

April 2022



# HOUSING COMPLEXES

## IN NORTH-WESTERN SYRIA

Edition 01

Since the urgent shelter process provides only the minimum amount of roofed space and the necessary material aid, the stricken family often has to look for alternative means to increase or improve the roofed area available to them, which prompted many IDPs to try to improve the displacement environment by converting their tents into cement rooms. Moreover, some humanitarian organizations and donors built several housing complexes

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**Economic Reality in Northern Syria**

**A substantive report**

**April 2021**

**Prepared by Information Management Unit**

Assistance Coordination Unit (ACU) aims to enhance the decision-making capacity of actors in the Syrian crisis by collecting, analyzing, and sharing data on the humanitarian situation in Syria. To this end, through the Information Management Unit (IMU), ACU has established a vast network of enumerators who have been selected based on specific criteria such as their level of education, their relations with various sources of information, and their ability to work under different conditions. IMU collects data that is difficult for international actors to obtain and issues multiple types of products, including need assessments, thematic reports, maps, emergency reports, and interactive report

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## List of Acronyms:

<b>ACU:</b>	Assistance Coordination Unit
<b>CCCM:</b>	Camp Coordination and Camp Management Sector
<b>HLP:</b>	Housing, land and property rights
<b>IDPs:</b>	Internally displaced people
<b>IMU:</b>	Information Management Unit
<b>OOSC:</b>	Out of School Children





# **EXECUTIVE SUMMARY**

# **01**

# First: Executive Summary

## Section 1: Introduction

Since the urgent shelter process provides only the minimum amount of roofed space and the necessary material aid, the stricken family often has to look for alternative means to increase or improve the roofed area available to them, which prompted many IDPs to try to improve the displacement environment by converting their tents into cement rooms. Additionally, some humanitarian organizations and donors built several housing complexes. Considering that these complexes began to turn into new cities and towns, it was necessary to conduct a study clarifying the nature of these complexes in terms of location, construction, law, and population.

## Section 2: Methodology

The study relied on qualitative and quantitative data through direct interviews with KIIs (face-to-face) and on secondary data as supporting references to the study. The evaluation tool was developed and controlled in several stages. To conduct this study, the enumerators visited all the housing complexes that arose after the war in Syria. As a result of the presence of a large number of the housing complexes (new buildings), the study was limited to housing complexes in which the number of new cement houses exceeded 40; thus, the number of the housing complexes that the study included reached 117 housing complexes. IMU conducted training for its enumerators using Zoom software. Where 101 enumerators were trained and participated in the data collection process. The enumerators filled out the questionnaires electronically using the Kobo toolbox and conducted face-to-face interviews with the respondents. Work on preparing this report started by the end of November 2021. The final version was released in April 2022.

## Section 3: General information

The study includes housing complexes with more than 40 new cement buildings. It shows that there are 117 new housing complexes in northwestern Syria with more than 40 new buildings. 79% (93 complexes) in Idleb province, and 21% (24 complexes) in Aleppo province. It was found that 45% (53 complexes) of the complexes surveyed did not belong to any of the IDP camps. 55% (64 complexes) belonged to IDP camps. Only 30% (35 complexes) of the housing complexes were camps for IDPs which were then converted into housing complexes. 70% (82 complexes) weren't camps in the past. 50% (59 complexes) were built on agricultural land, and 10% (12 complexes) were constructed on forested and tree-planted land. 36% (42 complexes) of the housing complexes were built on arid, rocky ground. Only 3% (4 complexes) of the housing complexes were built on flat land in a square intended for government or school buildings. The locations of 90% (105 complexes) of the housing complexes were suitable for housing, while only 10% (12 complexes) were unsuitable for housing. 82% (96 complexes) of the housing complexes were located close to neighboring cities and towns, while only 18% (21 complexes) were located far from cities and towns. 79% (92 complexes) of the housing complexes were located far from the highways. In contrast, 21% (25 complexes) were located close to the highways. Only 20% (23 complexes) of the housing complexes use public transportation, and private transportation means to reach neighboring cities and towns. At the same time, only private vehicles are available in 80% (94 complexes) of the housing complexes.



## Section 4: Planning of the housing complexes

The results showed that 67% (78 complexes) of the housing complexes were planned before their establishment (with construction plans), while 33% (39 complexes) weren't planned before construction, which makes them random buildings. 82% (96 complexes) don't have any green spaces. Only 15% (17 complexes) of the housing complexes contain commercial markets, whereas 85% (100 complexes) did not contain any markets. Likewise, 39% (46 complexes) of the housing complexes did not have any markets or shops.

## Section 5: Buildings of the housing complexes

The study found that the number of buildings within 35% (41 complexes) doesn't exceed more than 107 buildings; 25% (29 complexes) have 108 to 207 buildings, whereas 14% (16 complexes) have 208-307 buildings. 9% (10 complexes), have between 308-407 buildings. The results showed that 88% (103 complexes) of the housing complexes had similar residential buildings in terms of the number of floors, while 12% (14 complexes) had different buildings in terms of the number of floors. 94% (97 complexes) have only one-story buildings, 2 complexes have two-story buildings, 3 complexes have three-story buildings, 1 complex has four-story buildings, and 1 complex has five-story buildings. Likewise, 75% (85 complexes) of the complexes have similar houses in terms of the number of rooms, while 27% (32 complexes) had houses that were not similar in terms of the number of rooms. 24% (20 complexes) of the housing complexes consist of one-room houses only, 61% (52 complexes) have two-room houses, 14% (12 complexes) have three-room houses, and only 1 complex has four-room houses. Concerning the area of housing complexes, 78% (91 complexes) of the complexes had similar buildings in terms of area, while 22% (26 complexes) had similar buildings in terms of area.

It was also found that 14% (13 complexes) of the housing complexes have a building area ranging between 20-29 m<sup>2</sup>, 14% (13 complexes) with a building area ranging between 30-39 m<sup>2</sup>, and 20% (18 complexes) with a building area ranging between 40-49 m<sup>2</sup>. 12% (11 complexes) with a building area ranging between 50-59 m<sup>2</sup>, 22% (20 complexes) with a building area ranging between 60-69 m<sup>2</sup>, and 7% (6 complexes) with a building area ranging between 70-79 m<sup>2</sup>. It was found that 12% (14 complexes) of the complexes have different buildings in terms of the presence of structural foundations. Some of the buildings of these complexes have structural foundations, while others don't. All the buildings in 38% (45 complexes) have no structural foundations. All the buildings in 50% (58 complexes) have structural foundations. The results showed that only 50% (59 complexes) of the housing complexes have front and back home gardens for all their buildings. 21% (24 complexes) of all complexes have front home gardens only, 3% (3 complexes) of all complexes have back gardens only, and 12% (14 complexes) of the complexes have different buildings, as some of them have home gardens while others don't. 15% (17 complexes) of all complexes have no home gardens. As for the building materials, only 8% (9 complexes) of the housing complexes used materials of excellent quality, 46% (54 complexes) of good quality, and 37% (43 complexes) of medium quality. 9% (10 complexes) of the materials used in their construction were of poor quality, and in one complex, the materials used in their construction were of very poor quality.

## Section 6: Services

The results showed that only 11% (13 complexes) of the housing complexes do not have any authority responsible for managing the complex. In 38% (45 complexes) of the housing complexes, a civilian administration was appointed by a specific entity. In 21% (25 complexes) there was a civilian administration elected by the population, and 15% (17 complexes) of the housing complexes are run by local humanitarian organizations. 7% (8 complexes) of the complexes are run by the local councils responsible for managing the complex's area. International humanitarian organizations run 6% (7 complexes) of the housing complexes. Regarding medical services, 57% (67 complexes) of the housing complexes have medical points nearby. There are no medical points near 43% (50 complexes) of the housing complexes. As for water and sanitation systems and garbage collection services, only 48% (41 complexes) of the housing complexes have regular networks for drinking and water for daily usage, and 74% (87 complexes) of the housing complexes have sewage systems. 26% (30 complexes) depend on irregular cesspits for sewage disposal. Garbage in 87% (102 complexes) of the housing complexes is collected periodically, while waste isn't collected in 13% (15 complexes). The results showed that 51% (60 complexes) of the housing complexes do not have schools or centers for non-formal education. While they are available in 46% (54 complexes) of the housing complexes, centers for non-formal education are also available in 3 housing complexes. It was found that the Free Civil Defense serves 88% (103 complexes) of the housing complexes in the event of any disasters occurring within the complex. In comparison, the Free Civil Defense does not serve 12% (14 complexes) of the housing complexes due to the difficulty of accessing them, as it is hard for the civil defense vehicles to reach them during disasters such as fires or floods. The results showed that 9% (14 complexes) do not have roads, and 8% (12 complexes) have unpaved roads. While the streets in 51% (80 complexes) of the complexes are paved with gravel only, and in 16% (25 complexes), the roads are only paved, and 9% (14 complexes) have asphalted roads (covered with an asphalt layer), and 6% (10 complexes) have their streets covered with gravel (interlock).

## Section 7: Emergence of the housing complexes and the legal aspect

The results show that their residents built 30% (35 complexes) of the housing complexes at their own expense. Most likely, these complexes were camps, and the residents started converting them into rooms or cement houses. 28% (33 complexes) were established by local humanitarian organizations. International humanitarian organizations established 21% (24 complexes). 9% (11 complexes) were established depending on donation funds. Contractors established 7% (8 complexes). It was found that 46% (54 complexes) of the housing complexes were public lands owned by the government before the housing complexes were established on them. 42% (49 complexes) were private agricultural lands before the housing complexes were built on them. 7% (8 complexes) were agricultural lands owned by the government. 4% (5 complexes) were forested and tree-planted lands not owned by anybody. One housing complex was a public facility before it was converted into a housing complex. Concerning the mechanism of handing over the housing complexes, 34% (43 complexes) of the housing complexes requested a document from the local council or any other official body proving compliance with some criteria, such as that the beneficiary family residing in the housing complex must be displaced or one of its members has a disability, or that it lost one of its members due to the ongoing war in Syria. In 33% (42 complexes) of the complexes, a pledge was requested not to sell the apartment, and the pledge included a condition requiring the beneficiary family to hand over the apartment to another displaced family or to the local council or local authorities to supervise the process of handing over the apartment to another

family that meets certain criteria. In 17% (22 complexes), families benefiting from the housing complexes were not required to provide documents. In 45% (51 complexes) of the housing complexes, the residents do not have any residence status documents. In 16% (18 complexes), the residents have ownership papers (sale and purchase contracts) registered with the local authorities. These houses are often found in the complexes established by the contractors.

## Section 8: Population

The number of individuals living in the housing complexes covered by the study is 171,407, constituting 32,062 families. The population of the housing complexes in Idlib governorate is 141,939 individuals, while the population of complexes in Aleppo governorate is 29,525 individuals. It was found based on the results that 54% (76 complexes) of the housing complexes were all IDPs without any other criteria. The residents of 25% (35 housing complexes) are displaced according to specific criteria. The residents of 10% (14 complexes) are vulnerable and marginalized groups. The residents of 9% (12 complexes) are displaced from neighboring villages without any other criteria. The results of the study showed that 18% of the residents of the housing complexes are unemployed, and 11% are daily paid workers; that is, they do not have a specific occupation, but they perform some work that requires physical effort for low wages, such as cleaning, agricultural work, or construction work that does not require experience, such as transporting building materials or the like. 10% have manual occupations such as barber, tailor, shoe repair, machinery and equipment repair shops, and other professions. 9% work in the agricultural sector. Whereas 8% work in the education sector, and 8% work in construction. 7% work in small trade (pedlars or have small shops). It was also found that the residents of 87% (102 complexes) of the housing complexes live in the complexes for free, without paying for a rental. In contrast, the residents must pay for a rental in 13% (15 complexes) of the housing complexes. In 57% (67 complexes) of the housing complexes, information sources confirm that they will not lead to a demographic change. In contrast, in 43% (50 complexes) of the complexes, information sources believe they will lead to a demographic change. The residents of these complexes will not return to their cities and towns and have settled in these complexes permanently.

## Section 9: Recommendations

The report includes recommendations on places to build decent housing complexes for the IDPs, appropriate locations, and planning of these complexes to guarantee privacy for the residents and for the housing complexes to remain an investment for the Syrian community.



**METHODOLOGY**

**02**

## Second: Methodology

### 1. Evaluation sample

To conduct this study, the enumerators visited all the housing complexes established after the war in Syria. Housing complexes are the new concrete buildings that emerged in the displacement sites or on the outskirts of cities and towns in the form of urban expansion, regardless of whether this expansion was organized or unorganized. As a result of the large number of the housing complexes (new buildings), the study was limited to housing complexes in which the number of new cement houses exceeds 40. Accordingly, the number of the housing complexes covered by the study reached 117 complexes. 79% (93 complexes) in Idleb province, 21% (24 complexes) in Aleppo province. It was found that 45% (53 complexes) of the housing complexes surveyed do not belong to any of IDP camps, whereas 55% (64 complexes) belong to IDP camps.

Table (1): Population information

Governorate	Area	District	Number of the housing complexes
Idleb	Jisr-Ash-Shugur	Janudiyeh	5
		Badama	1
		Darkosh	3
	Harim	Dana	45
		Salqin	5
		Qourqeena	7
		Harim	6
	Idleb	Bennsh	7
		Maaret Tamsrin	14
Aleppo	A'zaz	Suran	1
		A'zaz	4
	Al Bab	Tadaf	1
		Al Bab	4
	Jebel Saman	Daret Azza	1
	Jarablus	Jarablus	8
	Afrin	Jandairis	2
		Sharan	1
		Afrin	2
Total			117



## 2. Evaluation tools

The study depended on qualitative and quantitative data through face-to-face interviews with sources of information and secondary data as supporting references to the study.

The evaluation tool has been developed and controlled through several phases.

**Phase 1:** IMU has developed a preliminary draft of the questionnaire covering a wide range of indicators of the housing complexes and their emergence, the legal reality of these complexes, and detailed information on the population of new housing complexes.

**Phase 2:** IMU sent the preliminary draft of the questionnaire to specialists in the shelter sector and the legal aspect, the specialists, in turn, added some suggestions to the questionnaire. Hence IMU applied all of them.

**Phase 3:** The assessment tools used in this study were applied and tested, and the enumerators of the IMU were assigned to fill out one questionnaire electronically in order to test the results. The information management officers received the sample data from the enumerators, entered some restrictions that control the information, and conducted a comprehensive questionnaire review.

## 3. Enumerators training

IMU conducted training for its enumerators online using Zoom on 29 December 2021. 101 enumerators involved in the data collection process were trained. The training sessions were recorded and sent to the enumerators as a reference if they needed to recall any of the information presented during the training. Network coordinators received feedback from the enumerators about the questionnaire and informed data officers to apply them before data collection started.

## 4. Data management and analysis

The enumerators filled the questionnaires electronically using the Kobo toolbox by conducting face-to-face interviews. The coordinators received the electronic data and encoded them into an Excel database. The data analysis team proceeded with data cleaning and validation to find and correct any odd or missing values or completed them in conjunction with the data collection. After data cleaning, the IMU data analysis team proceeded with data visualization, generating tables and graphs. Tools such as Dax, Query Editor, Arc GIS, Adobe Illustrator, Adobe InDesign, and Adobe Photoshop were used to interpret the collected data visually. The first draft of the report was written in Arabic and simultaneously translated into English. Both the Arabic and English versions of the report were subjected to quality assurance standards in preparation and content internally and externally.

## 5. Timetable

Preparing this report began at the end of November 2021. The questionnaire was designed and sent to the partners to review and add their suggestions. IMU applied all the suggestions to the questionnaire; then the network coordinators trained the enumerator, and data collection started at the beginning of January 2022 and ended on 10 January 2022.

Data analysis team proceeded with data cleaning and validation to find and correct any odd or missing values and reviewed the data with the enumerators. At a later stage, data analysis started simultaneously with generating the maps. Finally, writing the report in Arabic started, and the report was translated into English with the final version being designed and released in April 2022.

## 6. Difficulties and challenges

During the data collection process, the enumerators encountered several difficulties. Immediately, the appropriate solutions to these difficulties were found through the communication of the field enumerators teams with the coordinators based in Turkey. Most of the solutions were applied directly to maintain proper functioning. Among the most important of these difficulties are the following:

- The enumerators need approval to enter the housing complexes and interview the sources of information within. The enumerators resorted to reliable information sources that agreed to provide them with the required information without obtaining approval
- The data collection period coincided with heavy rain and snowstorms, which led to a delay in the collection period which was extended by several days.
- Access to the documents of the ownership of the lands on which the complexes were established remained difficult, accordingly, the information provided by the information sources was relied upon.



## **GENERAL INFORMATION**

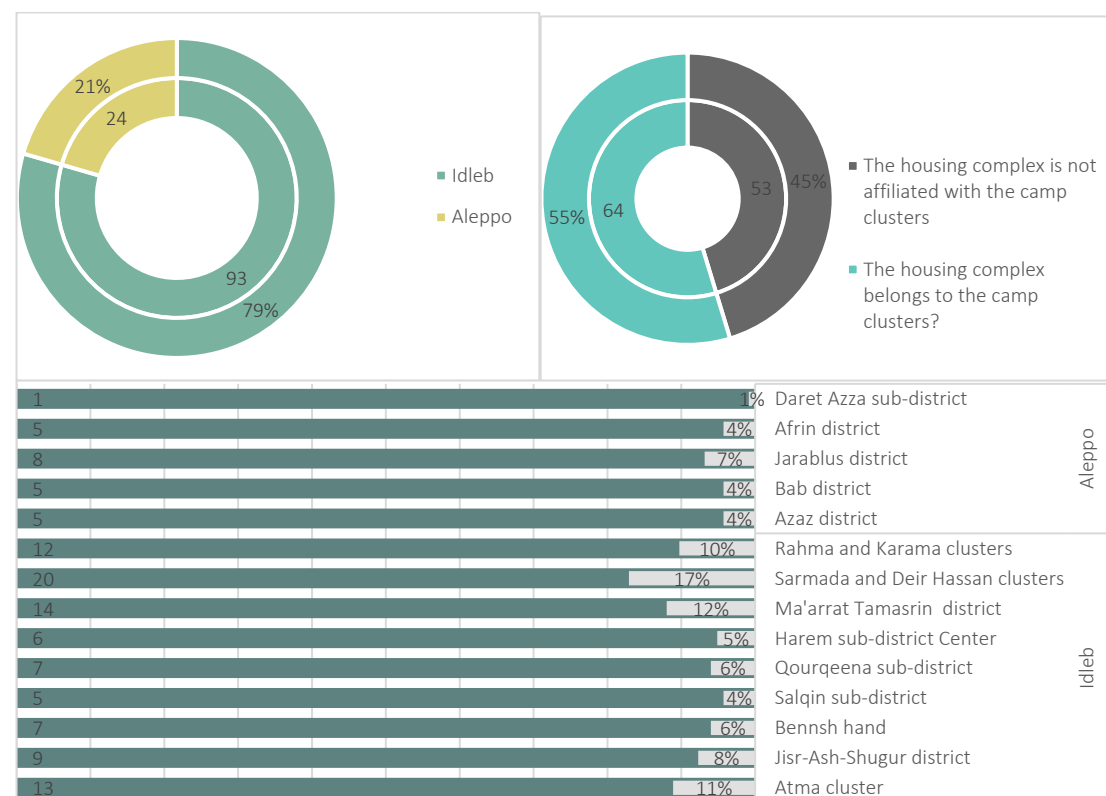
# **03**

### Third: General information

#### 1. Housing complexes covered by the study

ACU enumerators visited all the cities, towns, and camps that included urban expansion to find out about the new housing complexes or expansion in cities (new neighborhoods within cities), which arose after the war in Syria. And here, by housing complexes, we mean the new concrete buildings that have emerged in displacement sites or on the outskirts of cities and towns in the form of urban expansion, regardless of whether this expansion is organized or unorganized. The study included the housing complexes where the number of new cement houses exceeds 40. Further, the study didn't include housing complexes with smaller flats due to the many housing complexes or expansions in cities and villages with few buildings. 117 new housing complexes were found in northwestern Syria, with the number of new buildings exceeding 40 buildings. 79% (93 complexes) in Idleb province, 21% (24 complexes) in Aleppo province. It was also found that 45% (53 complexes) of the housing complexes surveyed do not belong to any of the IDP camps, whereas 55% (64 complexes) belong to the IDP camps. Of the housing complexes that belong to IDP camps, only 30% (35 complexes) of the complexes were IDP camps that were then turned into housing complexes. 70% (82 complexes) were not IDP camps in the past.

Figure (1): Number/percentage of housing complexes covered by the study



Map (1) number of housing complexes at the village level

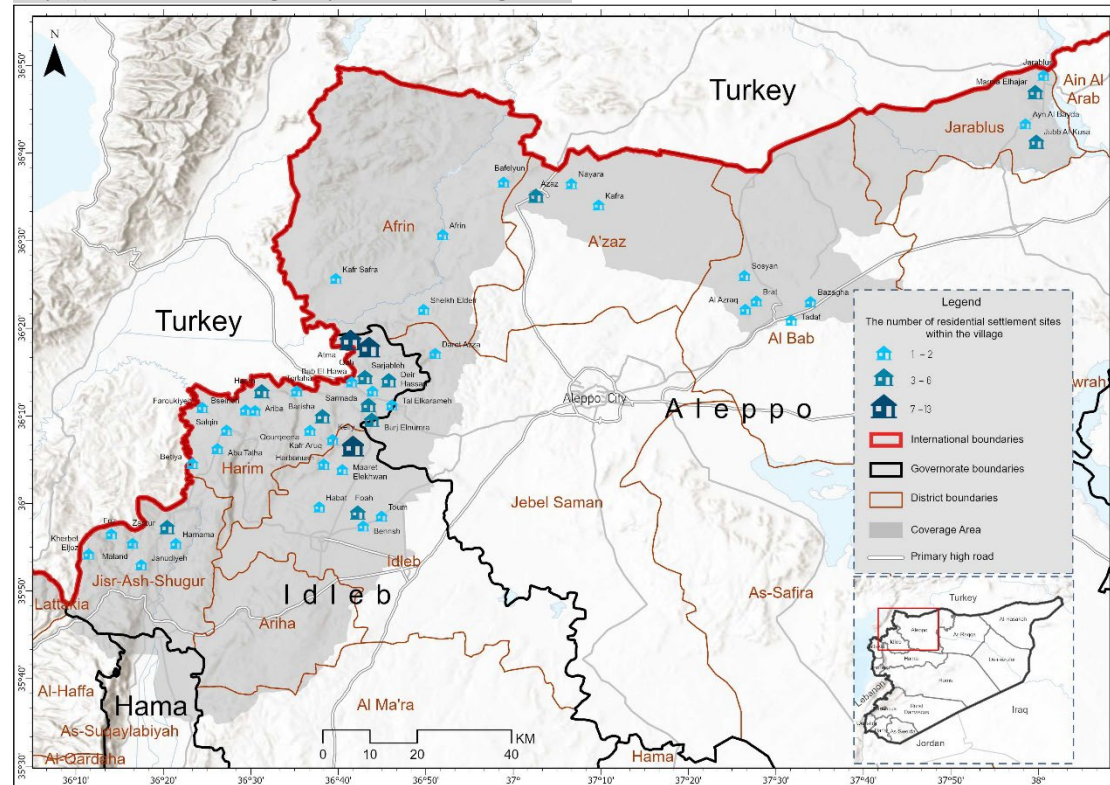
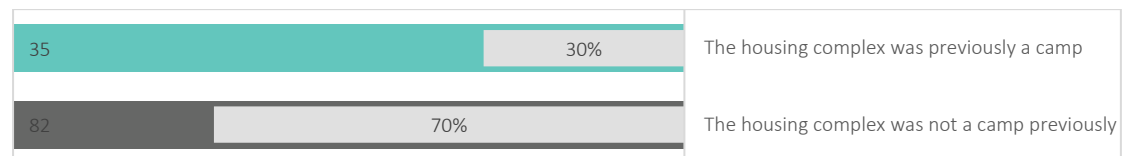


Figure (2): Number/percentage of the housing complexes which belong to the IDP camp clusters





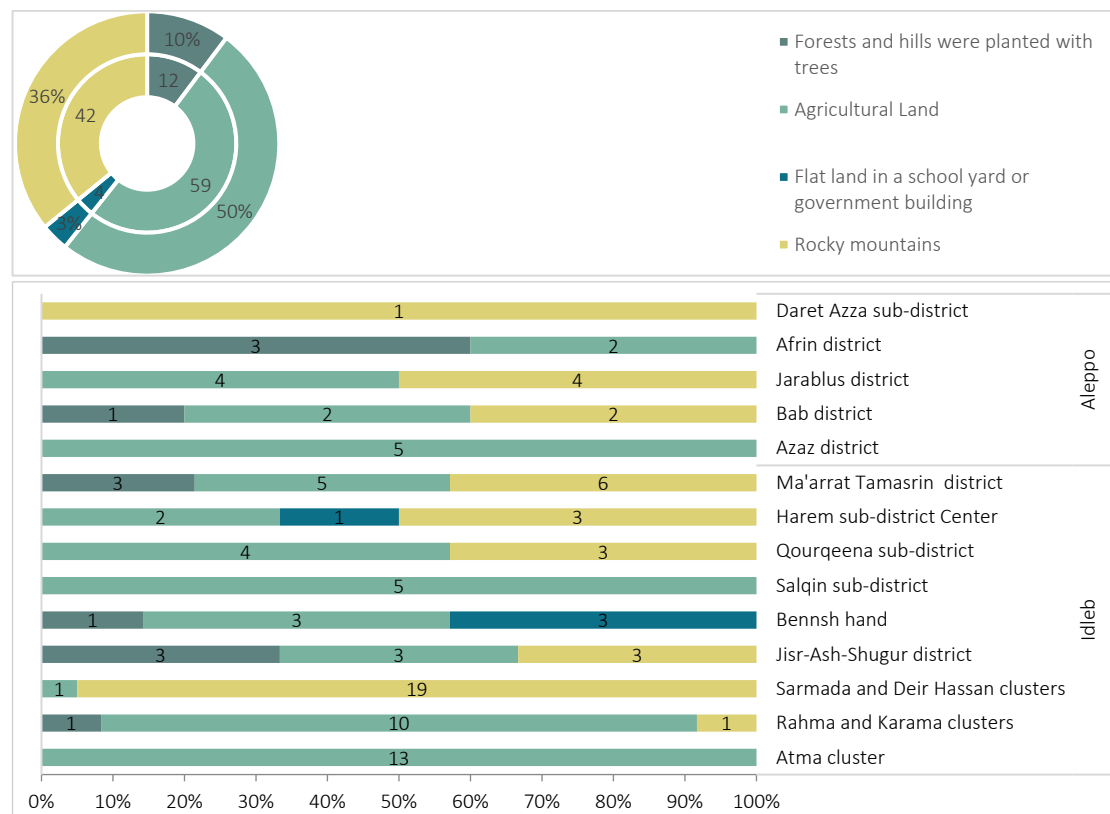
According to the guidelines of the Sphere project<sup>1</sup>, "As initial shelter responses typically provide only a minimum level of enclosed space and material assistance, affected populations will need to seek alternative means of increasing the extent or quality of the enclosed space provided. The form of construction and the materials used should enable individual households to maintain and incrementally adapt or upgrade the shelter to meet their longer-term needs using locally available tools and materials."

Considering that the camps in Syria entered their eleventh year, many of the IDPs within resorted to trying to improve their living conditions and find accommodation that provides some privacy for them; IDPs attempted to adapt the places in which they were residing within the capabilities and resources available, but the narrow spaces and the adjacent tents prevented them from obtaining any privacy.

## 2. The nature of the land on which the housing complexes were established

The results showed that 50% (59 complexes) of the housing complexes were established on agricultural lands. 10% (12 complexes) were established on lands that were forests and hills planted with trees. At the same time, 36% (42 complexes) of the housing complexes were built on rocky and mountainous lands. Only 3% (4 complexes) of the housing complexes were built on flat ground in a square intended for government or school buildings.

Figure (3): Number/percentage of the housing complexes by land ownership



Since the beginning of 2020; the Syrian regime and its Russian and Iranian allies launched a military campaign to control Idlib governorate and forcibly displaced its residents; From the beginning of 2020 until 7 March 2020; the Syrian regime took control of 125 cities and towns in Idlib governorate and its adjacent countrysides of Aleppo and Hama governorates. The

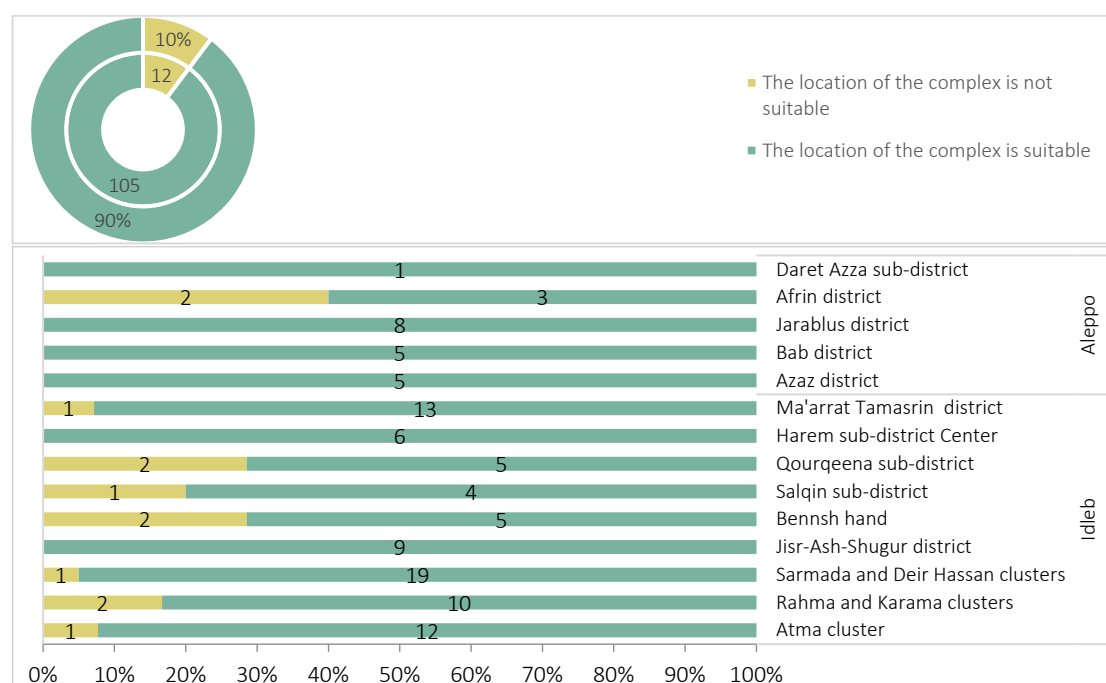
<sup>1</sup> <https://handbook.spherestandards.org/en/sphere/#ch001>

regime has forcibly displaced more than one million civilians in these cities and towns. The bulk of the lands that the regime controlled are considered agricultural lands, which was a source of livelihood for its residents who depended on agriculture and raising livestock. According to the report entitled "The Economic Reality in Northern Syria"<sup>2</sup> issued by ACU, 11% of the population in Idlib governorate still depend on agriculture and raising livestock. Therefore, when planning to build decent housing complexes for the displaced, the agricultural lands should be avoided because of the dangers that threaten food and agricultural security and the sources of income.

### 3. Location of the housing complexes (adequate housing)

The results showed that the location of 90% (105 complexes) of the housing complexes was habitable, with only 10% (12 complexes) being uninhabitable. Additionally, information sources reported that 5 complexes were not suitable for housing because they were far from vital centers, cities, and nearby towns. A complex in Atma camps is built on agricultural land that is close to a sewage system. 2 complexes in the camps of Al-Rahma, Qah, and Ma'arrat Tamisrin, are located at a rocky mountain. The road leading to them is very bumpy. 2 complexes in the sub-districts of Salqin and Qourqeena are located on low land and are exposed to floods permanently.

Figure (4): Number/percentage of housing complexes by location

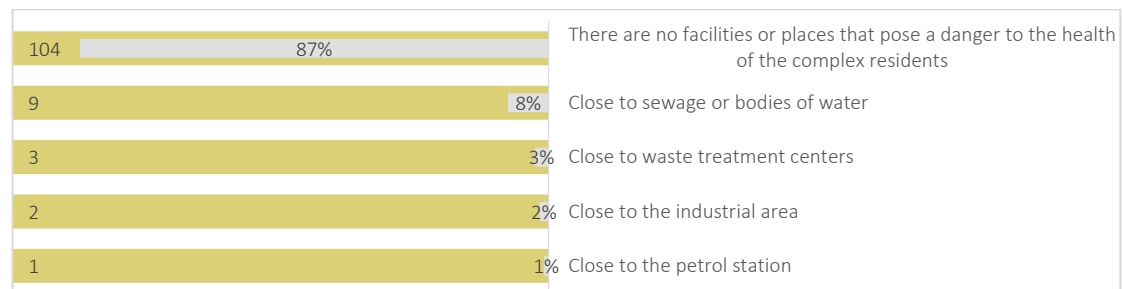


When establishing decent housing for IDPs, whether regular camps or concrete rooms, it must be taken into account that these places are close to their livelihoods. It is noted that IDPs refused to move from the tents to concrete rooms because of the long distance between the location of these rooms and their livelihoods, where the daily wages of the workers are estimated at 20-30 TL. Hence they may have to pay this amount as transportation wages if their houses are far from the place of work. According to the results, 87% (104 complexes) of the housing complexes do not have facilities nearby that threaten the complex residents. While 8% (9 complexes) were close to sewage sites or water bodies that posed a threat to the

<sup>2</sup> [https://acu-sy.org/imu\\_reports/economic-reality-northern-syria-thematic-2021/](https://acu-sy.org/imu_reports/economic-reality-northern-syria-thematic-2021/)

complex's residents. 6 complexes in Atma and Sarmada camps, 1 complex in Bennsh sub-district, 1 complex in Ma'arat Tamsrin sub-district, 1 complex in Afrin district, and 1 in Bab district. 3 complexes are close to landfills or garbage treatment centers, 1 complex in Jarablus district, 1 complex in Bab district, and 1 complex in Maarat Tamsrin sub-district. 2 complexes are close to industrial areas, and 1 complex is close to the fuel burners (centers of oil refining using primitive methods) in Bab district.

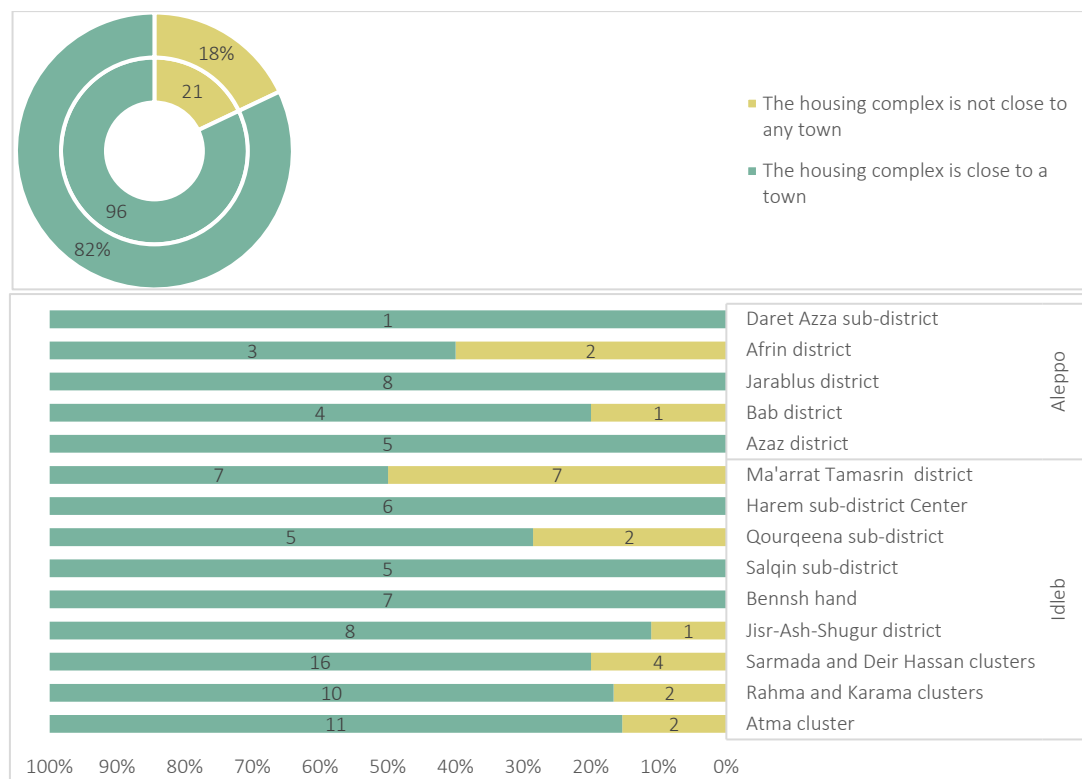
Figure (5): Number/percentage of the housing complexes by location



#### 4. Location of the housing complexes for nearby towns

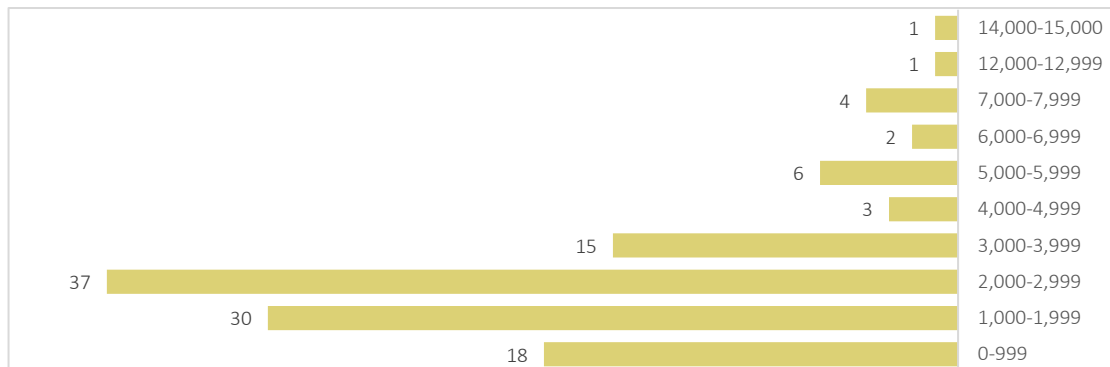
The ease of access of the residents of the newly established housing complexes to the neighboring cities and towns provides more job opportunities for them and more services and helps them easily meet their needs. The results showed that 82% (96 complexes) of the housing complexes were close to neighboring cities and towns, while only 18% (21 complexes) were located far from cities and towns.

Figure (6): The number/percentage of housing complexes according to their location for neighbouring towns



Furthermore, 37 housing complexes are between 2,000 and 2,999 meters away from the nearest city or town. 30 housing complexes are between 1,000 and 1,999 meters away from the nearest city or town. 18 housing complexes are less than 1,000 meters from the nearest city or town.

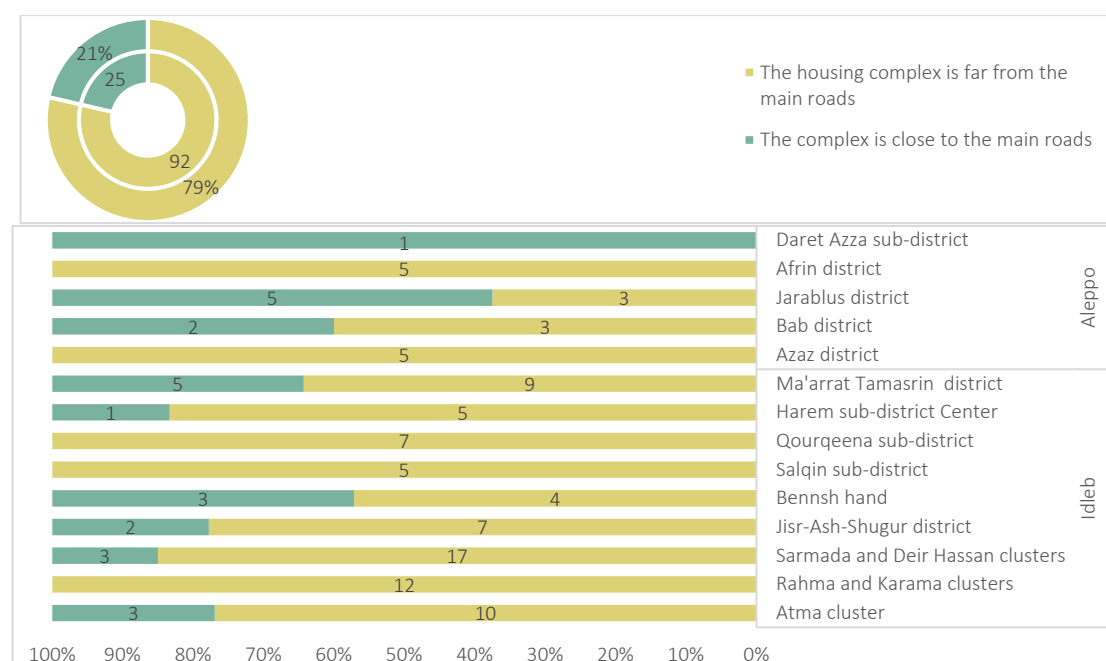
Figure (7): Number of housing complexes by distance from nearby towns in meter



## 5. Availability of main roads close to the housing complexes

The ease of accessibility of the housing complexes is linked to their proximity to the main roads, which means more public transportation will be available for them. The results showed that 79% (92 complexes) of the housing complexes were located far from the main roads, while only 21% (25 complexes) were located close to the main roads. A large part of the housing complexes can be reached by walking on agricultural roads, which means that these roads may be cut off in winter, especially during rain and snowstorms, or they may become bumpy. This makes it difficult for service vehicles to reach them, such as water tankers, waste transport vehicles, or even ambulances and civil defense during disasters or when patients need urgent aid.

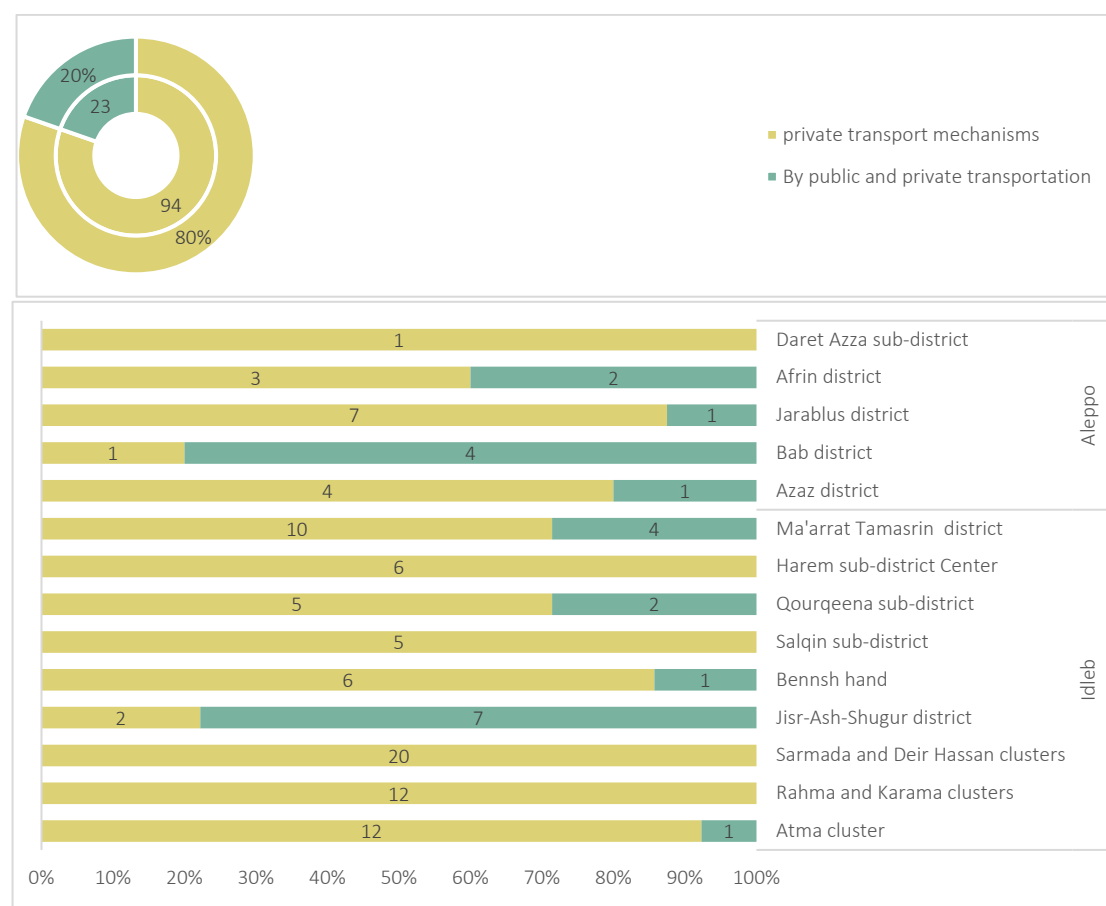
Figure (8): Number/percentage of housing complexes according to the availability of major roads nearby



## 6. The available transportation means

The results showed that the residents in only 20% (23 complexes) of the housing complexes used public transport and private transport to reach the nearby cities and towns. These results indicate a weakness in providing public transport services to and from the housing complexes. Out of 117 complexes, 99 complexes are more than 1 km away from the nearest city or town, making it a huge obstacle for the residents of the housing complexes who don't have private transportation means.

Figure (9): Number/percentage of the housing complexes according to available transportation







# **PLANNING OF THE HOUSING COMPLEXES**

# **04**

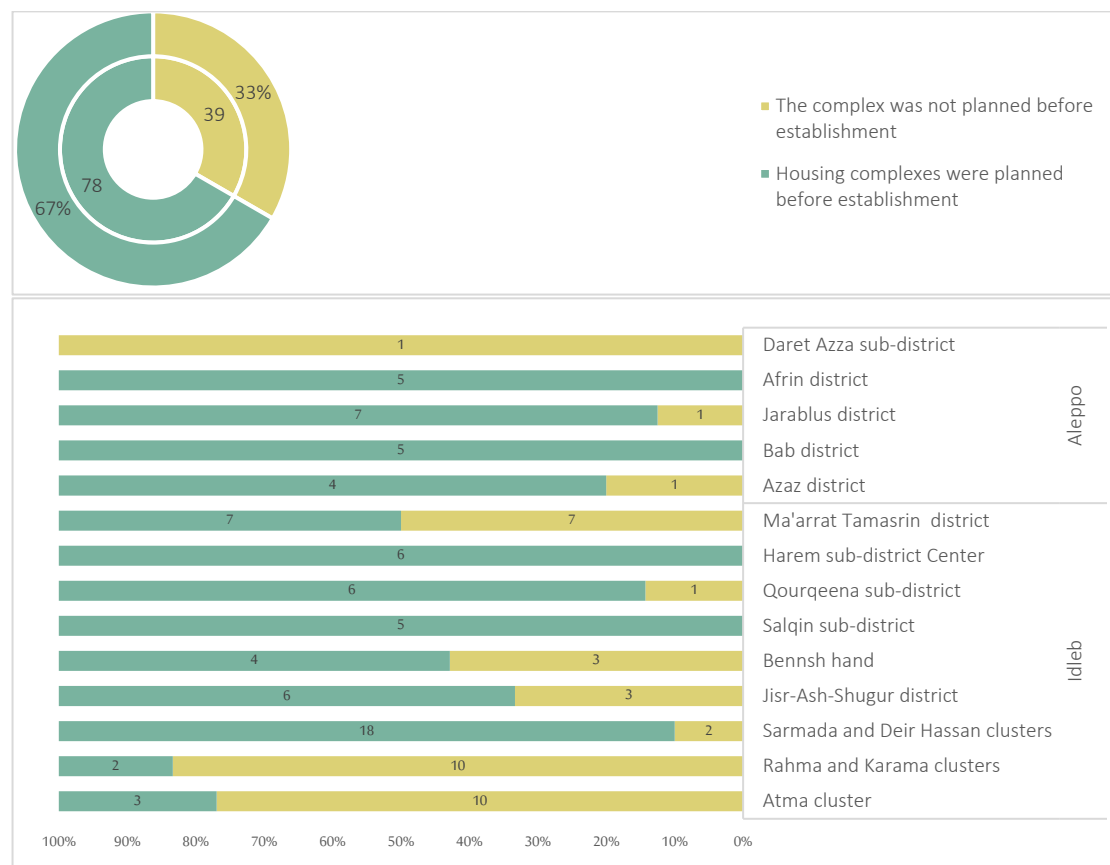
## Fourth: Planning of the housing complexes

### 1. Construction planning of the housing complexes

Planned housing complexes are often more structured than unplanned complexes. Several points are considered, such as having main roads, green spaces, service facilities within the housing complexes, schools, medical points, places of worship, and civil defense centers and markets.

The results showed that 67% (78 complexes) of the housing complexes were planned before their establishment (with construction plans), while 33% (39 complexes) were not planned before their construction, which makes these complexes random buildings.

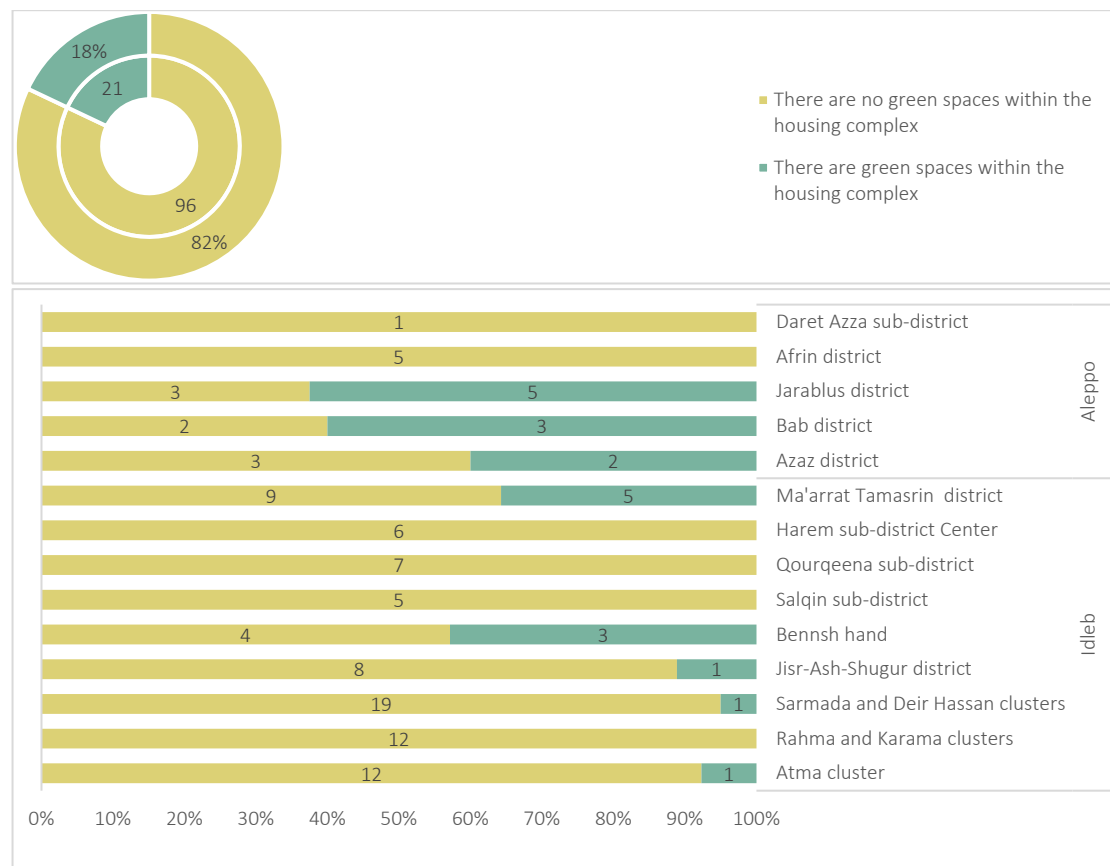
Figure (10): Number/percentage of the housing complexes according to the availability of construction plans



## 2. Provision of green spaces within the housing complexes

Housing and living environment requires green spaces within the housing complexes. These take the form of small gardens and children's play areas. Green spaces must be adapted to the size and height of buildings; in other words, green spaces within housing complexes with high buildings must be increased. The results showed that only 18% (21 complexes) contained green spaces.

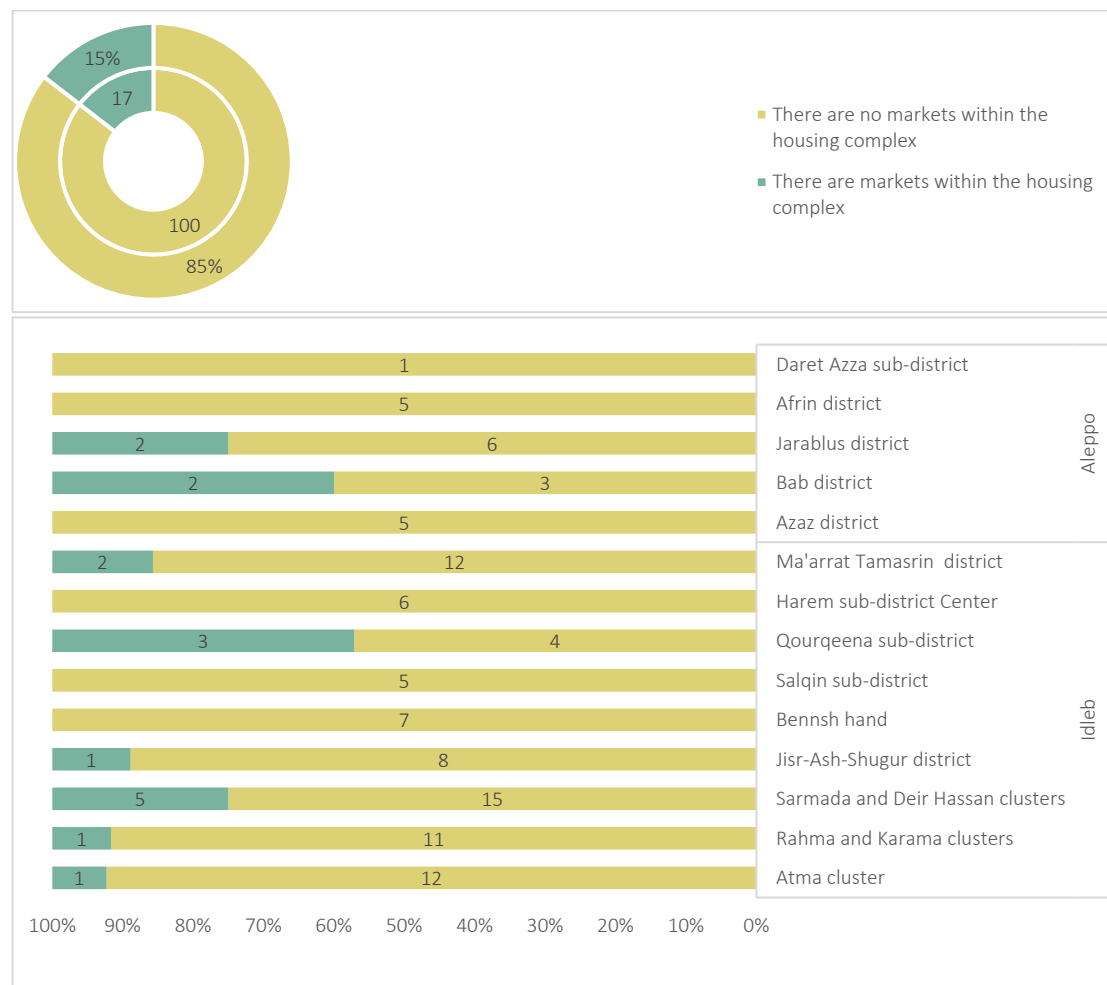
Figure (11): Number/percentage of the housing complexes according to the availability of green spaces



### 3. Availability of commercial markets within the housing complexes

The role of commercial markets is not limited to providing for the needs of the residents of the housing complexes, as they provide employment opportunities for the residents of the complex and make the housing complexes a destination for the residents of the adjacent cities and towns to secure their needs from the markets of the complexes. This may economically link the housing complexes to nearby cities and villages and contribute to its recovery. Furthermore, only 15% (17 complexes) of the housing complexes contained commercial markets.

Figure (12): Number/percentage of the housing complexes according to the availability of commercial markets

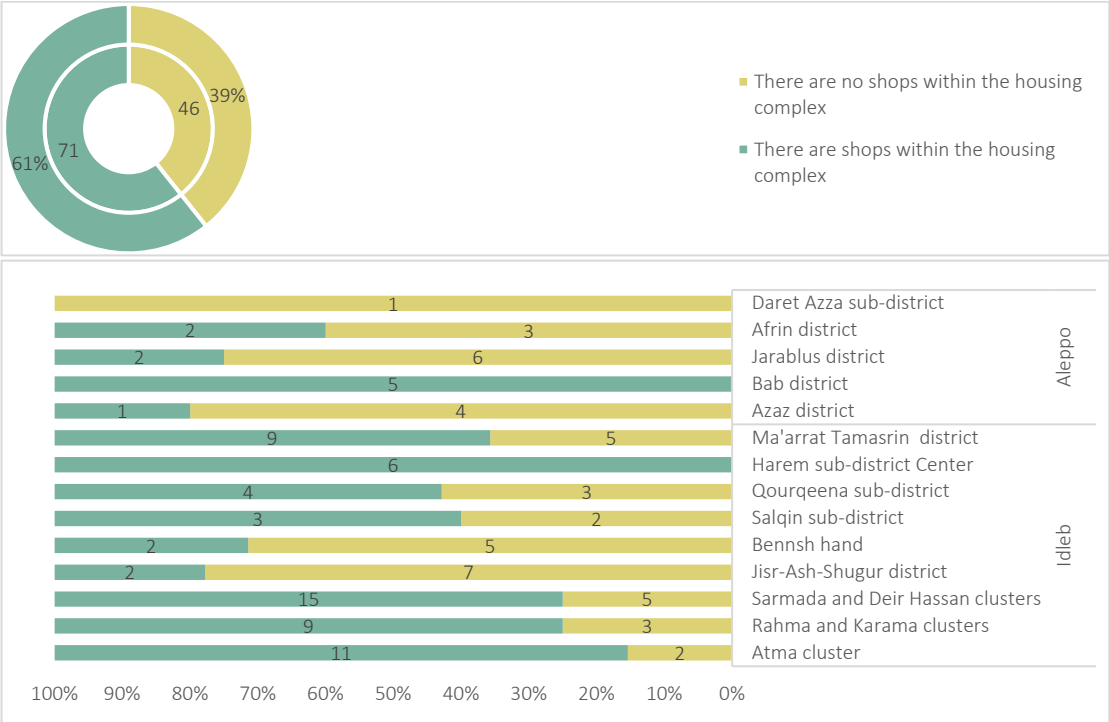


### 4. Availability of shops within the housing complexes

In small housing complexes where there are no commercial markets, the availability of a few small shops is sufficient to secure the daily requirements of food, vegetables, and fruit. The results show that 39% (46 complexes) of the housing complexes do not contain markets or shops. This means that the residents of the housing complexes will have to go to a neighboring city or town to buy their basic daily needs. Considering that out of 117 complexes, 99 complexes are more than 1 km away from the nearest city or town, and 80% (94 complexes) of the housing complexes do not have public transportation, the lack of shops constitutes a critical obstacle for the residents of the housing complexes. This imposes the necessity of

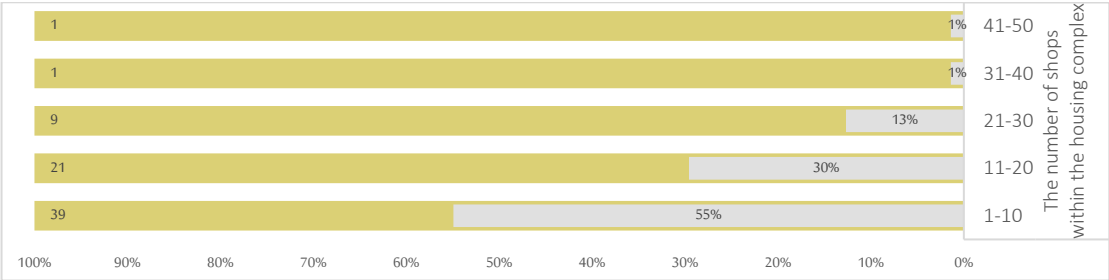
providing public transportation services to and from these complexes and providing shops that meet the daily needs of the residents.

Figure (13): Number/percentage of the housing complexes according to the availability of shops



In the 71 housing complexes with shops, the number of shops in 39 complexes was between 1 and 10. In 21 complexes, the number of shops was between 11 and 20, and in 9 complexes, the number of shops was between 21 and 30.

Figure (14): Number/percentage of shops within housing complexes







# **BUILDINGS OF THE HOUSING COMPLEXES**

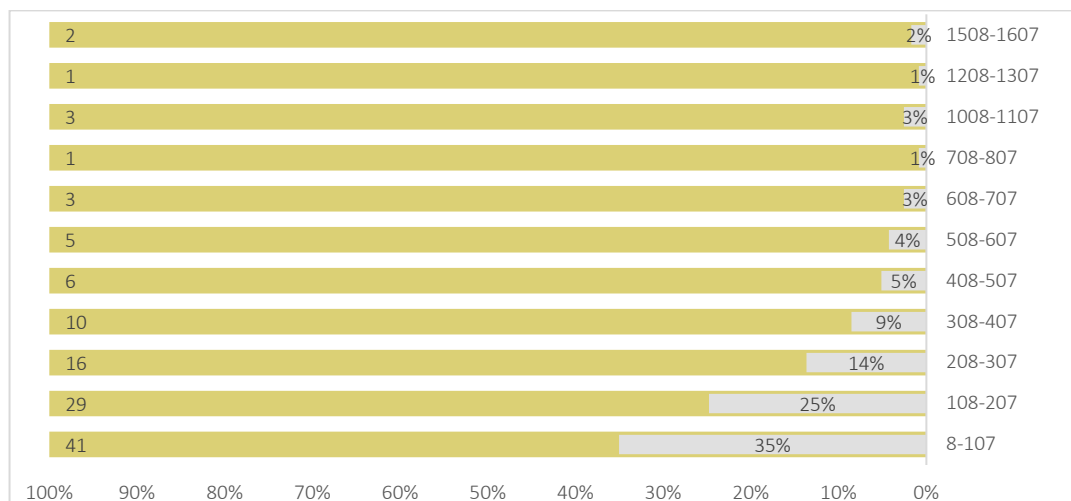
# **05**

## Fifth: Buildings of the housing complexes

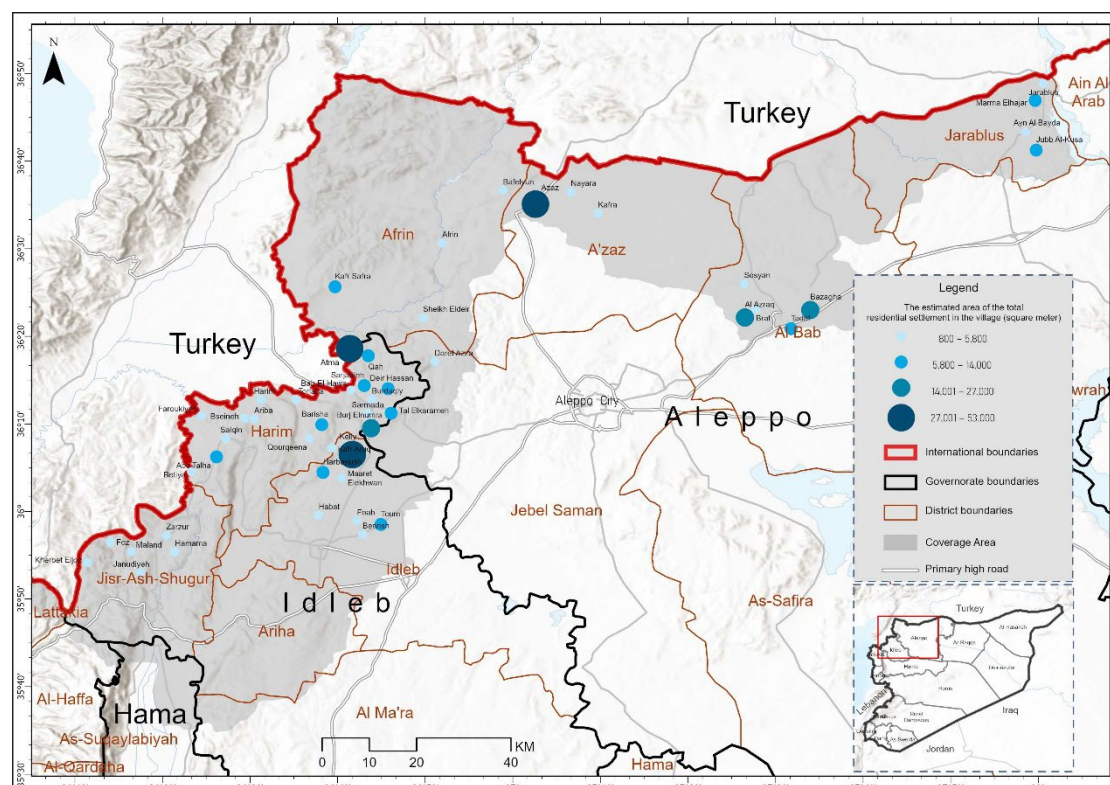
### 1. Number of buildings in the housing complexes

The number of buildings indicates the size of the housing complex. According to the study, within 35% (41 complexes) of the housing complexes, the number of buildings doesn't exceed more than 107. Within 25% (29 complexes,) the number of buildings ranges between 108-207. Within 14% (16 complexes), the number of buildings ranges between 208-307. Within 9% (10 blocks), the number of buildings ranges between 308-407 buildings.

Figure (15): Number/percentage of buildings within housing complexes



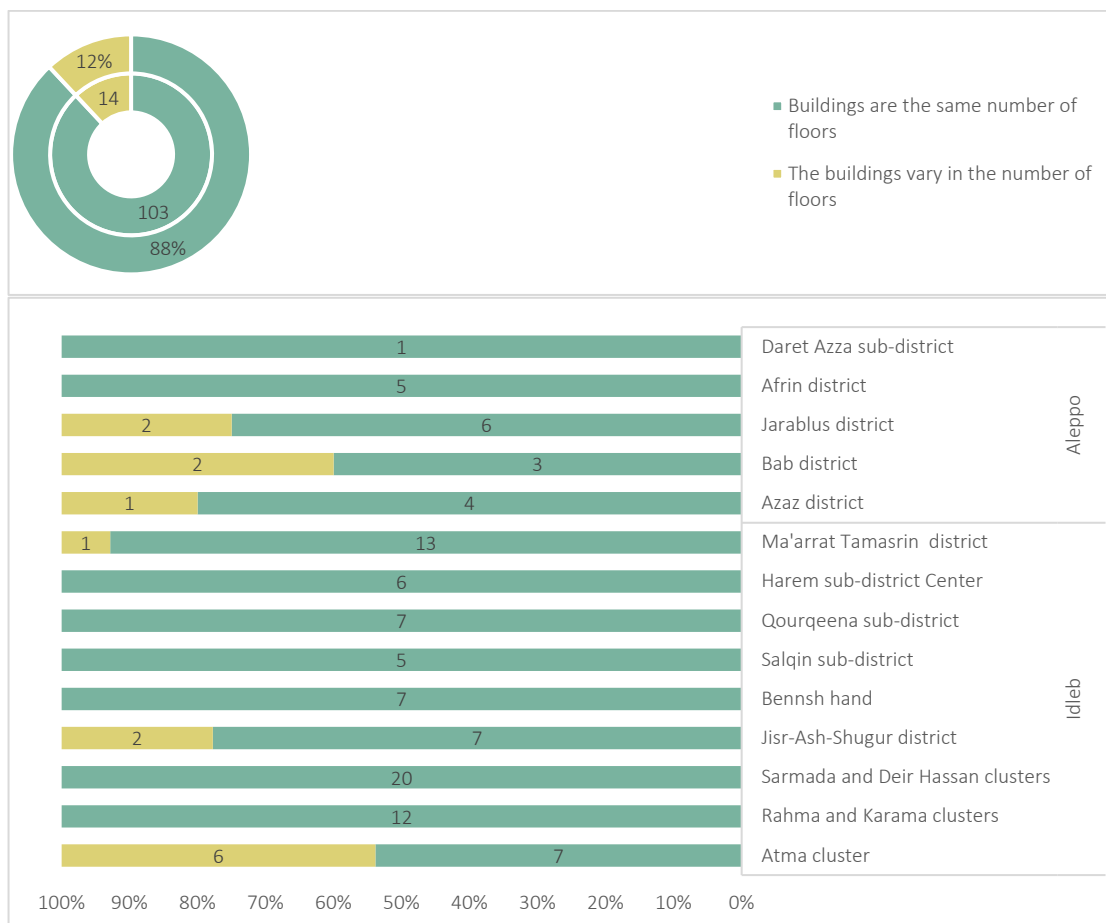
Map (2) number of buildings within the housing complexes at the town level



## 2. Number of floors in the buildings of the housing complex

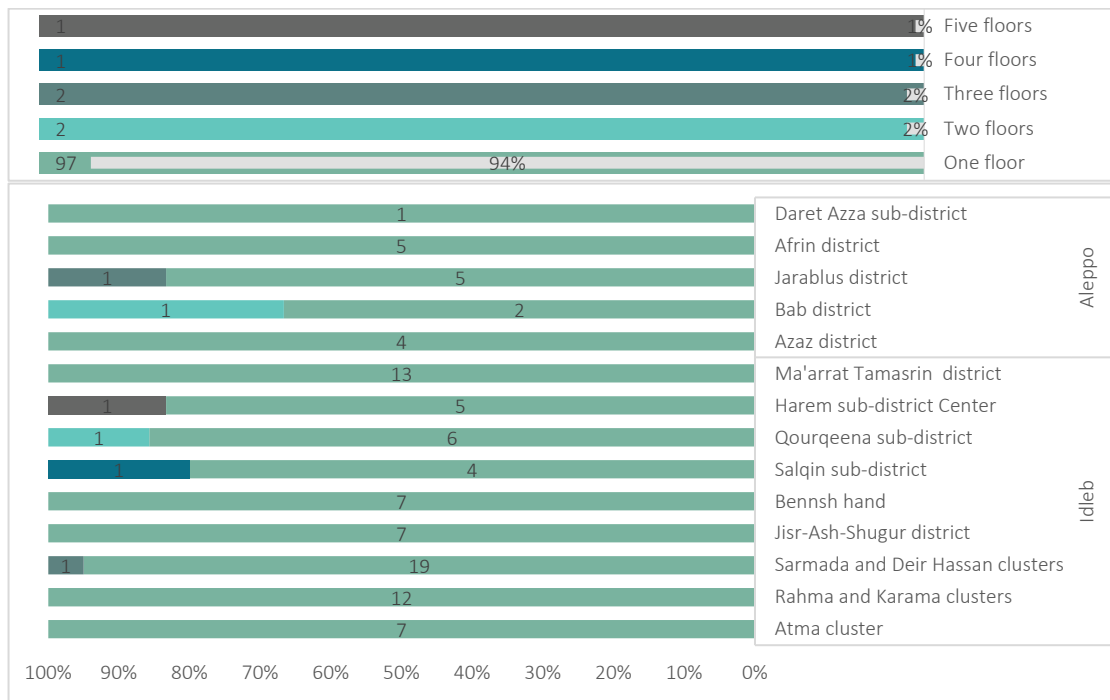
The unified number of floors in the housing buildings reflects the form of urban organization of the complex. The results showed that the buildings within 88% (103 complexes) of the housing complexes are similar in terms of the number of floors, while the buildings within 12% (14 complexes) are not the same in terms of the number of floors.

Figure (16): Number/percentage of the housing complexes according to the similarity of their buildings in terms of the number of floors



The largest proportion of the housing complexes consists of only one-story buildings. 94% (97 complexes) have one-story buildings; two housing complexes consist of two-story buildings. Three complexes have three-story buildings, one complex has four-story buildings, and one complex has five-story buildings.

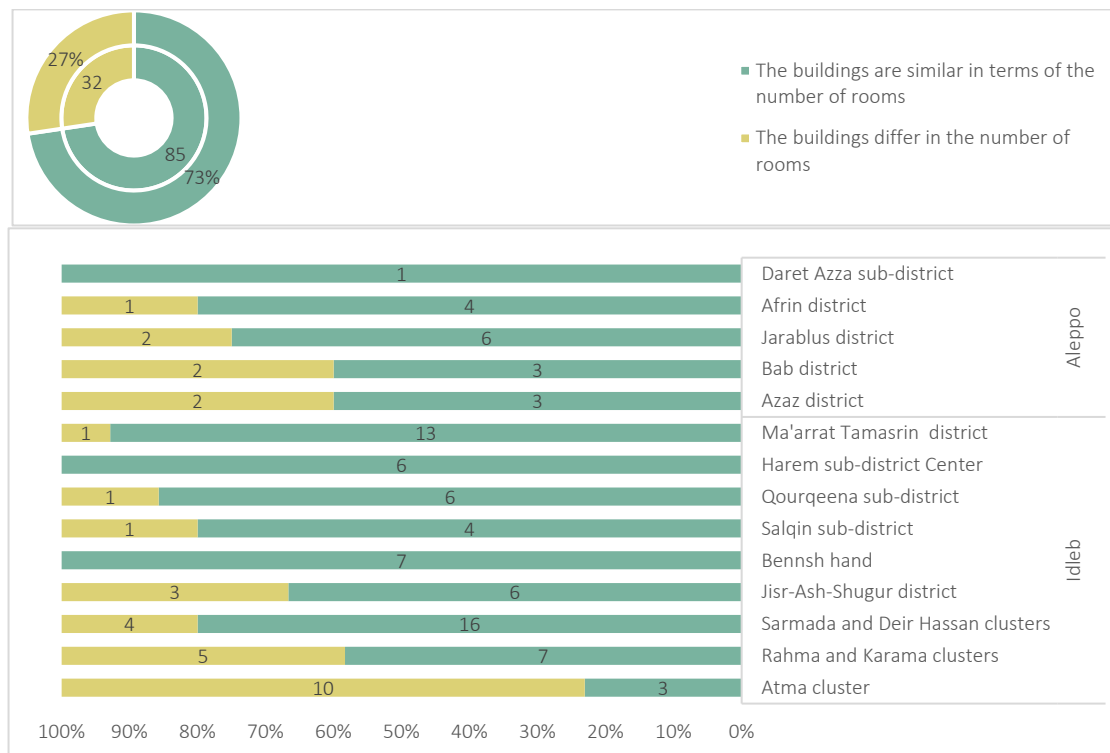
Figure (17): Number/percentage of the housing complexes with buildings similar in the number of floors according to the number of floors



### 3. Number of rooms of the complexes' apartments

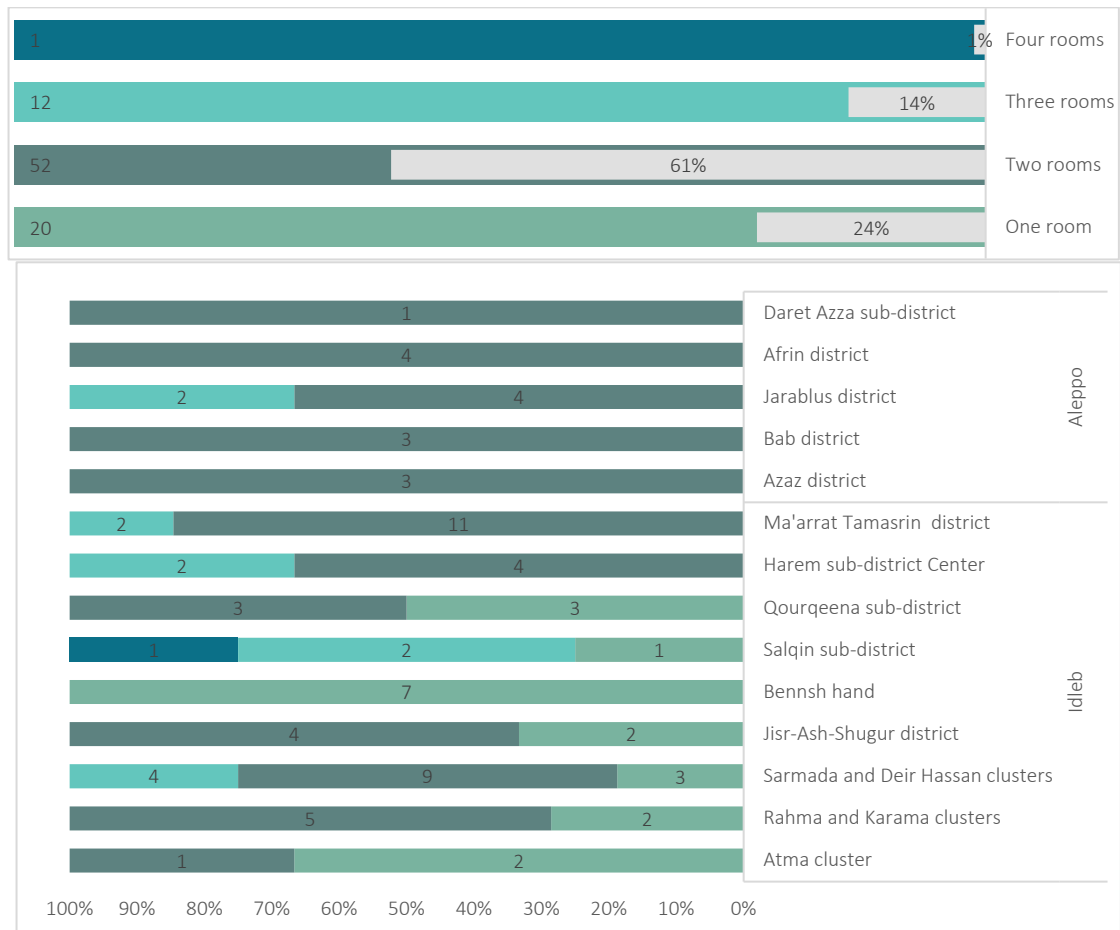
The results show that 75% (85 complexes) of the complexes have the same number of rooms, while 27% (32 complexes) don't have the same number of rooms.

Figure (18): Number/percentage of the housing complexes according to the similarity of the apartments in terms of the number of rooms



It was found that 24% (20 complexes) of the housing complexes consist of only one room, 61% (52 complexes) comprised of two rooms, 14% (12 complexes) comprised of three rooms, and only one complex consists of four rooms.

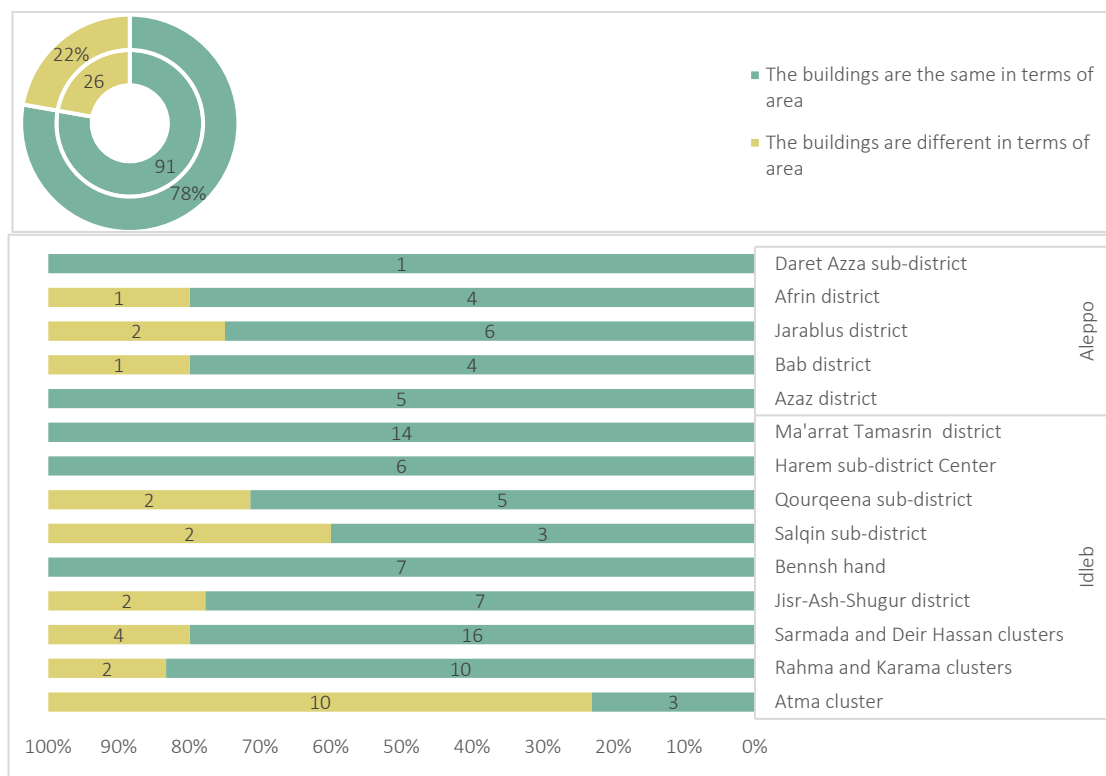
Figure (19): Number/percentage of the housing complexes with similar apartments by number of rooms



#### 4. Areas of the housing complex buildings

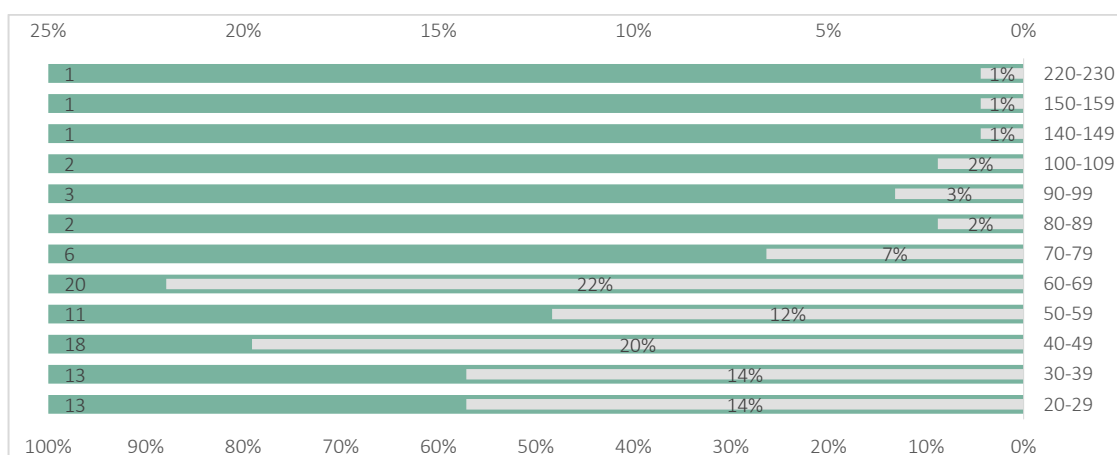
The results show that 78% (91 complexes) of the complexes have similar buildings in terms of area, while 22% (26 complexes) of the complexes' buildings are not the same in terms of area.

Figure (20): Number/percentage of the housing complexes according to the similarity of the area of their buildings



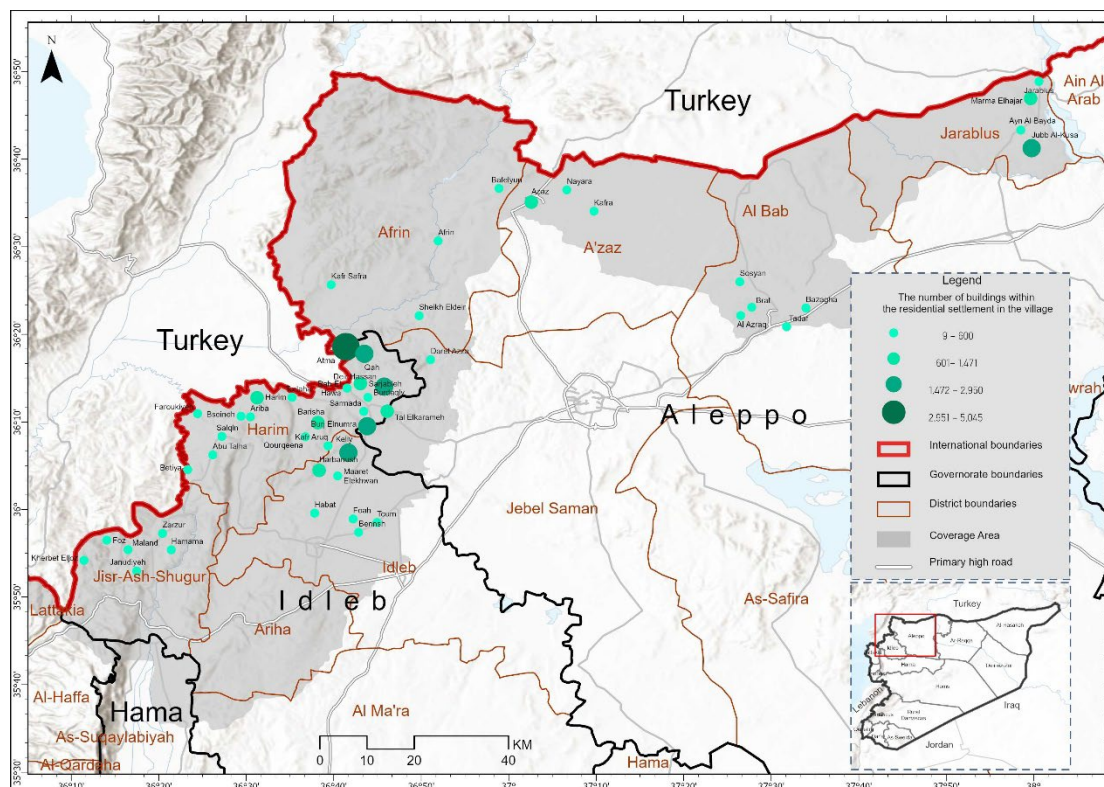
It was found that the area of 14% (13 complexes) of the housing complexes ranges between 20-29 m<sup>2</sup>, 14% (13 complexes) of the complexes ranges between 30-39 m<sup>2</sup>, 20% (18 complexes) ranges between 40-49 m<sup>2</sup>, 12% (11 complexes) of the complexes ranges between 50-59 m<sup>2</sup>, 22% (20 complexes) ranges between 60-69 m<sup>2</sup>, and 7% (6 complexes) ranges between 70-79 m<sup>2</sup>.

Figure (21): Number/percentage of the housing complexes by area of their buildings in square meter





Map (3) area of housing complexes at the town level

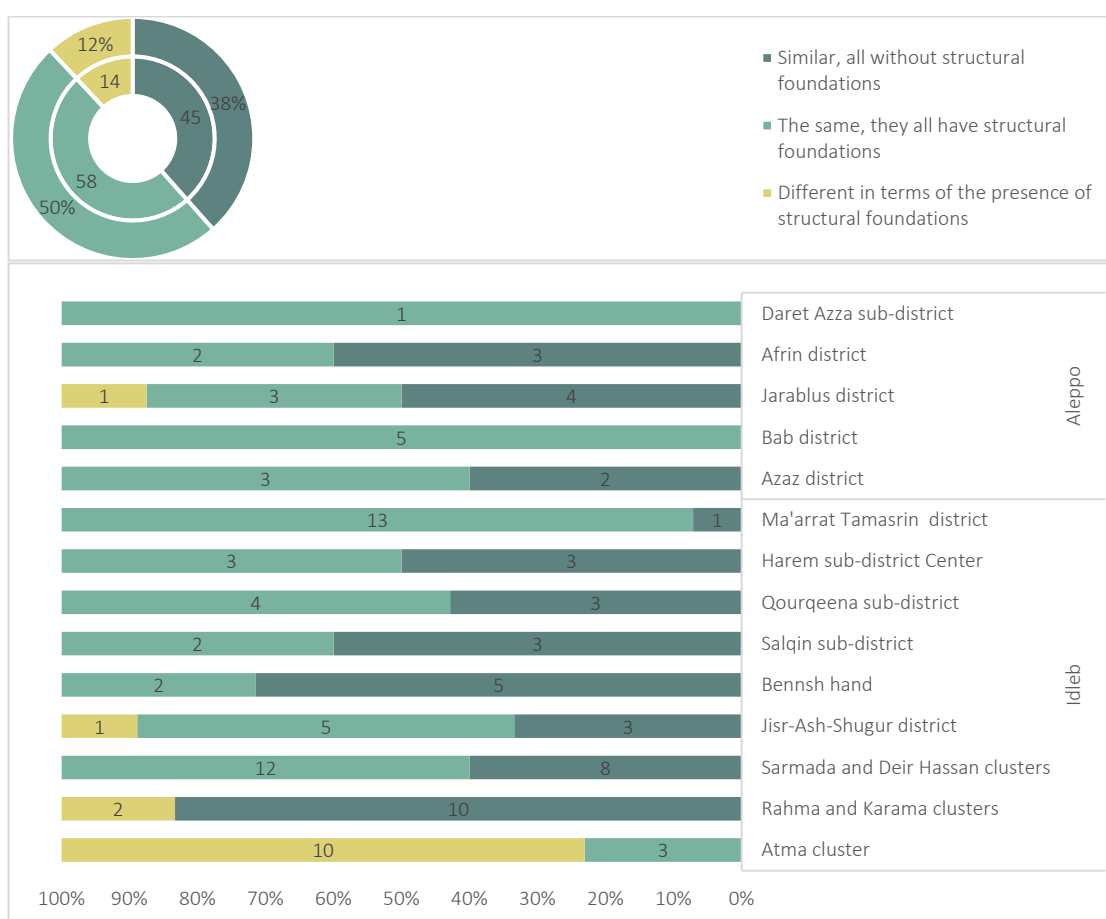


## 5. Structural foundations of the housing complexes' buildings

The presence of structural foundations reflects the ability of the building to withstand all weather conditions, and the presence of structural foundations is an essential part of regular buildings. When organizing slums, specialized engineers must check the building's ability to withstand all weather conditions, which requires strong cement foundations proportional to the size of the residential building and the number of floors. In the absence of solid structural foundations, the specialized engineers request the removal of the building because it is not safe to be inhabited.

The results showed that 12% (14 complexes) of the complexes had similar buildings in terms of the presence of structural foundations. Some of the buildings of these complexes have structural foundations, while others don't. The buildings of 38% (45 complexes) of the complexes have no structural foundations. All the buildings of 50% (58 complexes) of the complexes have structural foundations.

Figure (22): Number/percentage of the housing complexes according to the availability of structural foundations in their buildings

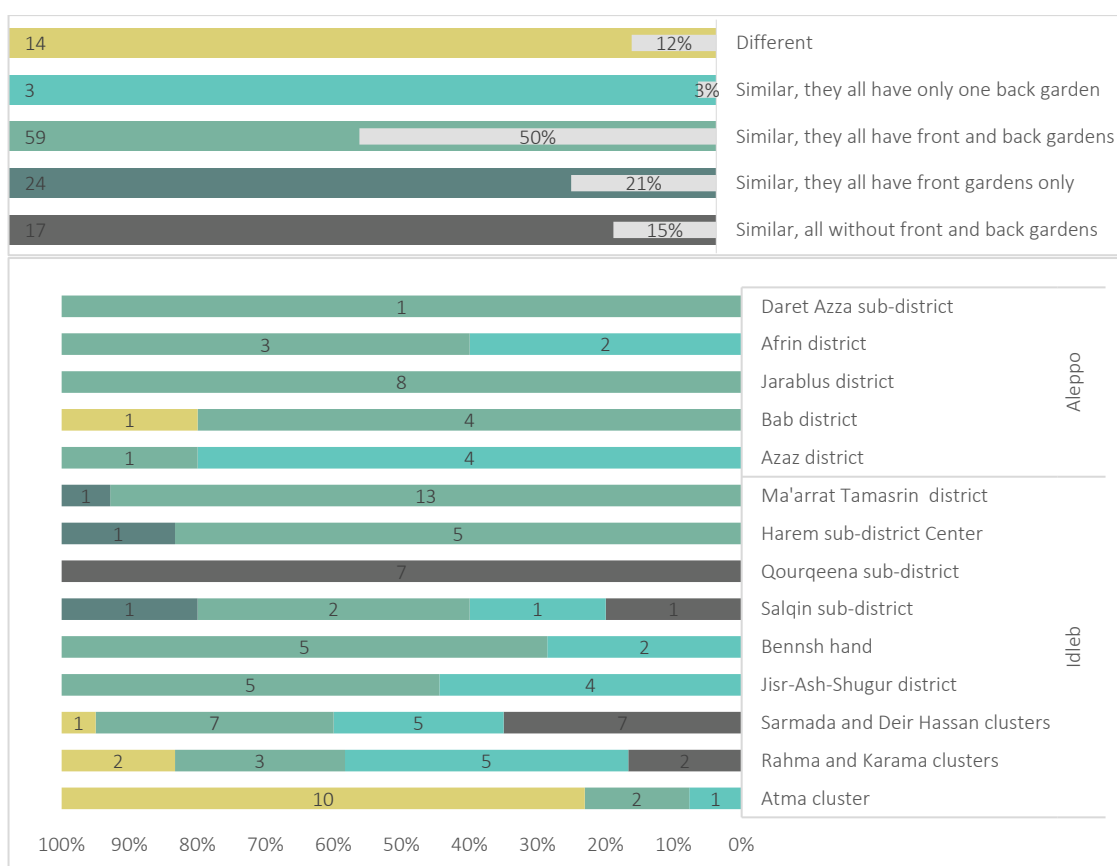


## 6. Home gardens in the buildings of the housing complexes (front and back gardens)

Residential buildings must be separated by front and back home gardens, as these gardens constitute a breathing space for the buildings that allows the passage of air and sunlight into the houses. Additionally, these home gardens provide privacy for the residents as they provide more space between the windows.

The results reveal that only 50% (59 complexes) of the housing complexes have front and back home gardens for all their buildings, 21% (24 complexes) of all the complexes have front home gardens only, 3% (3 complexes) of all the complexes have back gardens only, and 12% (14 complexes) of the complexes have different buildings, as some of them have home gardens while others don't. Moreover, 15% (17 complexes) of all the complexes have no home gardens.

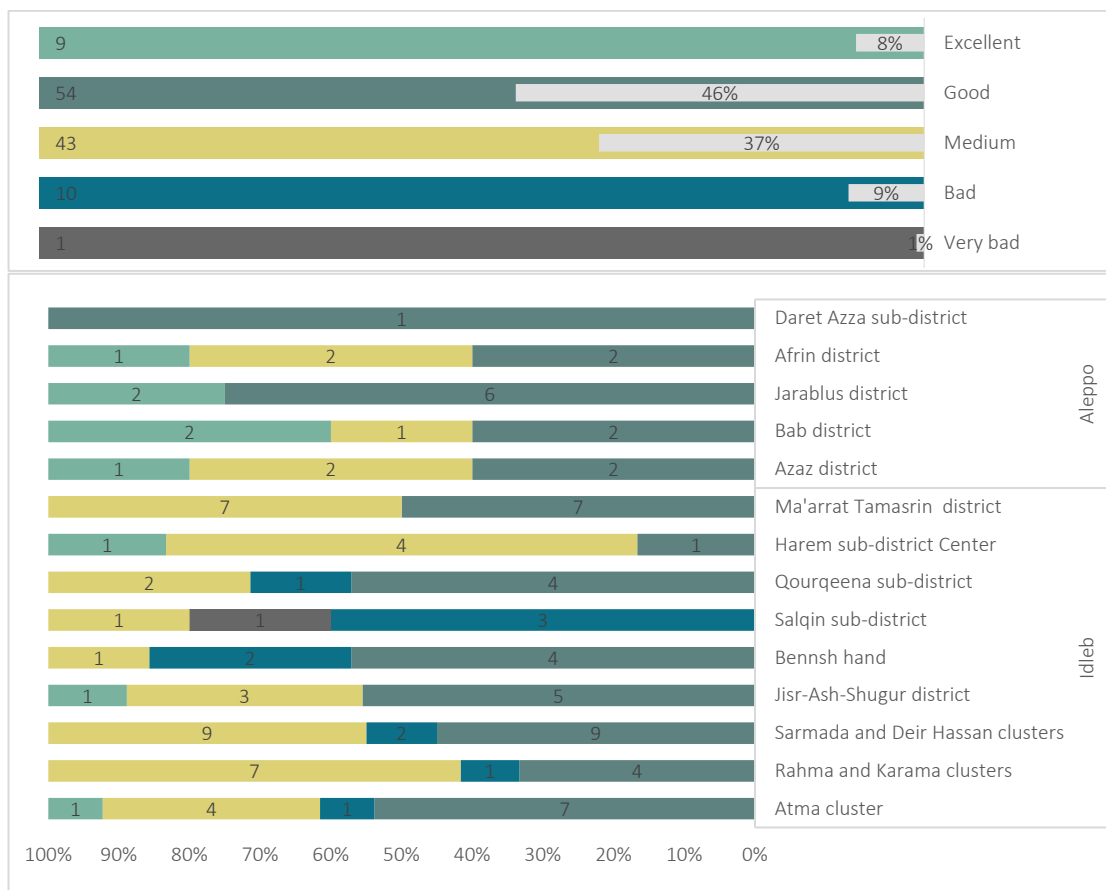
Figure (23): Number/percentage of the housing complexes according to the availability of home gardens in their buildings



## 7. Quality of the building materials used in housing complexes

The results revealed that only 8% (9 complexes) of the housing complexes have excellent quality materials used in their construction, 46% (54 complexes) are of good quality, 37% (43 complexes) of medium quality, and 9% (10 complexes) of poor quality. The materials used in only one complex were of very poor quality.

Figure (24): Number/percentage of the housing complexes according to the quality of the building materials used in their buildings





**SERVICES**

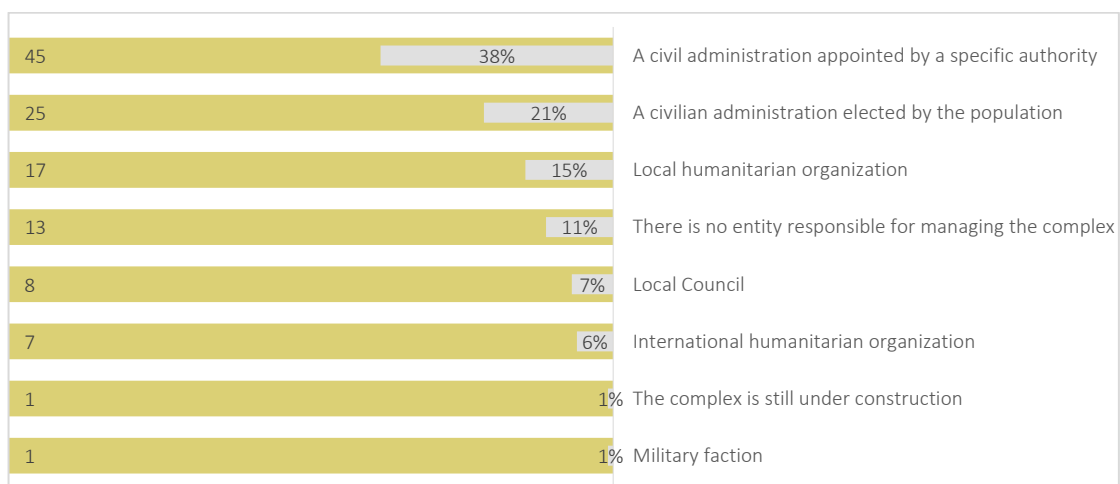
**06**

## Sixth: Services

### 1. The entity which manages the housing complex

The housing complexes need an entity that manages the complexes and organizes the services within. The results show that only 11% (13 complexes) of the housing complexes don't have any party responsible for managing the complex. In 38% (45 complexes) of the housing complexes there was a civil administration appointed by a specific authority. In 21% (25 complexes), there was a civil administration elected by the residents. Local humanitarian organizations managed 15% (17 complexes) of the housing complexes. In most cases, these organizations are the ones that established the housing complexes and are still providing all the needed services within. 7% (8 complexes) of the complexes are managed by the local councils responsible for managing the complexes' areas. 6% (7 complexes) of the housing complexes are managed by international humanitarian organizations.

Figure (25): Number/percentage of the housing complexes according to the entity managing the housing complex

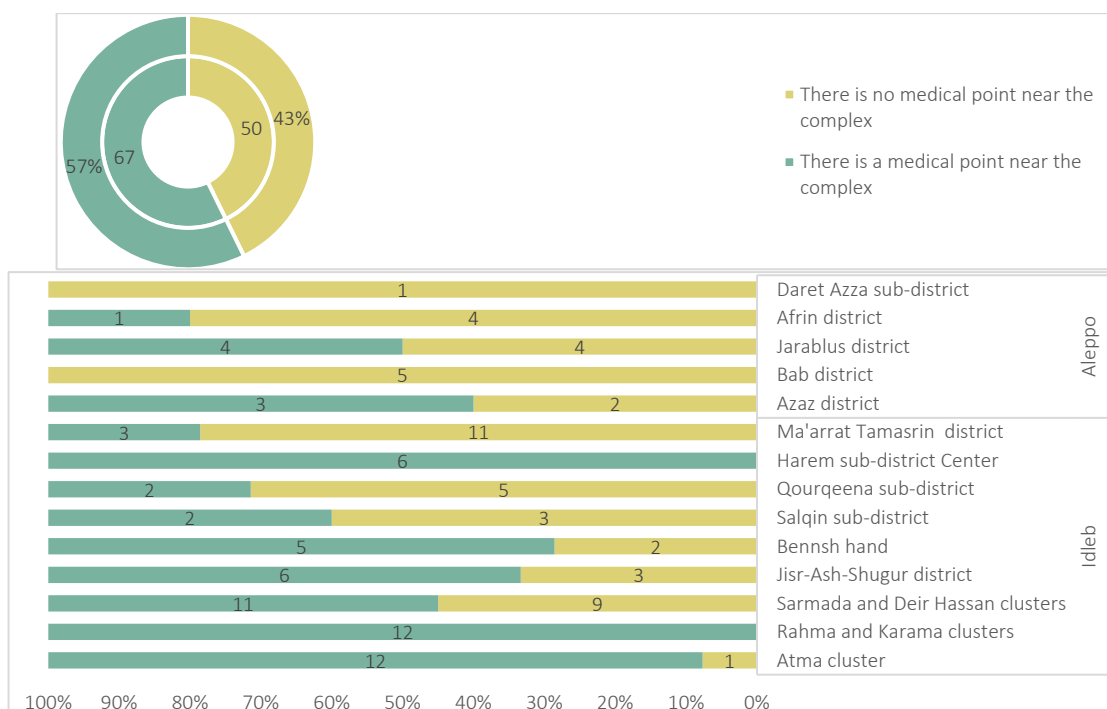




## 2. Medical Services

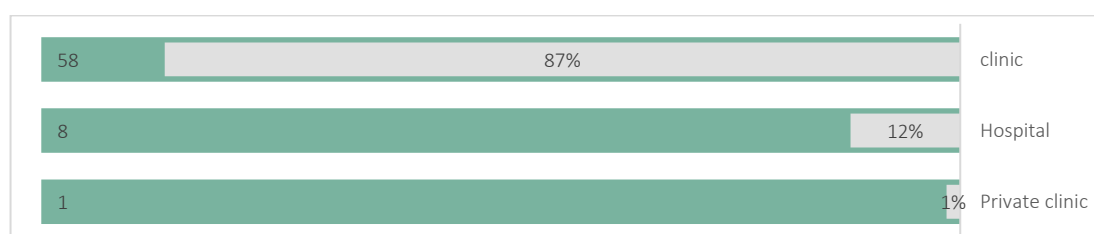
The results showed that 57% (67 complexes) of the housing complexes have medical points nearby. No medical points are available near 43% (50 complexes) of the housing complexes. Hence, there is a need to provide services for these complexes by providing nearby medical points or ambulances, as the majority of the population there don't have private vehicles because most of them are IDPs or vulnerable and marginalized. Additionally, 18% of them do not have any sources of income. This makes reaching hospitals using public transportation an extra burden.

Figure (26): Number/percentage of the housing complexes according to the availability of nearby medical points



Of the housing complexes nearby, 87% (58) have nearby clinics, 12% (8 complexes) also have hospitals nearby, and there is a private clinic in only one housing complex. Private clinics and dispensaries provide medical services only throughout the day (working hours which start at 8 am to 2 pm in Syria).

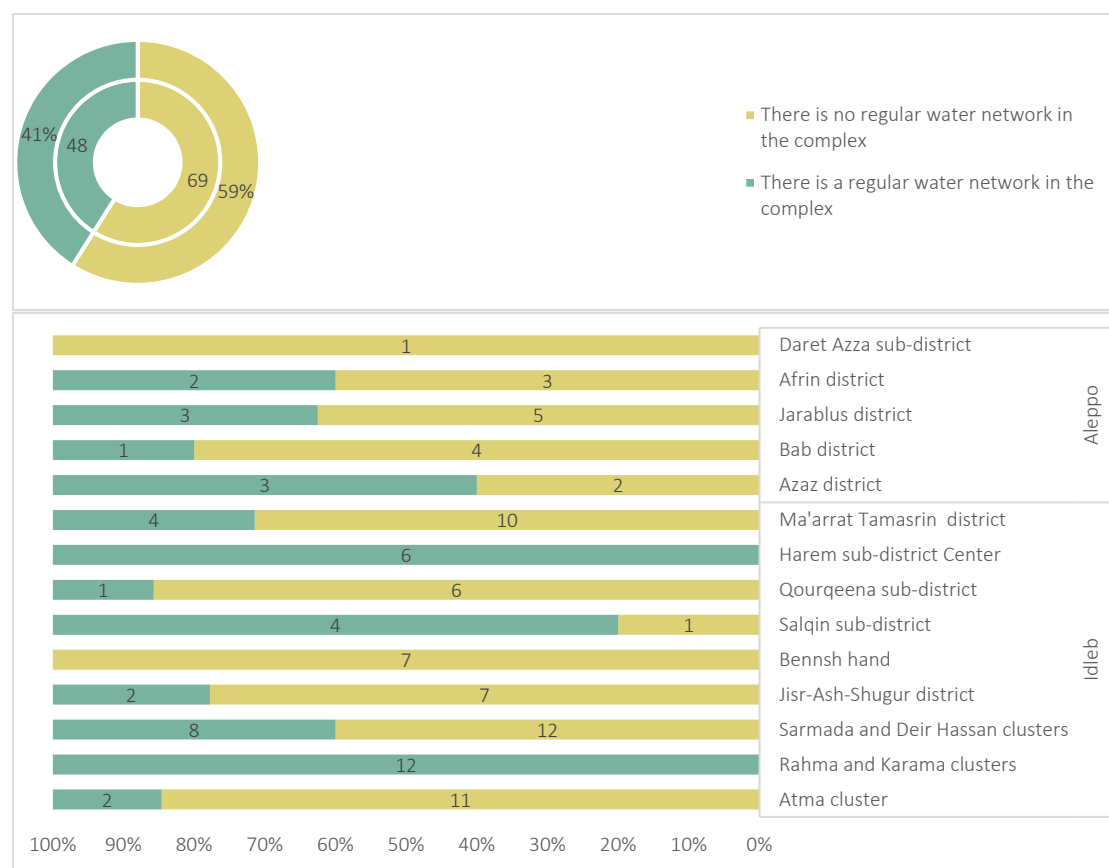
Figure (27): Number/percentage of the housing complexes with medical points nearby by the type of these points



### 3. Water networks

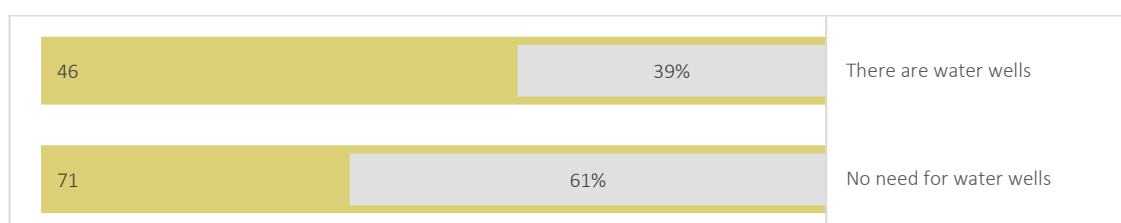
The results showed that only 48% (41 complexes) of the housing complexes have regular networks for drinking water and water for daily usage. In comparison, 59% (69 complexes) of the housing complexes don't have any water networks, and depend on tank water. Owners of some private agricultural lands may not allow the extension of water networks on their lands that have been converted into housing complexes.

Figure (28): Number/percentage of the housing complexes according to the availability of water networks within



Water wells are available in 39% (46 complexes) of the housing complexes. Information sources indicated that there is no need for water wells within 61% (71 complexes) of the housing complexes.

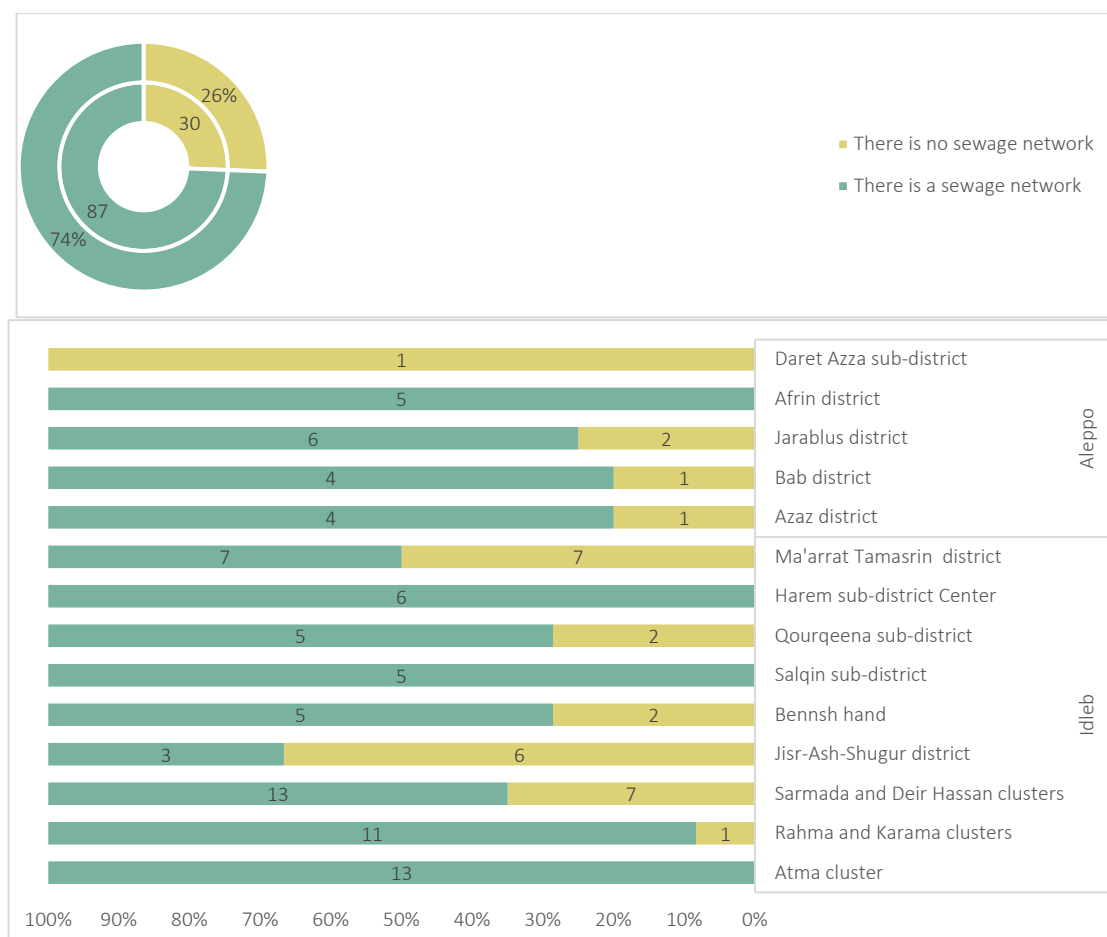
Figure (29): Number/percentage of the housing complexes according to the availability of water wells within



## 4. Sewage networks

The results showed that 74% (87 complexes) of the housing complexes have sewage systems, while 26% (30 complexes) depend on irregular cesspits for sewage disposal, as these cesspits are not equipped with layers of stones and sand to filter wastewater before reaching groundwater, making wastewater a threat to groundwater and soil within these complexes.

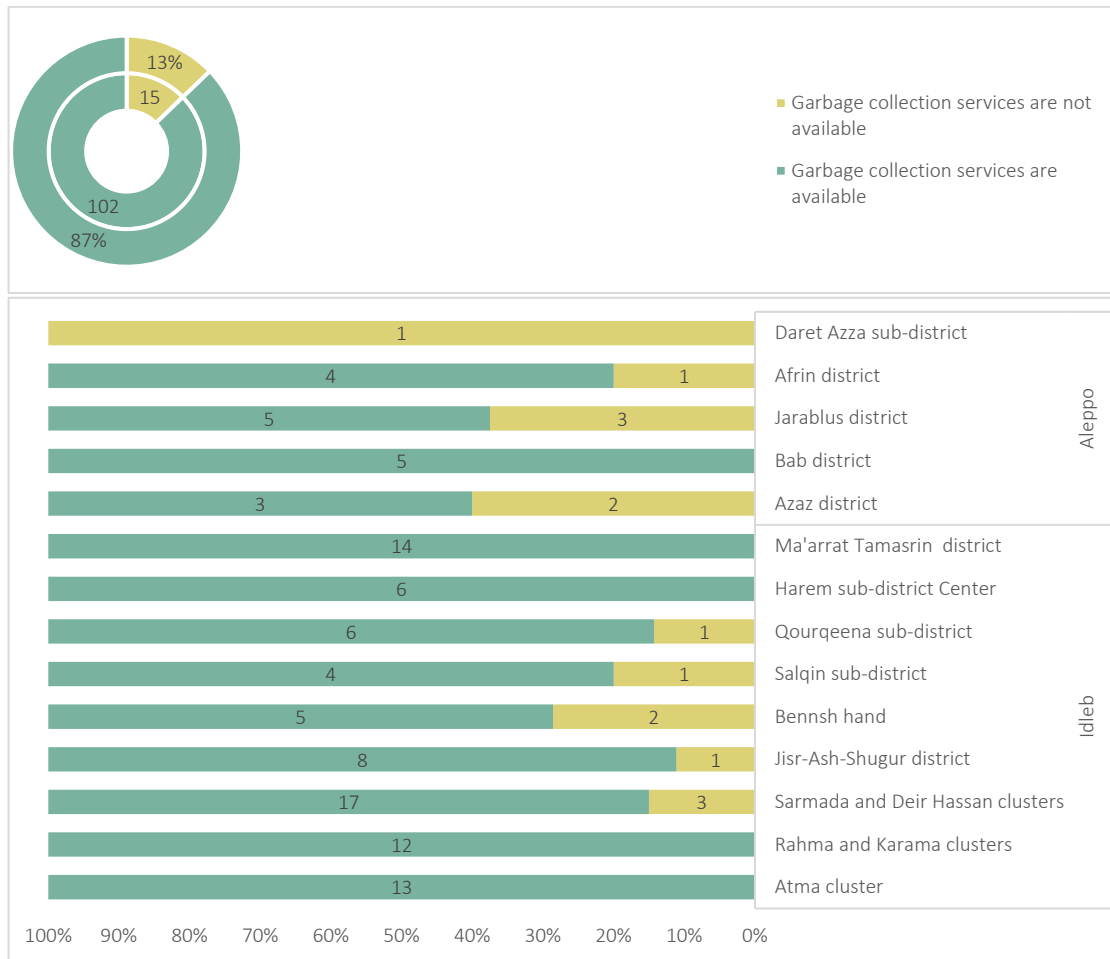
Figure (30): Number/percentage of the housing complexes according to the availability of sewage networks within



## 5. Garbage collection service

The results show that 87% (102 complexes) of the housing complexes are collected periodically, while garbage accumulates in 13% (15 complexes) of the housing complexes as nobody removes it. Residents resort to burning the garbage near the complexes to get rid of it.

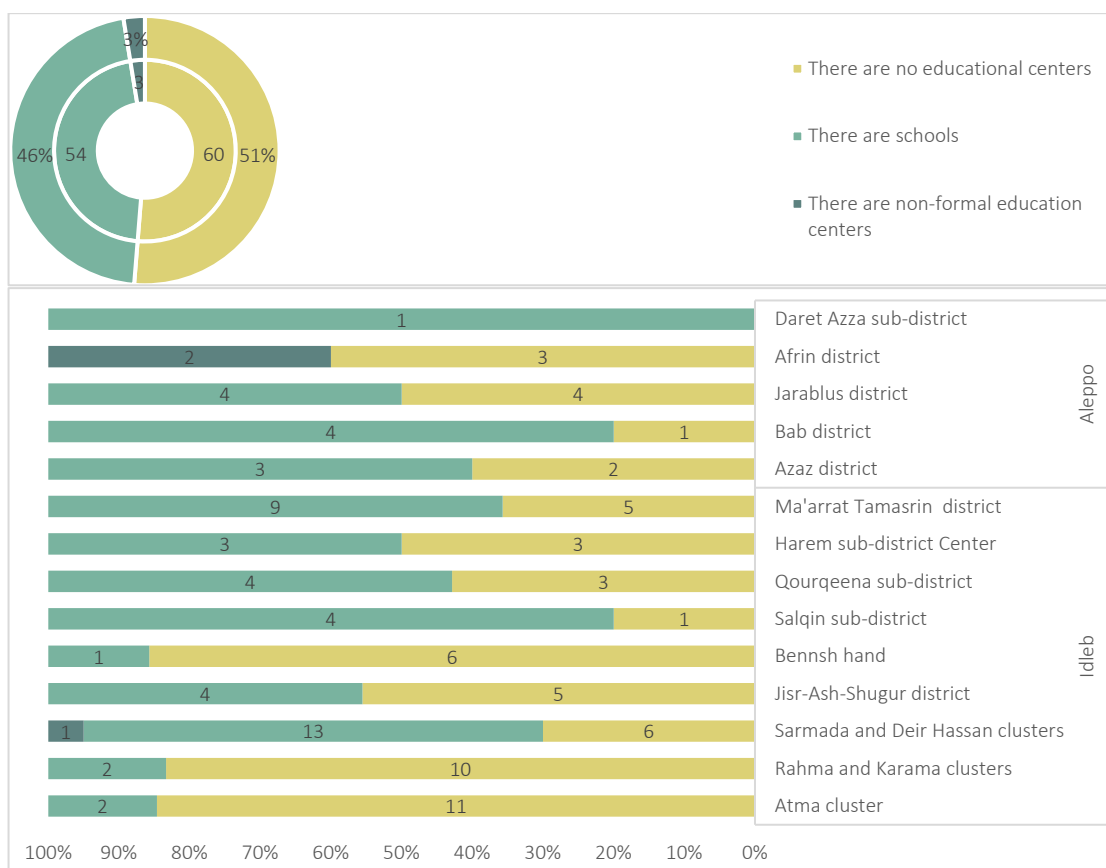
Figure (31): Number/percentage of the housing complexes according to the availability of garbage collection service



## 6. Education within the housing complexes

The results showed that 51% (60 complexes) of the housing complexes do not have schools or informal education centres. In contrast, schools are available in 46% (54 complexes) of the housing complexes, and informal education centres are available in 3 housing complexes.

Figure (32): Number/percentage of the housing complexes according to the availability of educational centers within



According to ACU's<sup>3</sup> Joint Education Assessment report for OOSC (JENA) issued in November 2021, "At the forefront of the barriers related to the learning environment that forced children to drop out of school has been frequent displacement and having no schools close to the places of displacement, as confirmed by 26% of children."

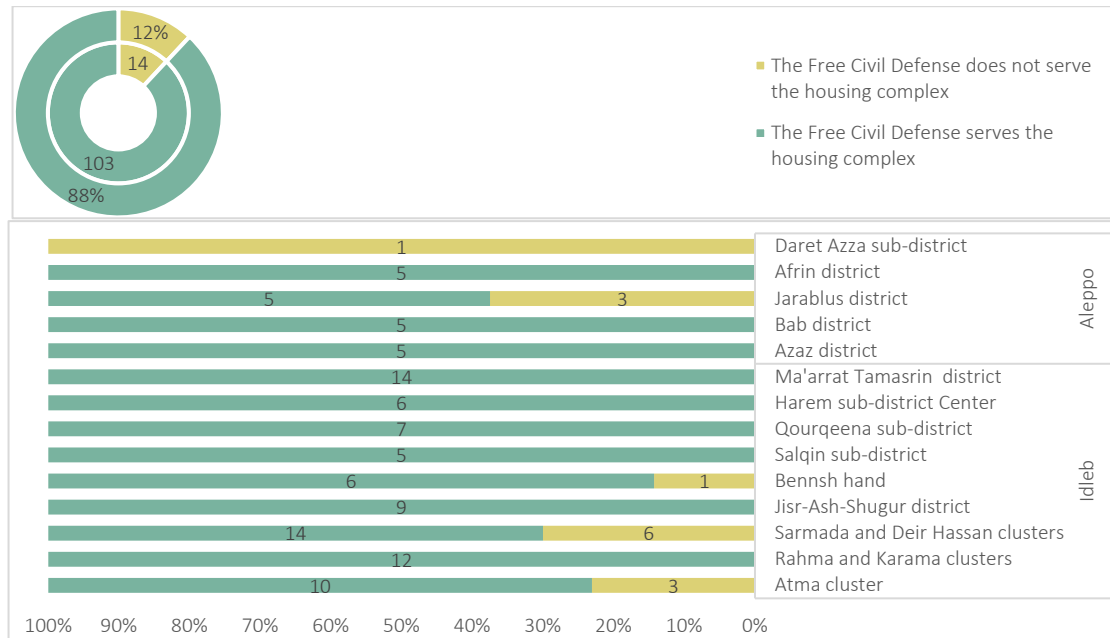
Here there is a need to provide schools close to housing complexes or to provide transportation for students at nominal wages to reach schools.

<sup>3</sup> [https://acu-sy.org/imu\\_reports/jena-02-jan2022/](https://acu-sy.org/imu_reports/jena-02-jan2022/)

## 7. Civil Defense Services

The results show that free civil defense serves 88% (103 complexes) of the housing complexes in the event of any disasters. In comparison, the free civil defense doesn't serve 12% (14 complexes) of the housing complexes because of the difficulty of accessing them. They are often difficult to access by the civil defense vehicles during disasters such as fires or floods.

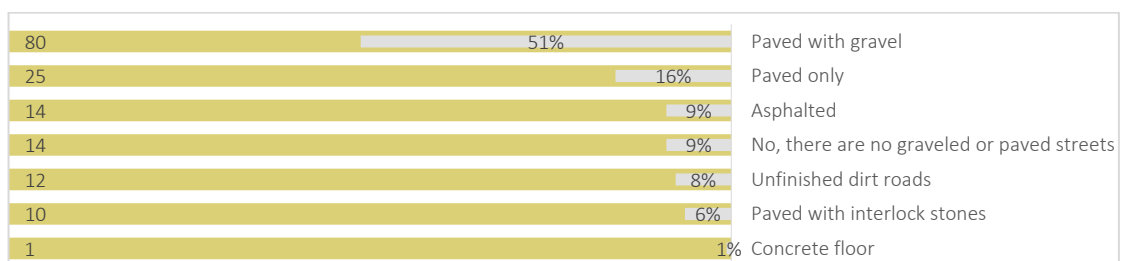
Figure (33): Number/percentage of the housing complexes according to being serviced by the Free Civil Defense



## 8. Roads within the housing complexes

The results showed that 9% (14 complexes) of the complexes don't have any roads. 8% (12 complexes) do not have any prepared roads, all of which are dirt roads. The roads within 51% (80 complexes) of the complexes were only paved with gravel. In 16 (25 complexes), the roads were only paved, 9% (14 complexes) have asphalted roads (covered with asphalt layer), and 6% (10 complexes) have roads covered with interlock blocks.

Figure (34): Number/percentage of the housing complexes by road types within







# **HOSING COMPLEXES AND THE LEGAL ASPECT**

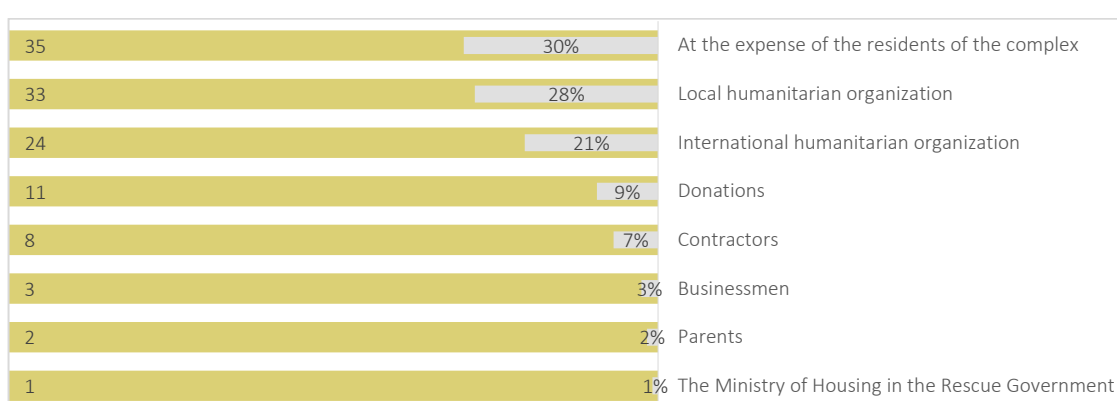
# **07**

## Seventh: Housing complexes and the legal aspect

### 1. The party which established the housing complexes

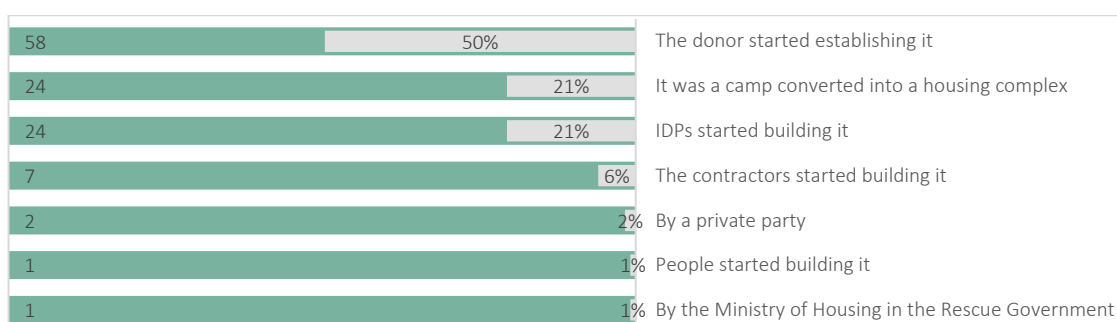
The results show that their residents built 30% (35 complexes) of the housing complexes at their own expense. Most likely, these complexes were camps, and the residents started converting them into rooms or cement houses. Local humanitarian organizations established 28% (33 complexes). International humanitarian organizations established 21% (24 complexes). 9% (11 complexes) were established depending on donation funds. Contractors established 7% (8 complexes), where the houses of these complexes are often sold to the inhabitants themselves. Two complexes were established by the original communities (not IDPs), and one complex was established by the ministry of housing of the rescue government.

Figure (35): Number/percentage of the housing complexes by the entity which established them



Concerning the mechanism by which the complexes emerged, it was found that 50% (58 complexes) were established by the donor, whether it was a local or international organization, donors, or businessmen. 21% (24 complexes) were camps converted into housing complexes. IDPs established 21%, and 6% (7 complexes) were established by the contractors and traders of construction materials

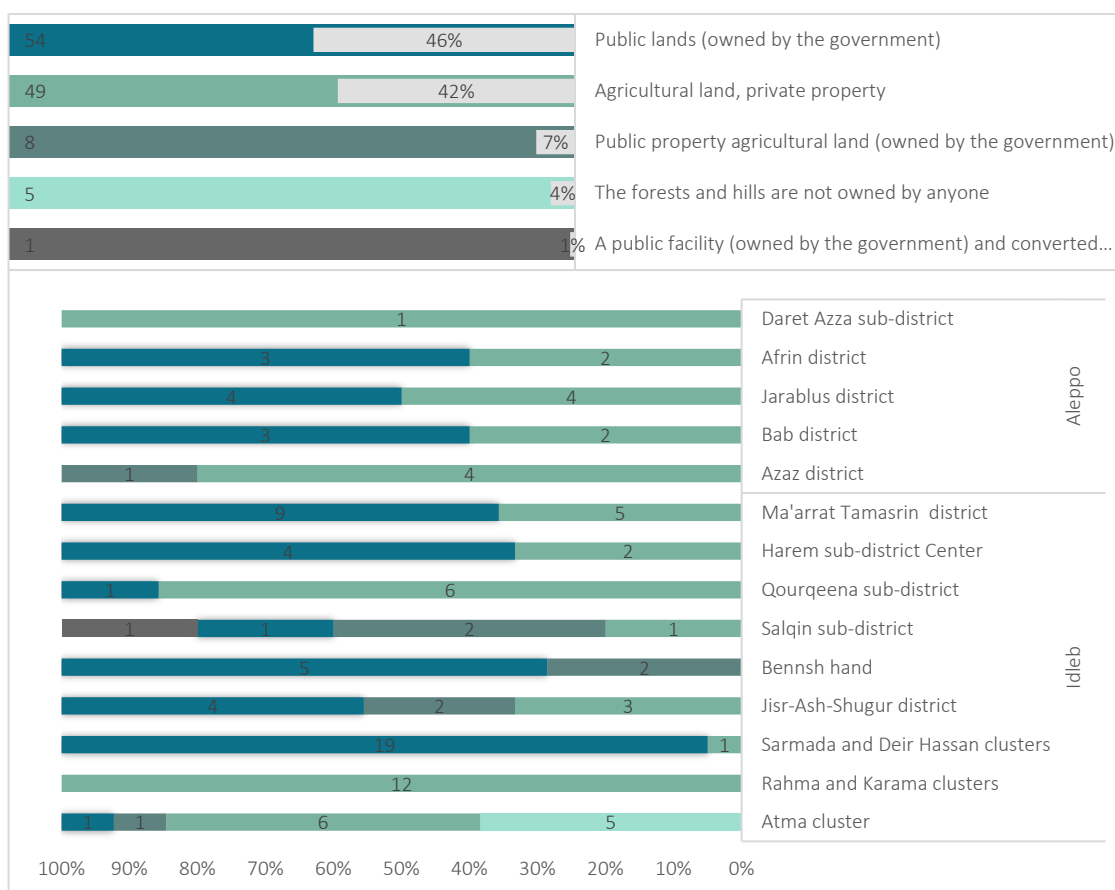
Figure (36): Number/percentage of the housing complexes according to the mechanism by which the camps were established



## 2. Ownership of the lands on which housing complexes were established

The results show that 46% (54 complexes) of the housing complexes were public lands owned by the government before the housing complexes were established on them. 42% (49 complexes) were private agricultural lands before the housing complexes were built on them. 7% (8 complexes) were agricultural lands owned by the government. And 4% (5 complexes) were forested and tree-planted lands not owned by anybody. One housing complex was a public facility before it was converted into a housing complex

Figure (37): Number/percentage of the housing complexes by land ownership



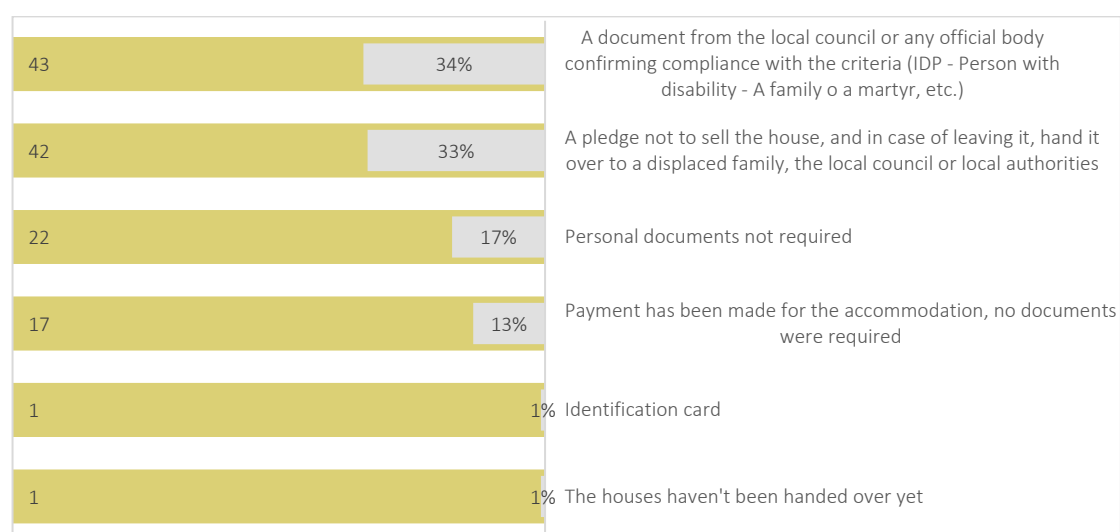
In the event of the end of the war in Syria, there is going to be a need to organize the housing complexes that arose after the war. To this end, it is necessary to know the nature and ownership of the lands on which these complexes were established. Suppose the ownership of the lands is clear. In that case, it will be easy to organize sales and purchase contracts for the owners of these lands after clarifying the mechanisms for transferring the ownership from the landowner to the owners of the houses of the complexes established on this land. If the ownership of the land is not clear, or the government owns it, a government decision must be taken to organize the lands and sell them to the owners of the houses, or the government restores the land after demolishing all the houses established on it.

### 3. Handing over the complex houses to its residents

Concerning the mechanism of handing over the housing complexes, 34% (43 complexes) of the housing complexes requested a document from the local council or any other official body proving compliance with some criteria, such as that the beneficiary family of the housing complex was displaced or one of its members has a disability, or that it lost one of its members due to the ongoing war in Syria. In 33% (42 complexes) of the complexes, a pledge was requested not to sell the apartment and included a condition requiring the beneficiary family to hand over the apartment to another displaced family or to the local council or local authorities to supervise the process of handing over the apartment to another family that meets specific criteria. In 17% (22 complexes), families benefiting from the housing complexes were not required to provide documents.

Often this applies to the housing complexes, which previously were tents in the IDP camps before they were converted into housing complexes; the tent land is handed over to the displaced person without requesting any documentation; the displaced converts the tent into a concrete room, which turns the camp into a housing complex. In 13% (17 complexes) of the complexes, the residents pay money for housing in the complexes, which represents monthly rent for the dwelling or the price of the house.

Figure (38): Number/percentage of the housing complexes according to the procedure of handing over the houses to the residents

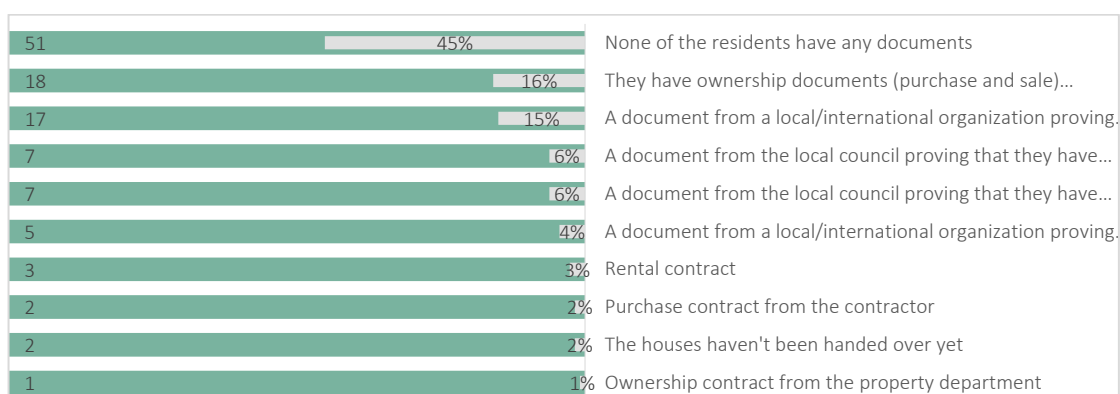


### 4. Types of property ownership documents of the population

In 45% (51 complexes) of the housing complexes, the residents do not have any residence status documents. In 16% (18 complexes), the residents have ownership papers (sale and purchase contracts) registered with the local authorities.

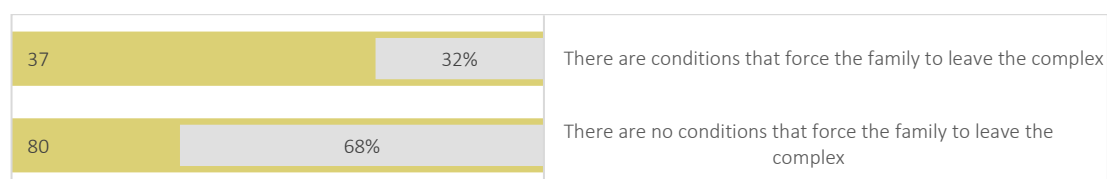
These houses are often found in the complexes established by the contractors, or In complexes established by the international or local humanitarian organizations, the residents have a paper from the organization proving that the dwelling has been handed over to them temporarily or permanently. Sources of information have confirmed that the organizations are setting conditions to restore their houses in specific cases, such as if the person resorted to selling or handing over the house to other persons.

Figure (39): Number/percentage of the housing complexes according to property documents available to the residents



The results revealed that only 32% (37 complexes) of the housing complexes set conditions that force the families benefiting from housing to leave the complex. Among the most important conditions comes the following: If the complex is intended for widows, children must leave the camp once they are over 18 years old. The family must leave the camp in case of violating any of the laws (a dispute or any acts that breach security). The family must also leave the complex if they hand over the house to another family (another family lives in the house and pays the rent for them without obtaining permission from the party supervising the camp).

Figure (40): Number/percentage of the housing complexes according to conditions requiring the family to leave the complex







## **RESIDENTS OF THE HOUSING COMPLEXES**

# **08**

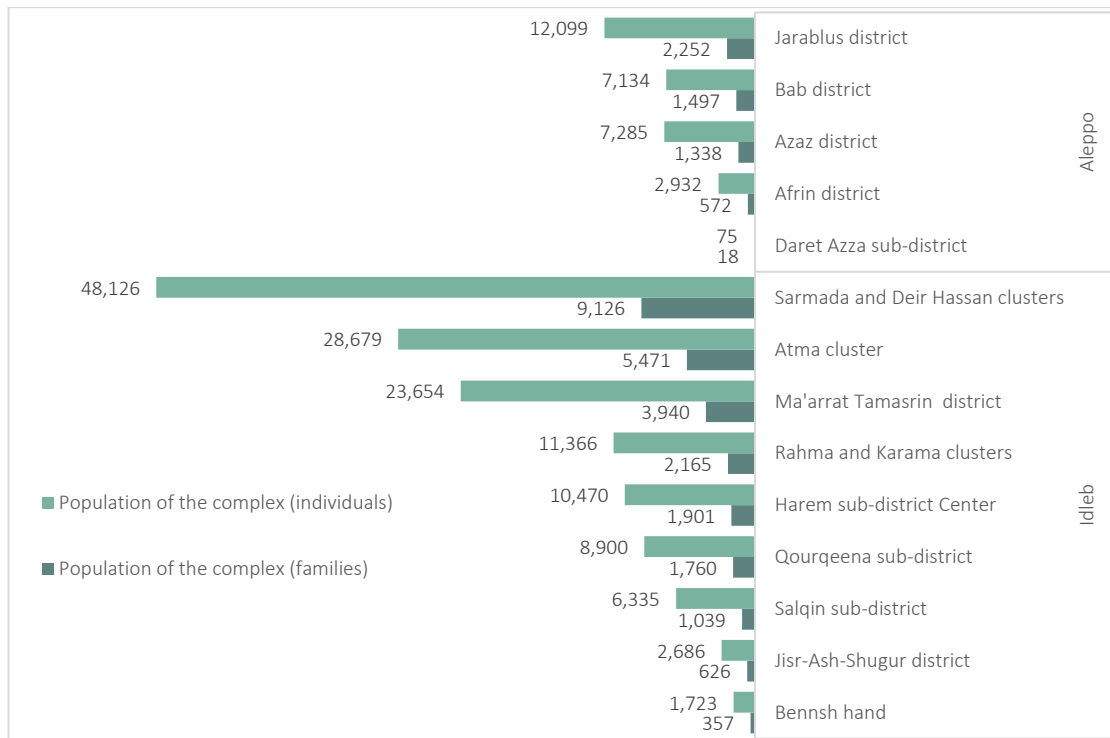


## Eighth: Residents of the housing complexes

### 1. Population of the housing complexes

The number of people living in the housing complexes surveyed reached 171,407, making up 32,062 families, with 141,939 inhabitants of the housing complexes in Idleb province and 29,525 in Aleppo province.

Figure (41): Number of the residents of the housing complexes



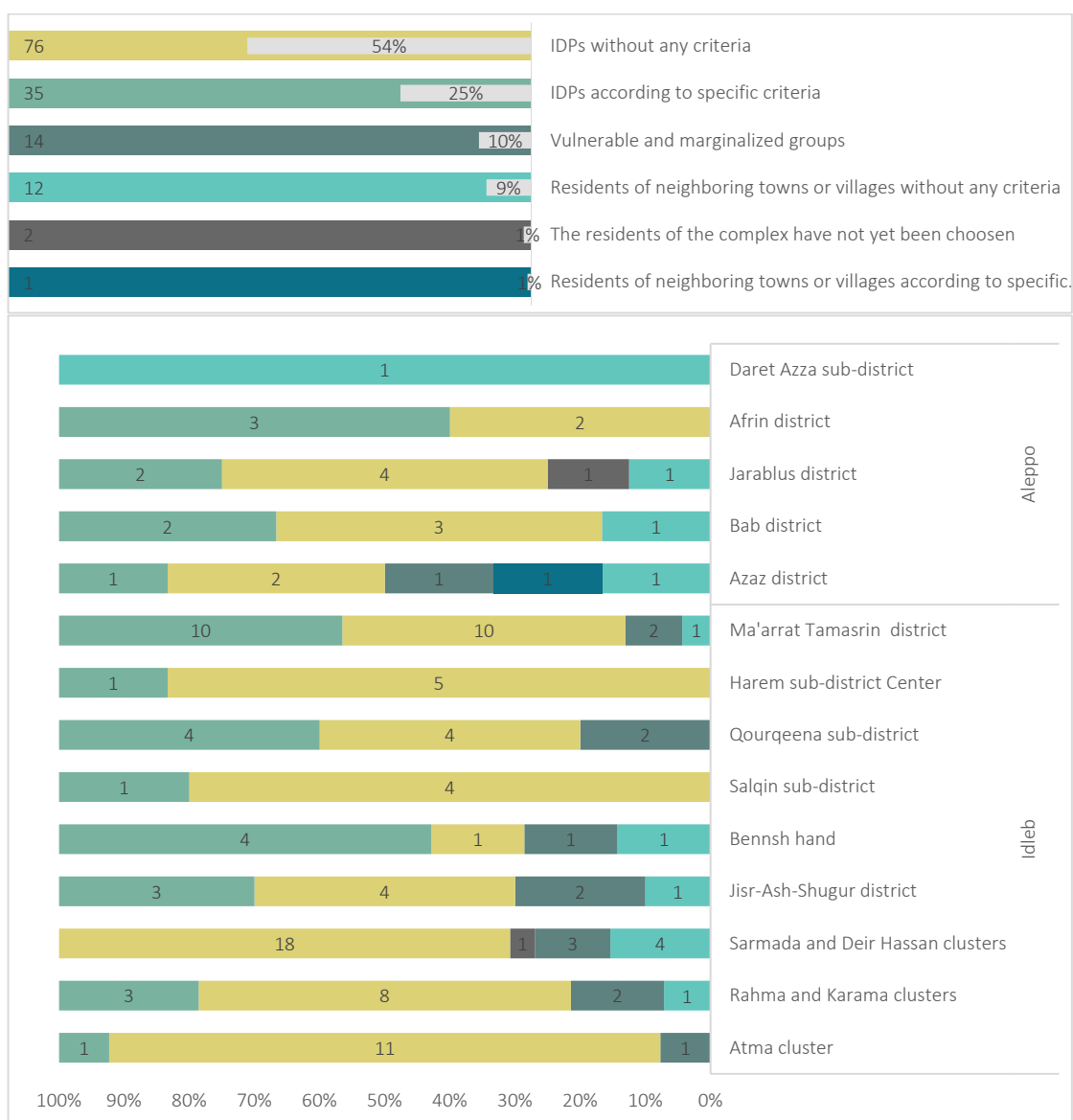
According to the integrated data of IDPs issued by the Camp Coordination and Camp Management Sector (CCCM), in February 2022, the number of IDPs in the camps of northwestern Syria reached 1,705,299, constituting 321,840 displaced households. This means that only about 10% of the camp residents have been transferred to decent housing, which is the housing complexes, regardless of the extent to which these complexes are served and whether they were established by specialized authorities or the IDPs themselves. In a related context, it was found that IDPs established 21% (24 complexes).

After more than eleven years in the tents, the results show the urgent need to double the efforts to transfer IDPs to more decent housing that provides them with the minimum shelter requirements.

## 2. Criteria for the selection of the housing complexes' residents

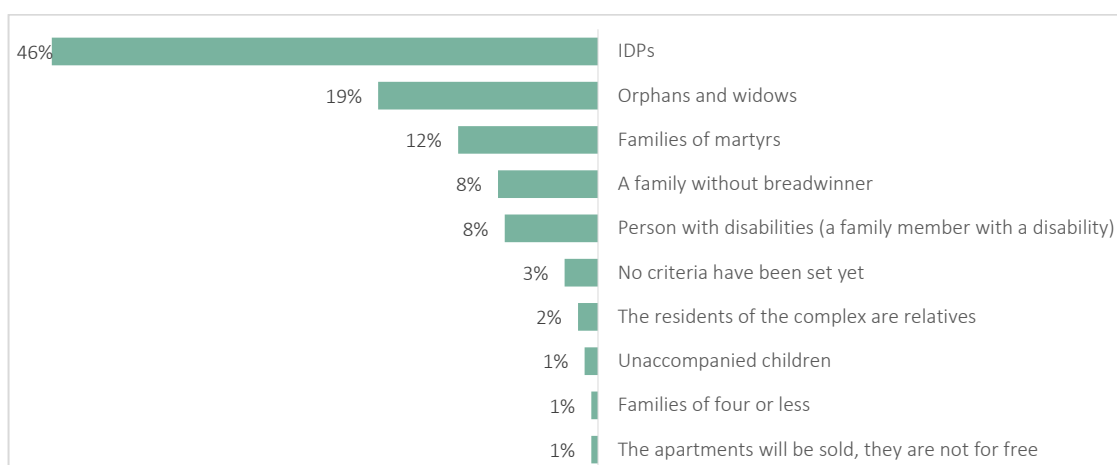
The results found that the residents of 54% (76 complexes) of the housing complexes were all IDPs without any other criteria. The residents of 25% (35 complexes) were all IDPs according to specific criteria. At the same time, the residents of 10% (14 complexes) are from vulnerable and marginalized groups. The residents of 9% (12 complexes) are from nearby villages without any other criteria. The residents of 9% (12 complexes) are from nearby villages without any other criteria. The residents of 1% (2 complexes) have not yet been chosen. The residents of 1% (1 complex) are from nearby villages according to specific criteria.

Figure (42): Number/percentage of the housing complexes according to the existence of criteria for the selection of the residents



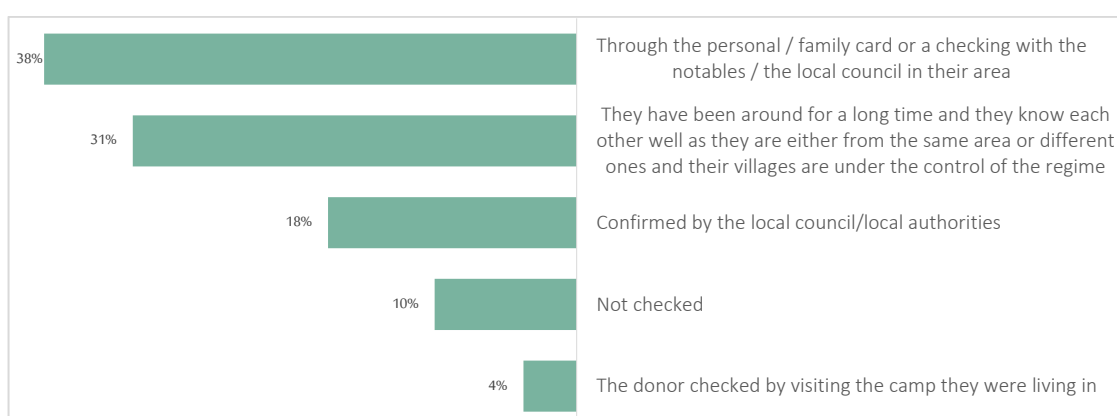
Of the complexes' residents selected according to specific criteria, 46% are IDPs, 19% are orphans and widows, 12% are families who lost a member of the family during the ongoing war, 8% are families without a breadwinner, and 8% are families who have members suffering from disabilities.

Figure (43): Percentage of the residents in the housing complexes according to the criteria specified for their selection



By building housing complexes, humanitarian organizations and donors aim to provide decent housing for camp residents and move them from living in a tent to concrete rooms that provide them with the minimum requirements of proper shelter. Priority is always given to IDPs living in camps and then to IDPs living outside the camps, and to ensure that IDPs transferred to the housing complexes were living in the camps, which is part of several criteria followed. The results found that 83% of IDPs transferred from camps to housing complexes were confirmed to be displaced living in the camps based on their identity cards and checking with the local councils, camp managers, or dignitaries. 31% of the IDPs who have been transferred to the complexes spent a long time in the camps and know each other well. They are either from one area or different areas, and their villages are under the control of the regime; that's why they cannot return to them because this could threaten their lives and may put them at risk of arrest or killing by the regime elements.

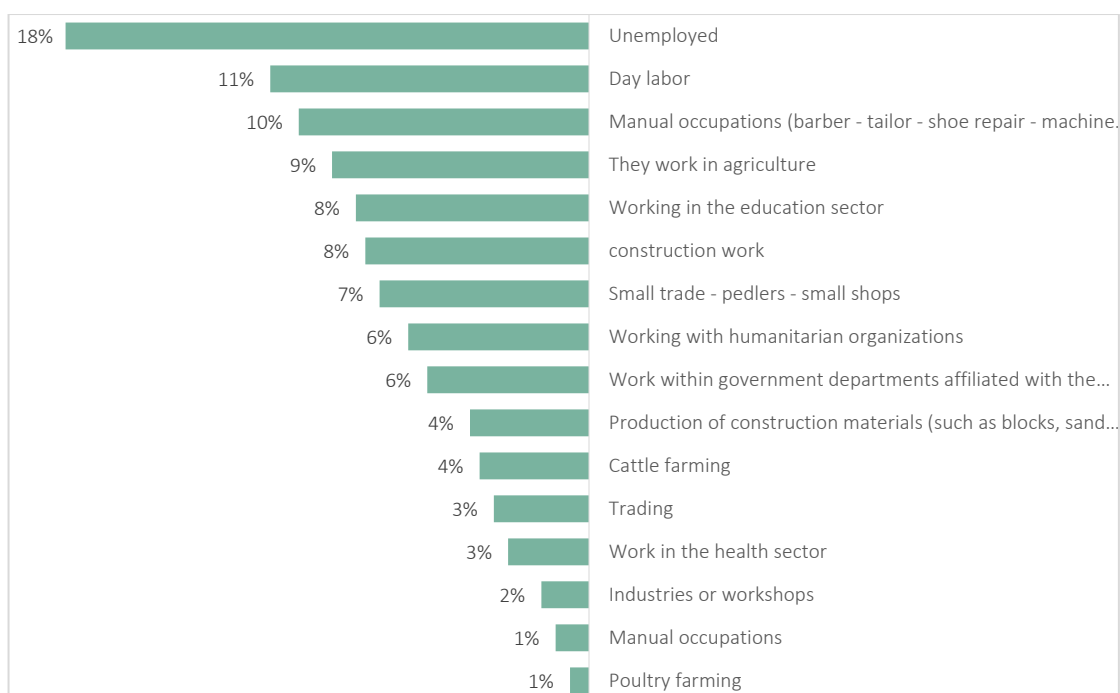
Figure (44): Percentage of mechanisms used to ensure the residents of the complexes were previously IDPs living in the camps



### 3. Livelihoods of the residents of the housing complexes

According to the Economic Reality in Northern Syria Report<sup>4</sup> issued by ACU in April 2021, "The percentage of male workers aged 20-45 in northern Syria is 59%; The percentage of female workers of the same age group is 32%. The education sector was at the forefront of the income sources in northern Syria, followed by manual occupations, seasonal agriculture, and daily labour." During data collection for this report, the enumerators asked the sources of information about the livelihoods of the residents in the housing complexes; the results of the study showed that 18% of the population of the housing complexes are unemployed, 11% are daily workers as they don't have specific occupations; they perform some work that requires physical effort for low wages, such as cleaning or agricultural work, or construction work that doesn't require experience such as transporting building materials or the like. 10% depend on manual occupations such as tailor, shoe repair, machine repair, barber shops, and other occupations. 9% work in the agricultural field. 8% work in the educational field. 8% are engaged in construction work. 7% work in small businesses (pedlars or small shops). 6% work in the humanitarian organizations. 6% work within government departments affiliated with the... 4% production of construction materials (such as blocks, sand... 4% cattle farming 3% trading 3% work in the health sector 2% industries or workshops 1% manual occupations 1% poultry farming

Figure (45): Percentage of the camp population according to their livelihoods

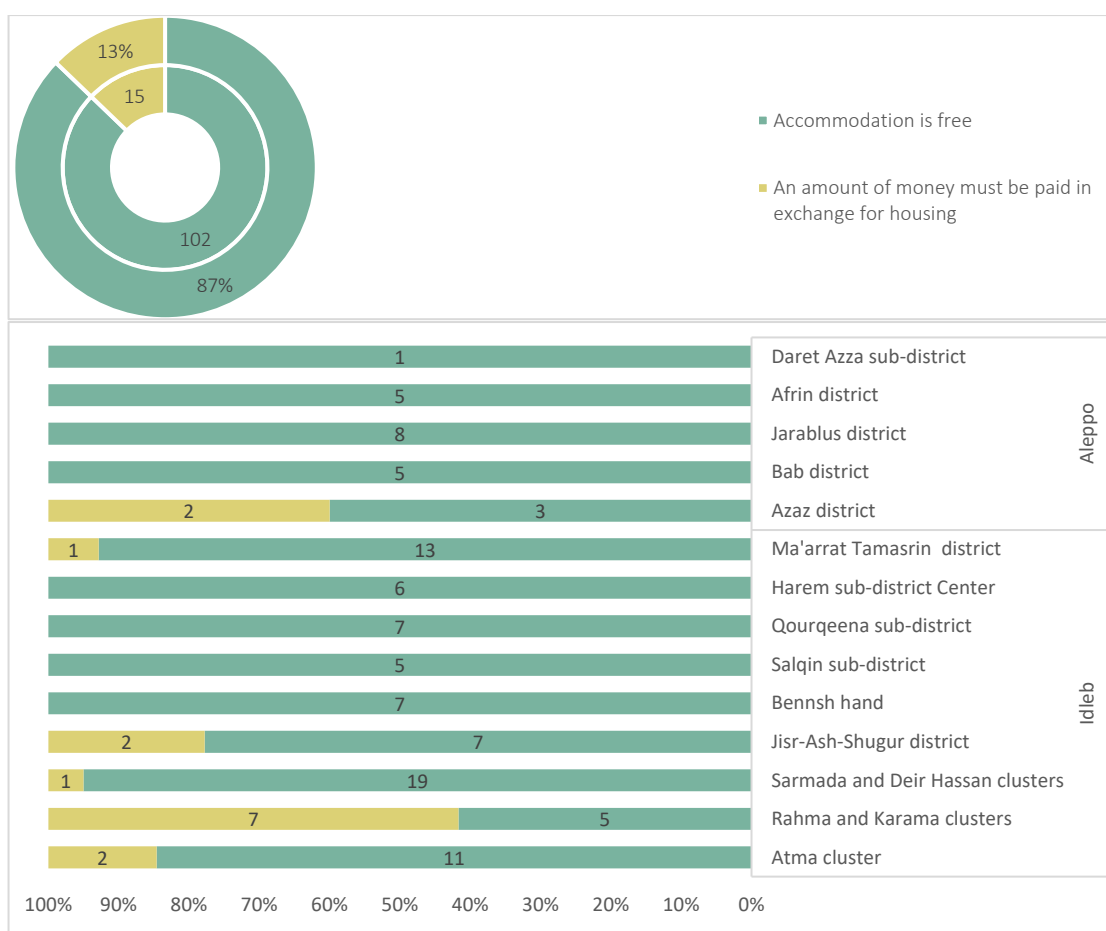


<sup>4</sup> [https://acu-sy.org/imu\\_reports/economic-reality-northern-syria-thematic-2021/](https://acu-sy.org/imu_reports/economic-reality-northern-syria-thematic-2021/)

#### 4. Paying for residing in the housing complexes

The results showed that 87% (102 complexes) of the housing complexes were inhabited by people free of charge. Residents must pay for residing in the complexes in 13% (15 complexes). Additionally, of the 15 complexes, 12 housing complexes paid for the landowners of the lands on which the complexes are located, in that the residents of the complex altogether share and pay the amount required. The amount paid by the family for renting one house ranges between 1-4 \$ per month. Most of the complexes were previously camps which IDPs removed and built cement rooms instead, which means these complexes weren't planned. The amount of money required for renting one house in one of the complexes located on the outskirts of Azaz reached 100 \$ per month; the complex is a collection of building blocks established by the contractors and put for rent. There was a housing complex in Jisr al-Shughour and Ma'arrat Tamasrin sub-districts, where the monthly amount for renting one house ranged between 20 \$ to 30 \$ per month.

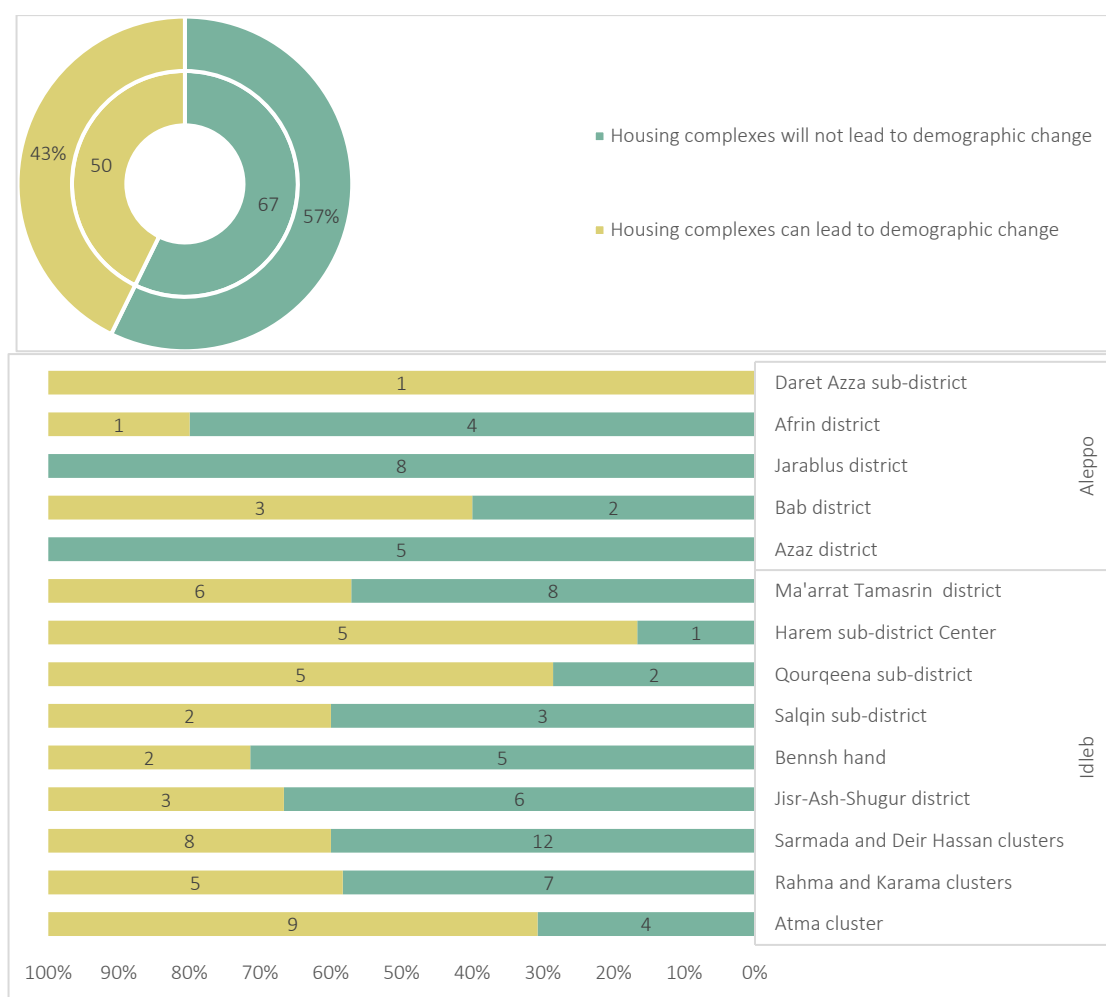
Figure (46): Number/percentage of the housing complexes according to paying wages in exchange for residing in the complexes



## 5. The role of the housing complexes in demographic change

Demographic change means changing demographics, in terms of displacement, race, religion and other demographic traits. Demographic change in Syria began with the ongoing war and the resulting systematic forced displacements, internal displacement and external migration. Moreover, some authorities tried to settle new residents from outside Syria, and through the study, we asked the sources of information whom the enumerators interviewed as to whether the housing complexes that arose during the ongoing war will lead to a demographic change; 57% (67 complexes) of the housing complexes confirmed that the housing complexes would not lead to demographic change, as families are residing in these complexes just temporarily and will return to their cities and towns immediately after the end of the ongoing war or once the reasons that forced them to leave their cities and towns are gone. 43% (50 complexes) the sources of information believe that these complexes will lead to a demographic change. The inhabitants will not return to their cities and towns and have settled in these complexes permanently.

Figure (47): Number/percentage of the housing complexes according to their role in demographic change







## RECOMMENDATIONS

09

## Recommendations

- By the beginning of 2022, the ongoing war in Syria will have entered its eleventh year, as well as IDP camps, which contain a large number of children who have not seen another home except these camps in which they were born and which do not provide not even the minimum necessities of life, and will not help them have any bright future. Building housing complexes may be a temporary solution for IDPs, providing them with safer housing than the camps, but this solution can't be permanent. Every person has the right to live safely in his country and his home. **Therefore, work must be done to support a political process that ends the ongoing war and helps the displaced and immigrants return to their cities and towns from which they fled, fearing for their lives and the lives of their children. Pending this, work must be done to improve the camp environment by providing decent housing.**
- Since the urgent shelter operation provides only the minimum amount of roofed space and the necessary material aid, the stricken family often has to look for alternative means to increase or improve the roofed area available for them, which prompted many IDPs to try to improve the displacement environment by converting their tents into concrete rooms. The results of the study showed that 30% (35 complexes) of the housing complexes were IDP camps which were then converted into housing complexes, and 33% (39 complexes) of the housing complexes weren't planned before establishment. **Accordingly, work must be done to support IDPs within the camps to help them improve the displacement environment in a planned manner, by building decent housing instead of tents, taking into account the essential construction procedures to ensure the safety of the IDPs, as well as using materials that are appropriate to the environment and do not cause any harm to the environment.**
- The results showed that 50% (59 complexes) of the housing complexes were established on agricultural lands, and 10% (12 complexes) were established on lands that were forests and hills planted with trees. **Accordingly, work must be done to start urban planning projects and expand cities and towns within the available lands that do not affect agriculture or the available sources of income and do not harm the environment.** It was found that 46% (54 complexes) of the housing complexes were public lands owned by the government before the housing complexes were established on them.
- 42% (49 complexes) were private agricultural lands before the housing complexes were built on them. 7% (8 complexes) were agrarian lands owned by the government. 4% (5 complexes) were forested and tree-planted lands not owned by anybody. In 45% (51 complexes) of the housing complexes, the residents do not have any residence status documents.  
**When planning the housing complexes, HLP property rights must be taken into account, so that public lands are not indiscriminately infringed and housing complexes are not established on private lands without the consent of their owners (notarized purchase and sale contracts or donation approval). Support must be given to local bodies that contribute to planning, following up on ownership contracts and sales, and documenting these contracts and processes.**

- The results showed that 43% (50 complexes) of the housing complexes do not have any medical points nearby. Only 48% (41 complexes) of the housing complexes have regular networks for drinking water and water for daily usage. 74% (87 complexes) of the housing complexes have sewage networks, while 26% (30 complexes) rely on irregular cesspits wastewater disposal. Garbage accumulates in 13% (15 complexes) of the housing complexes due to the absence of any garbage collecting party. The results showed that 51% (60 complexes) of the housing complexes do not have schools or centers for non-formal education. **Housing complexes must be regular in terms of planning, so that there are wide streets and green spaces (gardens) and service facilities within the building blocks, such as medical points, schools, markets, and shops. Privacy must be taken into account regarding the availability of front and back gardens that are structurally safe (safe in terms of building materials and of being not threatened with collapse).**
- The results of the study showed that 94% (97 complexes) of the housing complexes have only one-story buildings, 18% of the residents of the housing complexes are unemployed, 11% work as day laborers and 10% work in manual occupations such as barber, tailor, shoe repair, and repair of machinery and equipment shops, and other occupations, and 9% work in the agricultural field. **It is preferable to start planning for vertical expansion (buildings of several floors) within the cities and towns in northwestern Syria, which may help avoid constructing housing complexes on agricultural lands. If all people start constructing on the agricultural lands, this will prompt some of the real estate businessmen to take this opportunity to transform all agricultural lands into cities and villages, as construction traders will buy agricultural lands in dunams and sell them by meter after converting them into housing complexes, which may generate significant profits for them. This solution will lead to disasters in the near future, which will eliminate agriculture and the sources of income in addition to harming the environment.**
- It was found based on the results of the study that the residents in the housing complexes were all IDPs without any other criteria. 25% (35 camps) of all residents are displaced according to specific criteria. The residents in 10% (14 complexes) of the complexes are vulnerable and marginalized groups. At the same time, the residents in 9% (12 complexes) of the complexes are displaced from other neighboring villages without any standards. In 57% (67 complexes) of the housing complexes, information sources said they believe these housing complexes would not lead to demographic change. In contrast, the sources of information in 43% (50 complexes) reported that the housing complexes would lead to demographic change and that the residents of these complexes will not return to their cities and towns as they have settled in these complexes permanently. **Thinking of vertical expansion within cities and towns will support IDPs and the host community. It will also remove the barriers between IDPs and the host community by eliminating the existence of the housing complexes that are only for IDPs and will create job opportunities in northwestern Syria which is part of the early recovery of the community. Furthermore, this planned expansion will remain an investment for the Syrian community.**

#	Governorate	District	Sub-District	Town /Village	Community	# of Families	# of Individuals
1	Idleb	Jisr-Ash-Shugur	Janudiyeh	Janudiyeh	Binayat Al-Mukhtar	25	150
2	Idleb	Jisr-Ash-Shugur	Janudiyeh	Hamama – Kafr Debbin	Al-Aramil	64	241
3	Idleb	Jisr-Ash-Shugur	Janudiyeh	Hamama – Kafr Debbin	Al-Aramil Camp	100	450
4	Idleb	Jisr-Ash-Shugur	Janudiyeh	Foz – Zuf	Al-Salam Village	112	349
5	Idleb	Jisr-Ash-Shugur	Janudiyeh	Maland	Barada Camp	42	200
6	Idleb	Jisr-Ash-Shugur	Badama	Kherbet Eljiz	Al-Ta'awon	81	301
7	Idleb	Jisr-Ash-Shugur	Darkosh	Zarzur	Istanbul	77	385
8	Idleb	Jisr-Ash-Shugur	Darkosh	Zarzur	Rayat Al-Nasr	45	225
9	Idleb	Jisr-Ash-Shugur	Darkosh	Zarzur	Omran	80	385
10	Idleb	Harim	Dana	Atma	Ihsan 2	235	1,200
11	Idleb	Harim	Dana	Atma	Al-Asbat	130	825
12	Idleb	Harim	Dana	Atma	Al-Rih Al-Mursala	146	542
13	Idleb	Harim	Dana	Atma	Al-Zuhur 1	145	850
14	Idleb	Harim	Dana	Atma	Al-Zuhur 2	175	900
15	Idleb	Harim	Dana	Atma	Al-Zuhur 3	210	1,185
16	Idleb	Harim	Dana	Atma	Al-Hadeel	285	1,650
17	Idleb	Harim	Dana	Atma	'Um Al-Shuhada	1,415	6,794
18	Idleb	Harim	Dana	Atma	Bara'im Kafar Zita	200	1,050
19	Idleb	Harim	Dana	Atma	Atshan	400	2,150
20	Idleb	Harim	Dana	Atma	Hamad Al-Ammar Village	103	551
21	Idleb	Harim	Dana	Atma	Ata' 1 Village	605	3,800
22	Idleb	Harim	Dana	Atma	Kafar Nbudah Al-Mankounb	1,422	7,182
23	Homs	Al Makhrim	Al Makhrim	Bab Elhawa	Islamuna 1	60	750
24	Idleb	Harim	Dana	Burj Elnumra	Mehmet Akif Kenan	–	–
25	Idleb	Harim	Dana	Burj Elnumra	Sanabel Al-Kammunah Complex	780	3,900
26	Idleb	Harim	Dana	Burj Elnumra	Kammunat Al-Qalamoun Houses	800	4,000
27	Idleb	Harim	Dana	Burdaqly	Al-Qariya Al-Maliziyya	290	1,740
28	Idleb	Harim	Dana	Tal Elkaramah	Al-Zaytun Complex (Subah (Charitable Village Al-Ahmad	900	4,500
29	Idleb	Harim	Dana	Tal Elkaramah	Al-Zaytun Camp 4	350	1,750
30	Idleb	Harim	Dana	Deir Hassan – Darhashan	Essenter	214	1,100
31	Idleb	Harim	Dana	Deir Hassan – Darhashan	Deir Hassan Murek Al-Sumud	878	5,250
32	Idleb	Harim	Dana	Deir Hassan – Darhashan	Deir Hassan Murek Al-'Ghuraba	900	5,400
33	Idleb	Harim	Dana	Deir Hassan – Darhashan	Mahin 1	750	3,900

34	Idleb	Harim	Dana	Deir Hassan – Darhashan	Murek Al-Izz	500	3,000
35	Idleb	Harim	Dana	Deir Hassan – Darhashan	Nasaem Al-Khair Dier Hassan	500	3,000
36	Idleb	Harim	Dana	Sarjableh	Al-Rayyan	578	578
37	Idleb	Harim	Dana	Sarjableh	Al-Huda	550	3,100
38	Idleb	Harim	Dana	Sarjableh	Al-Hayat Al-Jadeedah Village	410	2,050
39	Idleb	Harim	Dana	Sarmada	Khaild Bin Al-Walid	375	2,350
40	Idleb	Harim	Dana	Sarmada	Sarmada Al-Jabal Al-Ghadafa	172	1,032
41	Idleb	Harim	Dana	Sarmada	Sham Orphan Village	71	426
42	Idleb	Harim	Dana	Sarmada	Kamuna Hims Camp	48	300
43	Idleb	Harim	Dana	Qah	'Al-Ayadi Al-Bayda	117	575
44	Idleb	Harim	Dana	Qah	Al-Iman Billah	108	650
45	Idleb	Harim	Dana	Qah	'Al-Dua	310	1,450
46	Idleb	Harim	Dana	Qah	Al-Rahma	246	1,186
47	Idleb	Harim	Dana	Qah	Al-Risala	112	600
48	Idleb	Harim	Dana	Qah	Al-Rawdha	135	765
49	Idleb	Harim	Dana	Qah	'Al-Zahra	125	680
50	Idleb	Harim	Dana	Qah	Al-Shahi	200	1,150
51	Idleb	Harim	Dana	Qah	Al-Mahabba	235	1,250
52	Idleb	Harim	Dana	Qah	Al-Nahda Al-Islamiyya	113	650
53	Idleb	Harim	Dana	Qah	Al-Bir wa Al-Taqwa Complex	44	260
54	Idleb	Harim	Dana	Qah	Yasemin Al-Sham	420	2,150
55	Idleb	Harim	Salqin	Abu Talha	Abu Talha Camp	270	1,700
56	Idleb	Harim	Salqin	Abu Talha	Abu Talha Al-Jadeed Camp	250	1,350
57	Idleb	Harim	Salqin	Faroukiyeh	Bin Sari' Clay camp	270	1,715
58	Idleb	Harim	Salqin	Betiya	Bitya Clay Camp	174	1,220
59	Idleb	Harim	Salqin	Salqin	Al-Sakan Al-Shababi	75	350
60	Idleb	Harim	Qourqeena	Barisha	Al-Aziziyah	310	1,650
61	Idleb	Harim	Qourqeena	Barisha	Al-Fatih Filastine 48	134	810
62	Idleb	Harim	Qourqeena	Barisha	Al-Madina Al-Munawwara	560	2,500
63	Idleb	Harim	Qourqeena	Barisha	Al-Hayat Village	145	930
64	Idleb	Harim	Qourqeena	Torlaha	Jannat Al-Qura	425	2,000
65	Idleb	Harim	Qourqeena	Qourqeena	Al-Ihsan 2	84	380
66	Idleb	Harim	Qourqeena	Kafr Aruq	Dove 2	102	630
67	Idleb	Harim	Harim	Besnaya – Bseineh	Furn Al-Nayef Complex	300	1,700
68	Idleb	Harim	Harim	Harim	Al-Zira'a	60	320
69	Idleb	Harim	Harim	Harim	Al-Fardan	366	1,900
70	Idleb	Harim	Harim	Harim	Hay Al-Khirba Al-Jadeed	65	350
71	Idleb	Harim	Harim	Harim	Hayat Kareema	610	3,200
72	Idleb	Harim	Harim	Ariba	Areeba Camp	500	3,000
73	Idleb	Idleb	Bennsh	Foah	Al-Ri'aya	29	165
74	Idleb	Idleb	Bennsh	Foah	Hafidat Aysha	74	301
75	Idleb	Idleb	Bennsh	Foah	Hafidat Aysha	48	213

76	Idleb	Idleb	Bennsh	Foah	Aysha Um Al-Muminin	25	100
77	Idleb	Idleb	Bennsh	Foah	Alwan Village	22	65
78	Idleb	Idleb	Bennsh	Bennsh	Al-Hadiqah Complex	22	79
79	Idleb	Idleb	Bennsh	Toum	Al-Abrar	137	800
80	Idleb	Idleb	Maaret Tamsrin	Habat	Sham	155	960
81	Idleb	Idleb	Maaret Tamsrin	Harbanush	Kwaiti and Qafari Village	489	2,680
82	Idleb	Idleb	Maaret Tamsrin	Harbanush	Al-Kwait Camp Complex	425	2,370
83	Idleb	Idleb	Maaret Tamsrin	Kelly	Al-Bashir	355	2,100
84	Idleb	Idleb	Maaret Tamsrin	Kelly	Sultan Mehmet Fatih	138	822
85	Idleb	Idleb	Maaret Tamsrin	Kelly	Al-Omarin	163	1,032
86	Idleb	Idleb	Maaret Tamsrin	Kelly	Al-Hawari	315	1,755
87	Idleb	Idleb	Maaret Tamsrin	Kelly	Bunyan	121	685
88	Idleb	Idleb	Maaret Tamsrin	Kelly	Ahl Murek Cluster	237	1,417
89	Idleb	Idleb	Maaret Tamsrin	Kelly	Kafr Owayyed	389	2,254
90	Idleb	Idleb	Maaret Tamsrin	Kelly	Al-Bashir Camp Complex	369	2,955
91	Idleb	Idleb	Maaret Tamsrin	Kelly	Taibat Al-Imam Complex	302	2,013
92	Idleb	Idleb	Maaret Tamsrin	Kelly	Kafr Sijnah Camp Complex	162	801
93	Idleb	Idleb	Maaret Tamsrin	Maaret Elekhwan	Al-Qariya Al-Tiniyya	320	1,810
94	Aleppo	A'zaz	Suran	Kafra	Al-Amal	100	480
95	Aleppo	A'zaz	A'zaz	Azaz	Housing expansion after 2011	600	3,000
96	Aleppo	A'zaz	A'zaz	Azaz	Buthur Filastin	94	643
97	Aleppo	A'zaz	A'zaz	Azaz	Tal Dibs	74	530
98	Aleppo	A'zaz	A'zaz	Nayara	Aziz Al-Sakani	470	2,632
99	Aleppo	Al Bab	Tadaf	Tadaf	Souq Al-Hal/ Tadev Complex	184	925
100	Aleppo	Al Bab	Al Bab	Al Azraq	Al-Bab	293	1,434
101	Aleppo	Al Bab	Al Bab	Braf	Al-Nahda Complex	700	3,200
102	Aleppo	Al Bab	Al Bab	Bazagha	Al-Maqati Model Village	120	625
103	Aleppo	Al Bab	Al Bab	Sosyan	Model Village Omran	200	950
104	Aleppo	Jebel Saman	Daret Azza	Daret Azza	Al-Hutah Complex	18	75
105	Aleppo	Jarablus	Jarablus	Jubb Al-Kusa	Al-Bunyan Camp	1,000	5,316
106	Aleppo	Jarablus	Jarablus	Jubb Al-Kusa	Al-Salam Complex	–	–
107	Aleppo	Jarablus	Jarablus	Jubb Al-Kusa	Ata' Housing Complex 3	800	4,400
108	Aleppo	Jarablus	Jarablus	Jarablus	Al-Amal Housing Complex	80	400
109	Aleppo	Al Bab	Tadaf	Ein El-Bayda	Al-Shiyoukh Complex	85	467
110	Aleppo	Jarablus	Jarablus	Marma Elhajar	Al-Ukhuwwah	62	286
111	Aleppo	Jarablus	Jarablus	Marma Elhajar	Al-Bunyan 1	150	850
112	Aleppo	Jarablus	Jarablus	Marma Elhajar	Ilaf 2	75	380
113	Aleppo	Afrin	Jandairis	Kafr Safra	Al-Amal 1	140	700
114	Aleppo	Afrin	Jandairis	Kafr Safra	Al-Amal 2	–	–
115	Aleppo	Afrin	Sharan	Bafelyun	Al-Qaiya Al-Insaniyya	57	232
116	Aleppo	Afrin	Afrin	Sheikh Eldeir	Bsama Charitable Village	100	500
117	Aleppo	Jebel Saman	Haritan	Afrin	Kuwait Al-Rahma Complex	275	1,500
Total						32,062	171,464





## **HOUSING COMPLEXES**

In North-Western Syria

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