

Differences within Lisbon Metropolitan Area

Project : Residential Trajectories and Metropolization – continuities and changes in the LMA

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INTRODUCTION

In this paper we propose to present the main features that distinguish the inhabitants of the Lisbon city from the residents in their metropolitan areas north and south of the Tagus. To this purpose, we will take the prime demographic characteristics, such as age, marital status, type of family, education level, social class, but also take into account some elements from the dwelling (property/rent),... Subsequently, we will analyze elements related to the main aspects taking into account when the dwelling was chosen, as well as the actual satisfaction with it and the desire to move house. This text, such as the analysis here present are included in a larger project financed by FCT and directed by Sandra Pereira. This project had by main objective to study the residential trajectories of the Lisbon Metropolitan Area (LMA) inhabitants born between 1945-1975.

DATA SOURCES

The work we present here is included in procedure one, because it is a part of the extensive methodology. The sample used in this survey is intended to represent the AML residents born between 1945 and 1975. Thus, for a confidence level of 95% ($\lambda = 0.95$) and an error lesser then 2.6% ($E < 2.6\%$), this sample is composed by 1500 questionnaires.. Because we think that there is a wide dispersion in the universe of the variables to be studied, it was decided to collect a stratified random sample. As sample stratification variables we've used not only sex and age group but also a criterion anchored in geographical basis, which divides AML into three areas: MAN, the Lisbon metropolitan area north of the Tagus, Lisbon excluding; MAS, the metropolitan area in the south of the Tagus; and Lisbon.

RESULTS

The description of the results is divided into four parts: the first one describes the results concerning the main characteristics of individuals and analyze them in a inductive perspective; the second point concerns the characteristics of dwellings; and the third part analyzes the satisfaction with the house and surroundings, and takes into account the perspectives for the future. Finally we will make a multicorrespondent analysis in order to inductively assess which variables are most important to distinguish the three areas.

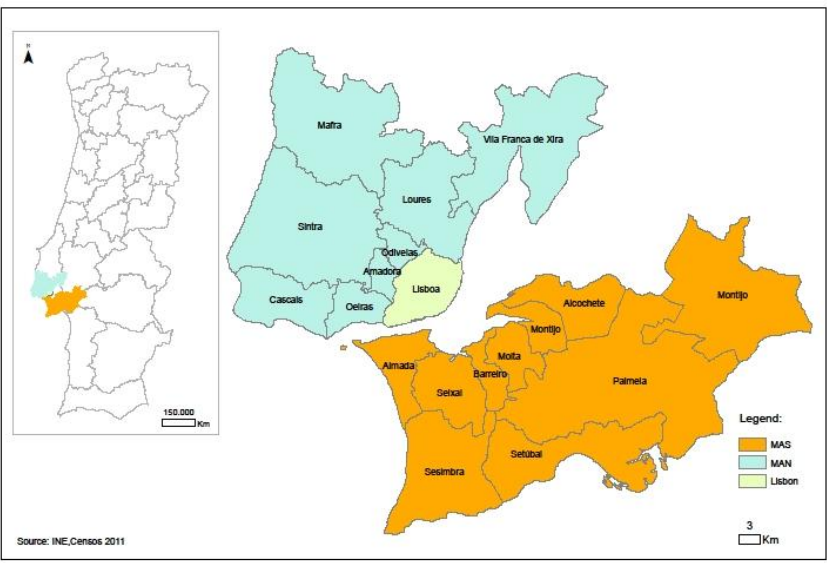


Figure 1 – The three subareas

1. Sociographic differences

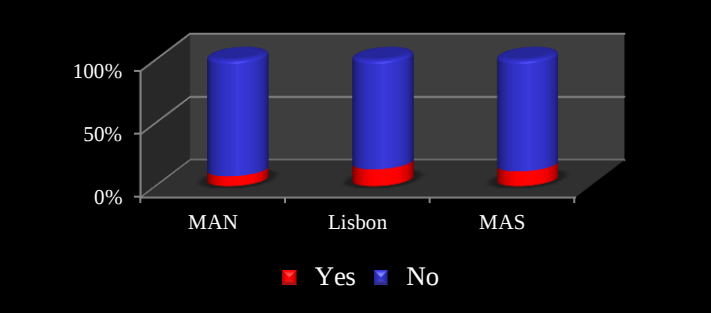
In this point we will analyze the sample differences between the main characteristics of the inhabitants in Metropolitan Area north, in Metropolitan Area south and Lisbon. As expected, Lisbon, the center of the metropolitan area, has a sample distribution by marital status quite different from the two other areas; in Lisbon we observe a higher percent of divorced and single people than in the other metropolitan areas, in particular in the south area, were we have more married residents and less divorced ones. In summary, if the bachelors prevail in Lisbon and MAN in MAS, most respondents are married. The weight of people leaving alone (single, divorced) in Lisbon, even in rented housing, is justified by the demand from the city center, but with greater access to a certain type of infrastructure. It must be said that this relation between variables is significant for a level lesser then 0,1%. The distribution of education level of the respondents for each area allows to verify the existence of a social hierarchy between the sub-regions and permits also to verify the existence of a cleavage between Lisbon and MAN and MAS: in the first area (Lisbon) more than a quarter of the respondents have more than 9 years of education and the MAN 19% and MAS has 20%; the MAN has almost 29% of the sample with four years of education or less (Lisbon has 19% and MAS 20%).

The distribution of respondents according to social class reveals the relevant weight of the performers in AML, particularly in the municipality of Lisbon (which assumes the value of 50% against 40% in MAN and MAS). The upper classes have a similar representation in the three areas (about 10% for the entrepreneurs and professionals and managers and 20% for the ...). The industrial workers have a greater expression in the MAS, where traditionally lies the most industrialized counties of the Lisbon Metropolitan Area. In relation to family type, the mono residents and single parents stand out in the municipality of Lisbon at the expense of couples that have greater expression in the suburbs.

2. Differences in the characteristics of the dwellings

Concerning the dwellings, one of the most distinctive variables of the three areas under review, is the ownership of the house. If, indeed, most the residents own their dwelling the equilibrium between the two categories vary between 50% owners and 50% renters in Lisbon and, in the other extreme position, 25% of lessees and 75% of owners in MAN. In fact, if the option for property has led individuals to the suburbs, it is in the south area where this fact assumes a huge importance. On the other hand, it is in Lisbon, where as we said it can be seen a greater weight of some types of family and marital status – single people, not married persons, divorced, single parent families ... – that the rental gains importance (not being, however, clearly dominant).

Figure 2 – Second house by area



The existence of a second residence is, in this sample, residual, never exceeding 13.4%. However, and despite this fact, the variable distinguishes the residents in the three areas because, while in Lisbon the existence of a second residence exceeds 13%, in MAN it does not reach 12% and in MAS is stays below 8%.

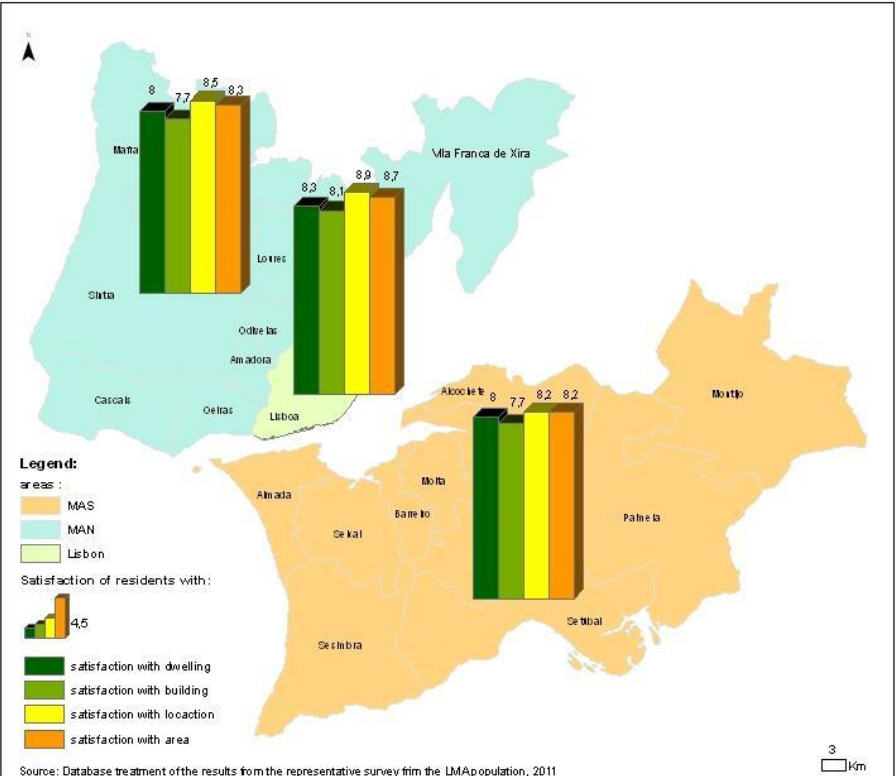
The MAS is also different from the two other areas because it has a higher percent of houses (25%, versus 10% and 7% respectively in MAN and in Lisbon). The apartment, namely the used apartment, is, however, the dominant type in all the three areas. Moreover, and as expected, the new apartment has much more expression in the suburbs and as we will see, can represent an important motive to move from Lisbon to one of the metropolitan areas.

If the MAS is the area with more weight of houses it is also the area where the dwellings with more number of rooms have greater expression; in fact, for Lisbon and MAN the median of the number of pieces is three pieces and for MAS it is four pieces.

3. Differences in the satisfaction, in the desire to move out and in the home ideal

By analyzing figure 3 two interesting aspects can be seen: in the first place, the residents in Lisbon are (on average) the most satisfied with all aspects taken into account, and secondly, the hierarchy of these aspects is identical in Lisbon, MAN e MAS.

Figure 3 – Satisfaction by area



The aspect with which individuals are less satisfied is the building, in the second place the dwelling; in third place the area and finally the localization. For all this items the differences in the means are significant between the areas and permit to design two sub-groups: one that includes the two suburban areas – MAN and MAS – and another, composed only by Lisbon. We can also refer that despite the observed differences, the satisfaction is high in all the items: the lower mean (satisfaction with the building in the suburbs) is 7.7 and this value can be consider high in a Likert scale from 1 to 10.

Finally, and related to the ideal home, it must be said that in all areas the ideal home is an individual house specially a new one (this option is in the majority in all regions, except for Lisbon). On the other hand, in all the three areas the differences between regions seems to translate (and in an exaggerated form) the reality that was found in the house now occupied. Thus, for the residents in the MAS – which occupy a greater percentage of individual houses – they stand out because the ideal home is a house (Preferably new one in more than 70% of the cases). At the other extreme we have the Lisbon residents – who live not only in a greater proportion in apartments as well as in used dwellings – who in almost 40% dream with an apartment and, in around 10%, with a used one.

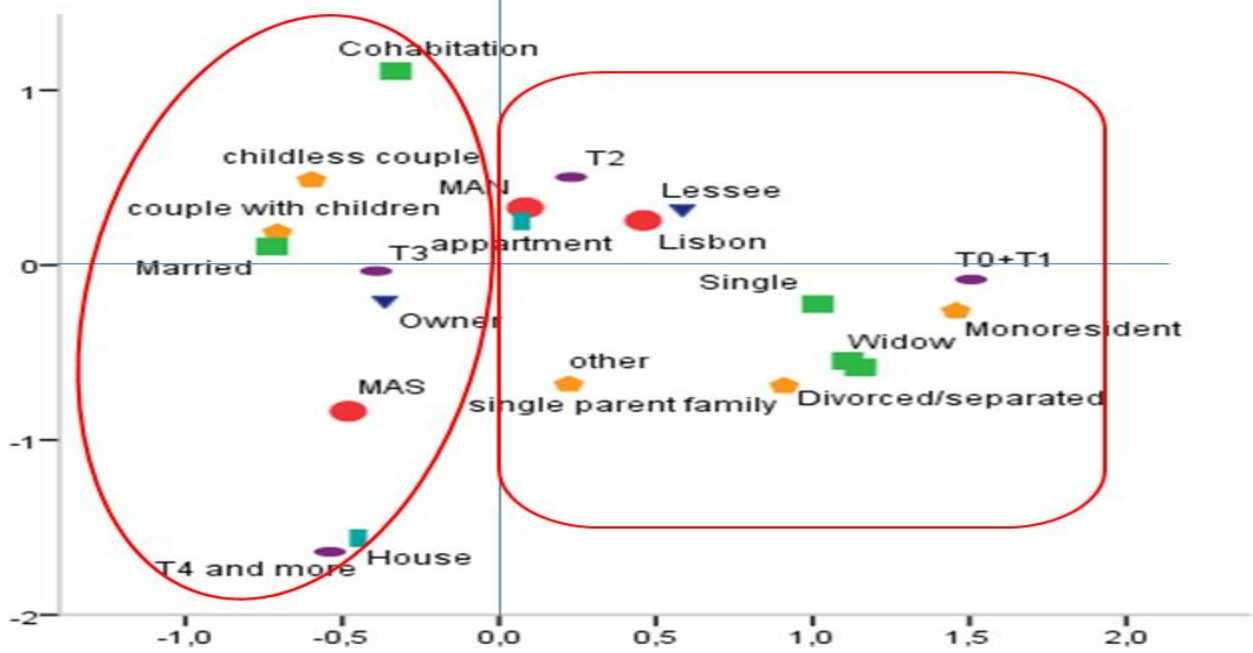
4. Multiple Correspondence Analysis

Having as objective the identification patterns in the data, we tried to explore the associations between some of the indicators previously analyzed and shown above (marital status, property of the house, actual house type, family type, typology of the house – nº of pieces – and residential area). The first dimension is the one that make the biggest difference between it and the variables. This analysis include two socio-demographic variables: the type of family and marital status. Thus, it associates the cohabitation of couples (with or without children), and the married people; in opposition we can see the Single ones, the widows, divorced, single parent families and the monoresidents.

For the second dimension we have the contribution of the variables related to space and housing. Here, we can see, in association the owners, the bigger dwellings (t3 and more), the houses and the Metropolitan Area South. On the other hand, and in opposition to this group, we have the lessees, the residents in apartments, the residents in small dwellings and the North Metropolitan Area and Lisbon. When we read the two dimensions jointly, ie when we analyze the plane, we are able to find two major groups which, in terms of areas of residence allow us to join Lisbon and MAN and to dissociate these two areas from the MAS. With this last area we have the owners, the bigger dwellings (t3 and more), the houses – and not the apartments – and the married people, the cohabitants and the couples.

Lisbon is “near” the MAN and with the less “traditional” families – the non-couples – with the people living alone, with the dwellers, the rented habitations and the small or very small ones.

Figure 4 – Correspondence Analysis – Plan 1x2



CONCLUSIONS

As observed, such sociographic variables as the ones related with the dwelling, and what defines it, being a owner of a lessee, the satisfaction with it ant with the neighborhood and the surrounding area, allow us to distinguish all the three areas in analysis– Lisbon, Metropolitan Area north and Metropolitan Area south. From a statistic point of view, we evidence that the sociographic variables analyzed-Marital status, family type, education level and social class - seems to be more important explaining the differences, the residents dispersion, according by area, namely, the first two(the most structural to the first dimension of the correspondence analysis). Following, the characteristics of the dwellings – rent/property, typology, house type – house vs. apartment – the existence or absence of a second residence (that exists for a minority group) and the characteristics of the ideal home; the first three variables are referred as structural variables to the second dimension of the correspondence analysis. I tis clear that we cannot talk, substantively, of a primacy of one of the variables against the others; however, the family type seems to be more structural than the number of rooms, still it is in the search for a bigger home that couples usually choose de Metropolitan Area South to live. Empirical research has shown the relation between family variables – namely, the stages of life cycle and family types– and the spatial city location as well space, area, equipment and urban services needs. We intend, with exploration in greater depth the of this survey line, be able to contribute to the research of such hypotheses, triggering, however, the spaces diversity defined as central or peripheral.

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