



The National Report of Lebanon
to
The Second United Nations Conference
on Human Settlements
Habitat II
(ISTANBUL / TURKEY, 3 - 14 June 1996)

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INTRODUCTION

1- The methodology of the preparation for the conference and the formulation of the national report

The preparation for the Second UN Conference on Human Settlements took place in Lebanon according to the following methodology:

First: the examination of the documents of the conference secretariat and the circulation of these to public and private institutions, in accordance with their terms of reference.

Second: the participation of Lebanese diplomatic missions and specialized delegations in the preparatory work of the conference on international and regional levels, the examination of the documents published and the circulation of these to public and private institutions, in accordance with their terms of reference.

a- On the international level:

- 1st Organizational Session for the Conference Preparatory Committee, held at the UN headquarters in New York, March 3-5, 1993;
- 1st Thematic Session for the Conference Preparatory Committee, held at the UN headquarters in Geneva, April 11-22, 1994;
- 2nd Thematic Session for the Conference Preparatory Committee, held at the UN Human Settlements Headquarters in Nairobi March 5 - April 24, 1995;
- 3rd Thematic Session for the Conference Preparatory Committee, held at the UN headquarters in New York, February 5-16, 1996;
- 15th Session for the Human Settlements Committee, held at the UN Human Settlements Headquarters in Nairobi, April 25 - May 1, 1995.

b- On the regional level:

- The Conference of Housing and Construction Ministers, held in Rabbat in September 1995, setting unified guidelines for the Arabic reports. A declaration was adopted concerning amendments to be introduced by the Arab group to the declaration of principles and pledges and an international plan of action for the conference;
- Second International Conference on "Best Practices", held in Dubai, November 9 - 22, 1995. Lebanon gave a detailed audio-visual presentation, in the context of the "Best Practices", concerning work being carried out in the fields of resettlement of the displaced and reconstruction of Beirut;
- The Arab Meeting on the Role of Non-Governmental Organizations (NGOs) in Supporting Sustainable Development of Developing Countries, held in Cairo December 16-18, 1995;
- The International Conference of Non-Governmental Organizations (NGOs) on Improving Living Standards for Low-Income Urban Population, held in Cairo December 18-21, 1995;
- The Conference on the Future of Arab Cities, held in Amman March 13-14, 1996.

Third: The forming of a National Committee representing the following administrations and institutions:

- The Public Sector:
 - * Ministry of Foreign Affairs, acting as supervisor and coordinator;
 - * Ministry of Housing and Cooperatives
 - * Ministry of Social Affairs
 - * Ministry for the Displaced
 - * Ministry of Municipal and Village Affairs
 - * Ministry of Public Works
 - * Ministry of Transport
 - * Ministry of Labor
 - * Ministry of Hydroelectric Resources
 - * Ministry of Public Health
 - * Ministry of the Environment
 - * Council for Development and Reconstruction (CDR)
- The Non-Governmental Sector: three NGOs
- The Private Sector: two institutions
- The Academic Sector: three experts in the fields of planning, urban planning, housing, law, and the environment.

The following methodology was adopted in the formulation of the national report to the conference:

- Determination of guidelines for the planning of the report and main indicators to be presented and analyzed, in accordance with Arab and international recommendations.
- Distribution of work among the participating administrations and institutions, in accordance with their terms of reference and work.
- Presentations of reports by each administration, based on data and statistics available, and on contacts and meetings with the sectors and authorities concerned. The shortage of statistics and data in various sectors and fields is due to poor and incomplete record-keeping during the years of military conflicts in Lebanon 1975-1990.
- Work meetings held between a panel of experts in the fields of planning and urban planning, housing and the environment, and with members of all the participating administrations in order to enrich information sources of exchanged experiences, and consolidate the findings of all the administrations into one integrated report.

The preparatory process of the conference and the preparation of the national report related to it, led to the formulation of a draft national plan of action in the field of human settlements, based on the plans of the ministries concerned and their directives in the fields of reconstruction, housing, rehabilitation of the infrastructure, health and education, as well as on the Emergency Reconstruction Plans and the Global Reconstruction and Development Plan laid down by the government and implemented after the ceasing of the military conflicts.

2- The main characteristics of Lebanon

Lebanon is characterized by a series of geographic, natural, demographic, political, administrative, economic, and cultural characteristics which should be taken into account when dealing with the country's social, demographic and development problems. These characteristics should also be taken into account in the planning and the implementation of sustainable development plans and programs relating to human settlements .

Hereinafter is a brief listing of the characteristics.

Natural and geographic characteristics

Lebanon covers an area of 10,452 km². It stretches 225 km along the eastern coast of the Mediterranean sea. It is bordered by Syria in the north and the east, and Palestine in the south.

The climate is moderate. There are two forested mountain ranges, the eastern and the western, separated by the fertile Bekaa valley. Agricultural plains, both inland and coastal, are spread throughout the rest of the territory.

The sources of hydraulic energy are rain, underground water and a total of 20 rivers; the most important being the Assy, the Hasbani and the Litany. The energy generated is no longer considered sufficient to satisfy consumption needs and further exploitation is required. Lebanon has a fascinating and diversified natural environment and the African faultline cuts through the territory.

Demographic characteristics

The population is estimated at 3.1 million. The demographic growth rate is of 2.3% per year. Lebanon has the lowest birth-rate among the Arab states. The population density varies between 1,200 and 1,500 inhabitants/km². 85% of the population live in urban areas, and 15%, in rural regions.

Political characteristics

The Lebanese Republic has been an independent country since 1943 with a liberal democratic parliamentary regime. Lebanon is both a founding and an active member of the United Nations and the League of Arab States having participated in the planning of the regulations of these organizations, namely the Universal Declaration of Human Rights to which the country remains committed.

The Lebanese constitution guarantees the rights and public liberties, the most important of these being:

- social justice and equality of the rights and obligations
- freedom of opinion and belief
- freedom of association and creation of associations
- protection of house and property.

The Lebanese society constitutes a coexistence between 18 confessions belonging to the divine religions and in agreement upon the participation in power.

Administrative organization

The public administration in Lebanon is formed of:

- ministries covering the following sectors: security, economic, social, cultural, and environmental and represented on the levels of "Cazas" and "Muhafazats";
- public institutions representing administrative, utility, and decentralization in terms of specialization;
- municipal councils in cities and villages, elected by the local population registered, representing administrative geographic decentralization.

Lebanon is divided into six "Muhafazats" as a form of enforcement of the administrative decentralization and efficiency. Each "Muhafazat" has a Muhafez and is sub-divided into 25 "Cazas" each with one Qaem Maqam.

Economic characteristics

Lebanon has adhered to a free market economy system since independence. This has contributed to growth and prosperity in the context of a liberal political regime, as well as to openness to every society, civilization and culture. These factors, together with its central and strategic location, have made Lebanon, and its capital Beirut in particular, a regional, financial, commercial, and touristic center.

Lebanon's GNP is estimated at US\$ 7 billion and distributed to the economic sectors according to the following percentages:

- the service sector 67%;
- the industrial and construction sector 23%;
- the agricultural sector 10%.

Cultural characteristics

Lebanon constitutes an important cultural center with a large number of universities, schools, and research centers. Printing and publishing, visual/performance arts and exhibitions are prominently represented.

Urban organization and demographic distribution

The urbanization and rural-to-urban migration have led to increased population density in cities and suburbs, and to a change in the urban organization which is noticeable mainly in the increase of the investment indicators.

The population density in Lebanon varies between 1,200 and 1,500 inhabitants per km². This population density is concentrated in the cities where 85% of the population live, whereas only 15% live in rural areas.

PART I

CURRENT SITUATION, EVALUATION AND PRIORITIES

1- Evaluation of the Relation between Settlements and Socio-Economic Directions

The modern concept of urban development lies in creating adequate facilities to bring about a sustainable development of the components of a city with an advanced, solid, natural, economic, human, and social environment. The concept demands special attention due to the rapid growth of the urban centers leading to an increase in population in limited areas and under difficult circumstances, and to a waste of the resources on which the quality of life of the population is based.

The nature and rhythm of this growth create serious problems for urban planning and organization. These affect the living standards and quality of life in the cities and thus, threaten to hit the social fabric and the political stability.

The modern strategy for a sustainable urban development requires cooperation and interaction between different sectors of the city, protection of its eco-system and a guarantee to maintain the socio-economic balance. This strategy also requires an examination of the various stages of urban growth, aspect, and different heritage characteristics, as well as a deeper understanding of its interaction with its surroundings, and a long-term consideration of possible solutions.

Some political, social and economic institutions and administrations have been established in Lebanon and they have formulated development plans, programs, and projects. However, the nature and the rhythm of the urban growth in Lebanon in the 60s and 70s were then beyond the potential of the country to formulate a sustainable and integrated urban development strategy. The military conflicts during the years 1975 - 1990 eliminated any possibility to compile and execute this strategy.

After these conflicts, the government was committed to a formulation of a global development plan resulting in the Reconstruction and Development Plan for the year 2000 and successfully began the execution; yet, these conflicts and their socio-economic repercussions have until now prevented the implementation of a global strategy.

2- The current situation of the human settlements

a- Main urban centers

Lebanon has three types of urban centers:

- an urban center where growth has remained limited within the city area itself, such as Tripoli;
- an urban center around which a series of uncoordinated suburbs have developed; such as Beirut.
- an extension of an urban center and its suburbs, integrated in a big urban aggregate, example as the Bekaa region.

In the first type of urban center, i.e. the self-extended city of Tripoli, stagnation has hit the economy due to a lack of rehabilitation of the two pillars of the city's economy; the port and the petroleum refinery, the latter having been semi-paralyzed since the end of the military conflicts. Production of orange and lemon fields and related industries has contributed to the economy of the city; yet, the use of agricultural lands for construction has had a negative effect. Some important local industries, like soap, oil, leather, furniture and copper, face difficulties and lack financial incentives. However, the construction in progress of an international exhibition center in Tripoli is soon expected to inject vitality to the local economy. The geographical location of Tripoli to the north of the industrial region of Chekka, has led to serious pollution of the atmosphere due to predominantly northerly winds. The city also suffers from problems related to the infrastructure, and it lacks institutions, namely municipal ones, in addition to a shortage of technical, financial and human resources. These problems are reflected in the social and human situation and create serious difficulties for sustainable urban development.

The second type of urban center, where a city has engulfed the neighboring surroundings, i.e. Beirut, still attracts most development activity despite the demographic, socio-economic, and administrative changes resulting from the military conflicts which ravaged Lebanon. Most administrations, governmental institutions, universities, and medical institutions are concentrated in Beirut, making it the main economic center of the country. The reconstruction plan implies the reinstatement of Beirut as a regional financial, commercial, and touristic center. The two main public utilities are: the port and the airport in Beirut. The city also has the highest concentration of industries, banks and commercial units in the country. The economic activity in Beirut supersedes activities in remaining regions, and it constitutes the criterion for every Lebanese economic activity. On the other hand, Beirut, together with its suburbs and integrated neighboring regions, provide a vivid example of the ecological, technical, administrative and social problems confronting an urban society in Lebanon: a lack of modern technology and qualified labor force, coastal pollution, the lack of treatment of solid and liquid wastes, unauthorized extension of the city and its suburbs, population density, traffic, arbitrary use of lands, etc. In the 60s and 70s, Beirut and its suburbs experienced a rapid and intensive economic growth which exceeded all expectations, and it sustained heavy

damages during the military conflicts. A major part of the development plan is currently focusing on the rehabilitation and reinstatement of Beirut's regional role and position.

The Bekaa region is an example of the third type of urban center in Lebanon. The agricultural section in Lebanon is decreasing as urban areas are being extended. This is mainly linked to the reduction of agricultural lands and the lowering of agricultural production as is the case in the largest and most important agricultural region in Lebanon, the Bekaa valley as urban areas are extending. This is also shown by a decrease in the agricultural contribution to the GNP from 18% in the 70s to 10% at present, as well as a reduction in the number of agricultural workers compared to the total labor force from approximately 40% in the late 60s to less than 10%.

In addition to environmental, human and technical problems, the Bekaa suffers from the spreading of arbitrary urbanization without ensuring the availability of infra-and suprastructures, at the expense of agricultural lands, which are shrinking by an estimated 2000-3000 hectares yearly. The main problems stem from a lack of incentives and investments in the agricultural sector, and in the absence of a global master development plan covering land use and protection of resources. Consequently there has been a loss of land and agricultural areas, albeit without the gain of urban centers with a healthy environment.

b- Main indicators in the field of human settlements

The situation of human settlements in Lebanon is still affected by three main factors:

- 1) the repercussions of the military conflicts which lasted from 1975 until 1990 affecting the socio-economic and human infrastructure of Lebanon and resulting in heavy damages and deep scars which will require much time and effort to overcome;
- 2) the continuing Israeli occupation of part of south Lebanon and western Bekaa, in addition to Israel's continuous military operations and aggression on Lebanese territory, generating a methodic destruction of human settlements in every sector and representing a permanent threat to development plans and projects;
- 3) the medium and long-term emergency plans, programs and projects that the Lebanese government rushed to compile and implement, in addition to work on the formulation of others. On the one hand, the aim is to provide rapid relief to the trauma resulting from the military conflicts, and to reconstruct and rehabilitate the Lebanese socio-economic and human infrastructure on a solid modern base. Moreover, to create a conducive atmosphere for Lebanon to grow and prosper and to recapture its central position and role in a new, regional, economic order.

The repercussions of these three factors appear clearly in most of the indicators which will be presented and analyzed in every sector and field relating to human settlements: social and living conditions, the economic situation and job opportunities, education and health, infrastructure, environment, housing, local government, etc.

For these reasons, the indicators reflect, in most of the human settlements fields, a fluctuating situation, and progress due to the development plans and projects currently elaborated and executed. The current indicators express a situation resulting from long standing security disturbances and are being dealt with in the context of the reconstruction and development plans.

● *The possibility of acquiring adequate housing*

There were signs of an upcoming housing crisis in Lebanon before the eruption of the military conflicts due to a substantial presence of low-income groups, increased property prices, high rents and insufficient government credits allocated to the financing of the development of satisfactory housing. This was despite the economic boom Lebanon experienced at the time with high purchasing power and a strong national currency, and the possibility for a medium-income employee to save part of the salary to buy a satisfactory residence.

The repercussions of the events increased the acuteness of this crisis due to the following indicators: the destruction and damage of a large number of dwelling units, the heavy damage to every sector related to the infrastructure, the waves of internal and international migration, and the increase in the number of under-privileged, such as unemployed, displaced, widowed, orphaned, disabled, and low-income wage earners.

After these events, and in the context of the Global Reconstruction and Development Plan, the government has started dealing with the housing crisis. The Ministry of Housing and Cooperatives, in cooperation with the private investment and banking sectors, has made considerable advancements in this field. The ministry contributes to the financing of the purchase of a residence by offering material facilities and providing adequate services. It handles the coordination of the autonomous Housing Fund, the Housing Bank and the institution for construction. The ministry has also constructed some housing cooperatives while others are still being executed, thus solving part of the housing crisis. A public housing institution is being established to deal with the cooperation of the private sector by building housing on land owned either by the state or the public.

While the Housing Bank gives credit over a twenty-year period, serving the needs of the medium-wage-earners, the autonomous Housing Fund adopts a long-term credit system which benefits the low-income wage-earners. The government encourages commercial banks by giving them incentives to provide loan facilities thus also encouraging the private sector to invest in the construction industry. The housing market has reached a level at which a residence can be obtained by whomever can pay 20% of the purchase price. Buying property on installments is still wide-spread. The construction industry has prospered in recent years. The private sector and the banks play an important role in this field. The banks provide loan facilities without, in some cases, a down payment for periods of 8-12 years or longer. It should be noted that many of these facilities are provided for the purchase of residences outside Beirut and other cities, thus alleviating some urban problems. However, 200,000 families are still unable to make use of these facilities due to their constricted financial situation. The Public Housing Institution is expected to start solving the problems for this category of the population.

The following basic indicators in the field of housing can be registered:

- residential units damaged during the military conflicts: 8,675

- non residential units damaged during the military conflicts: 34,670
- estimated cost of reconstruction and restoration: US\$ 1,230,790,000
- number of new residential units needed per year over a ten-year period: 450,000 at an estimated cost of US\$ 5 billion
- percentage of people requiring housing loans: 80% of those without adequate housing, i.e. 400,000 families
- construction cost: US\$ 200/m2 average excluding cost of land
- distribution of government housing loans according to regions: Mount Lebanon: northern: 2,250; southern: 2,250; North: 2,250; South: 2,250; Bekaa: 2,250; Beirut: 2,000; Eastern suburbs: 3,375; Southern suburbs: 3,375; Total: 20,000
- number of loans successfully administered up until May 8, 1995: northern Mount Lebanon: 2,109; southern Mount Lebanon: 1,459; the eastern suburbs: 1,748; the southern suburbs: 1,815; the north: 1,344; the south: 1,426; the Bekaa: 1,188; Beirut: 73; total: 11,162;
- average loan: equivalent of US\$ 20,000 approximately per loan, i.e. the sum required for the construction of a 100 m2 dwelling, excluding the cost of land
- number of housing cooperatives: 72 built since 1979
- number of residential units built by cooperatives: 2,420
- residential areas currently used: up to 30 m2: 17.7%; 30-80 m2: 43.7%; 80-120 m2: 26.4%; 120-200 m2: 9%; 200 m2 and above: 3.6%;
- percentage of residential units in relation to population density: high density: 41.9%; acceptable density: 11.9%; average density: 27.5%; demographic shortage: 18.7%;
- percentage of landlords and tenants: Lebanon in general: landlords: 43.7%; tenants: 48.4%; gratis dwellers: 7.9%; in Beirut and its suburbs: landlords: 18.2%; tenants: 76.5%; gratis dwellers: 5.3%;

The general housing plan is divided into two stages:

- * a six-year plan for the years 1995-2000, for the construction of 160,000 dwellings;
- * a five-year plan for the years 2001-2005, for the construction of 140,000 dwellings;

Fixed national resources allocated for housing covering 25% of the necessary financing for the housing projects stipulated in the above two plans.

Average growth of the construction sector in 1995: a 30% increase in the quantity of cement delivery and an 11.5% increase of floor area to an average of approximately 34 m2.

● **Poverty, investments, and productivity**

Alleviation of poverty

Poverty in Lebanon can be observed by simply studying the displaced population, the low-income wage-earners, the districts with high density population, the high cost of living, and the inequality of income. The phenomena existed in Lebanon before the military incidents erupted, but they increased due to the repercussions of these events resulting in an increased number of under-privileged people with limited incomes, many of these displaced, orphaned, widowed, and disabled etc.

The situation of poverty in Lebanon presents the following basic indicators:

- minimum monthly income to cover food and other basic needs for a four-member family: US\$ 618
- minimum monthly income to cover food and other basic needs for a five-member family: US\$ 306
- percentage of families living below the unlimited poverty line: 28%
- percentage of families living below the poverty line: 7.25%
- distribution of under-privileged families living below the poverty line according to the following sectors: agriculture: 34.6%, industry: 21.2%, trade: 5.6%, public administration: 19.8%, public services: 4%

Categories of Under-privileged

- low-income wage-earners:

This category includes the government employees, and industrial and agricultural workers. The total labor force in Lebanon in 1995 was estimated at 1.2 million with an annual increase of approximately 75,000 workers. The percentage of wage earners is estimated to 2/3 of the total labor force. Their quota of the GNP has decreased from 58% to 40% during the last 20 years, with a lowering of the purchasing power by 2/3 in 1992 as compared to 1984.

- small farmers:

The percentage of poverty in the agricultural sector is higher than in the other sectors, specially among those who farm land of less than 10,000 m². The net revenue of a 10,000 m² property equals 85% of the minimum wage, i.e. below the poverty line.

- retired:

Displacement from different Lebanese regions during the military conflicts involved around 90,000 families, i.e. the equivalent of 450,000 inhabitants, among whom 12,000 families are living under very difficult circumstances. The sudden and forced exodus of citizens from their homes, land, environment, and workplace has led to severe difficulties in the adjustment to the new environment to which they had moved, and in finding shelter, work, schools, and basic services, forcing many to live in harsh, poor, and sometimes miserable conditions. The Lebanese government gives this problem high priority and has made concrete achievements in this field.

- orphans, widows, and disabled:

The military conflicts resulted in many cases of disablement, widowhood, and orphanhood, which suddenly left many families all over Lebanon in situations of severe poverty and harsh social conditions.

- unemployed:

The official unemployment rate is 12% in Lebanon, in addition to hidden and seasonal unemployment.

It is possible to contribute to the reduction and alleviation of poverty in Lebanon through the following means: increasing the national revenue through increased productivity in the economic sectors with the adoption of a privatization policy where various sectors can enjoy a competitive advantage on the regional and international levels; finding job opportunities and reducing unemployment, improving living standards and enhancing the quality of basic services; protecting the environment; promoting monetary stability and controlling inflation; providing solutions for the housing crisis; solving the problem of the displaced; improving development in the regions; improving the efficiency of public administration; ensuring free health and educational services of acceptable levels; and promoting vocational and technical training, rehabilitation, and modernization.

Promotion of job opportunities

The destruction and displacement, the dissettlement of the socio-economic structure and the relocation of economic institutions due to the military conflicts, have led to a decrease of the labor force during the second half of the 70s. Yet, the labor force has increased again since 1984, due to a high cost of living, inflation and a fall of the local currency forcing many Lebanese to join the labor market in order to complement their gradually eroding family income. The emergence of new economic centers in Beirut and in various regions outside the capital, has thus benefitted and increased the labor force from 572,000 in 1970 to 883,000 in 1987, and to approximately 1.2 million in 1995.

The current reconstruction work and the gradual growth of the economic activities have led to the creation of new job opportunities and attracted a high number of foreign laborers from neighboring countries and elsewhere. However, it is difficult to determine the number of foreign workers in Lebanon at present, as only a small percentage of these hold valid work permits; the total did not exceed 45,537 licenses in 1994.

The Lebanese market is characterized by the hegemony of the service sector, which employs 67% of the total labor force, as the structure of the Lebanese economy did not change despite the military incidences, making Lebanon a center for services in every field. This market is also characterized by the number of women employed, although with unequal percentages between one sector and another.

The following basic indicators can be observed in the Lebanese labor market:

- total labor force: 1.2 million;
- percentage of female employees out of total labor force: estimated around 9%, as there are many cases of non-declarations;
- participation of women in the labor force: from 17.5% in 1970 to almost 30% at present, with a noted increase of women working in some sectors, such as the educational sector, where the percentage of women enrolled at primary teacher-training colleges is almost 95.88% of the total number of students;
- average growth of the labor force per year: 2% during the period 1970-2000;
- distribution of the labor force according to regions (1987): Beirut: 16.5%, Mount Lebanon (including the suburbs of Beirut): 42.5%, Bekaa: 11.5%, northern Lebanon: 13.5%, southern Lebanon: 16%;
- distribution, according to sex, of wage earners registered with the Social Security National Fund until the end of 1993: males: 188,562, i.e. 67.40%; females: 91,229 wage earners, i.e. 32.60%;
- unemployment rate: 12%, in addition to the seasonal and hidden unemployment.

● **Social Development**

The current social development in Lebanon demands an urgent response in the framework of the Global Reconstruction and Development Plan, the implementation of which was started after the military conflicts which negatively affected the Lebanese social structure and caused severe damages in the fields of: human, health, educational and social sectors and security. They also undermined all the conditions and components of social development.

Public education and health care require an overall rehabilitation covering equipment and modernization; while in the private sector both enjoy an advanced level in the private sector in terms of equipment, technique, personnel, and quality of services. There are high level universities, hospitals and cultural centers in Lebanon.

The following basic indicators can be presented in the field of social development

Promotion of sustainable demographic growth and social development:

- life expectancy average (expected age at birth): 68 years;
- infant mortality rate (below 1 year old): 35,000;
- infant mortality rate (below 5 years old): 45,000;
- infants vaccinated (below 1 year old): 94%;
- yearly demographic growth rate: 2.3%;
- fertility rate (rate of infants born to every woman of procreation age): 2.3%;
- urban population rate: 85%;
- rural population rate: 15%;
- demographic growth rate in cities: 3.8% per year;
- birth rate: Lebanon is characterized by having the lowest birth rate among the Arab states. It has decreased from 34% in 1970 to almost 30%;
- death rate: 7%; it is a low rate following improvements in the health care system in Lebanon, coupled with the concern the Lebanese have regarding their health.

Provision of health and educational services:

- number of schools (1993-1994): 2,446 distributed as follows: 1287 public schools (52.62%), 373 non-fee paying private schools (15.25%), 786 fee paying schools (32.13%);
- number of male pupils: 386,013 (50.1% of total number of pupils);
- number of female pupils: 384,586 (49.9% of the total number of pupils);
- total number of pupils: 770,599 among whom 235,820 pupils in public schools, 114,651 pupils in the non-fee paying schools, and 420,128 pupils in the private schools;
- education costs: average yearly education cost per pupil: in primary: L.L. 800,000 (US\$ 506), in intermediate: L.L. 1,300,000 (US\$ 823), in secondary: L.L. 1,800,000 (US\$ 1,140);
- number of pupils per classroom: general average: 24 pupils per classroom distributed as follows: public schools: 19; the non-fee paying private schools: 30; the private schools: 26;
- average number of pupils per teacher: general average: 12 pupils distributed as follows: public schools: 8 pupils, the non-fee paying schools: 24 pupils, the private schools: 15 pupils;
- number of hospital beds: (number of persons for every hospital bed): 12,185 beds with an average of one bed for every 446 persons.

Promotion of the social integration:

- rate of fatherless families: 14.5%;
- rate of motherless families: 3%.

● *Infrastructure*

The military incidents resulted in an almost complete destruction of the networks for water, electricity, sewage, telecommunications and transport. Since the end of the military incidents the government has been working on the rehabilitation of the infrastructure which is the basis of the socio-economic structure. The rehabilitation of the infrastructure was targeted in the Emergency Plan, and received wide coverage in the Global Development and Reconstruction Plan. Beirut, its suburbs, and many other Lebanese regions have become construction sites. Much has been achieved in the execution of projects and concrete progress has been noted in the laying down of new, advanced networks for sewage, electricity, water, telecommunications, and transport.

The following basic indicators can be observed in this context:

- rate of homes equipped with the following services: potable water 98%; electricity 100%; sewage 94%; W.C. 100%;
- average water consumption: 80 liters per day per individual;
- electricity cost: L.L. 140 (US\$ 0.09) per kw/h;
- average power cut per month:

The electricity network in Lebanon was, as all other infrastructure networks, almost completely destroyed. A new electricity network started operating in early 1996 based on an Emergency Plan for the rehabilitation of the infrastructure. Continuous electricity supply was beginning to be supplied to homes though there was an average of one or two power failures per week as the final phase of the new network was being made fully operational. However, the Israeli incidents against Lebanon in April 1996 destroyed almost completely one power station and severely damaged others leading to power cuts of several hours a day in many regions. The cost of the reparation work is, according to primary estimations, approximately US\$ 1 million.

● *Transport*

Transport and transportation networks in Lebanon were heavily damaged during the military incidents as being direct results of the effects of the bombing and destruction. During this 15-year period, there was a halt in development and insufficient and inadequate maintenance.

The following basic indicators in the transport sector can be registered:

Promotion and sustainability of the quality of transport services:

- percentage of commuter travel by each of the following means: private cars: 27%; public transport: 2%; shared taxis: 4%; vans: 5%; small licensed taxis: 22%; unlicensed taxis transporting passengers illegally and against regulations: 40%;
- average time of a commuter trip: 35 minutes;
- average mortality rate during 1995 for reasons relating to transport: 3,722 car accidents, generating 355 deaths and 3,423 injuries;
- price of gas per liter, including tax: L.L. 550 or US\$ 0.35;
- daily rate of gas used for the transport of one person, with the exception of aviation fuel: 0.366 liters.

Development of roads networks:

After a heavy damage to the road networks and the suspension of development due to the military incidents, the government has been working on the rehabilitation of existing roads according to a medium and long-term emergency plan, and the construction of a modern road network, including a ring road around Beirut and on what is termed the Arab Highway. This is in addition to the rapid rehabilitation and lighting of first the main roads, then secondary ones, and the construction of bridges and tunnels. Important steps have been achieved in the execution of these projects, which will enhance other services in Lebanon in general and Beirut in particular.

35% of all roads are currently in poor condition and the government spends an average of US\$ 40 million per year on maintenance.

Promotion of sustainable use of private means of transport:

- average ownership of cars by people of driving age: 563 cars for every 1000 persons.

It should be noted that the public and private import of motor vehicles into Lebanon is unrestricted and that cars of various types and countries of origin are available in the local market.

Number of seats on public transport per 1000 persons is 1.15.

It should also be noted that, at present, the public transport network fully services Beirut and its suburbs in addition to partly servicing other regions. The government has also formulated programs and projects for the acquisition of additional public transport vehicles through purchasing and grants, in order to expand and improve the network, extend the hours of service, and promote the quality.

The government is at present working on the formulation of a project for the rehabilitation of the railway network to cover over 300 km of tracks.

3- The evolution of human settlements conditions over the last twenty years

When the First UN Conference on Human Settlements was held in Vancouver in 1976, Lebanon was entering a second year of security unrest which lasted until 1990. When the representatives of the states and governments were working on publishing a declaration of principles and pledges and on an international plan of action in the field of human settlements, Lebanon was threatened with losing its unity, independence, and sovereignty. While the participating states, during the first consecutive gathering following that conference, were striving to adopt national policies and plans for the development of human settlements in every field of housing, environment, health and education, etc., the highest Lebanese ambitions were represented in the reconstruction of a ceiling destroyed by a rocket, the provision of treatment for an injured, a shelter for a displaced, a book for a pupil, and the primary means of lighting and heating.

This is why there were no Lebanese plans in any of the fields of human settlements during and directly after the military conflicts though there were responses to exceptional cases in situations resulting from special circumstances. However, the situation started changing during the conflicts with the emergence of reconstruction and development plans.

The framework of the presentation of the development programs, projects and achievements in Lebanon in the field of human settlements throughout the last 20 years will be divided into three stages: the period prior to the military conflicts, the period of military conflicts and the period after the military conflicts.

a- The period prior to the military conflicts

The population of Lebanon was in 1974 estimated at approximately 2.5 million nationals. In addition, around 250,000 Syrians and 300,000 Palestinians were then living in the country together with 100,000 other citizens, half of whom from other Arab countries and half from other nations.

The distribution of the population in the Lebanese regions was estimated as follows: Beirut and suburbs: 43%; other cities: 16%; the rural areas: 41%.

In the late 60s and early 70s, Lebanon reached an advanced level of economic, cultural and scientific growth and prosperity. The capital Beirut became a regional, commercial, financial, touristic and cultural center. Among the most important characteristics of this growth was the contribution it made to the public, private, and non-governmental sectors. The private sector in Lebanon was highly advanced and constituted an efficient element in the economic activity. The GNP was distributed as follows: trade: 35%; services: 20%; industry: 14%; agriculture: 9%, transport and communications: 9%; public expenditures: 9%; construction, energy and water: 4%; in other words the services were receiving 73% of the GNP, whereas the contribution of the productive activities was limited to 27%. These characteristics had, and still have, an impact on the Lebanese economy.

Many Lebanese enjoyed a high standard of living permitting them to obtain basic health, educational, and housing services. Even a medium-wage government employee could own satisfactory home.

The private health and educational sectors were highly advanced, albeit costly, and there was no housing or health policy in Lebanon. Around 50% of the population were living in areas of high population density; approximately 63% in the Beirut suburbs, around 58% in the rural areas, and 41% in Beirut itself. The demographic crisis broke out before the eruption of the military conflicts in Lebanon and the Lebanese government had developed plans since the independence and adopted a method of planning and programming. In 1958, the Council of Planning and Development formulated a five-year project for the economic development which was considered by the IRFID mission¹ as an important and fundamental document for the formulation of a subsequent five-year plan (1965-1969). In the early 60s, the IRFID mission presented its study and the government started adopting its recommendations in various social and developmental fields, and issued 162 decrees relating to social, economic, and administrative reform.

Lebanon had stipulated, during the first half of the 70s, fixed bases for the formulation of an integrated national plan in the field of human settlements. Yet a violent security unrest broke out in 1975, paralyzing the progress potentials in every sector and field and the country entered a cycle of deterioration, terror, and destruction which was to last 15 years.

b- The period of military conflicts

During the period of military conflicts which lasted from 1975 to 1990, Lebanon entered a dark period without hope and with an unknown future. The first concern of the government, the non-governmental and private sectors, and the citizens was to ensure survival and sustain daily life. Any medium or long-term planning was impossible and even unthinkable.

These events hit the Lebanese infrastructure in every field and the most important results were:

- a vast and complete destruction of the Beirut Central District targeting wide areas without exemptions to the infrastructure, residential buildings, schools, factories, hospitals and public administration buildings. The number of damaged residential units reached around 86,751 in addition to 34,670 non-residential units. Water, electricity, and transportation networks were almost totally destroyed, and the services they provided were equivalent to less than 10% of the required amounts. The work of the ministries and relevant authorities was limited to repairs and emergency restoration;
- the destruction of the Lebanese economic infrastructure and the paralysis of most of the sectors including the service sector;
- the absence of an adequate investment atmosphere and the increase of the unemployment rate from 12 to 14%;
- an aggravated inflation, a devaluation of the local currency 382 times occurring during the 80s, an increase of prices 2617 times during the same period resulting in a disparity between revenues and expenditures, thus weakening the middle class;
- the quasi-total paralysis of public administrations and bodies and the dismantlement of their human, technical and administrative potentials;
- an emigration of between 45,000 and 55,000 people per year at a total of approximately 1 million persons or almost 90,000 families during that period;
- an increased number of orphans, widows, and disabled; increased poverty and social disintegration;
- a 6% reduction of number of pupils in primary schools in the early 80s compared with the early 70s as some parents feared sending their children to schools during the military incidents. Only 43% of the Lebanese regions offered a variety of educational units (kindergartens, schools, and institutes for higher education);
- 59% of the Lebanese regions lacked a dispensary, 20% a hospital, and 21% a medical center. These discrepancies were concentrated in the rural regions, namely in the "Muhafazats" of the north, the south, the Bekaa, and the southern part of Mount Lebanon.

The needs arising from the military conflicts and their priorities can be determined according to the following arrangement.

● Needs of utmost urgency

Potable and irrigation water, pipes and sewage, waste dumps, educational and education services.

● Urgent needs

Health care services, agricultural assistance, roads and transportation, electricity and telecommunications.

● The important needs

Social services, public gardens, economic and development projects. The total main cost for the execution of development projects to respond to these needs and priorities was estimated at almost US\$ 1.4 billion.

Lebanon preserved the cohesion of its bases as an entity throughout all the years of the crisis. Public institutions remained, though partly incapacitated and the activities continued, although, on a much limited scale. The evolution of the private sector and the free market contributed to the continuity of the economic activity and prevented a collapse of the Lebanese economy. The public administrations continued on a minimum force with the potentials available; yet, projects dealt with were emergency responses and provisional solutions.

These administrations undertook the following activities in the field of human settlements:

- 1- the Ministry of Housing, the Housing Bank and the Independent Housing Fund continued supplying low interest long-term loans whenever possible, in order to facilitate "adequate housing in cities and villages for the needy and low-income wage earners" according to law 31/73, dated 21/12/1973, which established the Ministry of Housing and the Cooperatives and determined its tasks and prerogatives. The ministry continued providing financial assistance to restore and rebuild what was feasible of the buildings and damaged residential units throughout Lebanon. The General Directorate of the Cooperatives has since 1970 supervised the construction of more than 72 residential cooperatives, and built and restored a total of 2,420 residential units;
- 2- the Ministry of Social Affairs offered the best possible care in its centers for widows, orphans, and disabled. The Supreme Rescue Commission was formed in 1976, incorporating the Social Welfare Bureau which was then undertaking the tasks of the Ministry of Social Affairs. The executive arm of the commission was entrusted with handling the affairs of displaced. The Social Welfare Bureau registered and issued cards to displaced persons and provided periodic food assistance;
- 3- the Ministry of Public Health ensured comprehensive treatments for the injured in most public and private hospitals;
- 4- the Ministry of Education organized official exams most years during the crisis and assisted schools and universities in providing continued education;
- 5- the Ministry of Public Works and the Council for Development and Reconstruction made necessary and provisional reparations of the infrastructure;
- 6- the Ministry of Hydraulic Resources undertook the maintenance of what remained of the water and electricity networks, and the Ministry of Post and Telecommunications handled the incomplete telephone networks.

The number of NGOs involved in the public social order and the provision of services increased during the military incidents; 30% of these worked in family care, 26% in public health, 22% in public services, 10% in child care, 5% in care for women, 5% in the care and rehabilitation of disabled, and the remainder in various other services. The total number of these organizations reached 3,500, taking into account that the number of active NGOs does not exceed 1,500.

c- The period after the military conflicts

The military conflicts, which devastated Lebanon for 15 1/2 years, ended in 1990. However, the Israeli occupation of parts of south Lebanon and western Bekaa, coupled with continued aggressive incidents aimed against the Lebanese territory, generate a methodic destruction of human settlements in every sector and field such as the socio-economic, health, educational, housing and environmental infrastructure. They caused displacement of a large number of residents of the south resulting in an increased number of poor, disabled, orphaned and widowed persons. It should be noted in this context that the latest Israeli aggression in April 1996 severely violated Lebanon targeting the south, the Bekaa and the capital and its suburbs, generating, in addition to the many human victims, the destruction of thousands of residential units, electricity utilities, bridges, roads and other infrastructures which the government only a few months ago had completed. These latest incidents also generated the displacement to Beirut of almost 400,000 persons from 130 villages and towns in the south according to the latest field statistics taking into account the total destruction of a number of villages.

Lebanon was transformed into a reconstruction site after the military conflicts in 1990. The government launched a socio-economic reconstruction and recovery plan and the economic activities gradually returned. The figures show a concrete growth and progress in every economic sector: industry, agriculture, trade and services. The real estate market experienced a boom and the average annual growth reached 6% after the events. An advanced infrastructure started being built and the reconstruction of the Beirut Central District, one of the biggest development sites in the world, will recreate the regional financial, commercial and touristic center. New urban areas are emerging as a result of the destruction of the Beirut Central District, as well as constructions throughout most of the coastal regions on both sides of the highway and in the vicinities of many roads leading up to the mountains.

Despite the negative points of this arbitrary urban expansion, positive aspects emerged from the necessity of developing multiple economic centers.

At present, Lebanon suffers from the repercussions of the violent security unrest (see table of contents: 7th Section; the current situation for Human Settlements) presented in the seventh section and in the presentation of the current situation for human settlements. The problem of water, environment, green spaces, the loss of natural resources (agricultural land, non-developed areas, sandy seashores and unpolluted rivers) was aggravated. These problems increased the ecological degradation of the city and raised the living costs. Lebanon lost almost half its human and material assets, yet steps for reconstruction, rehabilitation and planning have been taken. Every ministry has started to elaborate and implement a plan of action in its domain within the framework of the Global Reconstruction Plan. The elements of an integrated national plan started to be completed in the field of sustainable development of human settlements.

The Taef Agreement, which constitutes a basis for the formulation of the new Lebanese constitution, tackled the issue of balanced reconstruction and the Global

Development Plan. It determined the planning levels and the mechanisms of execution. The document underlined the importance of the human and developmental dimensions for every social task in the framework of sustainable human development. It stipulated the following:

- a consideration of cultural and socio-economic balanced development as a main basis of the unity of the country;
- an adoption of a global unified development plan for the country, capable of developing socio-economic issues in the Lebanese regions;
- promotion of resources for the local municipal councils, unified councils and municipal unions with necessary financial potentials;
- the importance of representing all state administrations in the administrative regions at a high level and the augmenting of the "Muhafez" and "Qaem Maqam" prerogatives to facilitate services for the residents in response to their needs;
- an adoption of an augmented administrative decentralization on the level of small administrative units ("Cazas" and below) through the election of a council for every "Caza" presided by a "Qaem Maqam" to guarantee local participation;
- the establishment of a socio-economic council to guarantee the participation of the various socio-economic and political governmental representatives through consultancy and proposals. This council has been effectively established.

The Lebanese government formulated Plan 2000 for the Reconstruction and Development through which a total of US\$ 11,672 billion was distributed to 19 socio-economic and cultural sectors. Although this is a highly economic and reconstructional plan, due to the Lebanese and regional situations which impose these development priorities, it does not neglect the social aspects and to which funding is distributed as follows: displacement 9%, education 14%, health 4.3%, environment 0.3%. Funds totalling US\$ 15 million were allocated for social projects and for necessary equipment. The plans and programs are distributed to the ministries concerned as follows:

1- The priorities of the Emergency Plan of the Ministry of Housing and Cooperatives are the reconstruction of damaged residential buildings, the resettlement of the displaced to their regions and dwellings, and the evacuation of the occupied dwellings. The total amount contracted by the Ministry to rebuild and restore the damaged residential units reached L.L. 49,589,893,762 as of February 1977 to December 31, 1995. A Housing Bank and an Independent Housing Fund -being transformed into a foundation- were established in order to provide needy citizens with facilitated long-term credits. The number of allocated housing loans with terms benefitting low- income wage earners reached 20,000 and the number of loans administered 11,262 by the end of 1995. The Ministry of Housing and Cooperatives is working on the restoration and the reconstruction of 100,000 residential units at a cost of US\$ 230,000,000 and is also building 100,000 new dwellings at a cost of US\$ 1,220,000,000. The General Housing Plan is divided into two stages:

- a six-year plan for the years 1995 to 2000 with a targeted construction of 160,000 dwellings;
- a five-year plan for the years 2001 to 2005, with a targeted construction of 140,000 dwellings.

2- The Ministry of the Displaced is working on the resettlement of around 90,000 Lebanese families who were displaced during the battles, to their regions of origin. The work is divided into the following basic stages: rehabilitation of the infrastructure in the regions of origin, payment of indemnities to evacuate homes belonging to the displaced, payment of indemnities to the displaced themselves for the rebuilding, restoration and rehabilitation of their homes, the formulation and the execution of the Global Socio-economic Development Plans to develop the regions of displacement and to reintegrate the displaced in their environment of origin. The Ministry of the Displaced adopted a detailed integrated methodology to execute these plans and programs. It has achieved the following up till date: the carrying out of technical inspections of 150 villages, receiving 96,080 petitions from displaced families, paying indemnities to rebuild 3,162 residential units, (See table of contents: "Best Practices" - Pattern of the Resettlement of the Displaced).

3- The main task of the Ministry of Social Affairs concerns human development, and is carried out in cooperation with the non-governmental community and its participants. It starts off with the following concepts and basic methods of work: observing the population and noting the living standards; considering man as a resident, a producer and a consumer; encouraging participation in development with a focus on human and developmental aspects. Among the most important activities and projects executed by the Ministry of Social Affairs throughout the last five years are:

- the contracting of 146 NGOs to provide care to approximately 28,000 children, orphans and those living under difficult social conditions, providing education and technical training at the expense of the ministry;
- the contracting of 33 NGOs providing care to around 3,500 disabled persons, providing rehabilitation and training at the expense of the ministry;
- the contracting of 130 associations for the execution of 169 projects: 105 social and health projects, 17 social services projects, 28 day nurseries and 19 miscellaneous services;
- managing 40 social health centers and 13 branches distributed throughout Lebanon, with almost 75,000 beneficiaries;
- managing 23 main global development services centers and 9 branches with almost 60,000 beneficiaries offering health, educational and social services, distributed throughout Lebanon. The program target is to build 81 main centers, 186 branches, and provide each center with services to 4,000 families, i.e. 20,000 persons;

- establishing rural awareness units in every Lebanese region in charge of organizing rural communities, raising their awareness and executing projects in cooperation with the local population, such as opening agricultural and internal roads, irrigation channels, digging wells, buying trucks and equipping clubs and libraries, etc.
- cooperating with the International Housing Fund by executing a survey on demographic data in order to provide a sample base for a series of social studies.

4- The Ministry of Public Health follows a strategy to balance hospital care and preventive care and control the spreading of diseases. The vaccination campaigns have been fruitful, more than 90% are receiving the triple vaccination and 80% are vaccinated against measles. A forceful campaign against polio was also undertaken. The formation of a parliamentary commission for human and children's rights has led to important legislative results. The Ministry of Public Health started incurring expenses for open heart surgery, treatment of cancer, and dialysis, yet, the hospitalization and examination fees still constitute a burden for the citizen, despite Social Security coverage for officers and personnel of government and public institutions, the wage earners of the public and private sectors and employees.

5- The Ministry of Labor and the International Labor Organization (ILO) are in cooperation with the National Employment Institution and in coordination with the Central Statistics Bureau organizing a project to collect data on the labor market. The project surveys the economically active population and institutions in Lebanon with a goal of building a modern data base on supply and demand of labor in Lebanon, launching an efficient information system for the labor market, and providing a training pattern necessary to develop and organize the services of employment offices on central and regional levels. This survey is carried out using two questionnaires, one for the worker and one for the institution, providing information about rates, type and reason of unemployment to be utilized in the future for training, orientation, organization of the foreign labor, and the setting of employment regulations. A cooperation agreement was signed between the Ministry of Labor, the Ministry of Vocational and Technical Education and the National Employment Office. It stipulates the formation of a joint commission in charge of elaborating intensive vocational training programs in every specialization, according to the needs of labor market and guaranteeing employment for successful participants of these sessions. The Council of Ministers approved this agreement on July 19, 1995. The Center for Intensive Vocational Training is presently being rehabilitated and will offer a technical cooperation program with the ILO. The center was put at the disposal of the Ministry of Labor to train the factory workers in every specialization required and approved by the above-mentioned joint commission.

6- The Ministries of Labor and Hydroelectric Resources, Post and Telecommunications and the CDR achieved considerable progress in the rehabilitation of the infrastructure by implementing a sewage network throughout

most of the Lebanese territory, establishing new water, telephone and electricity networks, rehabilitating and widening roads, and building new bridges and tunnels. These projects were carried out through the Emergency Plan, which started being executed after the end of the military conflicts, at a cost of US\$ 1.4 billion. The projects are continuing to provide efficient, advanced and modern infrastructure networks in accordance with the Global Reconstruction and Development Plan.

7- The Ministry of the Administrative Reform was founded and entrusted with preparing a study on the conditions of the ministries and the public institutions, and with the undertaking of administrative reforms in these, as well as the setting of efficient, advanced, and modern bases and structures.

8- The Ministry of Environment was established to handle environmental affairs in Lebanon, starting with the principles of Agenda 21 of the Earth Summit, held in Rio in 1992, and in accordance with the characteristics of the Lebanese situation and existing ecological legislation. Many initiatives have been taken and concrete progress has been registered in terms of the preservation of the environment. It has set conditions and rules for the quarries and stone industries, and a comprehensive reforestation campaign has been undertaken, as well as the increase of green spaces in the capital and in the majority of the regions. The diversified and moderate climate in Lebanon, together with its beautiful countryside, has contributed to the success of this campaign. A regular garbage collecting service is provided to all homes and streets throughout Lebanon. Progress was registered in the processing of wastes, and an adequate study was formulated to establish a large hygienic waste incinerator. In addition, the potable water adheres to safety standards, as does mineral water extracted from natural springs. Standards imposed on the factories and productive units are now being examined and Lebanon has joined the Biological Diversity Convention. It should be noted that the private and non-governmental sectors, as well as the participation of women in society play an important and growing role in the context of the development of human settlements.

4- Five patterns for "Best Practices" in the field of human settlements development

Lebanon presents many cases of "Best Practices" within the field of sustainable development of human settlements in the framework of the reconstruction plans and programs which are being executed after the military conflicts. This part will present five of the most important ones:

The First Pattern

The Development and Reconstruction of the Beirut Central District through the Real Estate Company SOLIDERE

Lebanon emerged after 15 1/2 years of military conflicts with an almost completely destroyed infrastructure and many socio-economic and human problems. The most severe part of this destruction was concentrated in the capital Beirut, specifically the central business district which had, up till 1975, been the center for commercial, banking and import/export operations as well as for other activities such as law, engineering, administrative and socio-cultural aspects.

At the end of the conflicts, this region was completely destroyed, infrastructure and buildings damaged. Severe health and ecological conditions were caused by the area known as the Normandy Landfill. It had been a small bay which, since 1977, had received all the waste of the capital, including, chemical and industrial waste, many being toxic and heavily damaging to the environment.

The problem was aggravated by the displaced and the squatters, who had sought shelter in vacant buildings in this region while trying to escape military conflicts which affected all Lebanon, living in very poor social and hygienic conditions. In addition, legal property rights and lease contracts were violated and around 120,000 owners, tenants, and occupiers were affected.

Since the government was having considerable material problems and was burdened with other priorities, the Lebanese legislators faced with this situation, could but apply the many laws of the 60s among which law 177, promulgated on 07/12/1991, related to the reconstruction of districts. This law paved the way for the establishing of real estate companies formed primarily by the beneficiaries in the regions concerned, and whose task is to rebuild the regions and districts destroyed by the military conflicts.

The first company which was established as an implementation of the text of this law was SOLIDERE (Société Libanaise pour le Développement et la Reconstruction

du Centre ville S.A.L.). It is in charge of executing the project of the reconstruction of the central district according to a public master plan ratified by the Council of Ministers on October 15, 1992, then amended on March 15, 1994, at the same time ratifying a detailed plan of the project. The program of reconstruction and development of the Beirut Central District benefits from the following factors:

- the special location of Beirut as a recreational, cultural and financial center in Lebanon, feasible of reconstructing property developments equivalent to that of other urban centers in the region;
- the current economic situation and tradition of Lebanon, which will lead to an increased demand for offices, commercial and residential units;
- the traditional characteristics of Beirut Central District resulting from its proximity to the port, and the facility of circulation to the various areas of the city and the airport, and vice-versa;
- the opportunities offered by the comprehensive urban renewal style adopted by the project, expected to generate an attractive urban environment, including numerous and purposeful features;
- the historical, urban and archeological heritage of the center in terms of its special diversity in Lebanon and the region.

At present, two years after the start of the project, it is obvious that SOLIDERE has succeeded in meeting all the challenges facing it. First, it was able to find the necessary capital for the company (US\$ 650 million), then find a formula of friendly understanding at the start of the project, formulate a plan for modern advanced infrastructure, treatment for the Normandy Landfill, and the creation of a new seafront for the capital. It also contributed to the financing of indemnities to the displaced, in addition to the preservation of the heritage and archaeological sites of the city.

In addition, SOLIDERE has gained the confidence of the Lebanese abroad, as well as that of the international community and foreign corporations. It is striving for Beirut to reassume its role as a financial and cultural center in the Middle East.

1- The project

The area of the central district is 1.8 m² and comprises the most important public squares and avenues of the capital. The reconstruction project preserves its important vestiges such as the Martyrs' Square, the Parliament Building, the Nejmei Square, the Seraglio, Riad el Solh Square and others.

The renewal plan of the central district includes every aspect of reconstruction and development. The project will reclaim around 608,000 m², transforming what was a Landfill into a public park, cultural and leisure centers, residential areas, and business and commercial offices; in addition to all the modern infrastructural constructions in terms of streets, utilities, public squares, and maritime facilities.

The project will, after zoning, rebuild and develop 4.69 million m² of the maximum constructed area, thus giving the Beirut Central District a harmonious variety of diversified activities.

The Public Master Plan of the project aims at building financial, residential and office buildings with fascinating views of the Mediterranean Sea, and the mountains. It also aims at building commercial centers, hotels, art and cultural halls, public parks, pedestrian precincts, such as the extension of the famous maritime cornice of Beirut. The project allocates around half the area targeted for housing and recreation for the preservation of the rich heritage of the city. Detailed studies have been formulated to restore certain buildings, monuments and statues, and to protect archaeological sites from damage and destruction.

The Beirut Central District reconstruction process coincides with the large economic growth Lebanon is experiencing. Hence, the project is characterized by flexibility, enabling it to respond to the requirements resulting from this growth in such a homogeneous way within the sought urban development objectives.

2- Overview of SOLIDERE

The Société Libanaise pour le Développement et la Reconstruction" (SOLIDERE), of the Beirut Central District, is a joint stock company of beneficiaries of the central district, i.e. owners and tenants of properties and of financial investors. Their financial contributions provided the funding of the infrastructural execution permitting the start of the project.

SOLIDERE was established on May 5, 1994, at a legal meeting of the shareholders. The shares of the company are of two kinds:

- the (A) category shares: issued to property owners in the Beirut Central District and to individuals and corporations with rights therein against their real estate property contribution. Following initial evaluations by appraisal committees, a Higher Appraisal Committee determined the total value of private real estate in the central district to US\$ 1.17 billion. The (A) category shares are distributed to the beneficiaries in kind through the distribution committees appointed by the state;
- the (B) category shares: issued to financial investors against their cash subscriptions with a total value of US\$ 650 million.

SOLIDERE has three tasks:

a- The infrastructural work

SOLIDERE is responsible for the execution of the infrastructural work in the Beirut Central District, executing thus the decision of the Council of Ministers, dated August 10, 1994. These projects include opening of roads and tunnels, construction of bridges, allocation of sufficient areas for the public squares and parks,

construction of pavements, setting of electrical posts, and the establishing of a subsidiary power station. SOLIDERE is also treating the region of the Normandy Landfill and treating the environmental pollution. Among the infrastructural projects are the protection of the newly reclaimed land from the sea and the rehabilitation of the region facing the Hilton Hotel. It is done by the building of a 1 km long maritime protection rampart, formed of huge concrete blocks put under the water level so as not to hinder the view. In addition, two marinas with mooring for more than 1,000 leisure yachts, a cornice and public works. In exchange for executing infrastructural work in the traditional central district and in the newly reclaimed areas, at a cost of US\$ 575 million, SOLIDERE receives 292,000 m² of the newly reclaimed land, an area of 608 m², and the Lebanese state holds the rest, i.e. 316,000 m². SOLIDERE will earmark an area of 106,000 m² in the central district to establish public squares according to the Public Master Plan adopted by the state.

b- The property development

SOLIDERE will restore and rehabilitate the buildings not claimed by their previous owners and which are restorable, number of which exceeds 260. As for the new construction, the company will develop a part of the available land and will sell the remainder to real estate development companies. The new development will cover 571,000 m² in the traditional Beirut Central District, in addition to 161,000 m² of the newly reclaimed areas.

c- The management of the properties

The management of the properties and the other facilities.

3- The Public Master Plan

The Public Master Plan of the Beirut Central District was formulated focusing on reconstruction and development. The Council of Ministers officially ratified it in its final formula in March 1995, after a series of specialized, in-depth studies.

The main characteristics and objectives of the Public Master Plan are:

- The reintegration of the Central District within the metropolitan area of Beirut and the strengthening of its links with neighboring areas through improved pedestrian and vehicular networks, and a comprehensive public transport.
- The preservation of the historical core of the city, namely, the area stretching from the Serail Citadel in the west, to the Martyrs' Square in the east. Within this district, all remaining historical buildings, as well as the banking buildings along Riad al Solh Street, will be preserved and are in the process of being renovated. Historical preservation is expected to increase the value of the new real estate development in the Beirut Central District.
- The development of a mixed-use zone in the reclaimed land stretching from the planned seaside park to the first basin of the port. This area will command superb views over the Mediterranean, the port of Beirut, the Bay of Jounieh and the hills and mountains beyond. The development will include a financial district.

entertainment, recreational and shopping facilities.

- The reconstruction of the old souks Ayyas, Tawileh and Al-Jamil and others in the area extending from Bab Idriss to the locality of Khan Antoun Bey.
- The preservation of the residential districts of Saifi, Mar Maroun and Zkak al Blat and the development of new projects and public areas with the purpose of improving the quality of life in these neighborhoods.
- The extension of the residential area of Wadi Abu Jamil along its natural topographical inclination to the waterfront. The renovation and restoration of several traditional Lebanese houses in order to preserve the Levantine character of this neighborhood and seafront.
- The development of a seaside park on the waterfront zone including cultural facilities such as a national library and centers for the arts. This area is expected to become one of the main public and tourist attractions of the Beirut Central District.
- The construction of a tree-lined seaside promenade which will extend Beirut's famous seaside cornice.
- The provision of adequate links between the traditional center and the reclaimed land zone. To this end, an east-west highway, offering a view to the sea and the mountains, will be built across the Beirut Central District.
- The integration of the archeological finds from the excavation site located between Martyrs' Square and Nejme Square into modern developments.
- The development of the Minet al Hosn neighborhood into a mixed-use area comprising residential, hotel and office spaces.
- The creation of a better visual and urban link between Martyrs' Square and the waterfront.
- The adoption of a policy that limits the number of high-rise buildings and restricts their location to areas along major Beirut Center District gateways to the central district, the hotel district, and the new financial district.
- The provision of service roads and under-ground public parking facilities in key locations, so as to reduce vehicular traffic inside the Beirut Central District.

4- The program

The reconstruction of the Beirut Central District is a major endeavor of historic proportions. It covers a total land area of approximately 1.8 million m² including 608,000 m² of reclaimed land on the sea front. Of the total area, 86.3 hectares will consist of SOLIDERE development lots. The remaining area will consist of government properties such as roads, utilities, squares, and public gardens and places of worship.

Planning studies for the project were prepared on the basis of a Beirut Central

District protected population of 40,000 residents and 100,000 day-time employees.

The total area of the Beirut District Center project is distributed in the following manner:

BUILT-UP AREA IN SQUARE METERS:

Offices	1,565,000
Residential	1,924,000
Commercial	623,000
Cultural Facilities and Government Offices	358,000
Hotels	220,000
Total	4,690,000

Sufficient flexibility is provided for further modifications in the future.

The following are the main considerations ensuring proper provision of the various functions and activities:

- Financial, business and ancillary services:

In the modern financial center planned on the sea-front, national and international companies operating in the region will have a prestigious location for their headquarters or local branches. This center will be equipped with sophisticated infrastructure facilities.

- * Maritime agencies, wholesale and import-export companies will find in the Beirut Central District convenient locations for their operations, particularly in view of its proximity to the port.
- * Riad al Solh Street has traditionally been Lebanon's banking headquarters. Most of the buildings on this street were not seriously damaged and will be refurbished.
- * The Central District will attract small enterprises, as they had been before the war.

- Residential

Traditionally an integral component of the Central District, residential buildings established a necessary continuity with adjacent residential areas outside the Central District and contributed in keeping the center alive outside business hours. The shortage of housing in Beirut, along with the planned attractive urban environment and the catering to various income groups, will reinforce the necessity of undertaking the project.

Commercial activity

- * Commercial establishments previously located in the area will be attracted back to the Central District on account of its central location, modern infrastructure, pedestrian zones, and new attractive urban landscape.
- * The reconstruction of traditional souks designated to pedestrians, is expected to be an incentive in the development of specialized retail and small business.
- * Retail establishments and small businesses will benefit from their proximity to other business such as wholesale, brokerage and transport agencies, and to planned residential, recreational and cultural developments.

Cultural, recreational and tourist facilities:

The Central District has traditionally housed a wide range of hotels, cafes, restaurants and night clubs. Their presence is required in the creation of an environment conducive to business. The new Central District will offer opportunities by the redevelopment of the coastline, and the program for the preservation of archeological and historical features in the area.

Governmental

The Central District houses the refurbished Parliament building, as well as several ministries and government offices to be restored, for example, the Serail which previously housed the Council of Ministers and the Municipality of Beirut. Its traditional role as an administrative center will be re-established and the government has already approved plans for the restoration of the Serail which will again house the officers of the Council of Ministers.

5- Assessment of demand for built-up space

Assessment of the demand for built-up space has been done in reference to a number of macro-economic, demographic, and urban planning considerations to respond to an urgent need for new centers of activities in the city, such as souks, financial, cultural and recreational centers.

The development and reconstruction of the Central District accompanies an expansion of the Lebanese economy which makes the project the more enticing. Lebanon's GNP, valued at US\$ 5 billion in 1993, is expected to double during the coming 10 years with a growth rate of 7 to 8%. Bank deposits, currently estimated at US\$ 10 billion, are expected to increase substantially as Plan 2000 is implemented.

An increase in banking resources from new deposits will result in the availability of finance for the purchase of homes and the leasing of shops and commercial establishments. This issue is relevant given the acute shortage of housing due to war-related destruction and population influx to the capital city.

The population of Greater Beirut, today at 1.5 million, is increasing yearly at a rate of 2.5 to 3%. In the next 10 years, it is estimated that there will be a need for 400,000 housing units.

The Central District's attractive outdoor environment with pedestrian areas, parks and squares, will make it a competitive area in a city generally lacking such amenities.

At current figures, 12 million m² were constructed in Lebanon in 1993. SOLIDERE's entire built-up area of 4.69 million m², built over a number of years, represents only a small percentage of the total construction in the country.

The return of peace to Lebanon and the dawning of a new era in the Middle East will lead to a business expansion, with the return of Lebanese entrepreneurs and representatives of foreign companies.

Before the war, around 80,000 foreign families resided in Lebanon and this figure is expected to rise to 100,000 in the coming years. The Central District will offer them, and the Lebanese at large, a choice of residential and commercial locations.

6- The prospection for archaeological vestiges

Through the work of SOLIDERE, a vast archaeological wealth has been unearthed, attracting international organizations, archaeologists, and historians from all over the world. The archaeological relics of Beirut and the region, particularly those found in the Central District, constitute most important discoveries which will bring to light the history of Beirut and the region during the Ottoman, Byzantine, Roman, Hellenic and Phoenician periods, and even from the pre-historic times. These issues had been ignored until early 1992.

As owner and responsible for the above mentioned regions, SOLIDERE is working on the excavation and the preservation of significant finds, and on re-designating certain areas in order to preserve this wealth.

The Second Pattern

The resettlement of the displaced

As a result of the military conflicts, many families were displaced from their area of origin. Their number reached 90,000 displaced families, among which 45,000 families were illegally occupying dwelling and 120,000 families living under great difficulties in non-residential places.

1- The effects of displacement

Displacement caused a multitude of negative effects in every sector and activity and on all levels:

- on the social level: a social and political imbalance, and an imbalance in the geographic and demographic distribution;
- on the economic level: damages in all the productive sectors, expatriation of capital, the imbalance in the labor market, an increase of unemployment, and an aggravated poverty rate;
- on the developmental level: a paralysis of the recovery and development projects;
- on educational, health, residential, and psychological levels.

2- The governmental policy

The return of the displaced to their villages and towns constituted a main priority in the policy of the government after the end of the military conflicts. A vast official and popular strife for the resettlement of the displaced started on October 12, 1991. In June 1992, the National Conference for the Displaced was held, and it adopted recommendations which determined the framework of the solution and the mechanism of return. They were later ratified by the Council of Ministers on July 7, 1992. It ratified the setting up of a National Council for the Displaced and established a return and reconstruction fund. On October 11, 1992, the Ministry for the Displaced was formed, as well as the Central Fund for the Displaced handling funding and projects. The most important general principles of the Ministry of the Displaced are:

- the adoption of a comprehensive development as a basis of the reconstruction process of the destroyed villages and the production sectors there, in order to reinforce the return;
- the participation of the people concerned, the displaced and their local authorities, in choosing, planning and executing all the projects related to their return, namely local civil reconciliations and congenial circumstances to enforce the return of the displaced;

- the activation of the role of the return committees in the villages, towns, and districts, making these directly involved in determining the special needs of their region and in the formulation of adequate plans and programs;
- the guarantee of the continuity and progress of all projects relating to the return of the displaced, namely the developmental ones;
- the necessity of establishing a mechanism for funding and loans, to guarantee development continuity;
- the allocation of special care for under-privileged groups such as families without a provider, aged, orphaned, pregnant, and disabled;
- encouraging the contribution of non-governmental and private sectors to invest their potentials in the development projects in affected regions;
- guaranteeing protection of the rights of the returnees and residents in accordance with human rights respected and guaranteed by the Lebanese constitution;
- evaluating the conditions of the poor, determining the reasons of poverty among the returnees, creating job opportunities, and providing productive projects to alleviate poverty;
- striving to pinpoint women's needs and aspirations in the agenda of the displaced return program. Consequently, planning the projects which lead to the reinforcement of women's roles in the development process, and striving to rehabilitate them economically and socially, contributing to the guaranty of equality between men and women in the proposed projects.

3- The main execution principles

The decision of the return is a comprehensive national decision pertaining to all the displaced from the various Lebanese regions. As for the execution, it will be by stages in accordance with the General Plan of Return, starting by the regions where complications are fewer non-existing. The success of the execution is a guarantee for the success of the consequent stages. The choice of regions was made according to political, security, geographic, and financial criteria drawn from the material reality of these regions. The ministry set six main objectives for the execution of the return program based on the general plan:

- the rehabilitation of construction activities sites;
- the rehabilitation of the infrastructure;
- housing: evacuation of illegally occupied dwellings, restoration and reconstruction of partially and totally destroyed homes;
- the rehabilitation of the social sector;
- the rehabilitation of the economic sector;
- achieving civil reconciliations.

4- Work methodology of the Ministry for the Displaced

a- The first objective

Evacuating partially or completely destroyed properties in villages and towns in order to estimate the damages and to rehabilitate the areas in accordance with ecological conditions. Work is granted by the Central Fund for the Displaced after the preparation of the specifications.

b- The second objective

The rehabilitation of the infrastructure and the public and private communication lines in the affected towns and villages, in coordination with the ministries concerned, after receiving necessary technical studies to determine the rehabilitation needs and establishing time frames with the Ministry of the Displaced.

c- The third objective

The evacuation of illegally occupied dwellings, and the partial or total restoration of destroyed dwellings. The ministry has allocated some funding to guarantee adequate dwellings for the families concerned, whether displaced or not. This is in addition to the restoration indemnities of a maximum of L.L. 18 million, and of L.L. 30 million for reconstruction and L.L. 4 million for improvement purposes within a maximum area of 150 m² per dwelling.

d- The fourth and fifth objectives

The Ministry of the Displaced plays the role of coordinator, in the rehabilitation of the economic and social sectors through liaising with committees of returnees, the ministries concerned, the NGOs, the international organizations and the "We Are Returning" program.

e- The sixth objective

Achieving the reconciliation after the preparation of an adequate atmosphere for the return of the displaced, namely in the regions which experienced severe military confrontations and where indigenous reconciliations constitute one of the main guarantees for the psychological stability of the returnees and the residents.

5- The executors

- The Ministry for the Displaced.
- The Central Fund for the Displaced.
- The Ministries of Services (Hydroelectric Resources, the Municipal and Village Services, Public Works, Education, Vocational and Technical Training, Health, Social Affairs, Foreign Affairs, Agriculture, Telecommunications, etc.)
- The Governmental and Non-Governmental Organizations (GOs and NGOs) and the UN organizations.
- The UN Program for the Support of the Return of the Displaced. "We Are

Returning", is a nationally executed program in the framework of the Ministry for the Displaced in cooperation with the UN Volunteers' Program. The UNDP and UNESCO participate and this program sets the objectives and plans in the regions of the return as follows: supporting the local community in the affected regions, providing technical assistance in the field of reconstruction and restoration, locating financial funding, reinforcing role of women, providing the reconciliations to support and protect the returnees, providing health care services and education for every returnee, extending economic support for the returnees by guaranteeing sources of revenue, supplying early intervention in the planning of the destroyed towns and villages, formulating plans to guarantee the different municipal services, and initiating studies on conditions in the villages and towns in the affected regions, in cooperation and coordination with the return committees.

6- The achievements

- Evacuating destroyed residential units in 61 towns and villages at a cost of L.L. 619,739,880 (US\$ 2,923.886).
- Evacuating 60,240 illegally occupied dwellings.
- Paying restoration indemnities for 13,796 residential units at a total cost of L.L. 23,311,160,000 (US\$ 14.753.890).
- Paying the reconstruction indemnities for 3,162 residential units at a total cost of L.L. 14,834,000,000 (US\$ 9.388.600).

7- The requirements

- Housing and dwellings: Providing new dwellings for extended families through granting loans totalling an estimated L.L. 316,000,000,000 (US\$ 200,000,000).
- Rehabilitating the economic sector by the creation of job opportunities for the returnees and of incentives for Small and Medium Enterprises (SME) through a program of loans to guarantee approximately 2,000 job opportunities at an estimated cost of L.L. 47,000,000,000 (US\$ 30,000,000).
- Reviving traditional handicraft and providing loans for the rehabilitation of 350 large industrial, commercial, and craft institutions at an estimated cost of L.L. 79,000,000,000 (US\$ 50,000,000).
- Subsidizing the agricultural sector in the affected regions (loans and grants) at an estimated cost of L.L. 31,600,000,000 (US\$ 20,000,000).

The Third Pattern

Rehabilitation of the Southern Suburb of Beirut

The southern suburb of Beirut extends along the seashore and the old Sidon Road in an east-west direction, and from the borders of Beirut in the north to the Ghadir River in the south. The area covers approximately 17.8 km² at an altitude varying between 0-60 meters.

Up until less than 50 years ago, orange, olive, and vegetable orchards covered most parts of this region. Then the population drastically increased from almost 140,000 inhabitants in 1969 to 155,000 in 1970, and from 250,000 inhabitants in 1980 (excluding the Palestinian refugees in the Sabra, Shatila and Burj al Barajneh camps), to 300,000 in 1984 and to 350,000 in 1993, i.e. almost equivalent to the number of residents in Beirut proper.

This rapid and unauthorized expansion was not accompanied by the provision of adequate infrastructure and services, and has resulted in problems similar to those suffered by cities in the Third World as a result of rapid growth. The military conflicts and continued Israeli aggression has played an influential rôle in the displacement of the population from the south, western Bekaa and certain regions within urban Beirut to the southern suburb. Moreover, the breaches of laws during the military conflicts opened room for several violations of the building code. The population density increased to a very high degree in some regions. Hence, 25% of the resident families live in dwellings with a total area of less than 50 m², and 55% in less than two rooms, noting that the average number of family members is 5. The population now residing in the southern suburb of Beirut is estimated to be 350,000 inhabitants, increasing fivefold in some districts.

The road network of 200 km, most of which was built during the last three decades, without prior planning.

The region in general lacks a drainage system for rain water and the roads are frequently submerged during heavy downpours. The sewage system was built in the early 70s and is inadequate to respond to the current needs of the population. A water filtration plant, to be located on the coast south of the Ghadir River, will in the future handle the final treatment of waste water before being drained into the sea through a duct (1,200 m in diameter) which has been built but not operational yet. The southern suburb of Beirut receives potable water from many sources such as the Jeita Grotto, the Daishunieh Spring, the Hadeth and the Damur wells, as well as others in the suburb. These are all adequate and have been extended to new districts without proper authorization. As for the telephone communication services, they were poor and subsequently became completely non-existent during the military conflicts. The main streets had lighting, yet the public electricity network became inoperable after the military incidents. The Ghadir River becomes a swamp of stagnating water during summer, and there is a risk of flooding the neighboring areas, including the airport as the Ghadir River passes through the premises of the Beirut International Airport, for approximately 850 meters. The drainage channel under the airport can only handle a third of the flow.

For a comprehensive solution to the problems of the southern suburb of Beirut, an

integrated program, including the formulation of an urban planning plan comprising equipment requirements and transport network, is needed.

When the military conflicts ended in 1990 and while waiting for the formulation of the required integrated program, the government started rehabilitating and developing the existing infrastructure including roads, rain and waste water drainage (sewage), potable water, communications, power distribution and streets lighting networks, in addition to evaluating the Ghadir River waterway which constitutes an open drain for sewage, and liquid waste from factories.

During the last quarter of 1993, the government started a comprehensive rehabilitation project of the southern suburb of Beirut at an estimated cost of US\$ 300 million. A preliminary study of the rehabilitation of close to 60km of main roads was prepared, costing US\$ 190 million. The execution of the first part of the project, estimated at US\$ 65 million, has been given out for concession. Till date, work has been executed at a cost of US\$ 25 million. Law 246/93, dated 12/07/1995, stipulates a period of 10 years as of 1993 for the completion of the project. The project includes the following parts:

- the rehabilitation of the road network by replanning;
- the rehabilitation of the drainage network for rain water, including work in 4 parallel directions:
 - * the complete and efficient prevention of sewage leakage into the rain water drain, to protect the seashore from pollution during summer;
 - * the cleaning of the current network and the restoration in the parts which will remain;
 - * the edification of new main lines, sufficient for absorbing the ten-year flood¹;
 - * the building of secondary lines for drainage in addition to the main lines;
- the rehabilitation of the sewage network, including the following works:
 - * cleaning and restoring the parts of the network which will remain;
 - * building new and adequate main lines adjacent to the Laquis Channel²;
 - * building new lines to replace obsolete or inadequate ones, and to extend these to reach places still lacking a sewage system;
 - * completing work of the water filtration plant in the south of the Ghadir River and connecting it to the maritime drain;
- the rehabilitation of the communication network by putting ducts in the roads, so as to prepare for the Ministry of Telecommunications to lay wires and telephone network in the southern suburb according to its program;
- the rehabilitation of electricity to provide a complete street-lighting system, including conducting repairs of the existing network and the installation of a system to streets not previously provided for;
- the rehabilitation of the waterway of the Ghadir River including building a closed concrete channel extending from the old Sidon Road to the airport with an approximate length of 3,400 meters, to absorb the draining of the one-hundred-year flood³. Roads with ducts and pores for the various public services, pass over and in the vicinities of the channel.

1- Excessive quantities of rain expected to fall once every ten years.

2- A channel to drain rain water from the Ghbeiri region which runs under the airport into the Ghadir River on its way to the sea.

3- Unusual quantity of rain expected to fall once every 100 years, however it could happen once every 20 or 30 years more.

The Fourth Pattern

The Redevelopment of the south-West Suburb of Beirut through the ELISSAR Institution

The south-west suburb of Beirut, subject of the redevelopment through the public institution ELISSAR, lies between the Mediterranean Sea in the west and the Airport road in the east, and between Beirut International Airport and the unregulated districts in the Bir Hassan area in the south, to the Adnan el Hakim Street in the north. The area amounts approximately to 560 hectares and is adjacent to the southern suburb of Beirut. However, it is not covered by the rehabilitation projects in that region, except for specific kinds of work which cannot be separated between the two regions such as main lines for rain water and sewage drainage and the main road network.

Legal construction regulations designate the regions along the seashore for tourism development and parts of the areas on higher altitudes for residential use. The southern section is subject to civil aviation easements as it is adjacent to Beirut International Airport, and incorporates the axis of the western runway which is frequently used for landings.

Some residential and other buildings were illegally constructed in 1958 on public and private properties. This issue was aggravated during the military conflicts when an intensive displacement was experienced in many regions resulting in the emergence of an arbitrary urban center including commercial, industrial, and service activities with a population in excess of 70,000 inhabitants. Most of this urban development was built on public and private properties without licenses and without abiding by construction regulations, the Civil Aviation Authority easements and civil regulation. No provisions were made to provide minimum services such as infrastructure (roads, drinkable water, electricity, sewage, etc.), health care and following building regulations and standards.

The Lebanese Government decided to rearrange and rehabilitate this region in a modern and advanced way. The public institution ELISSAR was established for this purpose. It is a commercial institution of a moral entity and financial and administrative independence. The aims are to alleviate the problems of the above-mentioned regions, specifically housing, property regulation, creation of job opportunities and protection of the urban character of the region.

The following work has been entrusted to ELISSAR:

- 1- provisional ownership within the context of the project, including all the rights over these properties;
- 2- the formulation of public equipment programs, and their direct execution through specialized administrations and bodies, and through municipalities;
- 3- the annexion and zoning of properties within this context, in accordance with the imperatives of the formulated regulatory plan and the redistribution of properties, after arrangements with owners regarding indemnities;

- 4- the formulation of a construction plan, and implementing the reconstruction directly through the owners or through any other agreements deemed satisfactory;
- 5- ensuring the return of tenants and investors to newly constructed buildings providing compensation.

ELISSAR executes its work as follows:

1- It deducts 25% of the total area within the context of the region, in order to build or widen streets, establish public gardens, squares and the other amenities and facilities. Streets, squares, and other public properties located inside the region, are not included in the 25% mentioned on the date of the ratification of the regulation elaborated for the region and whose ownership remains due to the administration.

2- The institution issues to property owners, tenants and investors of the property lying within its context, nominal certificates representing the value of the property share of each party, estimated in terms of money, area, or both. These certificates can be exchanged one year after date of issue.

3- ELISSAR can, through a decree issued by the Council of Ministers, issue indemnities in cash to beneficiaries whose commercial activities do not conform to the directives of use adopted in the regulatory plan formulated for the region where the property is located. Beneficiaries, whose indemnities do not exceed the specified amount determined by the above-mentioned decree, will in all cases be compensated by the institution.

4- After managing the region, ELISSAR allocates to each beneficiary, property or shares in constructed or non-constructed property, the value equivalent to that of the indemnities represented in the certificate. The beneficiary has an option of property, shares in a land or building, or joint property rights in a constructed property.

5- After managing and reconstructing the region, the indemnities to tenants and investors of property allocated for rental are issued in regions equivalent in nature, location and value to the original property, without incurring additional payment. The rental of the new premises is determined by an agreement between owner and tenant. In cases where no agreement can be reached, the owner can request the relevant court to set a fair rental without adhering to a maximum amount.

6- Mortgage, insurance, concession and requisition rights issued for properties and commercial institutions situated within the context of ELISSAR, are subject to certain time restrictions regarding ownership transfer to ELISSAR. These rights are transferred, in accordance with their previous category, to the certificate mentioned in paragraph 2 above; then, if deemed necessary, to the property or rental specified for the owner or the tenant by the management of the region.

The regulatory plan for the region was formulated and ratified by the Council of Ministers and the public institution ELISSAR established on June 29, 1995, and a board of administration appointed. The plan stipulates a period of 10 years for the completion of the project, after which ELISSAR is automatically dissolved.

The Fifth Pattern

Management of the Tripoli Extension

including Annexion and Zoning Method

Tripoli is the second largest city in Lebanon after the capital, Beirut, and has a population of approximately 300,000. It is the regional center of northern Lebanon for administrative, commercial, educational and health services.

Before World War II, Tripoli was a small city surrounded by citrus trees irrigated by the Abu Ali River, but the city expanded after the war. In the early 80s, urban development covered most land allocated for construction and an arbitrary expansion has started encroaching on neighboring agricultural land. The government then decided to expropriate southern regions, re-zoning the areas and prepare for urban expansion.

The execution of this operation started in 1989. The area of agricultural land and orchards in southern Tripoli, subject to the annexion and zoning process, (approximately 3 million m²), will form a new urban expansion region for around 80,000 inhabitants according to the construction density determined in the urban planning system in the locality.

The land annexion and zoning process in the residential sectors constitutes one of the means available for the public administration to adequately prepare for urban expansion. It aims at re-managing the land in order to achieve the development of a sound urban environment where the inhabitants can enjoy a good quality of life. The process includes the following procedures:

- 1- A commission of engineers and experts, under the supervision of a judge, estimates the value of the properties in the affected region. It declares the estimation of every property, handles complaints and settlements, and declares the final estimation of each property based on the financial value. Ownership of private property is temporarily exchanged against an equivalent financial amount.

- 2- The property borders are canceled, and the region is re-divided and re-zoned suitable for construction in terms of form, area, and provision of public services. All the ratified plans are canceled, and public properties, already existing before the annexion and zoning process, become properties of the public administration.

- 3- The commission plans the development according to zone, and distributes land to the beneficiaries, in accordance with the percentage of previous ownership.

- 4- The public administration deducts 25% of the total area of private land in addition to the public area already existing. This area is used to provide public services in the region such as roads, gardens, playgrounds, schools, hospitals, etc.

The planning of the operation in Tripoli was formulated with certain basic principles, the most important being: the gradual adoption of a road network in

accordance with the importance and location of the property; the division of the region into districts, each surrounded by an area approximately of 28,000 m²; the development of gardens and public services; and the establishing of a center of the district.

The division and re-zoning stage is completed and new properties have been distributed to their owners. The execution of the infrastructural work is currently given in concession, the projects include roads, drinking water, sewage and rain water drainage, electricity, telephone, and street lighting. The costs are estimated to be US\$ 35 million, the time frame for the execution of these projects is estimated to be two years.

5- The priorities of sustainable development of human settlements

Given the characteristics of the Lebanese situation, circumstances and latest developments experienced in the country, and the needs they generate, as well as the programs and projects being executed, the priorities in the field of sustainable development of human settlements, can be determined as follows:

- * the resettlement of the displaced in their original regions and homes;
- * the provision of adequate dwellings for the category most in need;
- * the rehabilitation of the infrastructure, specifically services required for international trade purposes;
- * the setting up of an advanced and developed data and statistics base;
- * the integrated rural development in all sectors.

PART II

The National Plan for the Sustainable Development of Human Settlements in the Context of the Global Construction and Development Plan

The sustainable development of human settlements requires a geographical and functional Global National Development Plan, i.e. with the availability of all urban functions, the most important ones being : housing, employment, communication, and the services (education, health, infrastructure and recreation).

1- Attempts for the study of the global development

The state has since the 60s attempted to formulate a global development plan. The first attempt took place in 1961 through the IRFID mission, whose report included the results of the statistics collected relating to villages and rural areas. It also included analyses of living standards and development indicators, in addition to a complete inventory of social needs and infrastructure, as well as a study of development opportunities available on the national and regional levels.

The Ministry of Planning conducted several studies immediately following this report, the most important being a statistical field study on industrial institutions, in 1972. The Green Project conducted additional studies on rural regions. The General Directorate of Urban Planning conducted studies of regulatory plans for a number of regions in relation to the IRFID mission's proposals, and also published the "White Book" for the region of Beirut in 1972.

A major part of the infrastructure was destroyed during the military conflicts in Lebanon between 1975 and 1990. The displacement affected demographic considerations and living standards. A central decision-making body was absent, and consequently the monitoring of urban development was non-existent, leading to an arbitrary growth in many regions and to the emergence of ecological problems, in addition to suspension of international statistical studies related to the changes in the country. The conflicts led to a kind of spontaneous decentralization which contributed to the development of some regions outside the capital. Benefits can be derived from this phenomenon to facilitate the task of redistributing population and activities to the various regions to achieve balance.

The government tried during the military incidents to follow the Global Development Plan. However, the conditions of these events prevented this, and it resorted to dividing the plan into a sectorial and regional development.

In this context it formulated in 1986 a study for an urban master plan for Beirut, in

order to solve the problem of population density in the city. The directives of the plan corresponded to those of the study of land management, which stipulate a total population not exceeding 2,200,000 inhabitants in the year 2010. If unchecked, the population number of Beirut will reach 2,800,000 this year, and the major proposal of the master plan will fail.

2- The current plan

The Taef Agreement set a framework for peace in Lebanon which prepared the atmosphere for a socio-economic recovery process. The reconstruction projects started in 1991. The private sector achieved a concrete progress and a remarkable increase in the production of the local market and of export. The government also began to execute some of the priority projects for the rehabilitation, by taking measure for the achievement of monetary and economic stability. The Council for Development and Reconstruction (CDR) started planning for economic recovery and in late 1991 presented the Emergency Program for the priorities.

The Emergency Program was updated and amended in 1992 based on field surveys of the damage and intensified consultancy with the missions of the World Bank to Lebanon, leading to the establishing of a National Emergency Recovery Program (NERP). It is covering a three-year period and aims at rehabilitating the main social infrastructure through the provision of technical assistance. Progress was achieved in 1992 in terms of attracting an international financial support in order to execute the Emergency Program.

While the government started to execute this program and achieve remarkable progress in this field, it also moved forward in the planning for a reconstruction and comprehensive development process, covering all sectors and regions. It formulated in this context Plan 2000, which constitutes an investment-spending program for the public sector for a period of ten years (1993-2002), at a cost of US\$ 11.7 billion.

The Reconstruction and Development Plan includes a sustainable development plan for human settlements, covering fields and sectors directly related to this development and which constitute the establishing of an adequate and encouraging environment; such as infrastructure, education, health, environment, housing, and socio-economic development.

The plan has two goals:

- short-term; in a complementary way joining the Emergency Program with the Parallel Program for Reconstruction and Development (PPRD), including additional investments for the expansion and development of equipment and public services, which play a fundamental role in eliminating socially, economically, and politically critical imbalances, thus providing medium-term requirements for social and economic development and recovery;

- long-term; evaluating future needs in terms of facilities, public services, regional management and setting adequate framework to determine the necessary actions and procedures in order to meet the needs and give estimations concerning projects to be executed by the public sector.

Although the public sector carries fundamental responsibilities in providing development conditions and keeping pace, progress will be achieved in the context of the free economic system, considered traditionally Lebanese. It gives the government the role of encouraging the private sector to activate its activities through guiding and inspiring the growth process. In this context, the Indicative Plan 2000 was formulated, proposing a clear investment program for the public sector, aiming at setting a framework for sustainable development and encouraging and stimulating investments from the private sector, leaving the freedom of choice to the latter in terms of investments.

3- The strategy of the plan

Plan 2000 was formulated on the basis of the following main public objectives:

- achieving levels of adequate living environment and welfare, in the context of an advanced society, and a recovered competitive economy, capable of playing a central role in the region.
- insuring a balanced distribution in the regions for development and socio-economic progress.
- focussing activities of the public sector on providing the private sector with the necessary conditions to be a driving force of the growth process.
- achieving a socially fair development, guaranteeing the incentives for all classes of people to seize the opportunities for progress and benefit from them.

The strife should be for the achievement of these objectives in circumstances when, today, Lebanon's needs seem to be numerous and its potentials limited. That is why the priorities and the choices should be determined. The experiences of many countries show that a fair and balanced development is equally beneficial to a rapid development. The focus on investment in the human element through the provision of acceptable education, care, health, social, and housing levels, gives various social categories equal opportunities to benefit from progress. It is in an atmosphere of social stability conducive to a balanced economic growth which in the long-term becomes a strong and sustainable productive potential. Consequently, it is necessary to give priority to the short-term strategies of the principal procedure:

- short-term work on the promotion of the potential of the economy to generate the necessary resources for the sustainability of progress.
- working on setting up the basis of the mechanism and potentials in order to attract these resources and use them efficiently.

4- Development Objectives

The GDP per capita in Lebanon in 1992 was estimated to almost 40% of what was predicted, had the war not broken out. In 1974 Lebanon ranked fifth among the 13 countries in the Mediterranean basin, with a per capita income equal to US\$ 1,350. Yet, it ranked only tenth in 1992 with a GDP per capita of not more than US\$ 1,510, with the inflation factor taken into account. Plan 2000 adopted the objective of doubling the per capita income with the fixed prices over ten years in order to equate the per capita income in 1995 to the level of 1974, and to reach a per capita income in 1992 which allows Lebanon to resume its place among the states of the world with a healthy GNP. This objective is reached by achieving growth rates for the ten-year period of 1993-2002 averaging 9.3% per year. Although this percentage is high, it can be achieved. The Gulf states had similar growth rates, or even higher, during the last two decades. Plan 2000 fixed the total investment spending in Lebanon over the ten-year period to an average of 31% of the product, which is comparable to an average of 32% of the above mentioned countries.

This can be achieved through an investment program for the public sector with a value of US\$ 10.5 billion at 1992 prices, provided it is accompanied by investments from the private sector close to two-fold that amount, i.e. more than US\$ 20 billion.

5- The methodology of the plan

The methodology which was adopted to determine the components of the plan is based on the following elements:

- the general directions which were examined by the Council of Ministers, relating to the volume of public investment spending, and the necessary time limit for their execution;
- the work undertaken by the Council for Development and Reconstruction (CDR) in coordination with the ministries and the public administrations involved, and in cooperation with the World Bank, to execute the National Emergency Recovery Program (NERP) and the projects included therein, the most important being: the rehabilitation of electricity, waste water, sewage, and road networks; the rehabilitation and equipment of the government-owned buildings, such as vocational and public schools, the Lebanese University and public hospitals; the rehabilitation of the airport, ports and the oil refinery including storing facilities; projects in the field of housing and resettlement of the displaced, projects in the productive sectors (agriculture, irrigation, industry, services, tourism); projects for public bus transport; projects for solid waste collection and processing; and technical assistance for the upgrading of public institutions concerning management and execution of programs.
- the reports on the survey of the damages conducted by the council in five sectors: electricity, transportation, water, sewage and waste. These reports include pro-

posals for the expansion and development of many utilities and their rehabilitation;

- the elaboration and updating of studies and files relating to the projects considered to be of priority; however, these are not mentioned in the Emergency Program. The most important projects are: the promotion of electricity, transportation, roads, and water networks and their expansion; the promotion of the public health and social affairs sectors; necessary construction in the field of sewage; the reconstruction of the Sports City and extensions; the construction of a new building for the Lebanese University; the construction and equipment of new governmental buildings; the construction of new or uncompleted projects in the sector of housing and resettlement of the displaced, and in the productive sectors; and in the fields of culture, environment, tourism, and information. These projects were grouped within the PPRD;
- the relevant laws issued by the parliament, including the law on the general budget and related budgets for 1993, as well as the general budget for 1994;
- the studies and aspirations for the third year of Plan 2000, some relevant laws and decrees which led to the determination of projects in every sector, some of them new, but most of them will be a completion of projects that were undertaken in the first three years. The most important ones are: the project of grouping all public schools, the sewage projects to protect the seashore and the hydraulic resources, the establishment of new plants for the processing of solid waste, the construction and equipment of new vocational and technical institutes, new construction in the fields of culture and fine arts, the completion of the road and highway network, the equipment and electricity networks, the rehabilitation of and provisions for residential areas for low-income groups, the extension and development of the airport and ports, the construction and equipment of public hospitals, health centers, and a new building for the Lebanese University, the extraction of potable and irrigation water from new sources with additional equipment for pumping and drawing, the creation of industrial regions, and the credits and grants program for the private sector.

6- The distribution of sectors

A recovery program for the public sector was established with a total value of US\$ 11,672,000,000 (prices of 1992), distributed among 183 projects within 19 sectors. This amount includes US\$ 10,212,000,000 of material investment, including study, engineering, and supervision. It also includes US\$ 270,000,000 of technical expenses on the promotion of public institutions, planning, studies, the management and execution of the plan, and US\$ 1,190,000 on grants and credits for the private sector.

The projects of the plan and its investments are distributed among the sectors related to the sustainable development of human settlements as follows:

- Housing: 5 projects at a total cost of US\$ 1,050,000,000 for the rehabilitation of the infrastructure, the restoration and reconstruction of dwellings and the provision of housing grants and loans. A 3% progress has been registered till date in the execution of these projects.
- Electricity: 7 projects at a total cost of US\$ 1,645,000,000 for the rehabilitation and equipment of power stations, transfer and distribution networks, and the construction of new stations and networks. A 3% progress has been registered till date in the execution of these projects.
- Water: 9 projects at a total cost of US\$ 390,000,000 for the rehabilitation of water networks, and the building of new filtration stations and networks. A 15% progress has been registered until now in the execution of these projects.
- Sewage: 8 projects at a total cost of US\$ 720,000,000 for the rehabilitation of pipes and rain water drainage networks, the sewage plants, and the construction of new maritime networks, stations, and drains. A 12% progress has been registered till date in the execution of these projects.
- Solid waste: 9 projects at a total cost of US\$ 180,000,000 for the rehabilitation of landfills and plants for the processing of solid waste, the establishing of new landfills and waste disposal plants, and an information center on solid wastes. A 3% progress has been registered till date in the execution of these projects.
- Transport: 16 projects at a total cost of US\$ 2,969,000,000 for a radical rehabilitation of road and railway networks, the promotion of public transport, and the development of Beirut International Airport. A 25% progress has been registered till date in the execution of these projects.
- Post and Telecommunication: Nine projects estimated at US\$ 715,000,000 for the rehabilitation of the internal and international networks, the telex networks, the setting up of new lines, a rural communication network, the provision of equipment, the establishment of a training center, and the development of postal services. A 43% progress has been registered till date in the execution of these projects.
- Education: 23 projects at a total cost of US\$ 1,529,500,000 in the fields of public education, vocational and technical training and higher education, youth, sports and culture for the rehabilitation and equipment of the three ministries concerned, and for schools and sports facilities; the construction of vocational schools and new sports facilities, the rehabilitation of the Lebanese University, museums and archeological sites, the National Library, the Academy of Music and the National Theater as well as conference and exhibition centers, arts centers and a new building for the Lebanese University. A 35% progress has been registered till date in the execution of these projects.
- Public Health: 11 projects at a total cost of US\$ 555,300,000 for the rehabilitation of public hospitals, medical centers and health care units; the construction of hos-

pitals and centers; the modernization of the Ministry of Public Health; the execution of emergency, care and research programs, and the Public Health Services Integration Project. A 33% progress has been registered in the execution of these projects.

- Social Affairs: 7 projects at a total cost of US\$ 130,000,000 for the rehabilitation of the ministry, social centers, and the national crafts center; the creation of a training center and new social centers; the formulation of support programs for social institutions, the less privileged and for craftsmen. A 5% progress has been registered till date in the execution of these projects.
- Environment: 9 projects at a total cost of US\$ 35,000,000 for the modernization of the ministry, the creation of two laboratories, the conducting of a study on the ecological standards, the control of pollution, the cleaning of the seashore, the protection of the environment, the setting up of natural reserves, raising the ecological awareness, and purchasing equipment for ecological emergencies. A 3% progress has been registered in the execution of these projects.
- Agriculture and Irrigation: 14 projects at a total cost of US\$ 560,000,000 for the development of the ministry, giving credits and guidance to farmers; the rehabilitation of schools and training centers; the agricultural ways; the reclamation of land; reforestation; the development of animal production, and agricultural industries; the rehabilitation of irrigation projects and networks. A 4% progress has been registered till date in the execution of these projects.
- Industry: 11 projects estimated at US\$ 394,900,000 for the rehabilitation of the ministry, the creation of industrial zones and provision of industrial credits, the modernisation of the industrial research institute, the conduction of an industrial survey as well as studies in this sector. A 15% progress has been registered in the execution of these projects.
- Petroleum and Gas: 5 projects at a total cost of US\$ 94,000,000 for the rehabilitation of petroleum products refineries and storage facilities, and the exploitation of petroleum and gas. A 20% progress has been registered till date in the execution of these projects.
- The Private Sector Services: 7 projects with a total cost of US\$ 100,600,000 for the construction of storage, distribution and credit facilities to purchase trucks, rehabilitate grain silos, and formulate specialized studies.
- Tourism: 10 projects at a total cost of US\$ 188,700,000 for the rehabilitation of the ministry and staff, the undertaking of a survey on tourism, the creation of public beaches, the rehabilitation of the Jeita and Kfar Zebd grottos, the provision of ski chairlifts and touristic facilities. A 4% progress has been registered till date in the execution of these projects.
- Information: 6 projects at a total cost of US\$ 50,000,000 for the development of Radio Liban and Tele-Liban, the emission networks, the national news agency, and the rehabilitation of the ministry and the affiliated press agency.

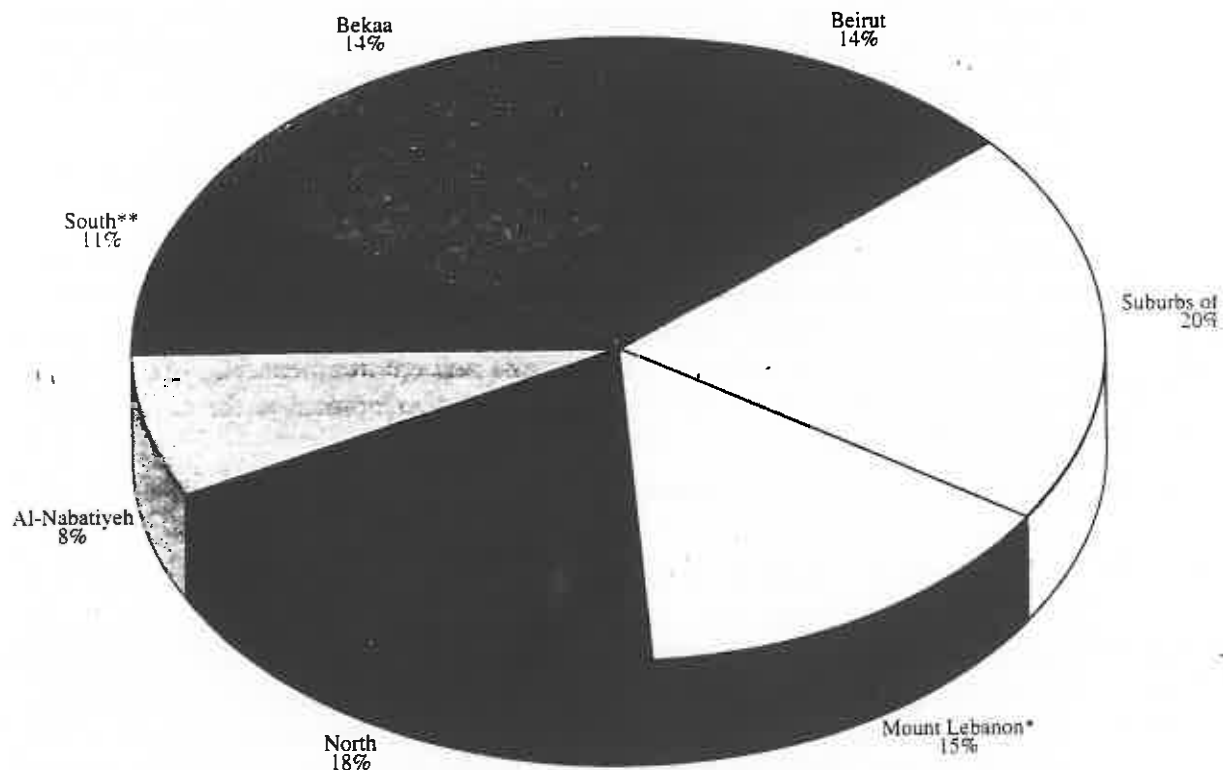
- Government Buildings: 10 projects at a total cost of US\$ 270,000,000 to conduct a detailed survey of the conditions and needs of government buildings and the rehabilitation, equipment, and modernization of many of these buildings. A 50% progress has been registered in the execution of these projects.
- The Management and Execution of this Plan: 8 projects at a total cost of US\$ 50,200,000.

A noticeable fact is that 90% of the total funding of the program was allocated for social and infrastructural projects distributed among the following sectors: transport 29%, electricity 16%, public education 15%, water and sewage 13%, post and telecommunications 7%, public health, social affairs and environment 5%. The public sector focuses its priorities on the rehabilitation and development of the social structure and the infrastructure for two main reasons:

- to provide a conducive atmosphere to stimulate the private sector to actively invest.
- to provide funds in those fields to which the private sector does not contribute.

In the period 1993-1995, 29% of the total funding of the program was spent, of which 59% was for technical expenditures and 36% for credits and grants. The high technical expenditure reflects the urgent need to promote public institutions, support planning, management and execution of the program during the initial year of the plan. The same pattern, though to a lesser degree, is noticed regarding the credits and grants program. This is in response to the requirements for recovery of the private sector; particularly the housing sector. As for the period 1996-1997, the three sectors of public spending will be almost equal (24%). The last five years (1998-2002) will receive 47% of the total funding, versus 41% for grants and credits, and 17% for technical expenditure. Indicators were used for every sector, such as the number of air travelers annually, the number of beds in hospitals, the daily water consumption, and the number of subscribers to the telephone network etc. One criterion was adopted for every indicator for the initial year 1993, showing for example, that these sectors developed faster than the demographic growth rate, with the exception of the length of the surfaced roads. This is attributed to the existence of many surfaced roads in Lebanon today. However, there is a problem in the structure and quality of the road network. It also showed that the majority of the sectors, 6 out of 11, will experience a faster growth rate than that of the current per capita income, while three sectors showed a comparative growth. The indicators measuring the total length of surfaced roads and the number of students in higher public education remained below the compared growth level for reasons mentioned above and due to special situation in Lebanon in comparison with other developing countries. Two sectors remain below this growth, they are the length of the surfaced roads for the above-mentioned reasons, and the number of students in public higher education due to the special location of Lebanon in this context today, in comparison with the first low-income countries.

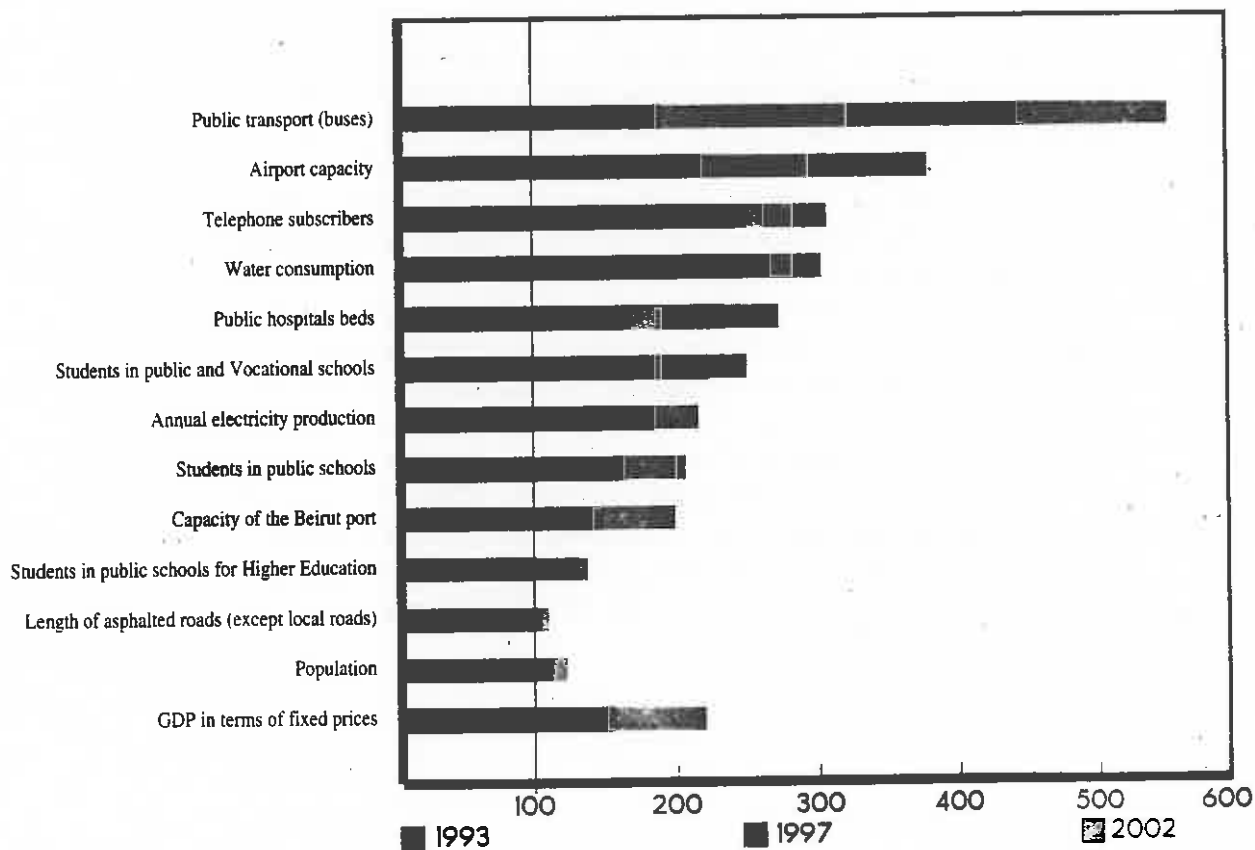
THE RECOVERY EXPENDITURES DISTRIBUTED GEOGRAPHICALLY IN TERMS OF THE MUHAFAZATS
(Percentage)



* Except the suburbs of Beirut

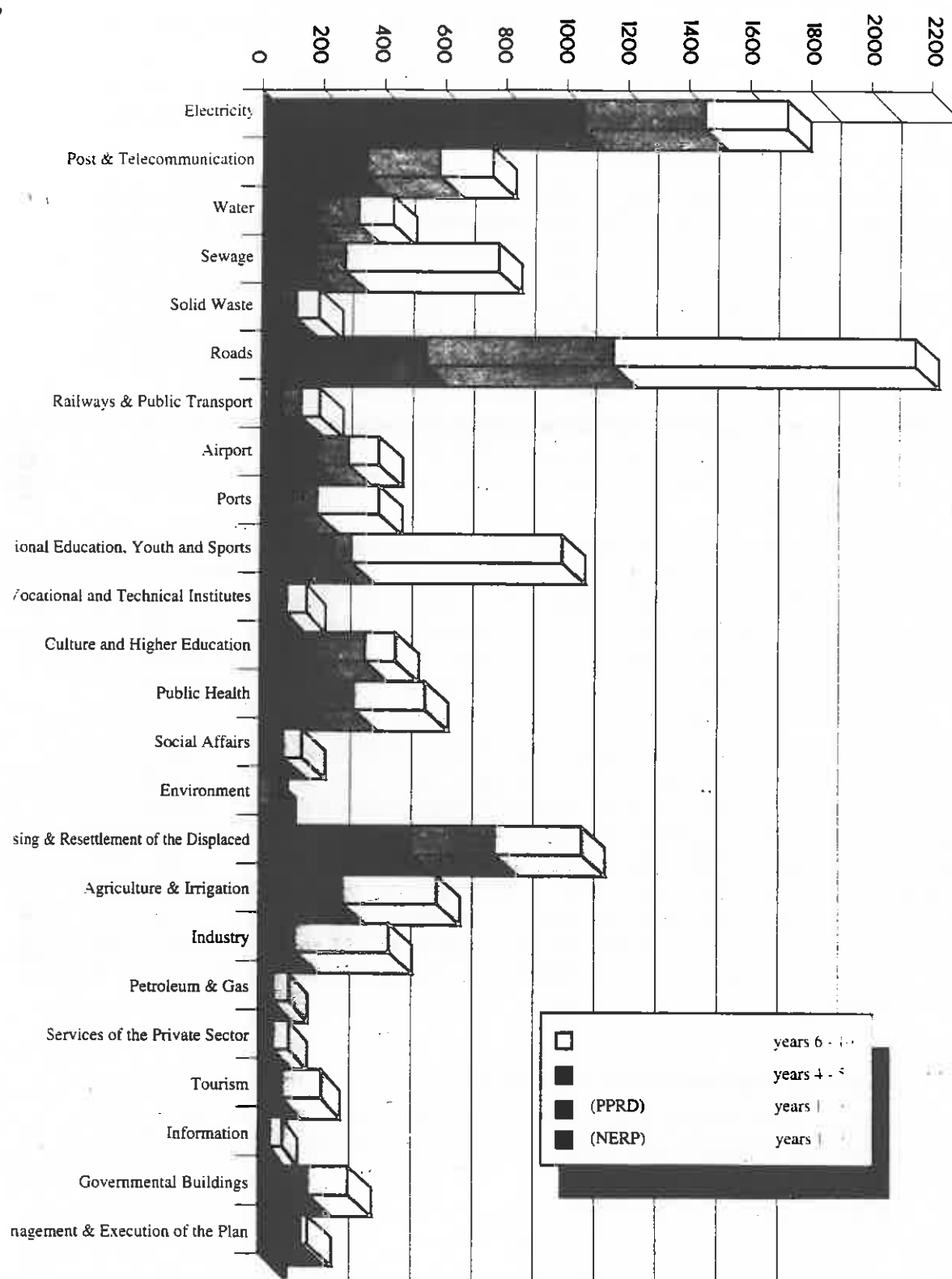
** Except the Muhafazah of Al-Nabatiyeh

THE INDICATORS OF THE OBJECTIVES FOR SOME SECTORS
(indicator of 1993 = 100)



THE DISTRIBUTION OF THE RECOVERY PROGRAM FOR THE PUBLIC SECTOR, IN TERMS OF SECTORS AND SCHEDULES

(US\$ million of dollars 1992 prices)



7- The distribution in terms of regions

The balanced distribution of growth in all Lebanese regions, and their participation in the social and economic progress, constitute two of the most important objectives of the Plan 2000, as there were shortages and flaws in the distribution of public services and facilities in the past as a result of the damages in many regions during the military conflicts.

After excluding the grants and credits program, as it is part of the private investment category, the program was divided on the basis of its effects on the regions.

Three groups were emphasized:

- The first group was represented in the national expenditures, whose results are reflected on the national level. The most important are: the generation and transfer of power (with the exception of the distribution networks); telecommunication (with the exception of local networks); highways and international roads; railway networks, the airport, the port of Beirut, the Sports City, higher education, cultural facilities, governmental buildings. These types of expenditures represent 38% of the public investment program and they were not distributed to the regions for the non-feasibility of the program.
- The second group concerns the technical expenditures for the promotion of public institutions, studies, planning, management of the plan and its execution, representing 3% of the public investment program and not distributed to the regions for obvious reasons.
- The third group concerns expenditures whose results can be determined on the level of every region. They represent 59% of the public investment program. These expenditures were distributed to the "Muhafazats" after classifying these in two categories: the ones relating to the rehabilitation of the public facilities, and the ones relating to the broadening of existing facilities and the development of new facilities. A distinction was also made in the "Muhafazat" of Mount Lebanon, suburbs of Beirut, and the rest of the regions in the "Muhafazat".

The relation of demographic density and funding distributed per capita in each "Muhafazat" is clear. The per capita spending in the Bekaa is the highest, followed by South Lebanon, Mount Lebanon, and North Lebanon, the lowest per capita spending is in Beirut. Discrepancies show more clearly in new projects than in the rehabilitation projects. The intensification of spending on new projects in the south and the Bekaa reflects the commitment of the government to rectify the imbalance of the public services in the two "Muhafazats". Regarding the rehabilitation projects, spending was directed to the Bekaa, Mount Lebanon, South Lebanon, and to a lesser degree to North Lebanon in comparison with Beirut, reflecting the urgencies of the projects there.

8- The requirements of the execution

The success of the Global Reconstruction and Development Plan in Lebanon, the achievement of sustainable for human development settlements, and Lebanon re-

gaining its place among the developed countries, require high growth rates. Plan 2000 adopted this objective. However, for a continued fast growth, high rates of investment spending and the contribution of the private sector are required. Yet, funding alone does not guarantee a continued rapid growth; a productive and highly trained work force is considered one of the vital needs. The economic openness to international trade guarantees in its turn the competitiveness and quality of the national production and a rapid growth in exports. The stable atmosphere of the global economy and the policies aiming at promoting the efficiency of the economic performance, are also considered among the main factors for achieving high levels of growth. The state plays a main role in providing the elements of rapid growth, by setting the necessary considerations to pay work executed by the private sector and orient it towards social and economic progress. The government avoids borrowing to cover its general expenditures, while resorting to financing productive investments whose returns enable it to bear the debt burdens. This requires an increase in revenues to levels close to those of its counterparts in the developed countries. It also requires the revision of the fees for public services, reflecting the effective cost of providing these services, and promoting an efficient public sector. The factors leading to rapid growth rates indicate the main role of public and private institutions play in attracting resources and directing them towards the objectives of progress. The government is active in this context on two levels:

- the reforming and updating of the administration, and the development of the human element in it;
- the sound dealing with the private sector in a modern market economy.

9- The needs for financing

The cost of the plan was fixed at US\$ 11.7 billion (prices of 1992). However, these funds will be spent during a ten-year period and at prices of that period. Thus, the total cost is estimated at approximately US\$ 14.3 billion at current prices. The total requirements for the funding will exceed this figure as it also includes a deficit in the general budget incurred during the first years of the plan, and the servicing of the public debt throughout the period. The total cost of the plan is almost US\$ 18.5 billion, at current prices. The following are the sources of financing:

- the surplus in the general budget;
- the internal borrowing in the form of treasury bills in Lebanese pounds. The qualitative transformation to be made in this field is to be noted. While the public share today represents a limited percentage of the domestic public debt, this equation will be changed in future years and the banks share will decrease before the volume of subscription outside the banks, to become limited early in the coming century. That is in order to open room for the banking sector to effectively contribute to the economic start off, and to play a role in the lending to the private sector;

- financing in foreign currencies in the form of bonds, shares, facilitated loans and commercial loans or bills issued by the government. The financing in foreign currencies will be allocated as a response to the requirement of the Recovery Program exclusively.

The forecasts are based on the ability of the general budget surplus to respond to the needs of financing, starting from 1997. Throughout the full ten years, the government will be able to finance around 50% of the plan from the surplus of the general budget. As for the remaining amount, 40% will be provided from the cost of the plan through financing in foreign currencies in the form of grants (34%). It will also come from the partial payment by the beneficiaries of the credits given for the housing and productive sector (4%) and borrowing in Lebanese pounds (6%). As for the financing of other requirements, such as the general budget deficit in the first years, and the external and internal public debt servicing throughout the period, approximately 62%, (US\$ 2.6 billion) will be provided from the borrowing in Lebanese pounds, and around 38% (US\$ 1.6 billion) from the surplus of the general budget. To present these figures more accurately, the ten-year period is divided in two to show the characteristics of each one in terms of the financing of the requirements;

- the period 1993-1997: the total monetary requirements are estimated at almost US\$ 9.6 billion at current prices, of which US\$ 7.9 billion (75%) is for the Recovery Program. They will be provided as follows: borrowing in foreign currencies: 44%; borrowing in the Lebanese pounds: 34%; the surplus of the general budget: 14%; the external grants: 7%; potential reimbursements of credits given to the private sector: 1%;

- the period 1998-2002: the total monetary requirements are estimated at almost US\$ 8.8 billion at current prices, of which US\$ 7.1 billion (80%) is for the Recovery Program. They will be provided in a completely different way from the first five-year period: the surplus of the general budget 84%; borrowing in foreign currency: 7%; the partial reimbursement of credits given to the private sector: 5%; the external grants: 2%; borrowing in Lebanese pounds: 2%. It should be noted that the financing for the first three years available to date has a total value equivalent to US\$ 1.501 million. This amount represents US\$ 324 million in grants and US\$ 1.177 million in loans. The available grants represent 70% (US\$ 460 million) of the expected requirements for the period 1993-1995 for such external financing. The available loans represent 47% (US\$ 2.512 million) of the expected requirements for the same period. The value of the facilitated loans is US\$ 509 million, i.e. 43% of the total value of the available loans, noting that the remaining value of these loans includes the loan from the World Bank as well as the commercial part of the financial protocols signed with Italy and France.

PART III

Determination of the international technical and financial assistance with the benefit from local and international experiences

The options of financial and technical assistance requested by Lebanon from the international community in the field sustainable development of human settlements, coincide with the priorities which were determined in accordance with the characteristics of situation, needs, programs and projects of Lebanon.

1- The resettlement of the displaced

The process of resettling the displaced constitutes a main element in building up the political, social and economic stability in Lebanon. This problem has become serious five years after the end of the military conflicts and has increasingly negative repercussions on the social behavior and the situation and of families and children.

The Lebanese government established the Ministry for the Displaced and entrusted it with the task of resettlement. It formulated a detailed plan to that end, covering all stages, aspects, and imperatives of the return process. It allocated large funding compared to its financial potential. A concrete progress has been achieved till date, represented in the housing of some displaced, though large sections in the field of housing remain unsolved. The problem has remained almost isolated from the social, economic and developmental point of view, hence, international assistance in the field of the sustainable development of human settlements is vital for the continued execution of this plan.

2- Providing adequate dwellings for the less privileged

The housing problem presently constitutes one of the most acute economic, social and developmental problems. A large section of the population is incapable of acquiring adequate housing due to high property prices, and limited rental market, approximately 1% of vacant dwellings. Even when rented dwellings are available, the requested rent far exceeds the income capacities of the prospective tenants in this category.

The Ministry of Housing and Cooperatives, the Housing Bank and the Independent Housing Fund contributed through long-term and low-interest loans, to the provision of housing. However, the effective needs of the less privileged exceed the potential of these institutions. Thus, to formulate and execute an integrated housing policy in the context of the Global Development Policy, international financial and technical support are required.

3- Rehabilitation of the infrastructure, namely that for international trade

The infrastructure of Lebanon had been totally destroyed by the time the country emerged from the military conflicts. As the infrastructure constitutes the main basis for any urban expansion, development, revival of economic activities, enhancement of the level of services and preparation for the return of the displaced, the government formulated immediately following the end of the military conflicts an emergency plan for the rehabilitation of the infrastructure. The plan has made much progress in the construction of new and upgraded networks of electricity, water, telecommunication and transport.

After the total destruction of the Beirut Central District, a comprehensive process has begun for the rehabilitation and reconstruction of the infrastructure of the city in such a way as to be conducive to the preservation of the character and archeological heritage of Beirut on the one hand, and the imperatives of the city reclaiming its place and role as a main financial, commercial and touristic centre in the region, on the other. This district, in fact, was in need of rehabilitation before the military conflicts. The rehabilitation of the old districts, the development of the infrastructure in the regions preparing for the return of the displaced, the construction of new sections of infrastructure in many regions, such as sewage networks, have priority for Lebanon as these have negative repercussions on the environment and on every aspect of social and economic life. There is an urgent need for international assistance as Lebanon has already made much progress in these fields.

4- Integrated rural development

No urban development process can succeed and achieve its objectives without being accompanied by an integrated rural development. Many problems in urban areas emanate from the repercussions of rural situations and with the ecological damages they incur.

Rural areas in Lebanon suffer from basic problems represented in the lack of new infrastructural networks, and many health, educational and social services of unacceptable levels. This is in addition to a weakness of the financial, administrative, technical and human potentials of many municipalities; the degradation of agricultural production which constitutes the core of rural developmental and economic activities; the decrease of arable land; the shortage of labor; and the lack of modern technical agricultural means and methods. Hence, international financial and technical assistance to provide an adequate environment and the necessary conditions for an integrated rural development is necessary to support the urban development and a sustainable development of human settlements in Lebanon. In this context, the Integrated Rural Development Project of the Baalbeck-Hermel Region, executed by the government and the UNDP, should be noted. The Lebanese government was able to completely eradicate the illegal plantation in the Baalbeck-Hermel region.

The UN Drug Control Program (UNDCP) and many international organizations, confirmed the success after having carried out an inspection in the field. The project aims at an integrated rural, agricultural, social and economic development in this region, in order to provide substitute revenue sources for the population after the eradication of the prohibited plantations. The project covers the years 1994 to 2000, and is divided into two stages; the first from mid-1994 to late 1995 at a total cost of US\$ 4.2 million. The institutional and administrative structure of the project will be set up during this period. The second period from 1996 to 2000 is subdivided into two parts: 1996-1997, and 1998-2000. The cost of the first part of the second stage, which is in the process of being executed, is US\$ 33.9 million. Its effective start, continuity and achievement of expected goals, require urgent international financial and technical support.

5- The setting-up of an advanced and developed data and statistics base

The setting-up of a specialized and advanced data and statistics base constitutes condition sine qua non for the start-up, progress, and success of every planning in general, and every development plan in particular.

The military incidents resulted in the damage and dislocation of the infrastructure in Lebanon. The Lebanese government is at present working on the reconstruction of a scientific base, through various initiatives and steps. A Central Administration for Statistics was founded and surveys are being conducted in many fields in order to draw out indicators allowing detection, analysis, conclusion and expectation processes necessary for the formulation, execution and follow-up of development plans results.

Lebanon urgently needs to benefit from the experiences of the developed nations in this context, as well as acquiring modern international techniques such as the INTERNET.

SUMMARY

Lebanon covers an area of 10,452 Km² and has a population of 3.1 million inhabitants, 85% of whom live in urban centres and 15% in rural areas. Lebanon has a liberal democratic parliamentary regime, and a free economic system, and an administrative, geographical decentralization. It is characterized by a cultural openness and diversity, and occupies a strategic, regional geographical location of natural beauty and a moderate climate. The public in private sectors are developed and operate efficiently in an open and encouraging atmosphere conducive to incentives and initiatives. Women in Lebanon actively contribute in the economic, social, cultural, educational, and health sectors, etc and, up to a certain extent participate in the political field.

The sustained development of human settlements is represented by the enforcement of the living environment and the existence of the conditions for the continuity of its growth in every demographic, economic, social, ecological, environmental, educational, and health aspect. The current situation of the human settlements in Lebanon is characterized by three main factors:

- 1- The repercussions of the fifteen and a half year long military conflicts, their effects and impact.
- 2- The effects of the Emergency Rehabilitation Plan and the Global Development and Reconstruction Plan that the government started implementing after the end of the military conflicts.
- 3- The continued Israeli occupation of a part of south Lebanon and west Bekaa, as well as the repeated military operations and aggressions on the Lebanese territory, generating a systematic destruction of human settlements in every sector.

Given these three factors, the current indicators in the sectors of human development, health, education, infrastructure, environment, housing, and local government, reflect conditions characterized by several points, among which the most important being:

- 1- The imbalance in the level of progress according to the Lebanese economic and social structure, and the damages of the sector due to the military incidents as well as the degree of progress in achieving the projects of rehabilitation, reconstruction, and development.
- 2- The dynamic situation, which is still not stable, characterized by a high degree of progress, development, and change, due to the development plans and projects under preparation and execution.

Consecutive Lebanese governments have since the early 60s started formulating development plans and programs to build the country on stable scientific and modern bases. The first five-year plan (1965-1969) was presented in 1965.

In the early 70s, Lebanon had reached an advanced level of economic and social prosperity, reflected by the indicators in most of the sectors and fields. Beirut had become a main financial, commercial, and touristic center in the Middle East. The Lebanese citizen enjoyed a high standard of living and per capita income, as well as a high level of basic health and educational services, though at high costs. Although the ministries concerned, each within its context, prepared and executed development, demographic, structural, educational, social, economic and health programs and projects, there was not yet an integrated plan for the sustained development of human settlements. Lebanon had then all the potentials, qualifications, and elements to build a modern up-to-date state, and formulate a detailed development plan for the various sectors. It had effectively started when the military conflicts erupted in 1975, changing the criteria and considerations.

These events lasted from 1975 to 1990 and generated flagrant damages to all the sectors related to human settlements, such as the socio-economic infrastructure, housing, urban planning, health, education, and environment. It also provoked an increase among the less privileged such as the displaced, disabled, widowed, orphaned, and unemployed.

A vast destruction hit the Lebanese socio-economic infrastructure hampering the conditions and components of development. Yet, what exempted these structures from total disintegration was the continued activity of public institutions, albeit with minimum resources, at most times concentrating on emergency responses and urgently required initiatives related to their responsibilities, in the social, human, demographic, educational, health and services fields. Lebanon was characterized by having a free market economy and an advanced and active private sector both enterprising and capable of adjustment. It was also characterized by having an efficient non-governmental sector which intensified its social and human activities in every field.

After the military conflicts ended, the government rushed to formulate and carry out an emergency plan for the rehabilitation of the basic infrastructure. Later it formulated the ten-year Global Reconstruction and Development Plan (1993-2002) including a detailed plan for the sustainable development of human settlements. This plan is characterized by the fact that it is directive, since it was launched by the public sector with total investments of US\$11.7 billion to establish adequate structural, economic, and social frameworks for contributions from the private sector with investments exceeding US\$ 20 billion. Concrete progress has been registered till date in the execution of the stages of the plan, and a strong response of the private sector through considerable investments in several productive sectors. The plan covers 19 vital sectors for the development of human settlements: housing, electricity, water, sewage, solid waste, transport, post and telecommunications, education, public health, social affairs, environment, agriculture and irrigation, industry, petroleum and gas, the private sector services, tourism, information, governmental premises, and management and execution of the plan.

Lebanon presents in this context several patterns of "Best Practices" in the field of the development of human settlements. The most important are the following five:

- 1- The development and reconstruction of the Beirut Central District as part of an effort to regain its role as a financial, commercial, and touristic regional center.
- 2- The return of 90,000 Lebanese families, displaced by the military conflicts to their regions of origin, with all what is required in terms of indemnities, credits, assistance, conducive atmosphere, rehabilitation of the infrastructure, and the boosting of the socio-economic development in the affected regions.
- 3- The rehabilitation of the southern suburb of Beirut, and provision of adequate, organized, and sustainable housing and services infrastructures.
- 4- The reamanagement of the south-western suburb of Beirut, and providing it with all the convenient conditions for services, commercial and industrial activities, and housing.
- 5- The management of the expansion of Tripoli including annexation and zoning and the preparation for and organized and sustainable regulated expansion.

According to the characteristics, current conditions, plans, projects, achievements, and requirements of Lebanon, the priorities for international financial and technical assistance in the field of the sustained development of human settlements can be determined as follows:

- 1- The rehabilitation of the infrastructure and the establishment of advanced networks in all of Lebanon regions, especially in Beirut, to enhance international and regional trade.
- 2- Insuring adequate housing for the less privileged incapable of meeting the requirements for long-term housing loans.
- 3- The return of the displaced to their regions of origin.
- 4- The integrated rural development on the social, human, services, health, educational and economic levels, considered as a necessary condition for civilizational development, namely in the Baalbeck area and the agricultural region of Hermel, where the government is carrying out an integrated project for development, and in the south, which is still under Israeli occupation and subject to continued aggression destroying human settlements.
- 5- The establishing of a modern and advanced statistics and data base constituting a basis for the development plan.