the two local authorities only take place when problems arise. Adloun municipality provides some services in the Gathering; in return, most of Palestinian dwellers pay taxes. The Popular Committee tries to provide and maintain basic urban services in the Gathering, especially water networks.

36. AL-EBB Tyre

Location and Geography

Al-Ebb Gathering is located within the boundaries of **Adloun** and **Kharayeb municipalities** in Tyre, south Lebanon. The Palestinian Gathering is bordered by Kawthariyat El Riz to the east and the orchards of Adloun to the north, west and south.

History and Land Ownership

Al-Ebb Gathering was first established in **1960**, when Palestinian refugees moved from southern villages to Adloun and Kharayeb and settled illegally in **private lands and public lands owned by Kharayeb Municipality**. More Palestinian families arrived to Al-Ebb between 1975 and 1978.

Demography and Livelihood

The total number of households living in Al-Ebb was estimated to be **40 families, with a total population of 235**, including 15 Palestinians persons who have acquired the Lebanese nationality in 1994. Agriculture constitutes the main source of income for dwellers, followed by trade, remittances, craft production, employment and labor on daily-basis.

Living Environment and Housing

Al-Ebb Gathering has narrow streets and no public spaces. It comprises single-story and two-story units, made of concrete or corrugated iron. Some units suffer from leaks and moisture, and therefore need rehabilitation. The majority of Palestinian families own their houses based on the old property law, while the rest continue to illegally occupy their houses.

Governance Structures

Al-Ebb Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and the municipalities of Adloun and Kharayeb; however, meetings between the local authorities only take place when problems arise. Municipalities are responsible for solid waste removal; however, taxes are not collected from dwellers.

37. SHABRIHA Tyre



Location and Geography

Shabriha Palestinian Gathering is located within the Lebanese town of Shabriha, under the domain of **Abbassiyeh Municipality** in Tyre, south Lebanon. Bordering the main highway to the west, Tyre to the south, Abbassiyeh to the east and Burghuliyyeh to the north, Shabriha Gathering consists of four neighborhoods, namely Madkhal El-Tajamo'e, Hay Al-Jame'e, Hay Al-Kazan, and Hay Al-Maghara.

History and Land Ownership

Shabriha Gatherings was first established in **early 1950s**, when Palestinian refugees from Baalbek and the south moved to Abbassiyeh, in search of job opportunities in agriculture. Arriving refugees illegally settled on **public lands owned by Abbassiyeh Municipality** in the Lebanese town of Shabriha.

Demography and Livelihood

The total number of households living in Shabriha prior to the Syrian crisis in 2012 was estimated to be **245 families, with a total population of 1,355**, including 55 Lebanese persons. Remittances constitute the main source of income for dwellers, followed by agriculture (citrus and banana), employment, trade, labor on daily-basis and craft production. Since the beginning of the Syrian crisis, around **440 Palestinian and Syrian families (approximately 2,800 persons)** fled Syria to Shabriha and continue to live in the Gathering, increasing the population by **207%** and constituting the highest concentration of Syrian refugees in Palestinian Gatherings.

Living Environment and Housing

Shabriha Gathering comprises one to four-story housing units, with an average of double-story buildings made of concrete and corrugated iron walls and ceilings, many of which need rehabilitation. The football field, built by Korea, is considered the only public space in Shabriha Gathering. Refugees arriving from Syria are sharing mostly free of charge small units with several other families.

Governance Structures

Shabriha Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Coordination between the committee and Abbasiyah municipality is limited to addressing urgent problems. The municipality provides services in Shabriha only occasionally, and rarely collects taxes. As an alternative, a local fund was created by the Popular Committee to cover public expenses in Shabriha, including maintenance of basic urban services. To sustain the fund, households are requested to pay a monthly contribution of 10,000 (7 USD). Part of collected funds is channeled to the Popular Aid for Relief and Development (PARD), a local NGO, in exchange of solid waste management services, including removal of home waste twice or three times a week and its transportation to the nearest dumpsite.



38. JAL EL-BAHR Tyre

Location and Geography

Jal El-Bahr Gathering lies few meters from the sea in Tyre cost and falls under the domain of **Abbassiyeh Municipality**. Bordering directly the sea to the west, Al-Bakbouk to the north, the main highway to the east and Al-Bass Palestinian Camp to the south, the impoverished Gathering is separated of the city by a motorway.

History and Land Ownership

Jal El-Bahr was first established in the **early 1950s**, when Palestinians from Tarshiba, Nazareth, and Acre flee their homeland to Lebanese border towns first and arrived later to Abbassiyeh, where they settled on **public lands owned by the Lebanese Government**. Still occupying illegal public lands, some threats of eviction have been reported.

Demography and Livelihood

The total number of households living in Jal El-Bahr prior to the Syrian crisis in 2012 was estimated to be **300 families, with a total population of 1,680, including 80 Lebanese persons**. Remittances constitute the main source of income for dwellers, followed by agriculture (citrus), trade, labor on daily-basis, employment and craft production. Since the beginning of the Syrian crisis, around **240 Palestinian and Syrian families (approximately 1,540 persons)** fled Syria to Jal El-Bahr and continue to live in the Gathering, increasing the population by **92%**.

Living Environment and Housing

Lying directly on the sea with no protection from environmental conditions, Jal El-Bahr Gathering witnesses flooding and destruction of shelters with every heavy storm. The Gathering consists mostly of single-story houses made of concrete and corrugated iron walls and roofs. Most units are in bad condition and suffer from leaks and structural problems; many of these units need to be rebuilt. Refugees arriving from Syria are sharing small units with several other families. There are no public spaces in Jal El-Bahr and alleys are very narrow.

Governance Structures

Jal El-Bahr Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Coordination between the committee and Abbassiyeh Municipality is limited to addressing urgent problems. The municipality provides some services in Jal El-Bahr (mainly solid waste collection); however, no taxes are collected. The Popular Committee tries to provide and maintain other basic urban services in Jal El-Bahr.

39. ITANIYEH Tyre

Location and Geography

Itaniyeh Gathering is located within the Lebanese town of Itaniyeh and falls under the domain of **Kharayeb Municipality** in Tyre, south Lebanon. The Gathering is bordered by Wasta Gathering to the south, the sea to the west, Kfarbadda Gathering to the north and Kharayeb to the east.

History and Land Ownership

The formation of Itaniyeh Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Kharayeb and settled illegally on **private lands, owned mainly by the Salhab family**.

Demography and Livelihood

The total number of households living in Itaniyeh Gathering was estimated to be **70 families, with a total population of 390**, including 10 Lebanese persons. Remittances constitute the main source of income for dwellers, followed by labor on daily-basis, trade, craft production and employment.

Living Environment and Housing

Itaniyeh Gathering has narrow streets and no public spaces. It comprises one to three-story units made of concrete or

corrugated iron, with mostly corrugated iron roofs. Some units suffer from leaks, moisture, and structural problems, and therefore need rehabilitation. Some families own their houses, based on the old property law.

Governance Structures

Itaniyeh Gathering is administered by an elected local committee for Wasta and Itaniyeh Gatherings, together with a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committees and Kharayeb Municipality; however, meetings between the local authorities only take place when problems arise. Very few services are offered by the municipality in the Gathering; the Popular Committee tries to access and maintain other basic urban services.



40. JIM JIM Tyre

Location and Geography

Jim Jim Gathering is located within the Lebanese town of Jim Jim and falls under the domain of **Kharayeb Municipality**, in Tyre, south Lebanon. The Palestinian Gathering is bordered by the orchards of Kharayeb to the north and south, the Lebanese town of Kharayeb to the east and Kfarbadda Gathering and the sea to the west.

History and Land Ownership

The formation of Jim Jim Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Kharayeb and settled in **private lands**. More Palestinian refugees arrived to the Gathering in 1955. All dwellers have purchased the lands in which they settled, based on the old property law.

Demography and Livelihood

The total number of households living in Jim Jim prior to the Syrian crisis in 2012 was estimated to be **75 families, with a total population of 410, including 10 Lebanese persons**. Remittances constitute the main source of income for dwellers, followed by agriculture, trade, employment and craft production. Since the beginning of the Syrian crisis, around **four Palestinian and Syrian families (approximately 25 persons)** fled Syria to Jim Jim, increasing the population by **6%**.

Living Environment and Housing

Jim Jim Gathering comprises single-story and double-story houses made of concrete or corrugated iron; most of them also have corrugated iron ceilings. Suffering from leaks or structural problems, some units need rehabilitation, while a few others need to be rebuilt. Refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Jim Jim Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Kharayeb Municipality; however, meetings between the two local authorities only take place when problems arise. The municipality rarely extends its services to Jim Jim. Instead, the Popular Committee tries to provide and maintain basic urban services in the Gathering.



41. KFARBADDA **Tyre**

Location and Geography

Kfarbadda Gathering is located within the Lebanese town of Kfarbadda and falls under the domain of **Kharayeb Municipality**, in Tyre, south Lebanon. The Palestinian Gathering is bordered by Abou El Aswad to the north, Jim Jim Gathering to the east, Itaniyeh Gathering and the orchards of Kharayeb to the south, and Kharayeb orchards also to the west.

History and Land Ownership

The formation of Kfarbadda Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Kharayeb and settled on **private lands**. More Palestinian refugees arrived to the Gathering in mid-1950s. Most dwellers have purchased the lands on which they settled, based on the old property law.

Demography and Livelihood

The total number of households living in Kfarbadda prior to the Syrian crisis in 2012 was estimated to be **125 families, with a total population of 685, including 35 Lebanese persons**. Remittances constitute the main source of income for dwellers, followed by agriculture, trade, craft production and employment. Since the beginning of the Syrian crisis, around **14 Palestinian and Syrian families (approximately 90 persons)** fled Syria to Kfarbadda, increasing the population by **13%**.

Living Environment and Housing

Kfarbadda Gathering has no public spaces and comprises single-story and double-story houses. Housing units are mostly made of concrete; some are made of corrugated iron. Suffering from leaks or structural problems, some units need rehabilitation. Most refugees arriving from Syria are sharing free of charge small units with several other families; the rest are staying in the Gathering's mosque.

Governance Structures

Kfarbadda Gathering is administered by a Popular Committee appointed by the Palestinian Liberation Organization (PLO). Good relationships exist between the committee and Kharayeb Municipality; however, meetings between the two local authorities only take place when problems arise. The municipality does not usually provide services in Kfarbadda Gathering; therefore, dwellers do not pay taxes. The Popular Committee tries to provide and maintain basic urban services in the Gathering. Households pay 3,000 LBP (2 USD) per month to the Popular Aid for Relief and Development (PARD), a local NGO, responsible for solid waste management services, including removal of home waste twice or three times a week and its transportation to the nearest dumpsite.

42. WASTA Tyre

Location and Geography

Wasta Gathering is located within the Lebanese town of Wasta and falls under the domain of **Kharayeb Municipality**, in Tyre, south Lebanon. The Palestinian Gathering is bordered by Itaniyeh to the north, Kharayeb to the east, the Litani River and Qasmieh to the south and the sea to the west.

History and Land Ownership

The formation of Wasta Gathering dates back to the early years of the Palestinian exodus (**1948 – 1950**), when Palestinians expelled from their homeland sought refuge in Kharayeb and settled illegally on **private lands**, mostly owned by the Salhab family. More Palestinian refugees arrived to the Gathering in 1955.

Demography and Livelihood

The total number of households living in Wasta prior to the Syrian crisis in 2012 was estimated to be 95 families, with a total population of **510**, **including 10 Lebanese** persons. Agriculture constitutes the main source of income for dwellers, followed by remittances, labor on daily-basis, trade, craft production and employment. Since the beginning of the Syrian crisis, around 13 **Palestinian and Syrian families (approximately 85 persons)** fled Syria to Wasta, increasing the population by **17%**.

Living Environment and Housing

Wasta Gathering has no public spaces and comprises single-story and two-story houses. Housing units are mostly made of concrete; some others are made of corrugated iron. Suffering from leaks or structural problems, some units need rehabilitation. Most refugees arriving from Syria are sharing small units with several other families.

Governance Structures

Wasta Gathering is administered by a local committee and a Popular Committee appointed by the Palestinian Liberation



Organization (PLO). Good relationships exist between the Popular Committee and Kharayeb Municipality; however, meetings between the two local authorities only take place when problems arise. The municipality does not usually provide services in the Gathering; therefore, dwellers do not pay taxes. The Popular Committee tries to provide and maintain basic urban services in the Gathering, through a local fund fed by monthly contributions of 7,000 LBP (5 USD) per household. Part of funds collected is channeled to the Popular Aid for Relief and Development (PARD), a local NGO, responsible for solid waste management services, including removal of home waste twice or three times a week and its transportation to the nearest dumpsite. Remaining funds are used to maintain the Gathering's well and other basic urban services.



This publication is a joint UNDP and UN-Habitat effort to analyze the main findings of a qualitative rapid needs assessment, carried out in 42 Palestinian Gathering in Lebanon between April 2013 and May 2014, and implement in partnership with the Lebanese Palestinian Dialogue Committee (LPDC) and the local NGO Popular Aid for Relief and Development (PARD). Sketching a picture of needs in Palestinian Gatherings, the report proposes practical recommendations for effective and integrated interventions. It also includes a brief profile on each of the 42 Gatherings.

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