



Integrated National Damage Assessment System - Gaza Strip (INDAS) Housing Sector

March 2026

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Results and Statistics of the Damage Assessment Project - Gaza Strip

This report has been prepared as part of the ongoing monitoring of the Integrated National Damage Assessment System (INDAS) in the Gaza Strip, implemented by the Arab and International Organization to Construct in Palestine (AIOCP), which commenced in January 2026. The report presents preliminary yet detailed findings of the damage assessment conducted up to **31 March 2026**, highlighting the scale and geographic distribution of damage within the housing sector across governorates, municipalities, and neighborhoods. Damage is classified into four categories (minor, moderate, severe, and destroyed) to support evidence-based planning and the prioritization of interventions.



227,703

Number Of Buildings

Source: AIOCP¹



495,884

Estimated Housing Units

Source: PCBS+Municipalities²



2,261,908

Estimated Total Affected Population

Source: PCBS³



5.3

Average Household Size

Source: PCBS⁴



60M
ton

Estimated Debris

Source: UNOSAT



For This Report

11,550

Assessed Buildings

69,808

Assessed Housing Units

5.5M

ton
Debris

5,468

Totally Damaged buildings

2,072

Levelled To The Ground

2,592

No Traces Of the Building

804

Unstable And Requires Removal

6,082

Partially Damaged buildings

4,555

No Hazard Signs In Building

1,179

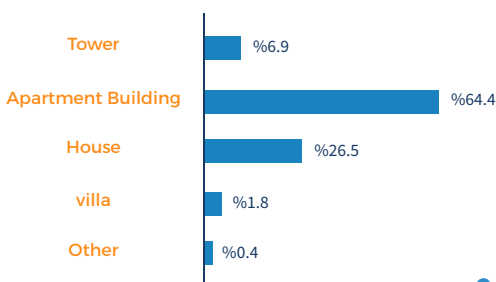
Technical Committee Needed

348

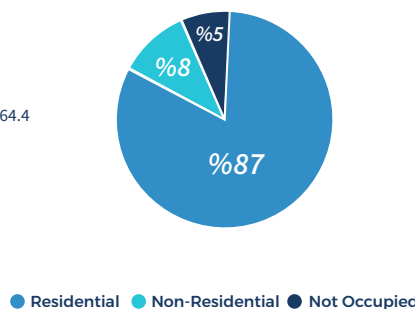
Remove Part Of it (Non Structural)

Governorate	Total Number Of Buildings	Estimated Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
North Gaza	38,614	86,103	1,273	8,599	1,126	1,439	1,945	4,089	39,650
Gaza	58,769	195,517	6,159	46,385	8,780	6,901	6,145	24,559	211,418
Middle Area	38,815	56,386	1,754	4,932	1,853	972	734	1,373	23,265
Khan Younes	57,552	97,622	2,364	9,892	1,407	1,855	1,328	5,302	45,608
Rafah	33,953	60,256	0	0	0	0	0	0	0
Total	227,703	495,884	11,550	69,808	13,166	11,167	10,152	35,323	319,941

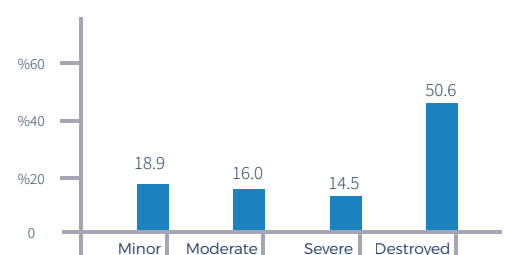
Distribution of Dwelling Types



Housing Units Use & Occupancy



Distribution of Housing Units Damage



NORTH GAZA

The Integrated National Damage Assessment System.
Housing Sector
March 2026



Governorate Statistics

38,614

Total Number Of Buildings

86,103

Estimated Number Of Housing Units

397,021

Estimated Total Affected Population

For This Report

1,273

Assessed Buildings

8,599

Assessed Housing Unit

39,650

Affected Population

650 K

ton
Debris



851

Partially Damaged

422

Totally Damaged

552

No Hazard Signs In Building

210

Levelled To The Ground

266

Technical Committee Needed

162

No Traces Of The Building

80

(Structural)

55

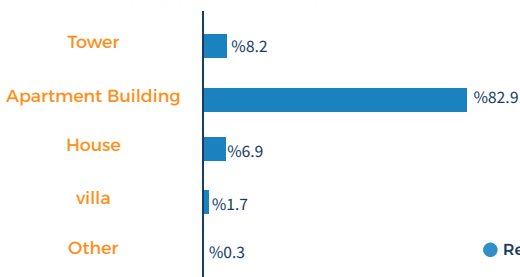
(Non Structural)

50

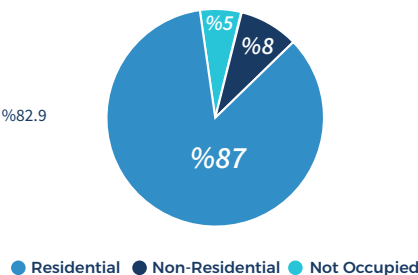
Unstable And Requires Removal

Municipalities	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Beit Hanoun	5,990	10,747	0	0	0	0	0	0	0
Um Al-Nasser	934	1,102	0	0	0	0	0	0	0
Jabalia Al-Nazla	21,513	53,650	1,273	8,599	1,126	1,439	1,945	4,089	39,650
Beit Lahia	10,177	20,604	0	0	0	0	0	0	0
Total	38,614	86,103	1,273	8,599	1,126	1,439	1,945	4,089	39,650

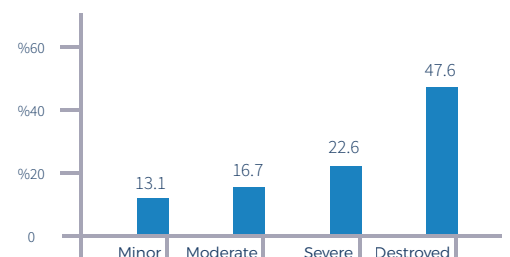
Distribution of Dwelling Types



Housing Units Use & Occupancy



Distribution of Housing Units Damage



NORTH GAZA Neighborhood

The Integrated National Damage Assessment System.
Housing Sector
March 2026



Governorate Statistics

38,614

Total Number Of Buildings

86,103

Estimated Number Of Housing Units

397,021

Estimated Total Affected Population

For This Report

1,273

Assessed Buildings

8,599

Assessed Housing Unit

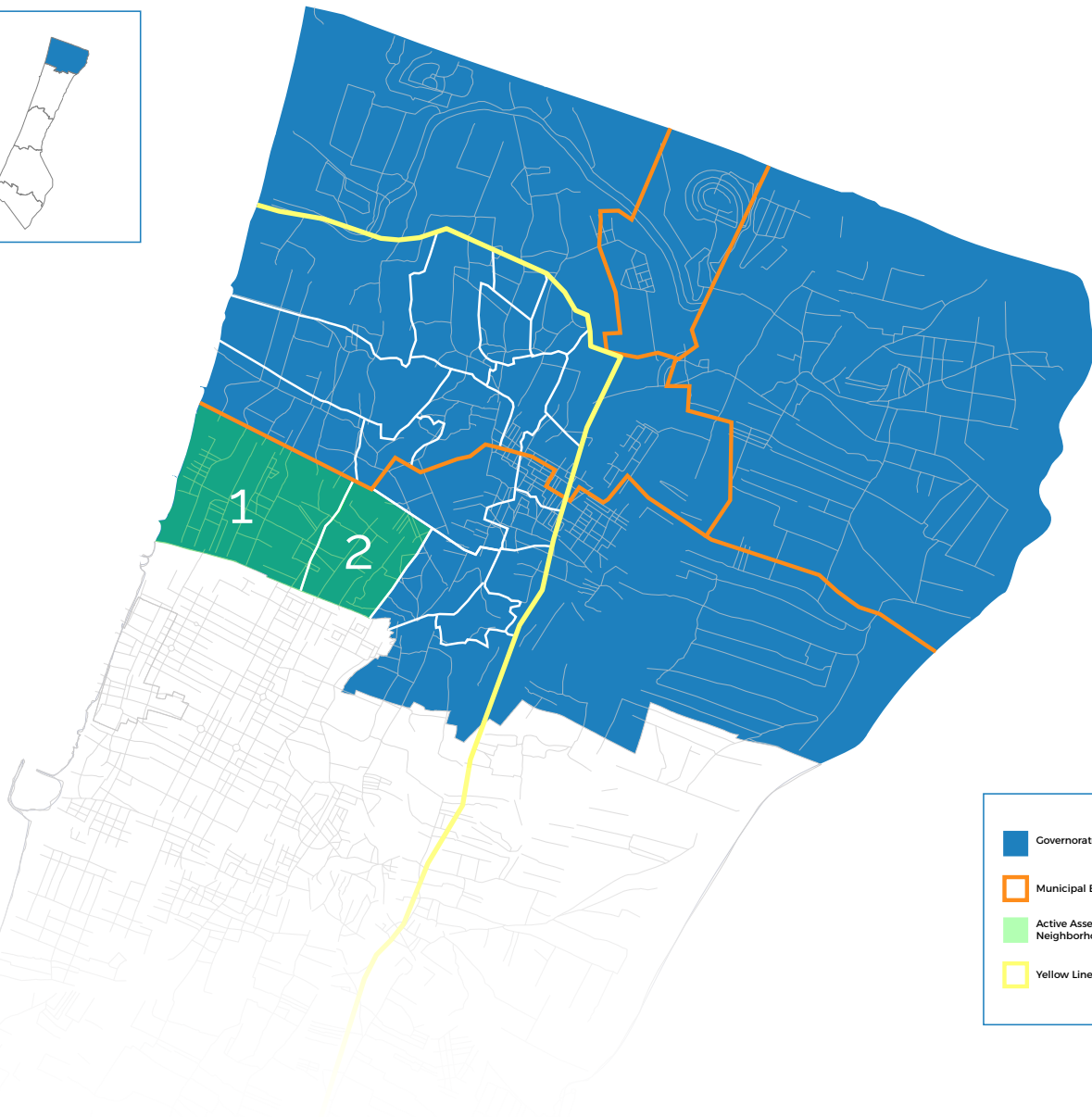
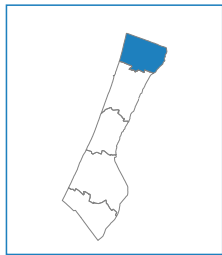
39,650

Affected Population

650 K

ton

Debris



	NO	Neighborhood	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Jabalia Al-Nazla	1-	Al-Karama	1,683	10,740	194	2,197	45	93	135	1,924	10,130
	2-	Ibad Al-Rahman	1,900	11,315	1,079	6,402	1,081	1,346	1,810	2,165	29,520
		Total	3,583	22,055	1,273	8,599	1,126	1,439	1,945	4,089	39,650



Governorate Statistics

58,769

Total Number of buildings

195,517

Estimated number of housing units

891,167

Estimated Total Affected Population

For This Report

6,159

Assessed Buildings

46,385

Assessed Housing Unit

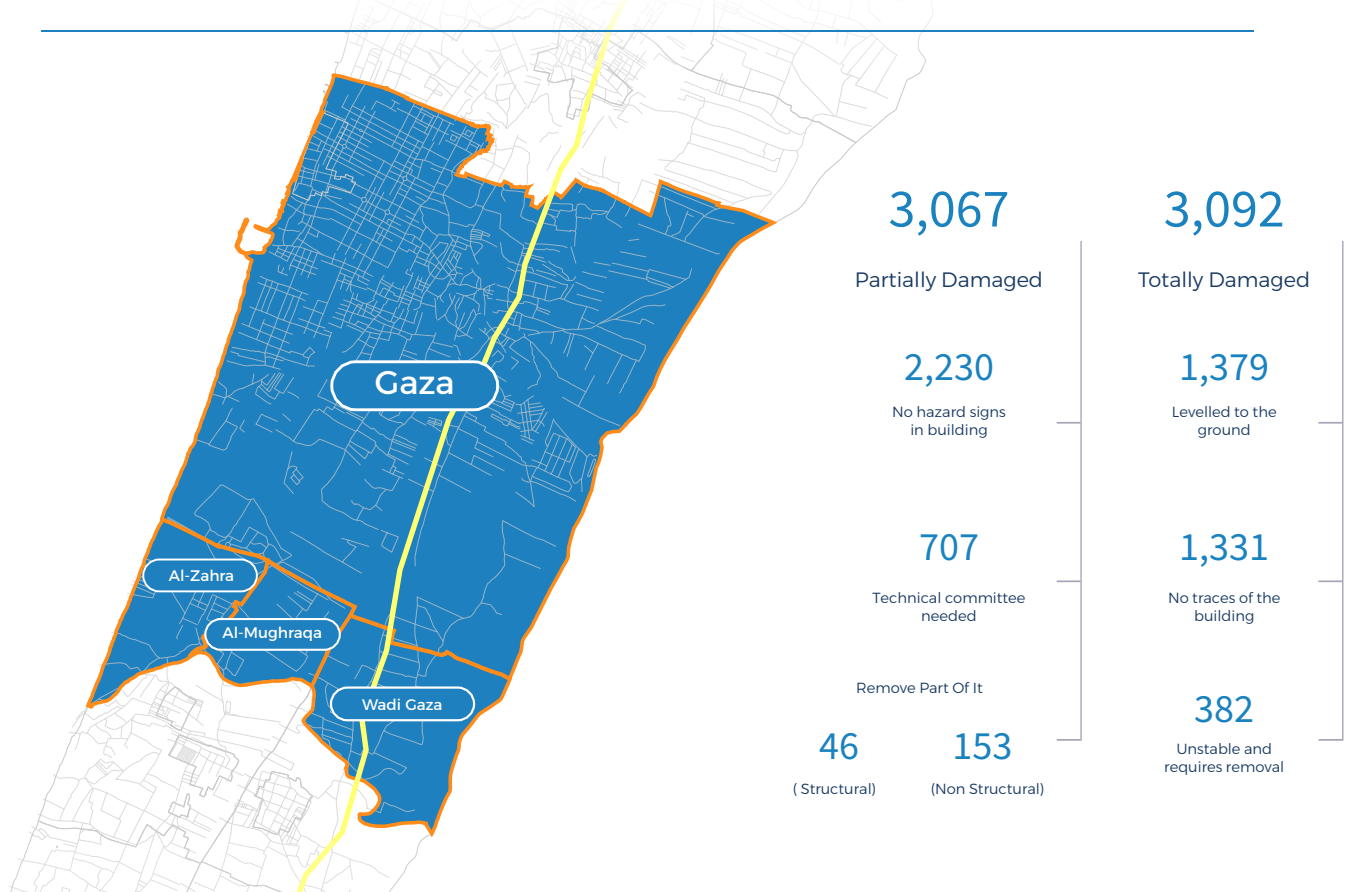
211,418

Affected Population

3,800 K

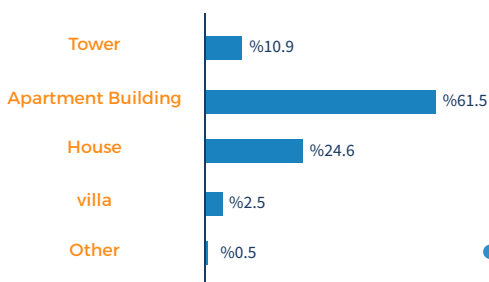
ton

Debris

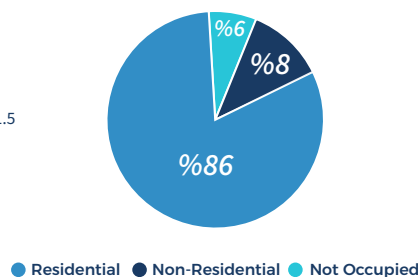


Municipalities	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Gaza	53,511	188,822	5,930	41,886	8,780	6,901	6,145	20,060	190,912
Wadi Gaza	2,476	1,758	0	0	0	0	0	0	0
Al-Zahra	615	2,280	229	4,499	0	0	0	4,499	20,506
Al-Mughraqa	2,167	2,657	0	0	0	0	0	0	0
Total	58,769	195,517	6,159	46,385	8,780	6,901	6,145	24,559	211,418

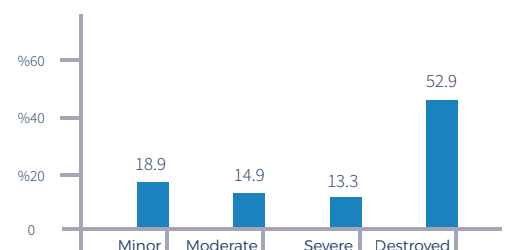
Distribution of Dwelling Types



Housing Units Use & Occupancy



Distribution of Housing Units Damage



GAZA Neighborhood

The Integrated National Damage Assessment System.
Housing Sector
March 2026



Governorate Statistics

58,769

Total Number of buildings

195,517

Estimated number of housing units

891,167

Estimated Total Affected Population

For This Report

6,159

Assessed Buildings

46,384

Assessed Housing Unit

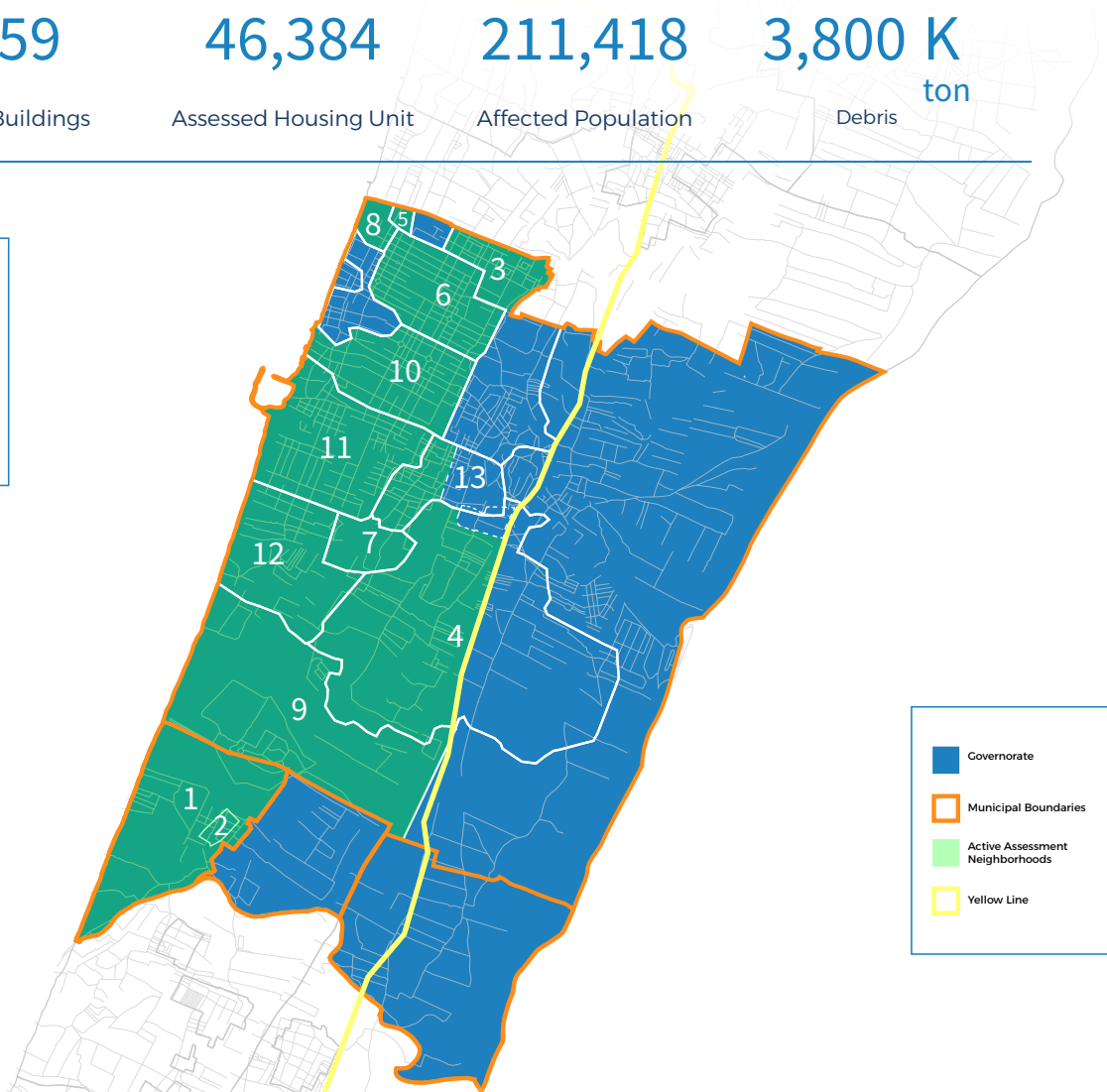
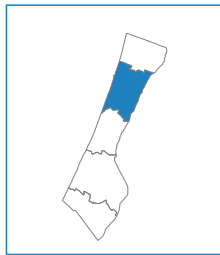
211,418

Affected Population

3,800 K

Debris

ton



- Governorate
- Municipal Boundaries
- Active Assessment Neighborhoods
- Yellow Line

	NO	Neighborhood	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Al-Zahraa	1	Al-Zahraa	478	962	181	4,331	0	0	0	4,331	19,741
	2	Area No6Al-Zahraa	614	3,422	48	168	0	0	0	168	766
Gaza	3	Sheikh Radwan	2,326	22,197	644	5,144	902	1,341	1,194	1,707	23,446
	4	Al-Zaytoun	9,254	37,352	173	942	0	0	0	942	4,294
	5	Al-Murabitin	289	2,242	8	365	0	0	0	365	1,664
	6	Al-Nasr	3,660	29,480	616	4,253	521	870	554	2,308	19,385
	7	Tal Al-Hawa	697	8,487	267	2,859	172	104	212	2,371	13,031
	8	Al-Awda City	286	1,992	13	318	0	0	0	318	1,449
	9	West Salah Al-Din Expansion Area	1,168	1,250	37	120	0	0	0	120	547
	10	Northern Al-Rimal	3,497	28,075	1,275	8,052	2,728	1,354	1,253	2,717	36,701
	11	Southern Al-Rimal	2,283	21,612	1,083	9,067	2,134	1,616	1,503	3,814	41,327
	12	Sheikh Ajleen	1,975	12,817	780	4,996	461	370	403	3,762	22,767
	13	Al-Sabra	2,438	18,087	1,034	5,770	1,862	1,246	1,026	1,636	26,300
	Total		28,965	187,975	6,159	46,385	8,780	6,901	6,145	24,559	211,418

Middle Area

The Integrated National Damage Assessment System.
Housing Sector
March 2026



Governorate Statistics

38,815

Total Number of Buildings

56,386

Estimated Number Of Housing Units

265,972

Estimated Total Affected Population

For This Report

1,754

Assessed Buildings

4,932

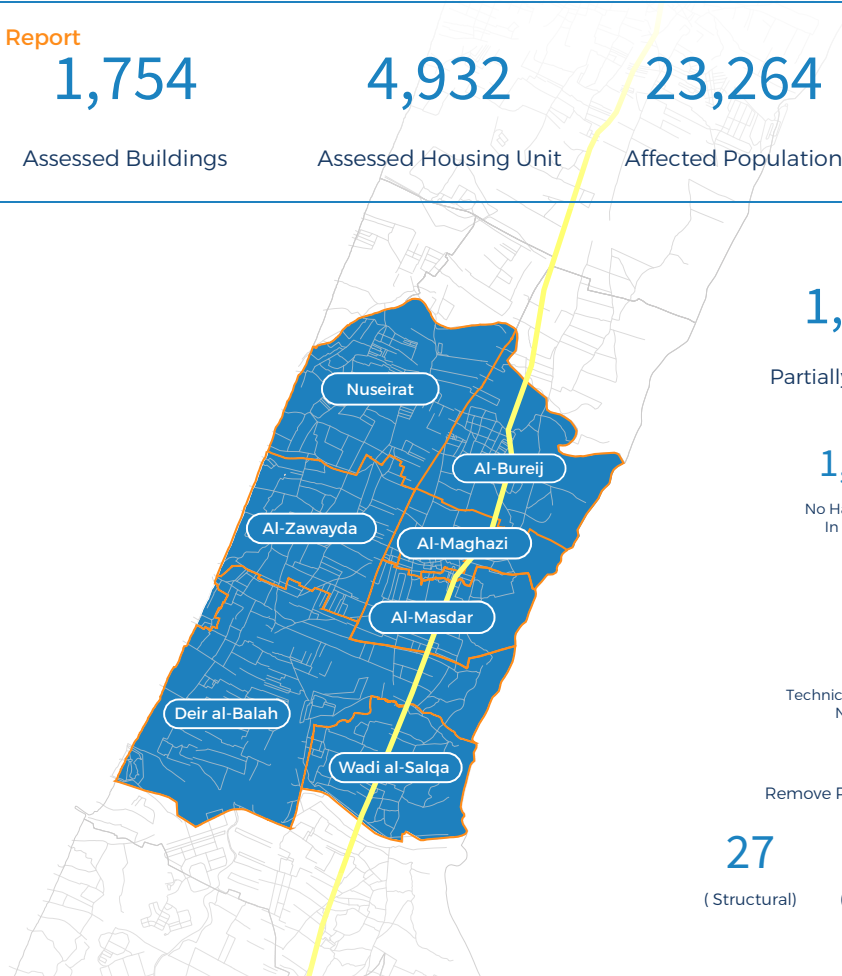
Assessed Housing Unit

23,264

Affected Population

255 K

ton
Debris



1,201

Partially Damaged

553

Totally Damaged

1,075

No Hazard Signs In Building

218

Levelled To The Ground

89

Technical Committee Needed

63

No Traces Of The Building

27

(Structural)

59

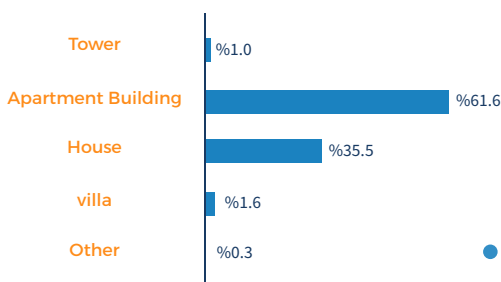
(Non Structural)

272

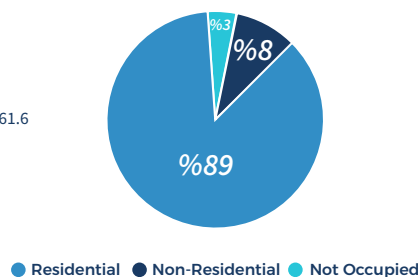
Unstable And Requires Removal

Municipalities	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Nuseirat	9,490	22,084	1,211	3,890	1,358	826	528	1178	18,349
Deir al-Balah	12,193	7,596	543	1,042	495	146	206	195	4,915
Al-Bureij	5,461	10,923	0	0	0	0	0	0	0
Al-Zawayda	4,271	6,188	0	0	0	0	0	0	0
Al-Masdar	1,341	706	0	0	0	0	0	0	0
Al-Maghazi	3,808	7,251	0	0	0	0	0	0	0
Wadi al-Salqa	2,251	1,638	0	0	0	0	0	0	0
Total	38,815	56,386	1,754	4,932	1,853	972	734	1,373	23,264

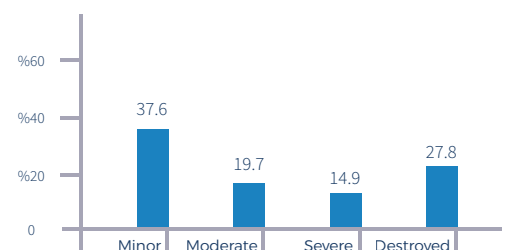
Distribution of Dwelling Types



Housing Units Use & Occupancy



Distribution of Housing Units Damage



Middle Area Neighborhood

The Integrated National Damage Assessment System.
Housing Sector
March 2026



Governorate Statistics

38,815

Total Number of Buildings

56,386

Estimated Number Of Housing Units

265,972

Estimated Total Affected Population

For This Report

1,754

Assessed Buildings

4,932

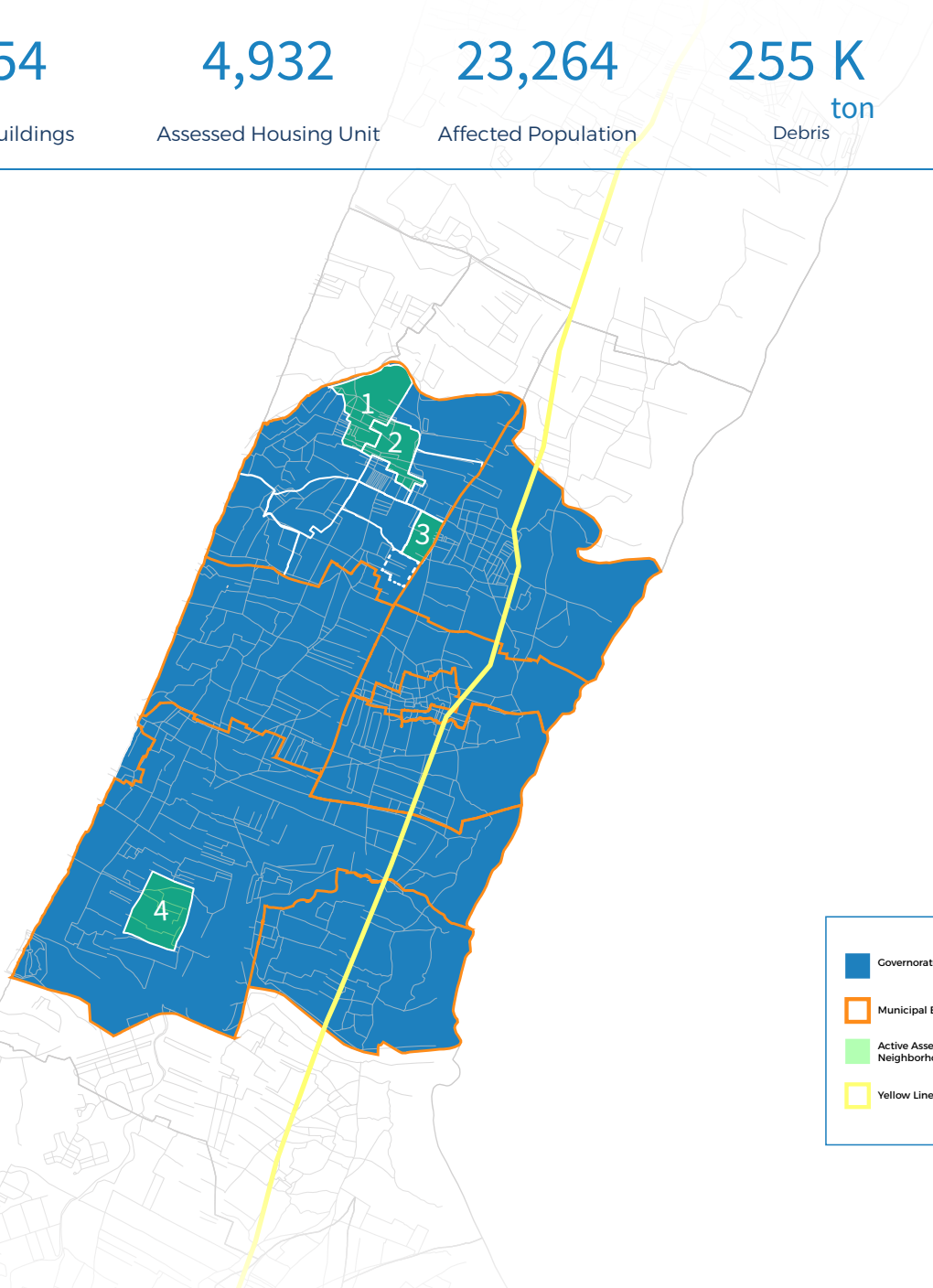
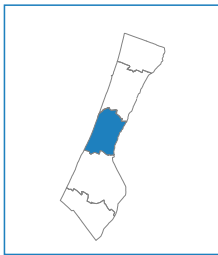
Assessed Housing Unit

23,264

Affected Population

255 K

ton
Debris



	NO	Neighborhood	Total Number Of buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Nuseirat	1	New Camp Neighborhood	1,184	4,152	510	1,262	452	276	157	377	5,953
	2	Al-Mufti Neighborhood	935	4,572	596	2,227	783	436	282	727	10,505
	3	Al-Shuhada Neighborhood	299	1,537	105	401	123	114	90	74	1,892
Deir al-Balah	4	Al-Farsh / Umm Al-Ezban	544	1,162	543	1,042	495	146	206	195	4,915
		Total	2,962	11,423	1,754	4,932	1,853	972	734	1,373	23,265



Governorate Statistics

57,552

Total Number Of Buildings

97,622

Estimated Number Of Housing units

450,135

Estimated Total Affected Population

For This Report

2,364

Assessed Buildings

9,892

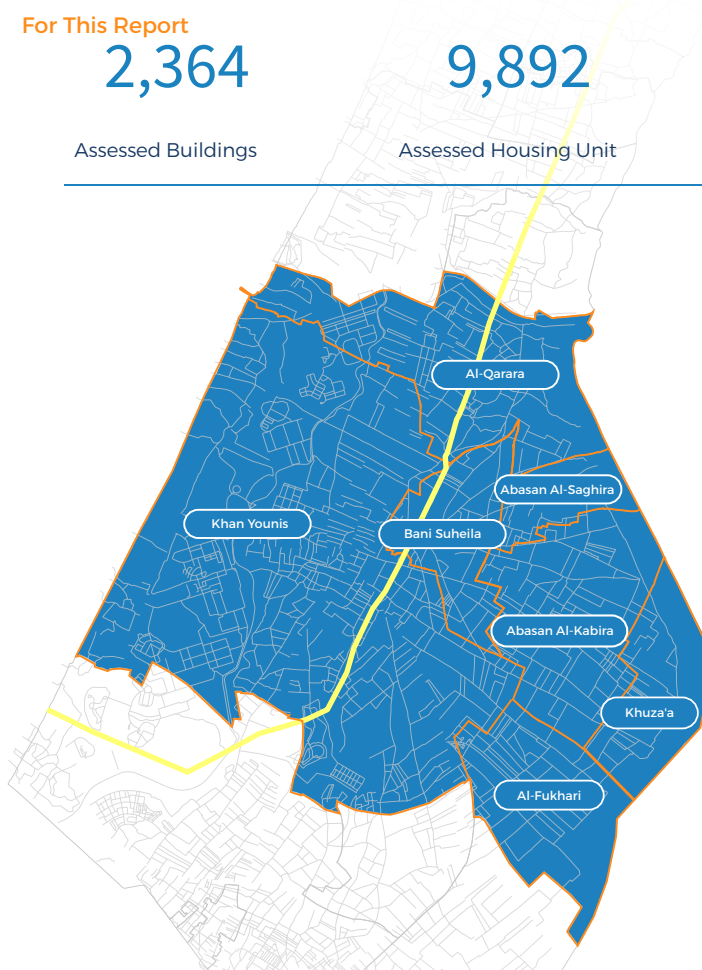
Assessed Housing Unit

45,608

Affected Population

825 K

ton
Debris



963

Partially Damaged

1,401

Totally Damaged

698

No hazard signs In Building

265

Levelled To The Ground

206

Technical Committee Needed

1,036

No Traces Of The Building

61

(Structural)

81

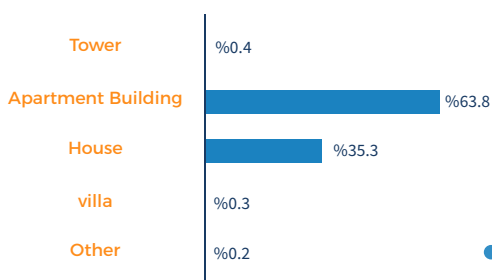
(Non Structural)

100

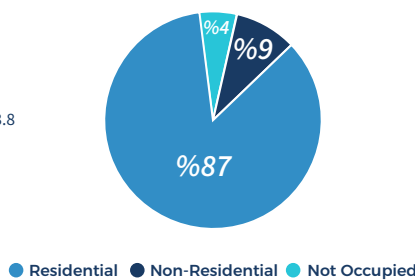
Unstable And Requires Removal

Municipalities	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Khan Younis	32,622	64,311	2,364	9,892	1,407	1,855	1,328	5,302	45,608
Al-Qarara	6,002	7,596	0	0	0	0	0	0	0
Al-Fukhari	1,839	1,799	0	0	0	0	0	0	0
Bani Suheila	6,514	10,700	0	0	0	0	0	0	0
Khuza'a	2,442	3,218	0	0	0	0	0	0	0
Abasan Al-Saghira	1,764	2,544	0	0	0	0	0	0	0
Abasan Al-Kabira	6,369	7,454	0	0	0	0	0	0	0
Total	57,552	97,622	2,364	9,892	1,407	1,855	1,328	5,302	45,608

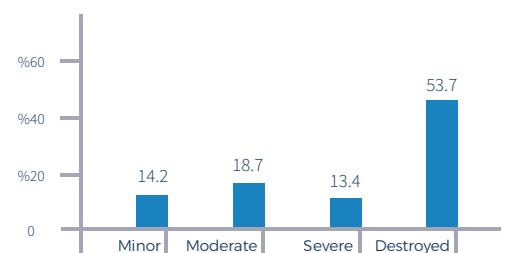
Distribution of Dwelling Types



Housing Units Use & Occupancy



Distribution of Housing Units Damage



Khan Yunis Neighborhood

The Integrated National Damage Assessment System.
Housing Sector
March 2026



Governorate Statistics

57,297

Total Number Of Buildings

97,622

Estimated Number Of Housing units

474,933

Estimated Total Affected Population

For This Report

2,364

Assessed Buildings

9,892

Assessed Housing Unit

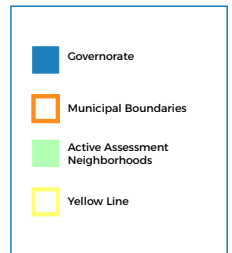
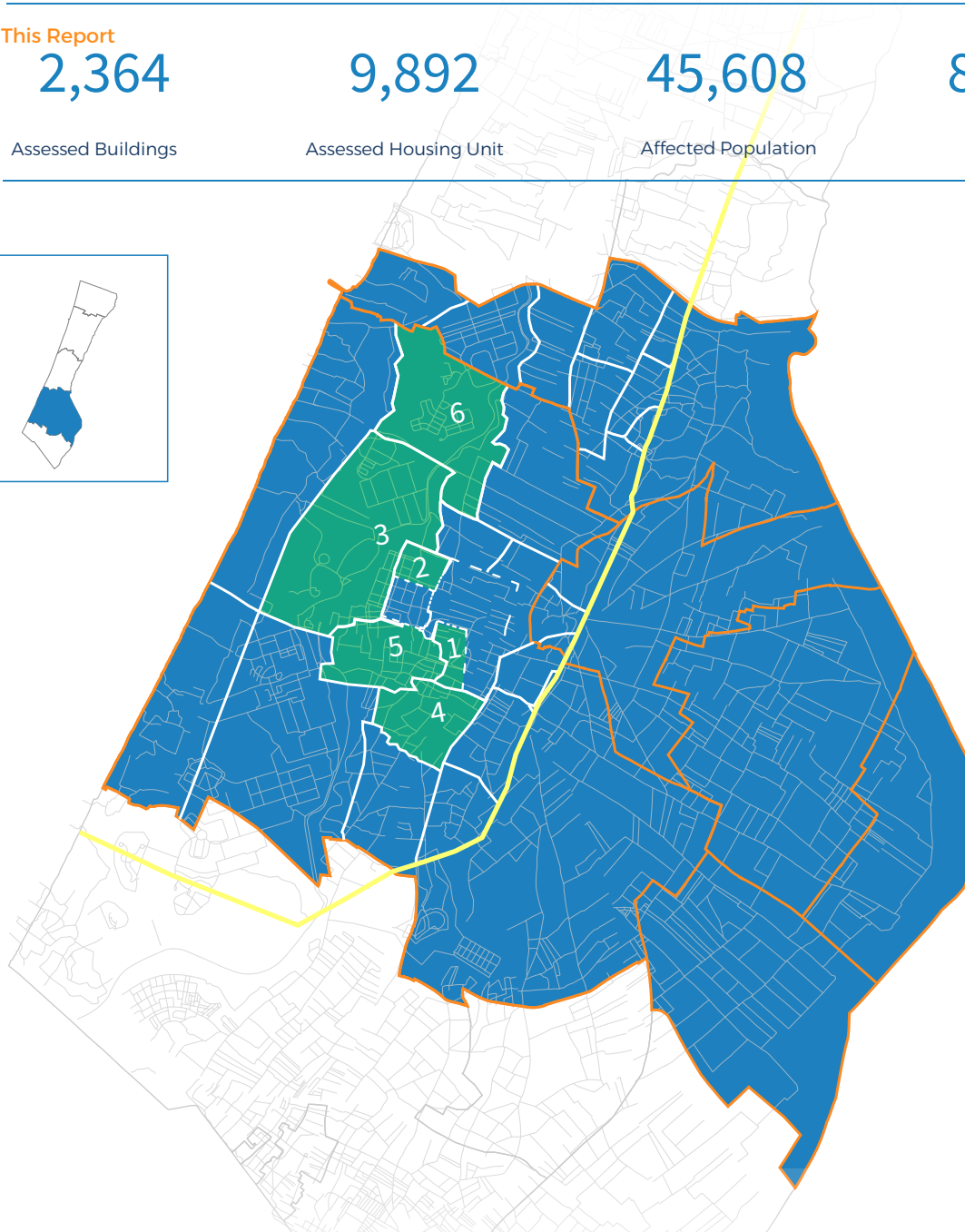
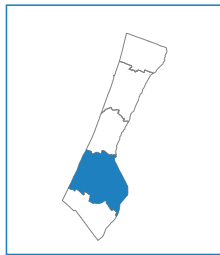
45,608

Affected Population

825 K

ton

Debris



	NO	Neighborhood	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Khan Yunis	1	City Center	1,969	12,810	236	1,363	240	473	202	448	6,285
	2	Al-Amal	1,532	11,017	549	2,111	120	281	379	1,331	9,734
	3	Al-Nasr	1,683	4,952	119	560	96	203	161	100	2,582
	4	Al-Batn Al-Sameen	1,979	9,962	33	183	22	55	20	86	844
	5	Al-Muaskar	4,359	21,107	1,322	3,731	694	445	260	2,332	17,204
	6	Al-Jalaa	758	7,190	105	1,944	235	398	306	1,005	8,959
		Total	12,280	67,038	2,364	9,892	1,407	1,855	1,328	5,302	45,608



Governorate Statistics

33,927

Total Number Of Buildings

55,000

Estimated Number Of Housing units

253,605

Estimated Total Affected Population

For This Report

0

Assessed Buildings

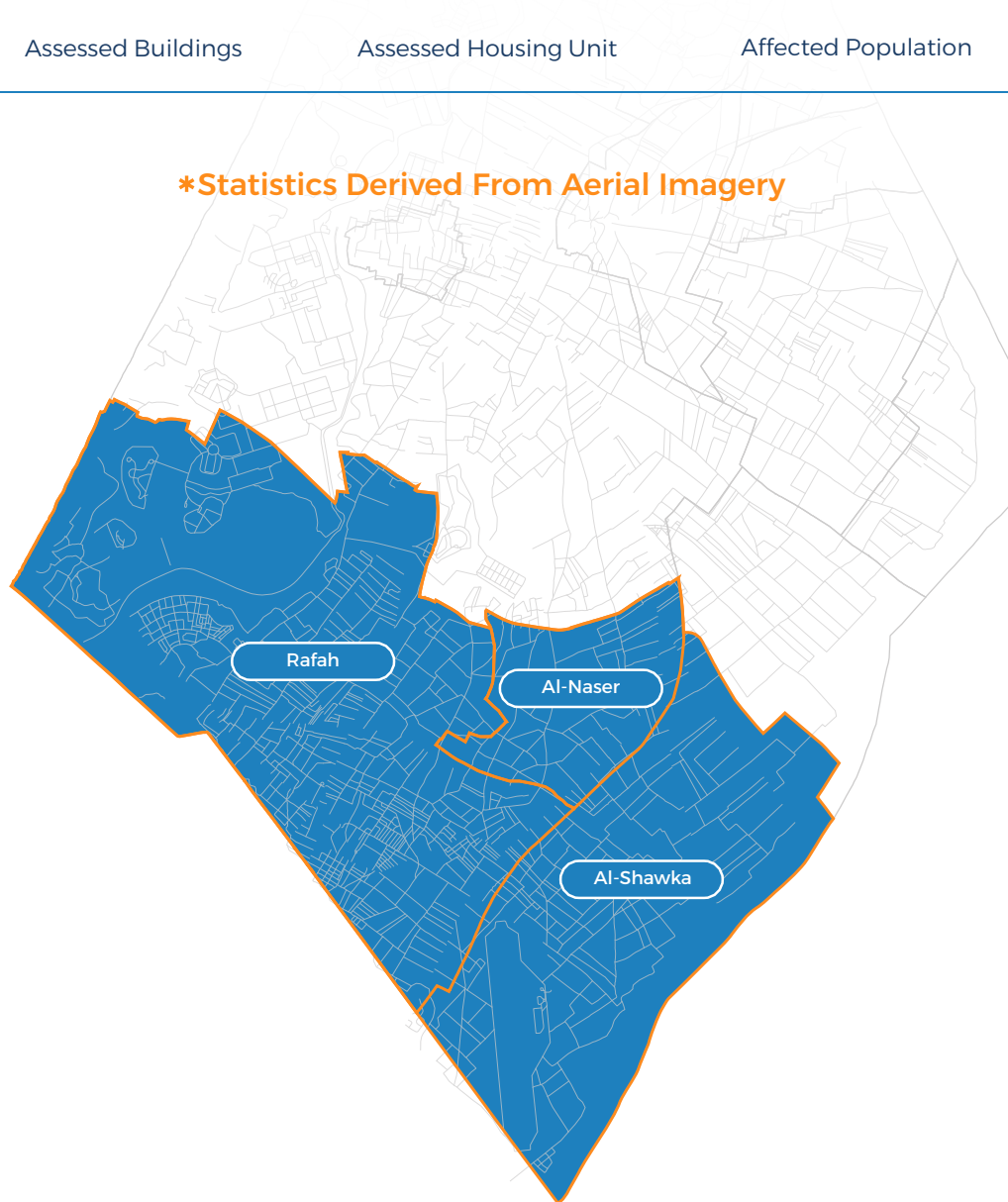
0

Assessed Housing Unit

0

Affected Population

*Statistics Derived From Aerial Imagery



Municipalities	Total Number Of Buildings	Estimated Of Housing Units	Assessed Buildings	Assessed Housing Units	Minor	Moderate	Severe	Destroyed	Affected Population
Rafah	27,458	54,193	0	0	0	0	0	0	0
Al-Shawka	3,702	3,879	0	0	0	0	0	0	0
Al-Naser	2,793	2,184	0	0	0	0	0	0	0
Total	33,953	60,256	0	0	0	0	0	0	0



Methodology :

The damage assessment methodology adopts an integrated approach that combines high-resolution aerial imagery, advanced geospatial analysis, and systematic field verification within a centralized digital platform developed by AIOCP and aligned with the Esri ecosystem.

- The process begins with the digitization of high-resolution aerial imagery (10 cm resolution) captured during the first week of the conflict, enabling the mapping of more than 275,000 buildings (227,703 Residential buildings) and the establishment of a reliable and comprehensive geospatial baseline. This baseline is further enriched through the integration of pre-war datasets, including municipal records, DSM/DEM models, multi-temporal imagery, as well as population and housing data from the Palestinian Central Bureau of Statistics (PCBS).
- The assessment is implemented by a multidisciplinary team of approximately 200 personnel. Field data is collected by 60 field teams, comprising 120 trained field assessment engineers, using GIS-enabled mobile tools (ArcGIS Field Maps). Each building and housing unit is assessed in terms of structural condition, level of damage, and habitability. The data is synchronized with a centralized database, enabling real-time monitoring and analysis.
- A multi-layered Quality Assurance and Quality Control (QA/QC) framework is applied, including automated validation using artificial intelligence tools, field supervision, and technical auditing. In addition, the citizen platform allows beneficiaries to review results and submit feedback, enhancing transparency and data reliability.

Overall, this methodology ensures a high level of accuracy, minimizes duplication, and provides a solid evidence-based foundation for recovery planning and reconstruction.

Damage Classification :

The damage classification adopted in this project is based on the Shelter Cluster – Technical Working Group (TWG) methodology (Module 2), which relies on assessing structural safety, functional usability, and habitability status at both the building and housing unit levels.

Damage is classified into four main categories as follows:

Minor Damage:

Refers to superficial, non-structural damage limited to finishes and secondary elements such as doors, windows, and minor services, with no impact on structural integrity. Both the building and housing unit remain safe and habitable.

Moderate Damage:

Includes non-structural damage that may extend to external non-load-bearing walls or building envelopes, potentially affecting habitability on a temporary basis. However, the structural system remains intact and safe, and repairs can be carried out without major structural intervention.

Severe Damage:

Involves damage affecting structural load-bearing elements such as columns, beams, slabs, or load-bearing walls, or extensive damage requiring specialized structural intervention. In such cases, the housing unit is considered uninhabitable or requires further technical assessment before use.

Destroyed:

Refers to the complete or near-complete loss of the building's structural integrity, rendering it unsafe and beyond repair, and requiring full reconstruction.



Challenges , Constraints and Limitations :

The project faced field challenges and constraints. To mitigate these challenges, AIOCP adopted an integrated approach as shown in the Risk Management Matrix.

Operational Constraints

- The extent of destruction and the difficulty of accessing to some sites.
- Security measures
- Limited logistical resources available in the market to equip the field staff (e.g. tabs, laptops, power supply and chargers).
- Communication and internet (Wi-Fi) limited availability in the field to log data and synchronize work.
- Limited funding resources, which may lead to delays in project implementation or potential interruption of activities.

Environmental and Safety Risks

- Debris management and restriction of movement
- hazardous materials (EOs)

Recommendations

- Resource Mobilization and Human Capital: Secure additional funding to sustain and expand the project's human resources by recruiting more specialized technical personnel. This includes increasing the number of field assessment teams and structural engineers to accelerate the survey process and overcome operational delays.
- Technical and Logistical Support: Ensure the provision of necessary logistical resources, such as tablets, power supplies, and high-speed internet tools, to maintain the momentum of the 200+ personnel currently managing the field and auditing tasks.
- Capacity Building: Invest in ongoing training for the recruited engineering teams on ArcGIS Field Maps and safety protocols related to hazardous materials (EOs) to ensure data quality and staff safety.
- Prioritization of Interventions: Urgently prioritize technical and structural interventions for buildings classified under "Severe Damage" to prevent further structural deterioration or collapse.

¹Number of buildings is based on data from (AIOCP) 2026. Source: AIOCP Geospatial Database.

²Estimated number of housing units is based on data from PCBS (Estimated 2017-2026). Source: INDAS Integrated Datasets.

³Estimated total affected population is based on data from PCBS (Estimated 2017-2026). Source: INDAS Integrated Datasets.

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