



Housing Conditions and Preferences: A Survey of AUB Employees

**Mehmet Haluk Köksal PhD
Suliman S Olayan School of Business**

June 2008

ACKNOWLEDGEMENTS

We appreciate the encouragement of AUB Vice President for Human Resources, James Radulski, and Director of Human Resources, Ms Amal Hamadeh; sample selection by Mr. Walid Naja, IT Manager, Human Resources; research assistance from Ms. Thouraya Sayess; on-line questionnaire development by Ms. Rayane al-Fayed of the Academic Computing Center; assistance from Ms. Annie Kasbarian in the President's Office for sending the selected sample the invitation to participate in the study; and technical help with maps and place names from Hani al-Naghi, GIS specialist and PhD student in civil engineering.

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	2
TABLE OF CONTENTS.....	3
EXECUTIVE SUMMARY.....	5
INTRODUCTION.....	7
FINDINGS.....	8
Table 1: Profile of the Sample Respondents and Population	8
Graph 1: The Distribution of Persons in Household	9
Graph 2: The Distribution of the Number of Persons Contributing to the Household Income.....	10
Graph 3: Distribution of Monthly Household Income.....	11
Table 2: The Distribution of the Current Neighborhood/ Area*	12
Table 3: The Distribution of the Preferred Neighborhood/Area.....	13
Graph 4: The Distribution of the Status of Current Residence	14
Graph 5: The Distribution of Current Dwelling Size in Terms of m ²	15
Graph 6: Distribution of Current Dwelling Size in Terms of Number of Bedrooms	16
Graph 7: Distribution of Monthly Rent or Mortgage.....	17
Graph 8: Distribution of Monthly Spending on Utilities	18
Table 4: Current Residence Decision Factors	18
Table 5: Current Neighborhood Decision Factors.....	19
Table 6: Preferred Residence Decision Factors	19
Table 7: Preferred Neighborhood Decision Factors.....	20
Graph 9: Distribution of Average Commuting Time between Current Residence and AUB.....	20
Graph 10: Distribution of Number of Years Living in Current Residence	21
Graph 11: Distribution of Main Current Housing Complaints.....	22
Graph 12: Distribution of Status of Preferred Residence	23
Graph 13: Distribution of Size of Preferred Dwelling in Terms of m ²	24
Graph 14: Commuting time between AUB and Preferred Residence	25
Graph 15: Preferred Ratio of Housing Costs to Household Income	26
Graph 16: Interest in Buying an Affordable Flat with Restrictions.....	27
Table 8: Concerns about Restrictions	28

Graph 17: Distribution of Preferred Number of Families in New Housing	29
Graph 18: Preferred Percentage of AUB-Related Neighbors in New Housing.....	30
Graph 19: Distribution of Preferred Dwelling Size in Terms of Number of Bed.....	31
Table 9: Importance of Living near AUB.....	31
Table 10: Cross Tabulation between Nationality and Neighborhood	32
Table 11: Cross Tabulation between Department and Status of Current Residence	33
Table 12: Cross Tabulation between Marital Status and Status of Current Residence	34
Table 13: Cross Tabulation between Persons in Household and Status of Current Residence	35
Table 14: Cross Tabulation between Persons Contributing to Income and Status of Current Residence	36
Table 15: Cross Tabulation between Monthly Household Income and Status of Current Residence	37
Table 16: Cross Tabulation between Nationality and Size of Current Residence (m ²).....	38
Table 17: Cross Tabulation between Marital Status and Size of Current Residence (m ²).....	39
Table 18: Cross Tabulation between Persons in Household and Size of Current Residence (m ²)	40
Table 19: Cross Tabulation between Monthly Household Income and Size of Current Residence (m ²) ...	41
Table 20: Cross Tabulation between Age and Current Dwelling Size (Number of Bedrooms)	43
Table 21: Cross Tabulation between Marital Status and Current Dwelling Size (Number of Bedrooms) ..	44
Table 22: Cross Tabulation between Persons in Household and Current Dwelling Size (Number of Bedrooms)	44
Table 23: Cross Tabulation between Monthly Household Income and Current Dwelling Size (Number of Bedrooms)	45
Table 24: Cross Tabulation between Nationality and Monthly Rent	47
Table 25: Cross Tabulation between Marital Status and Monthly Expenditure on Utilities	48
Table 26: Cross Tabulation between the Size of Current Dwelling and Monthly Expenditure on Utilities .	49
Table 27: Cross Tabulation between Department and Neighborhood Preferred Residence	50
Table 28: Cross Tabulation between Nationality and Neighborhood Preferred Residence	51
Table 29: Cross Tabulation between Nationality and Status of Preferred Residence	52
Table 30: Cross Tabulation between Nationality and Preferred Size (m ²)	53
Table 31: Cross Tabulation between Marital Status and Preferred Size (m ²)	54