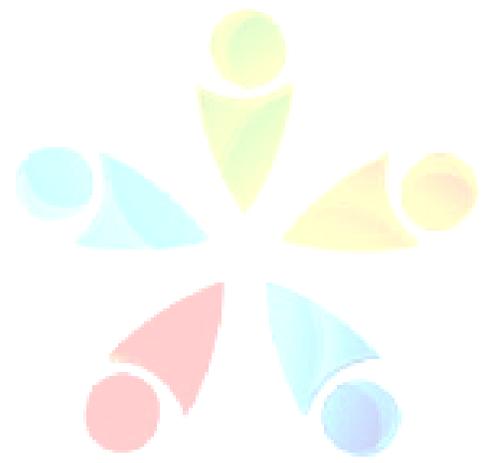
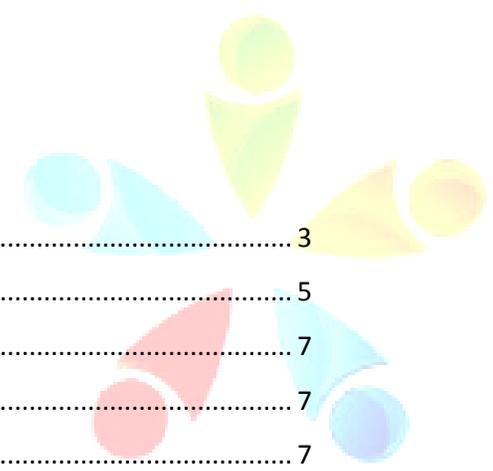


INTERLAKES COMMUNITY SURVEY REPORT

2014

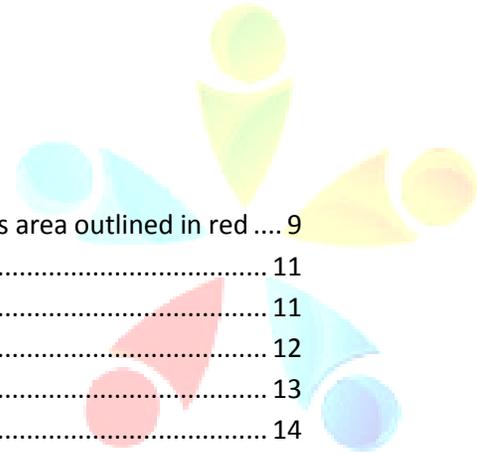
A report compiled from responses to the Interlakes
Community Survey





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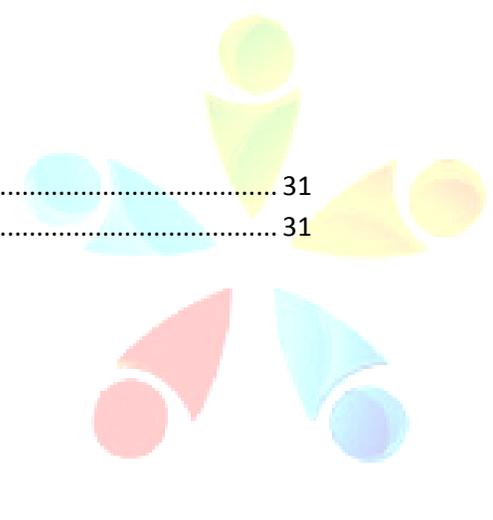
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Introduction

A community survey was conducted for the Interlakes area within the Cariboo Regional District in summer 2014. Conducted by the Interlakes Economic Association, the survey intended to gather information from residents on services, property use and economic development in the area.

The Interlakes Economic Association's purpose is to "pursue sustainable economic development opportunities that complement the Interlakes natural beauty; its recreational land use and; community values while recognizing that agriculture, ranching, tourism (for all seasons) and retirement sectors are the core markets for the future." The Interlakes Economic Association advocates and lobbies all levels of government on issues affecting business in the Interlakes region and provides regular communication for businesses and residents on economic development initiatives in the area.

The Interlakes Economic Association's five year plan includes;

- Support sub regional economic diversification through a Regional Growth Strategy for the South Cariboo,
- Review and update the Official Community Plan and South Cariboo Bylaws with the Cariboo Regional District,
- Work with economic development partners to approach innovative economic diversification techniques,
- Provide regular communication to businesses and residents on economic development initiatives,
- Develop a "stay longer or relocate" marketing strategy for non-primary residents and the emerging and growing retiree sector,
- Promote year-round tourism, commercial , industrial and agricultural uses that respect the rural character and the environmental resources of the area,
- Promote the Interlakes area as a home for young families and business professionals with the ability to work remotely.
- Identify new business opportunities and assist small and medium size enterprises including home based business,
- Identify opportunities to expand home based business and part time business as a source of new job creation opportunities for the area,
- Identify, communicate and publish existing business services and new business development opportunities,
- Support and further develop multi-use trails to encourage tourism product development and trail use,
- Further develop the benefits of snowmobile tourism and the linkages of snowmobile trail networks which link to South Cariboo communities in order to create winter tourism products,
- Support the development of improved wireless technology in the Interlakes area, as well as improved internet and cell phone accessibility for residents and businesses,

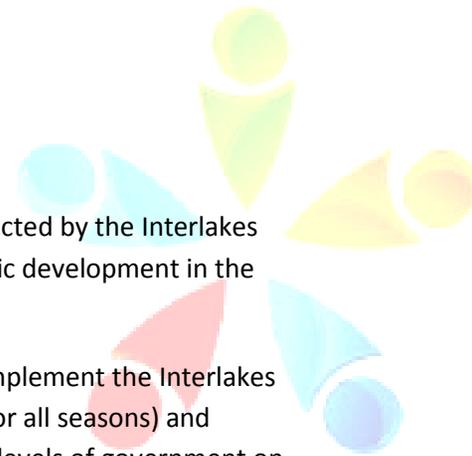


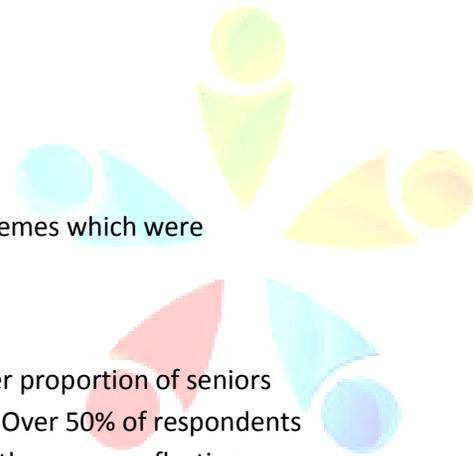


Figure 1: Bridge Lake - source: bridgelakephotographygroup.com

- Promote the adoption of Fibre-Optic broadband access and web-enabled networking by businesses and accommodation providers throughout the Interlakes,
- Support alternative recreation and resort ownership. Encourage updated tax policy to support access to capital for upgrades to aging infrastructure at resorts,
- Review ways to expand traditional and alternative health services offered in the Interlakes area for locals and as an innovative tourism product,
- Support the marketing and promotion of tourism in the Interlakes area in conjunction with the marketing efforts of Fishing Highway 24, South Cariboo Visitor Centre, Cariboo Chilcotin Coast Tourism Association and Destination BC.

The survey conducted for this report was an initiative to develop greater communication with non-primary and full-time residents, and an opportunity to engage residents and develop an Interlakes Community Profile in order to work towards achieving many of the goals of the Interlakes Economic Association's five year plan.

This document is intended to be updated as the community is re-surveyed every 3 – 5 years, to guide decision making and updates to plans and bylaws. Additionally, target populations such as the over 55 population may be surveyed further to assist in informing housing needs for future development and planning.



Executive Summary

The following section provides a brief overview of some of the themes noted within the survey response data. Three themes which were selected to discuss were; seniors and retirees, seasonal and primary residents, and recreation and rural life.

Seniors and Retirees

A major theme of the survey responses was the large proportion of retirees and seniors. The Interlakes area has a higher proportion of seniors than the Cariboo Regional District as a whole and the communities of Chase, Cache Creek, Lillooet and 100 Mile House. Over 50% of respondents identified as being 55 years of age and over. This large percentage of the population leads to many of the responses in the survey reflecting a need for seniors' services.

Opinion questions which asked about senior services and programs indicated that respondents feel that there is a greater need for services geared at seniors. Responses were not clear as to whether these needs were related to a specific issue. Respondents indicated that they were likely to pay a fee for more senior and adult programming in the community. 57% of respondents agree that it is important to provide recreation programs to adults and seniors. When asked about important services in the area, residents noted that seniors' housing and services were of high importance to them.

Seasonal vs Primary

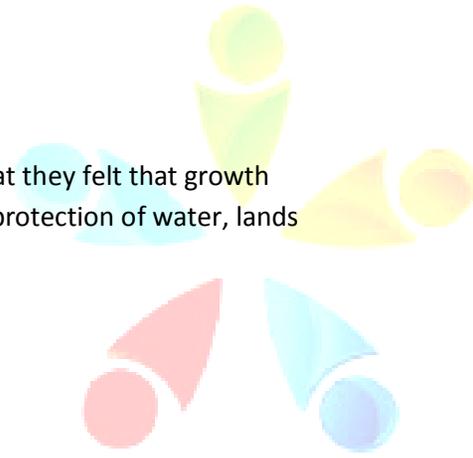
The survey was sent to each property owner within the Interlakes area at their permanent address. 60% of those who responded indicated that their property use was seasonal or an investment property and that their primary address is not within the Interlakes area. 72% of respondents, who indicated that their property was not their primary residence, use their Interlakes property as a seasonal residence.

Respondents were asked to identify on average how many days per year they spent at their Interlakes property. It was clear that most seasonal residents spend between 10 and 70 days per year at their property. Non-primary residents were also asked if they were likely to relocate permanently to the Interlakes area, 20% indicated that they were likely to relocate to the area at some point.

Recreation and Rural Life

Recreation and rural life was the reason that 63% of respondents obtained property in the Interlakes area. It was clear from many responses that primary and non-primary residents value the rural lifestyle and recreational opportunities in the area. Residents felt that parks and public areas were important to the quality of life in the region and that there should be an increase in these types of spaces. In terms of communication, many residents indicated that their local information sources are person-to-person interaction or community bulletin boards, indicating that they appreciate and benefit from the rural lifestyle in the area.

Although residents did not agree that industrial and commercial growth should be restricted in the area, it was clear that they felt that growth should only be encouraged in certain areas, as defined by an Official Community Plan. Many residents felt that further protection of water, lands and backcountry and agricultural land is needed.



Background

The Interlakes area is located within Electoral Area L of the Cariboo Regional District. The Interlakes area accounts for 48% of Area L spanning 617 km². Located 50 km east of 100 Mile House, the Interlakes area is made up of over 50 lakes along Hwy 24 in the South Cariboo. The Cariboo Regional District Boundary (below in green) encompasses 80,609.45 km², with Area L and the Interlakes Area being located in the south-west corner of the regional district.

The boundaries of the Interlakes area were created from the Interlakes Official Community Plan for the area. They do not coincide

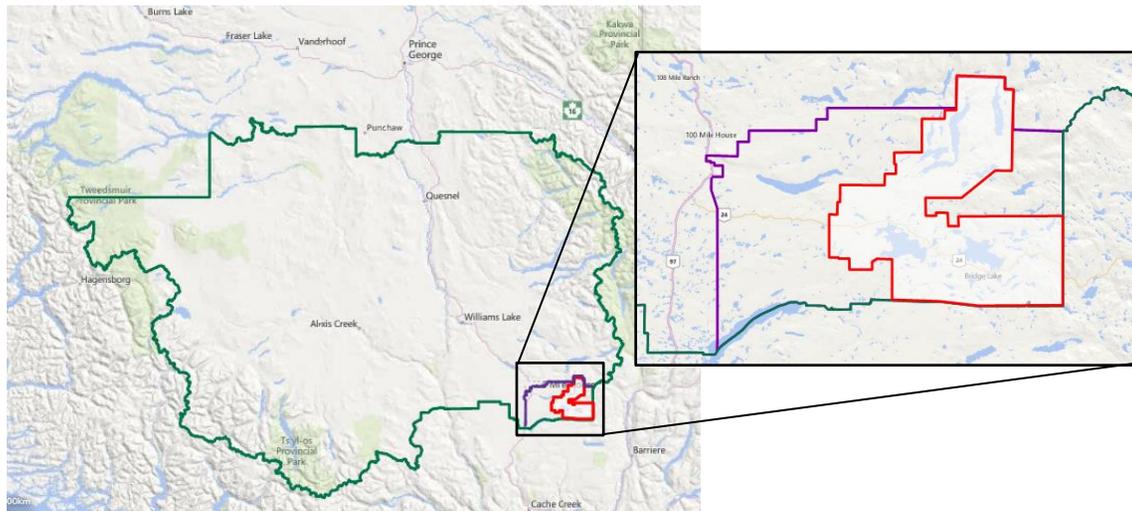


Figure 2: Interlakes area in relation to Cariboo Regional District and Area L. Area L is shown in purple, with the Interlakes area outlined in red

with any regional boundaries, however; the Interlakes area lies completely within Cariboo Regional District Area L. The Interlakes area encompasses Bridge Lake, Sheridan Lake and Sulphurous Lake, Deka Lake and Bowser Lake, as well as many smaller lakes. There are over 2300 lots in the Interlakes Official Community Plan Area.

Survey Objectives

Every property within the Interlakes Official Community Plan boundary received a copy of a community survey in August of 2014. The survey was intended to capture information and points of view from the diversity of property owners. This information was intended to guide the development of the Interlakes Economic Association (IEA) Community Profile to attract investment and

residents to the area. In addition, the information from this survey will be provided to the Cariboo Regional District for updating the Interlakes Official Community Plan.

The survey seeks to collect information on everything from medical, emergency and business services, to schools, community programs and more. The responses from the survey have been collected and analyzed into this document. The objective of the survey was to collect responses which will guide the Interlakes Economic Association in prioritizing the projects that were identified at the Community Forum in November of 2013.

Methods

In August of 2014 a survey was sent out to all property owners within the Interlakes OCP boundary. The primary addresses of residents were collected through BC Assessment. The survey questions were developed by the Interlakes Economic Association with the advice of a community group and issues that were raised at a community forum in November 2013.

The survey remained open until September 2014 when analysis began on the survey results. The 2014 Interlakes Community Survey was a survey of property owners within the Interlakes Official Community Plan area. A total of 2308 surveys were distributed, a total of 349 surveys were returned at the time of cut-off. This indicates a 15% response rate.

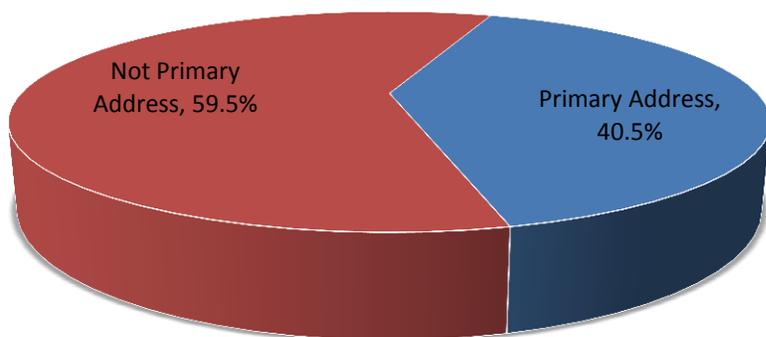
Please note “E” denotes margin of error, “n” denotes sample size.

Results

Living in the Interlakes Area

The survey asked respondents about their property within the Interlakes Official Community Plan area, questions were asked surrounding primary residency (Figure 3, below). Of the 338 respondents 59.5% expressed that their property use was seasonal or

Interlakes Property as Primary Residence (E=5.2%, n=338)



an investment holding with their primary residence being located elsewhere. 72% of respondents who indicated that their property was not their primary residence indicated that it was a seasonal residence. With 95% confidence, it can be determined that between 54.3% and 64.7% of respondents indicated that “No, the Interlakes is not my primary address.” 7% identified the property as an investment holding while 20% indicated ‘other’ or ‘no response’.

Figure 3: Interlakes property as a primary address

Non-primary Resident survey respondents were asked on average the number of days per year they were at their property (Figure 4, right) in the Interlakes area. The average was 63 days. Figure 3 illustrates the number of residents who spend various amounts of time in the Interlakes area. The black trend line shows a larger number of non-primary residents spending between 10 and 70 days at their Interlake’s property.

Number of Days spent at Interlakes Property by non-primary residents (n=167)

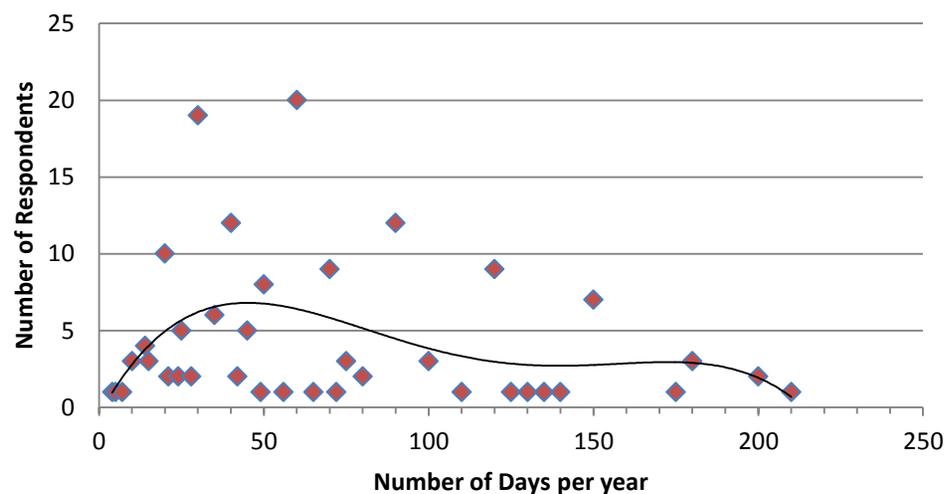


Figure 4: Average number of days spent at Interlakes property by non-residents per year

Reasons property owners acquired property in the Interlakes area

(n=324)

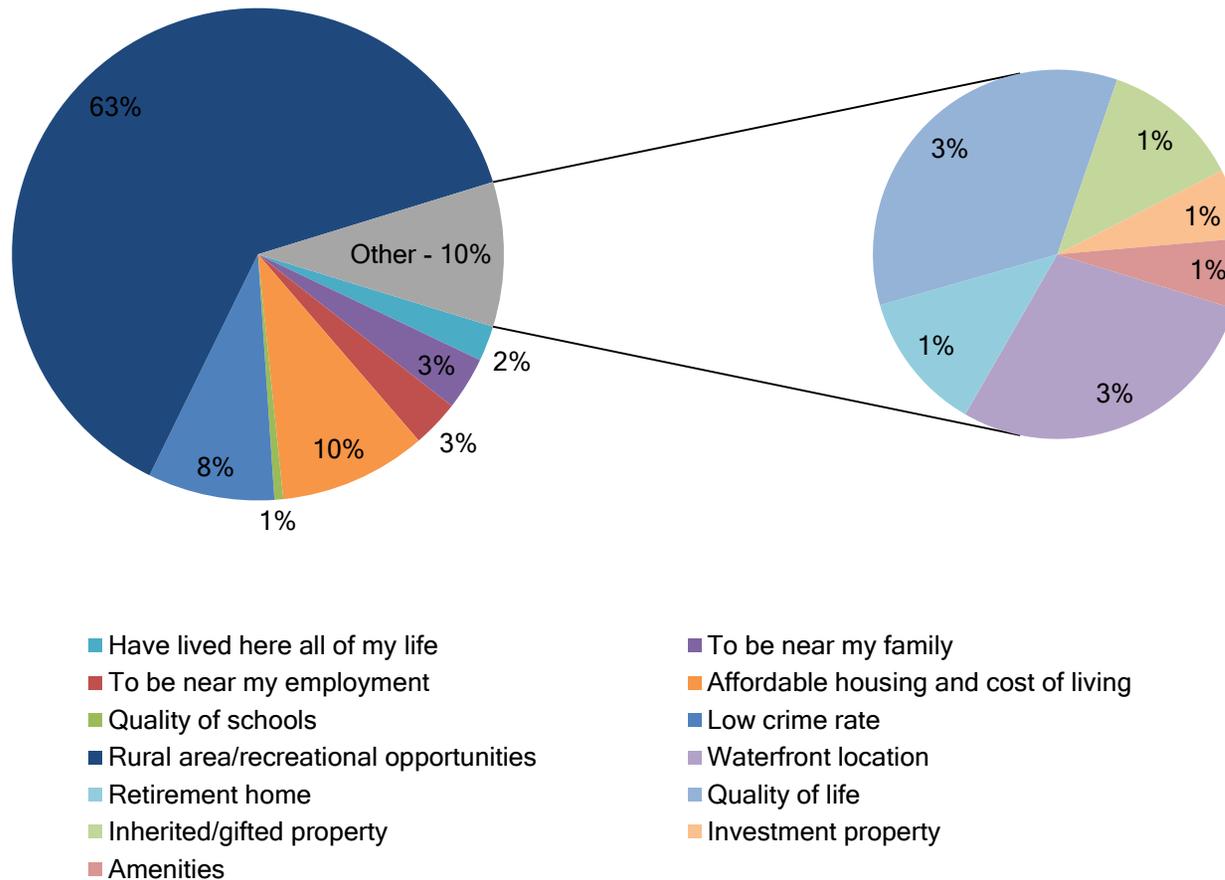


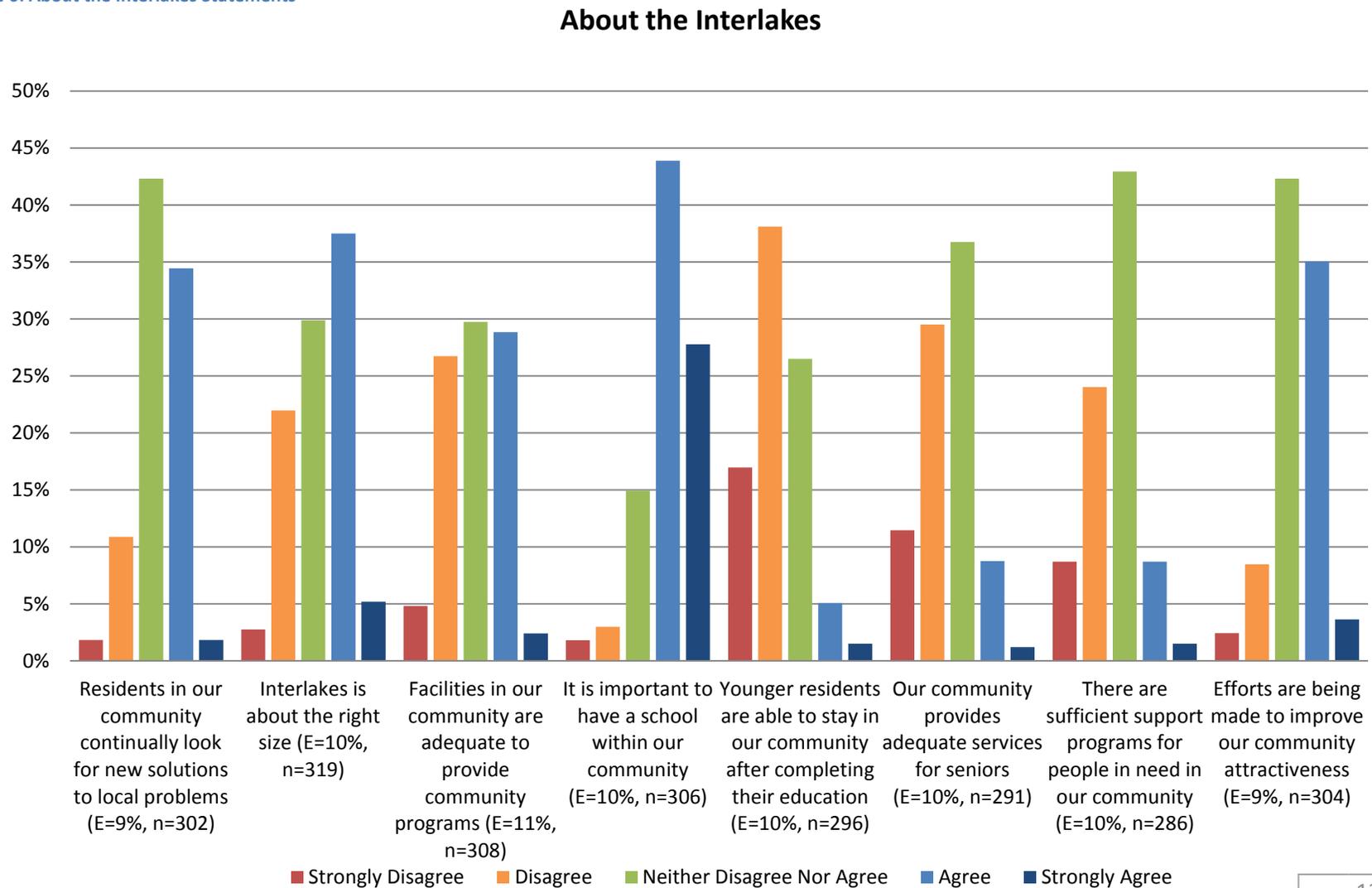
Figure 5: Reason for acquiring property in the Interlakes area

Residents were asked why they chose to acquire property in the Interlakes area (Figure 5, left). The largest response category was rural area and recreational opportunities at 63%. Affordability and cost of living represented the second highest response categories at 10%. 8% of respondents acquired property because of the safety and low crime rate in the area.

Of those 10% of respondents indicating 'other', the two largest response categories were quality of life and waterfront location representing an additional 3% each of the total responses. The last four responses under 'other' each represent 1% of the total responses, being that the property was inherited or gifted, as an investment property, a retirement home or because of the amenities in the area.

Respondents ranked their level of agreement or disagreement on general statements about the Interlakes area (Figure 6, below). 35% of survey respondents agreed that residents in the community are continually looking for new solutions to address local problems. They agreed that efforts are being made to improve the attractiveness of the community. Respondents indicated that it is difficult for younger residents to stay in the community after completing high school or university and that there is a need for programs for seniors and those in need of support services in the community.

Figure 6: About the Interlakes Statements



Name used when referring to the area (n=284)

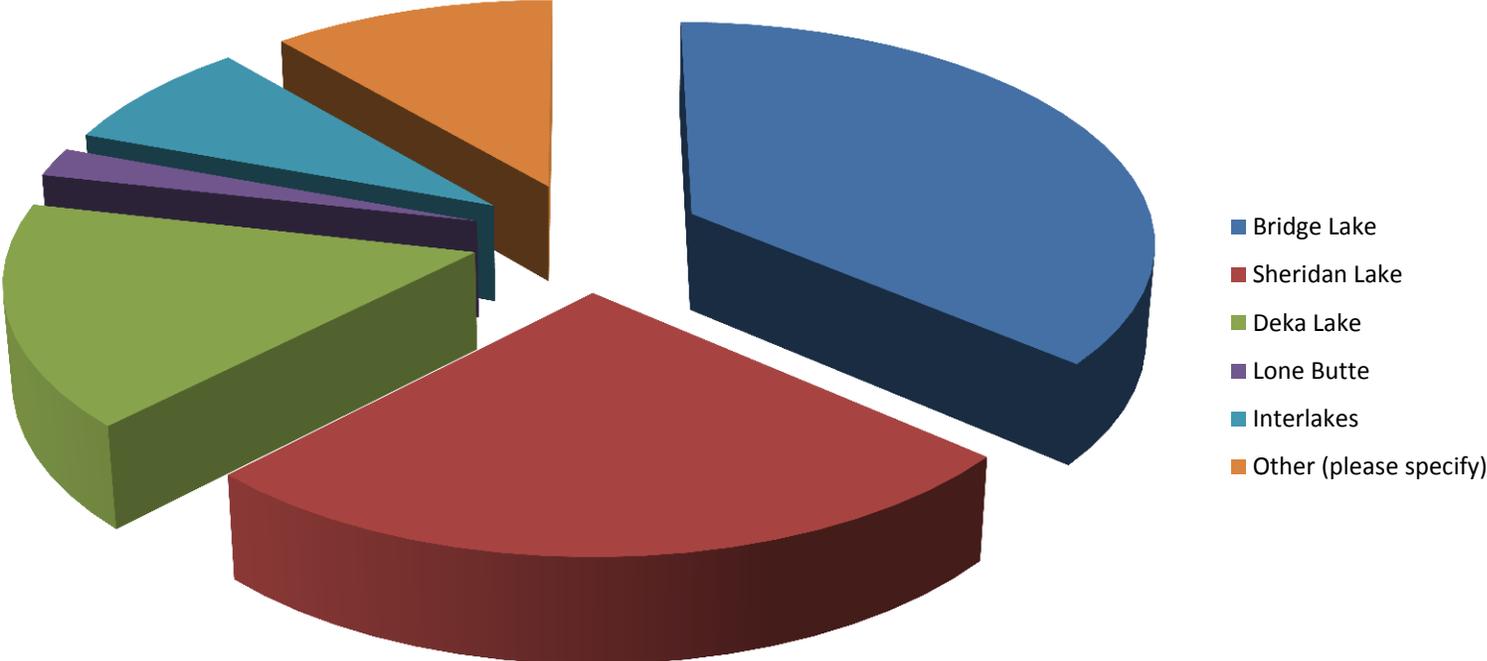
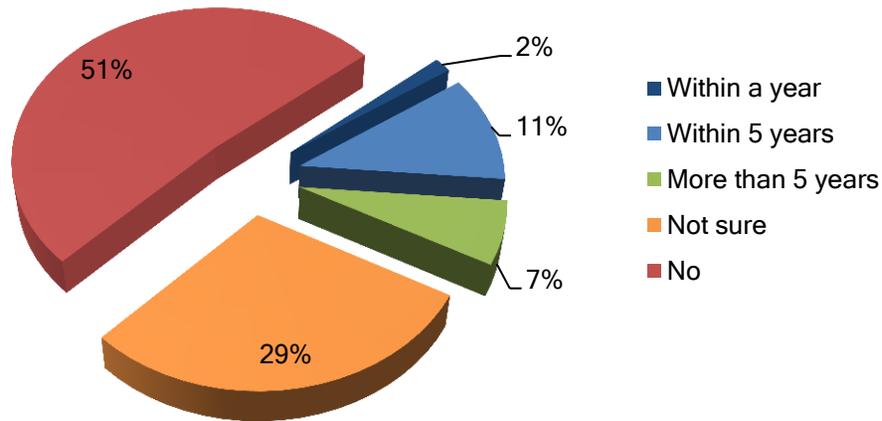


Figure 7: Name commonly used when describing the Interlakes area

When residents were asked what name they commonly use to describe the Interlakes area (Figure 7, above), 37% selected they use Bridge Lake and 26% Sheridan Lake. 16% use Deka Lake, 8% use Interlakes and 2% use Lone Butte. An additional 11% of respondents stated they use a different name.

Non-Primary Residents likelihood to relocate permanently to Interlakes area (n= 252)



Non-primary residents' were asked how likely they would be to relocate permanently to the Interlakes area (Figure 8, left). Approximately half of respondents indicated that they were not likely to relocate (51%). The second largest response category, at 29%, was unsure as to whether they would relocate permanently to the Interlakes area. The remaining responses were within 5 years at 11%, more than 5 years at 7% and within a year at 2%. This indicates that the majority of non-primary residents (80%) do not have set plans to live permanently in the Interlakes area.

Figure 8: Likelihood of non-residents to relocate permanently to the Interlakes area

Primary residents were asked how likely it is that they move away from the Interlakes area within the next year (Figure 9, right). 75% of respondents stated 'not at all' and 12% responded 'slightly likely'. 'Moderately likely' and 'quite likely' both represent 5% of responses. Lastly, 3% of respondents chose 'extremely likely'. This indicates that the majority of primary residents (87%) do not have set plans to move away from the Interlakes area within the next year.

Primary Resident likelihood to move from Interlakes area within the next year (n=281)

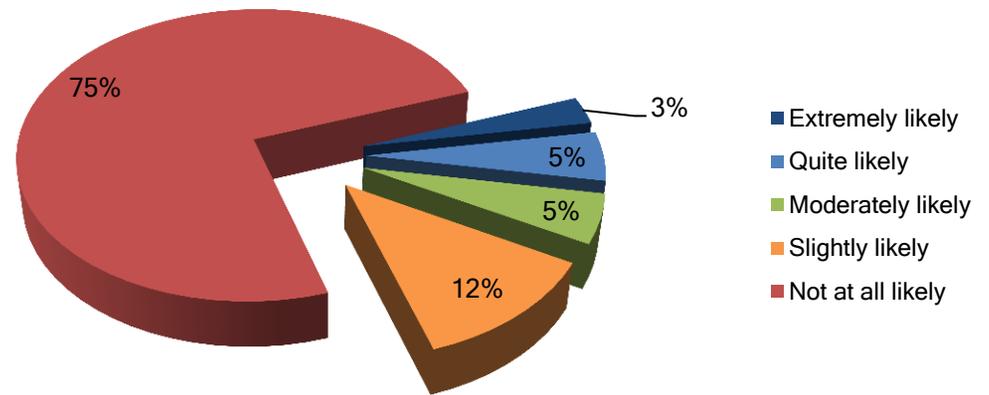


Figure 9: Likelihood of primary resident to move from the Interlakes area within a year

Recreation

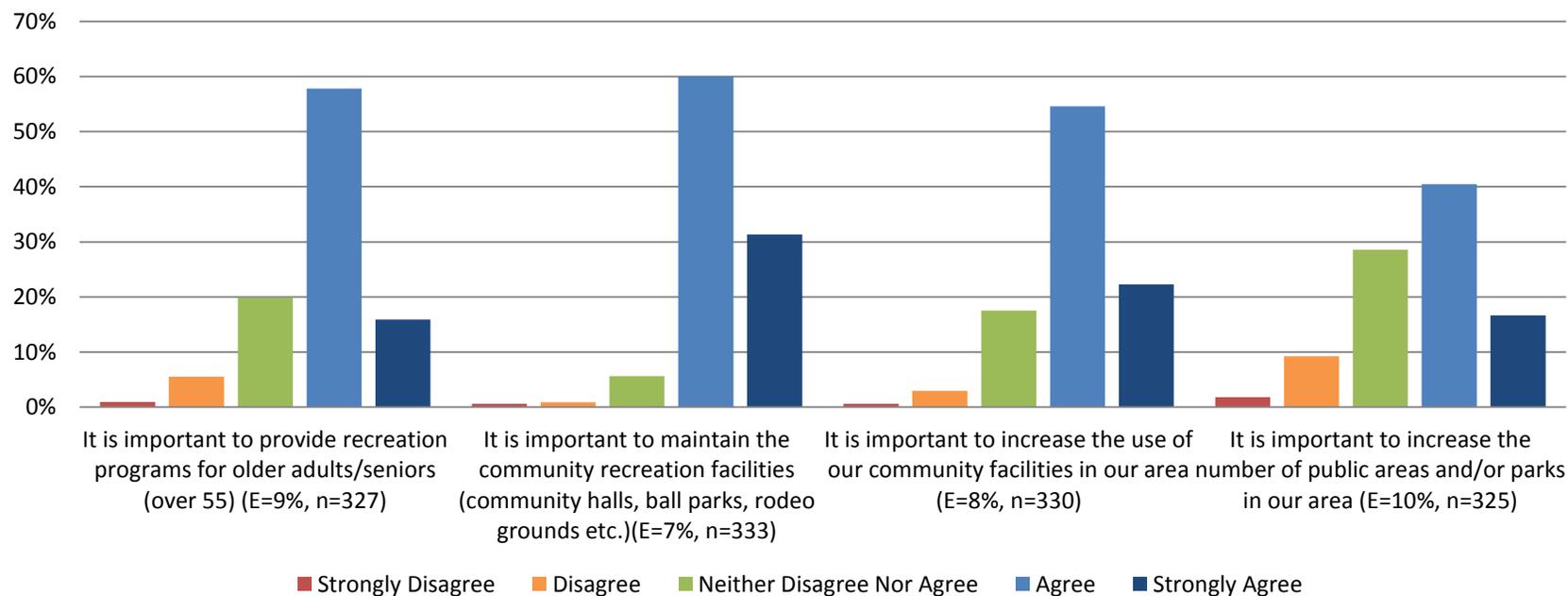
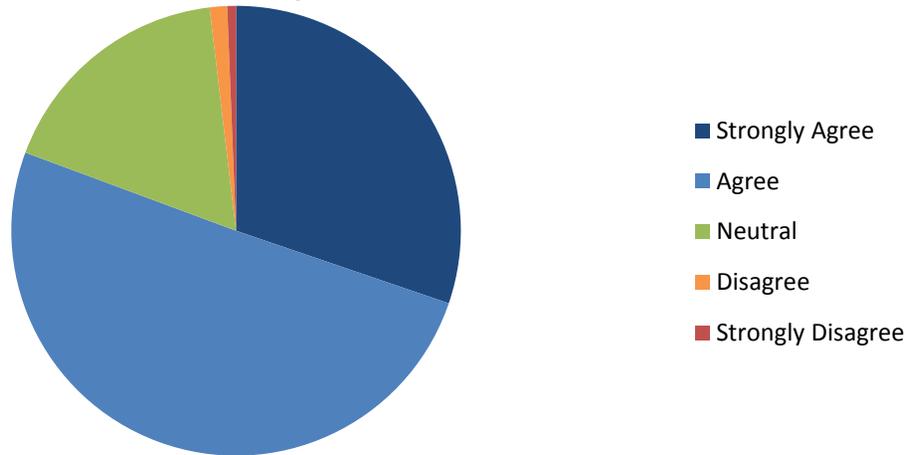


Figure 10: Recreation

Residents were asked to rate statements to the degree that they agreed or disagreed regarding recreation services (Figure 10, above). The first statement participants rated was it is important to provide recreation programs for seniors. The majority of respondents agreed (58%) that it was important for this recreation service to be provided in the area. The second statement residents were asked about the importance of maintaining the community recreation facilities (community halls, ball parks, rodeo grounds, etc.) The majority of respondents agreed at 60%, with 31% strongly agreeing. Thirdly, respondents were asked about the importance of increasing the use of community facilities in the area. Again, the majority of respondents agreed (55%) with an additional 22% strongly agreeing. Lastly, participants were asked about the importance of increasing the number of public areas and parks in the area. 40% of respondents indicated that the number of public areas and parks should be increased. 17% strongly agreed.

Overall, the results suggest most respondents agree that recreation services are important in the community, while expressing a desire for continued maintenance and increase in recreation services.

Should the Interlakes Official Community Plan (OCP) be an important document in guiding future community development? (n=336)



Residents were asked if the Interlakes Official Community Plan should be an important document in guiding future community development (Figure 11, left). 50% of participants agree, with 30% strongly agreeing. 17% of participants were neutral, with 2% disagreeing and 1% strongly disagreeing. This indicates that the majority of residents agree that the OCP is important in guiding future community development.

Figure 11: Importance of the Official Community Plan

Participants were asked if they or a member of their household volunteers in the Interlakes community (Figure 12, right). Of the 328 survey respondents, a total of 103 (32%) indicated they (or a member of their household) volunteer in the Interlakes community.

Volunteers in the Interlakes (n=318)

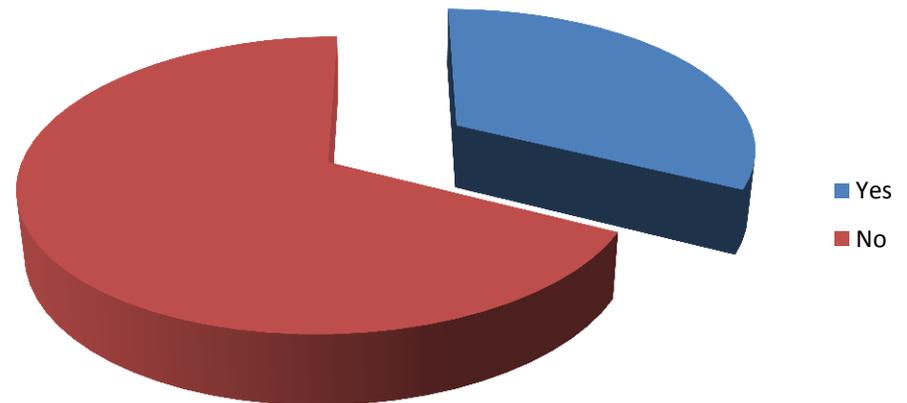


Figure 12: Volunteers in the Interlakes

Participants were asked if they think there is a need for the development of a strata-titled seniors' community, either in the form of independent living style or assisted living style (Figure 13, 14 & 15).

In regards to an independent living style seniors' home, 37% of respondents thought there is a need, 33% were unsure if there is a need and 21% thought there is no need.

Regarding assisted living style seniors' homes, 35% of respondents were unsure if there is a need, 33% thought there is a need and 23% thought there is no need.

Do you think there is a need for the development of a strata-titled seniors community? (n=332)

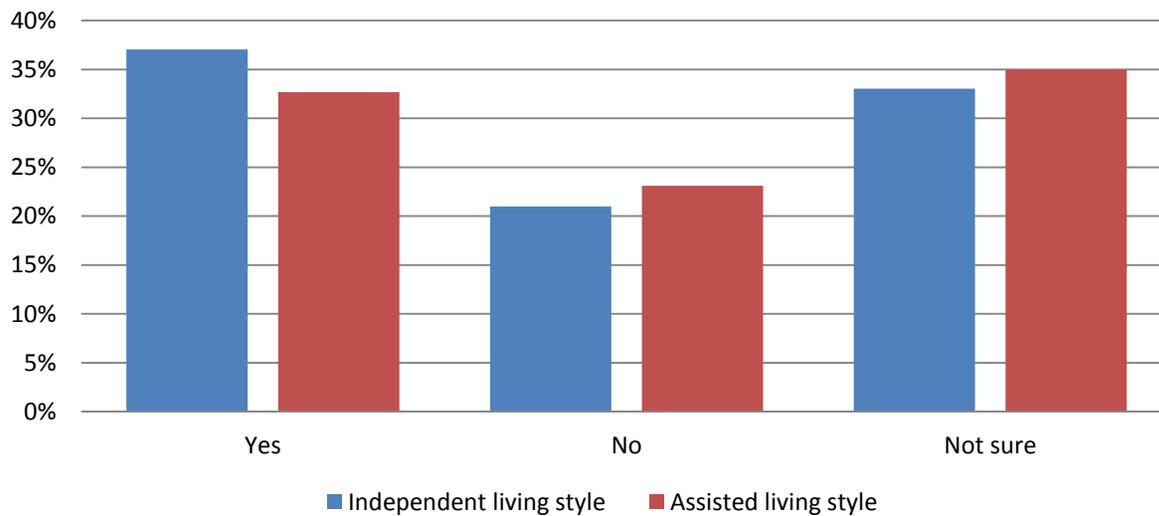


Figure 13: Seniors community housing

Independent living style

(n=324)

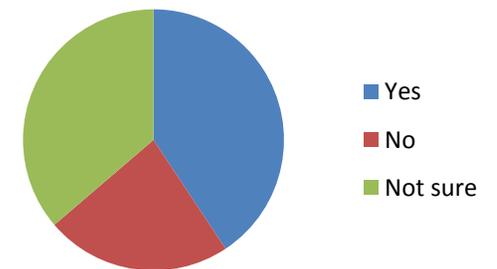


Figure 15: Independent living style

Assisted living style

(n=303)

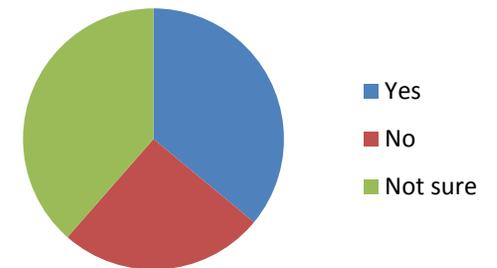


Figure 14: Assisted Living Style

Population and Employment

Population by Age-Group (E=6%, n=857)

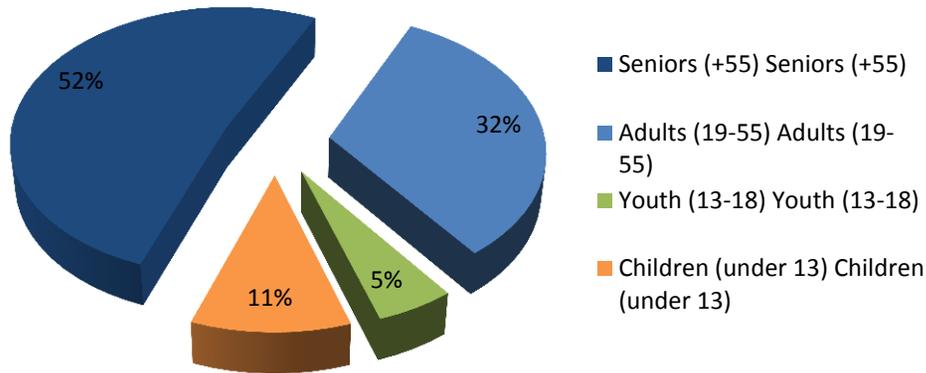


Figure 16: Population by age-group

When asked how many people by age group live at their Interlakes residence (Figure 16, left), it was found that approximately half (52%) of respondents identified as being seniors aged 55 and over, with an additional 32% of respondents being adults aged 19-55. The smallest age category is youth at 5% of respondents, with children under 13 representing 11% of respondents.

Household's highest earner's current form of employment (n=342)

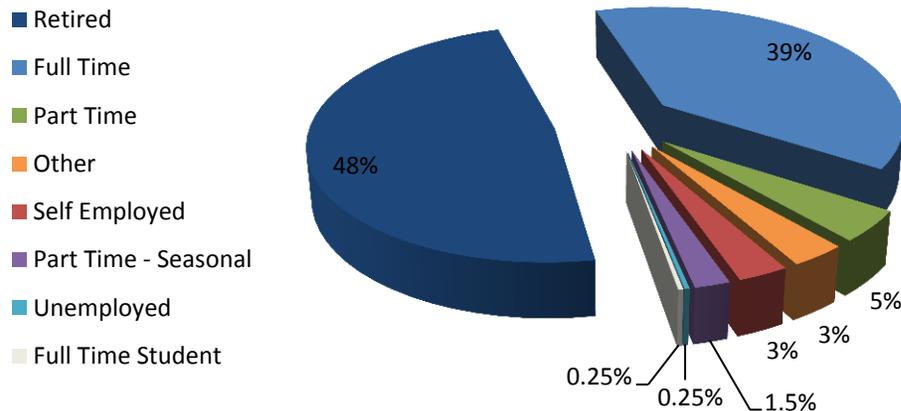


Figure 17: Household's highest earner's current form of employment

Participants were asked what their household's highest earner's current form of employment is (Figure 17, left). Approximately half (48%) of respondents selected retired, with 39% choosing that they work full time. Of the remaining responses, 5% work part time, 3% are self-employed, 1.5% work part time- seasonal, 0.25% are unemployed and 0.25% are a full time student. An additional 3% report as having a different form of employment not listed.

Respondents were asked what the occupation of their household's highest earner is (Figure 18, page 20). Retirees made up the largest category at 31%. Categories with large percentages of respondents include, business and financial and construction, each having 10% of responses. 6% of respondents identified their occupation as related to installation, maintenance, and repair and 5% as healthcare support. Education, training and library, tourism and sales each represented 4% of responses. 3% of respondents work in architecture and engineering occupations.

Employment: Highest earner's occupation (n=321)

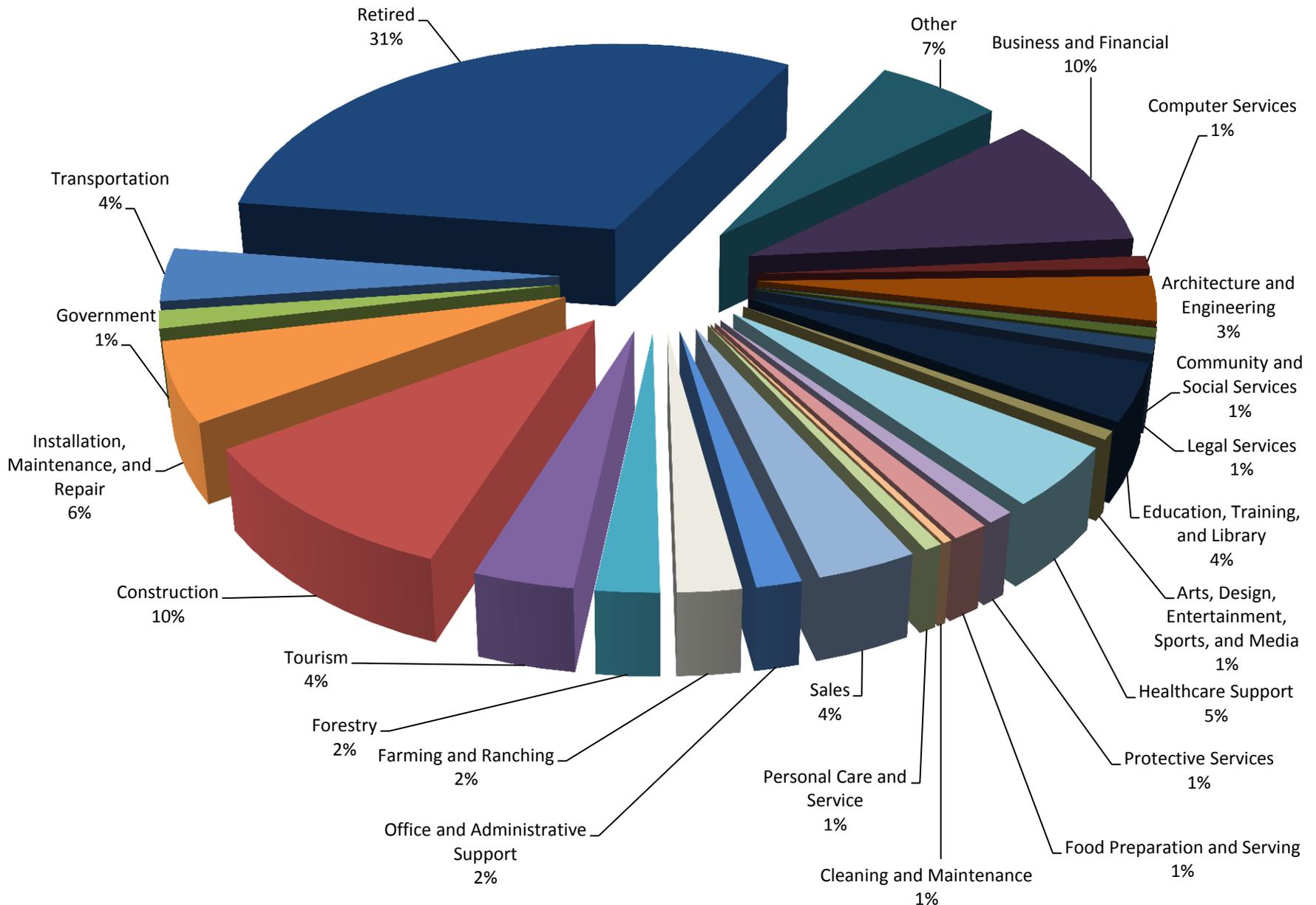
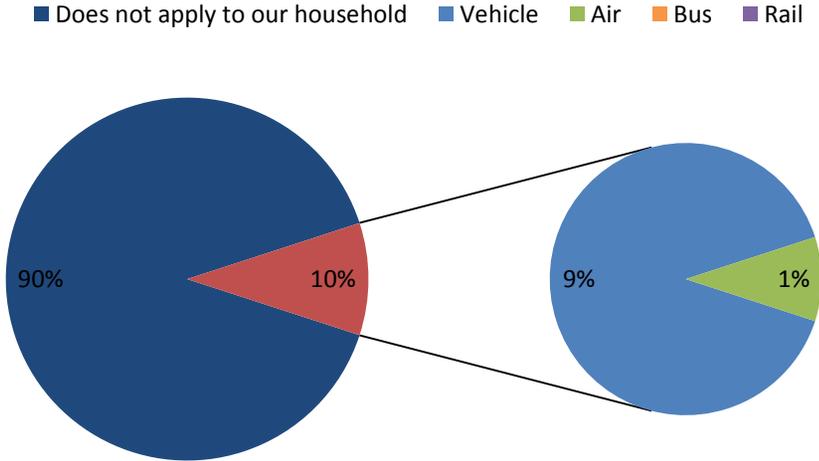


Figure 18: Employment - Highest earner's occupation

Method of Commuting to work from the South Cariboo

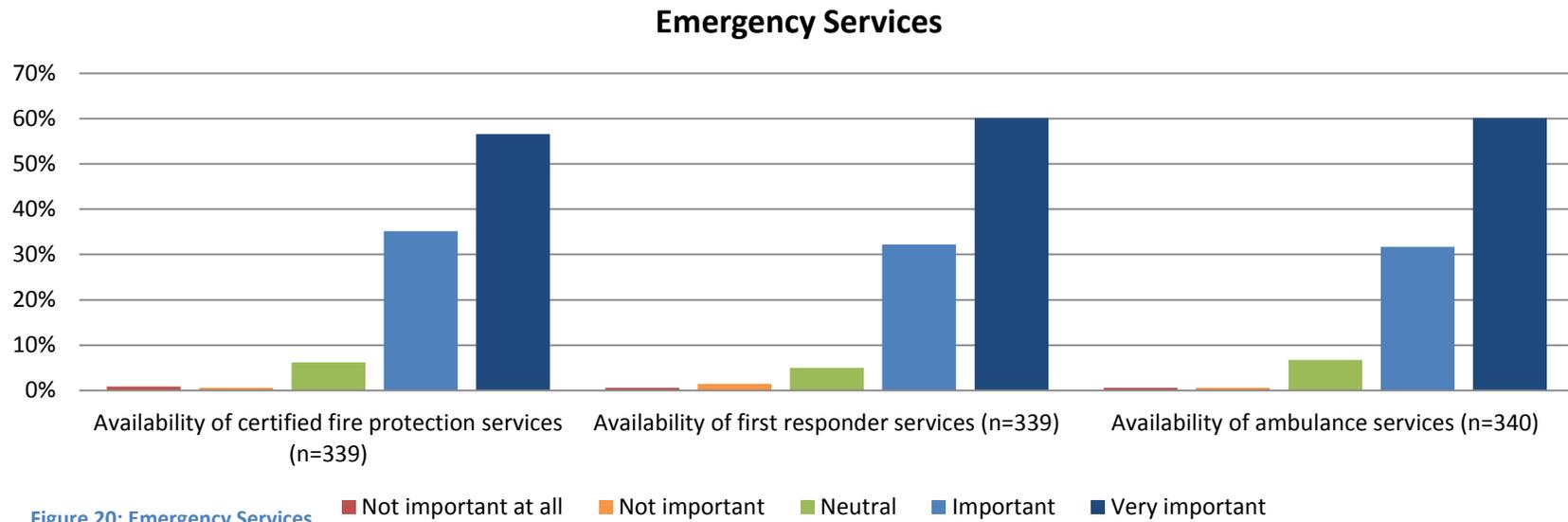
(n=299)



Participants were asked what their method of commuting from the South Cariboo for work outside the area was (Figure 19, left). The majority responded that the question did not apply to their household, meaning that they do not commute to work outside of the South Cariboo. Of the 10% who do commute, the majority use vehicle (9% of total responses) and the rest air (1% of total responses).

Figure 19: Method of commuting to work in the South Cariboo

Services in the Interlakes



Residents were asked to rate statements, to the degree that they considered the statements important, regarding emergency services (Figure 20, above). The first statement participants rated was availability of certified fire protection services. The majority of respondents (92%) see these services as either very important or important, with 6% stating neutral. The second statement was availability of first responder services, of which respondents again mostly either strongly agreed or agreed (92%), with 5% being neutral. Lastly, participants were asked about the availability of ambulance service, with 92% either strongly agreeing or agreeing and 7% choosing neutral. 65% of respondents are served by the Interlakes Volunteer Fire Department, 22% by Deka Lake, 5% are not covered and 6% were unsure which fire zone they belonged to. Overall, the results suggest the majority of respondents think that it is important to have a variety of emergency services available to the community.

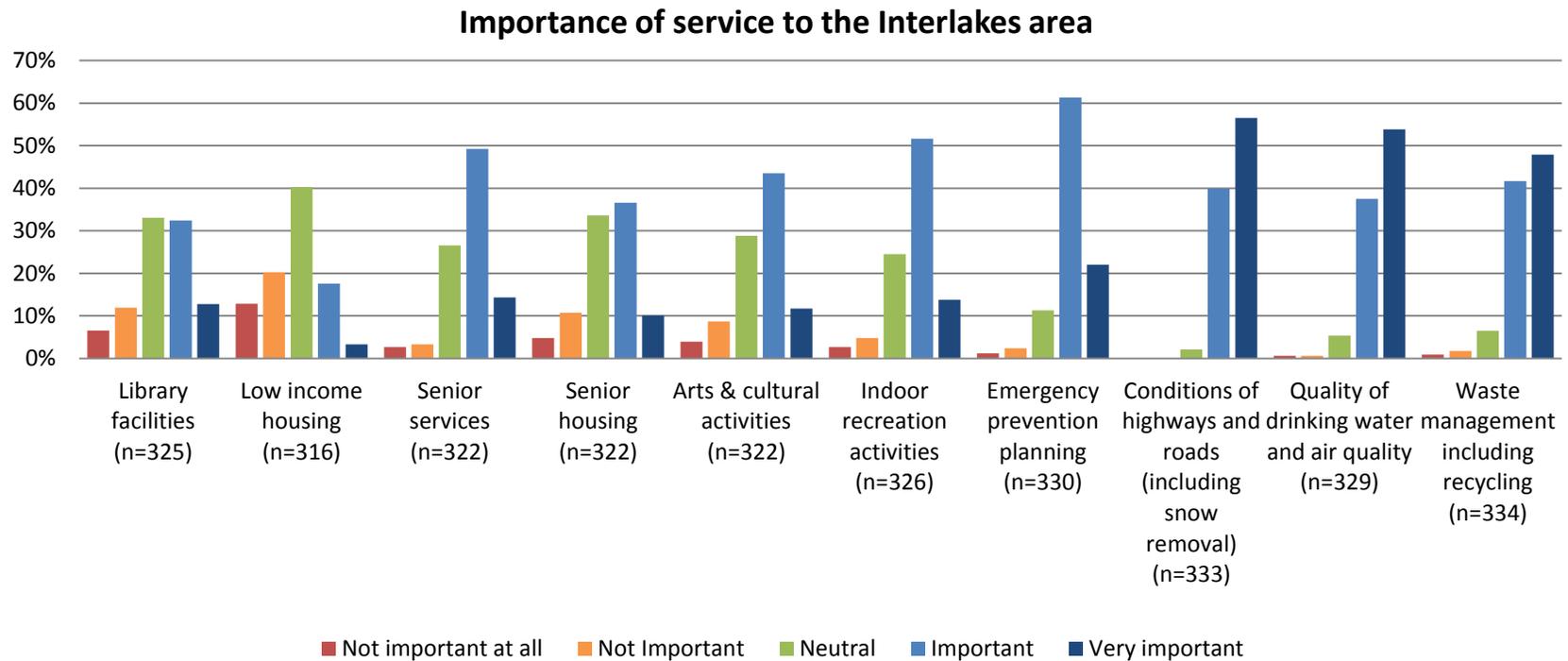


Figure 21: Importance of service to the Interlakes area

Residents were asked to rank how important 10 various services are to the Interlakes area (Figure 21, above). The majority of participants found emergency prevention planning, conditions of highways and roads, quality of drinking water and air quality and waste management including recycling either important or very important. Conditions of highways and roads were the service ranked most important by survey respondents. Participants also found indoor recreation and senior services important. Arts and cultural activities and seniors housing were ranked as important. Lastly, library facilities and low income housing both had neutral as the top selection, with low income housing having the highest percentage of not important selections.

Willingness to pay fee for service

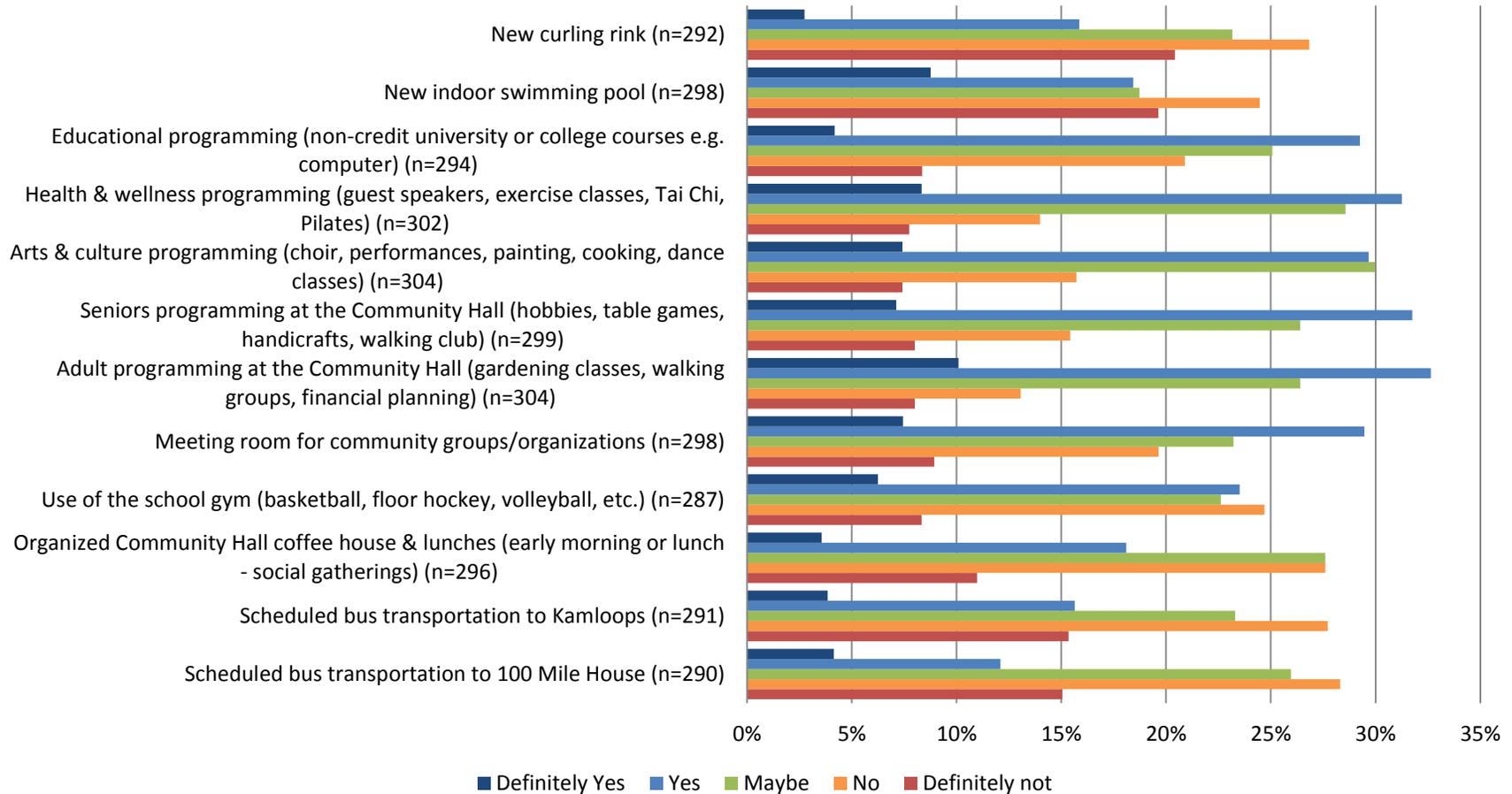


Figure 22: Willingness to pay a fee for service

Residents were asked if they would pay a fee for a variety of services in the Interlakes area (Figure 22, above). Of the 12 services, meeting rooms, adult programming, seniors programming, health and wellness and educational programs had high responses of respondents being willing and may be willing to pay a fee for that service selection. Community Hall Events such as coffee houses and lunches had many responses of maybe and not willing to pay a fee for that service. Those services with more ‘no’ votes than ‘yes’ votes were bus transportation to Kamloops and 100 Mile House, use of the school gym and new indoor swimming pool and curling rink.

Shopping and Business in the Interlakes

Percent of respondents using services by area

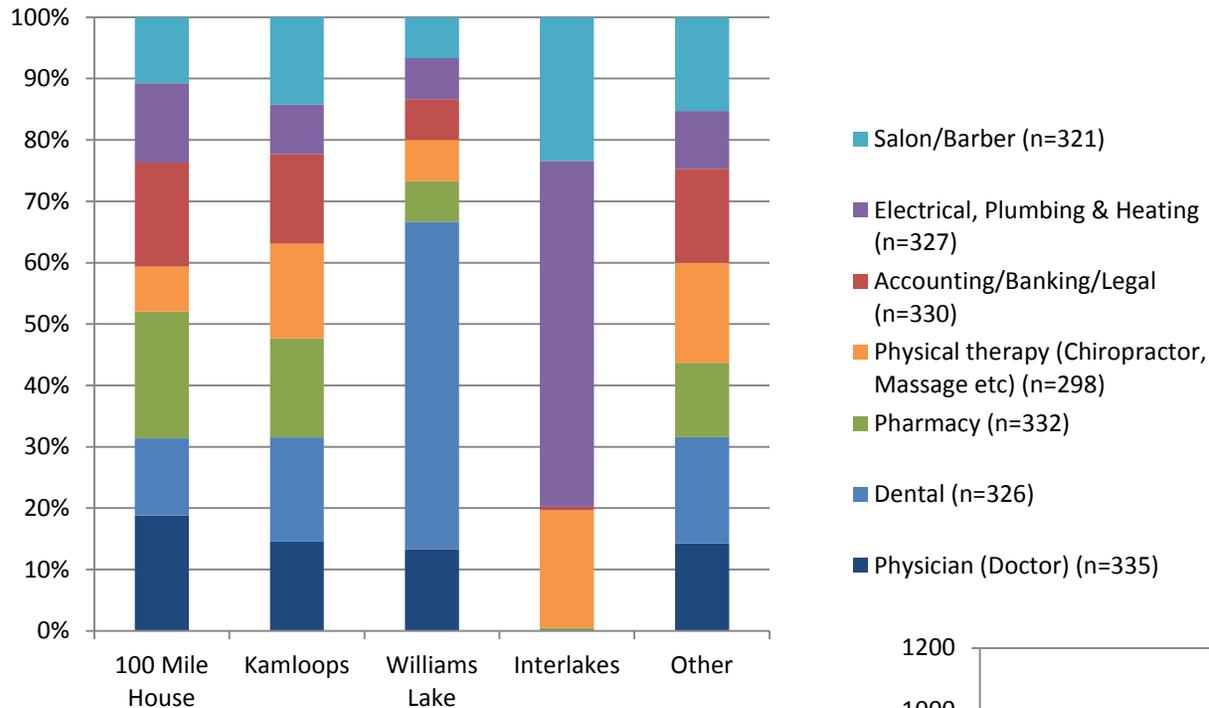


Figure 23: Percent of respondents using services by area

Figure 24 (right) displays the total number of service users from the Interlakes in each area. Of the neighbouring service centres, 100 Mile House, Kamloops and Williams Lake, 100 Mile House sees the overwhelming majority of services. The ‘other’ category represents a large amount of services. This could be a result of the large seasonal population which accesses many of these services at their primary residence.

Respondents were asked to identify what percentage of different services they accessed in neighbouring service centres around the Interlakes region (Figure 23, left). Within the Interlakes region, the most accessed service is electrical, plumbing and heating services, no respondents indicated they see a physician or dentist in the Interlakes area as these services are not available in the Interlakes area. Most dental care is sought in Williams Lake, while 100 Mile House and Kamloops see a fairly even distribution of services.

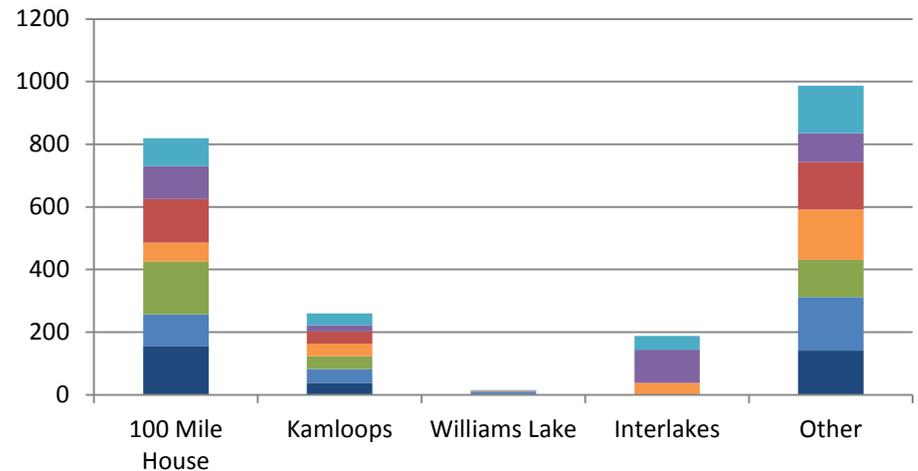
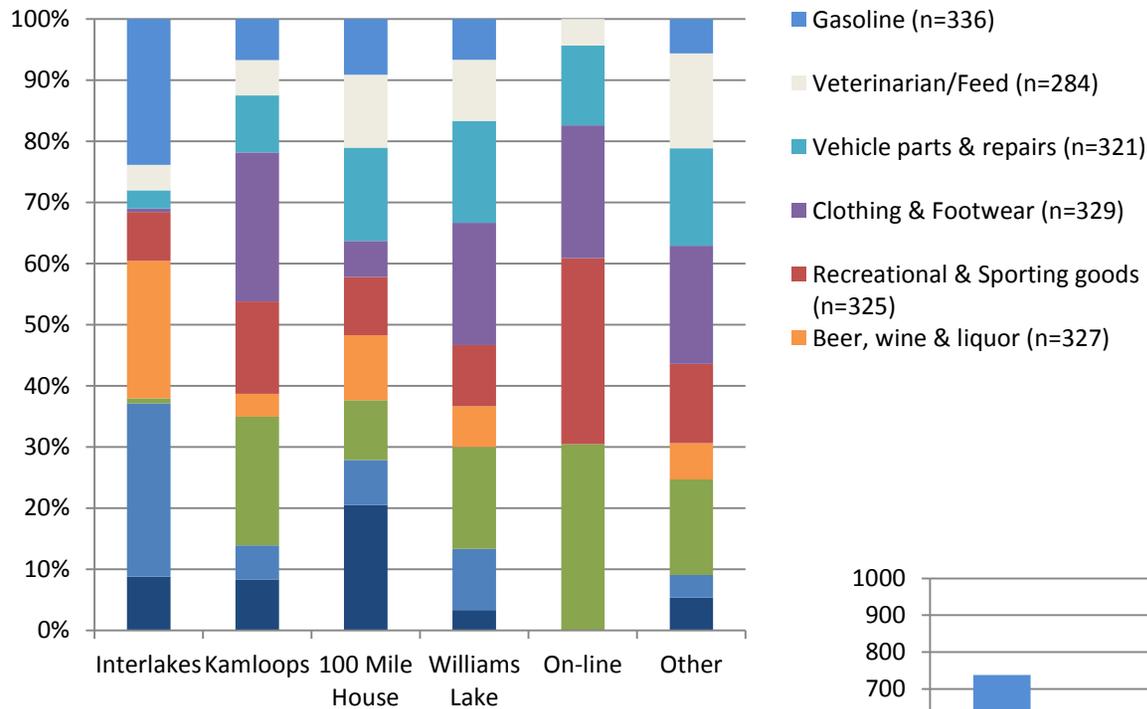


Figure 24: Number of respondents using services by area

Percent of respondents purchases by area



Respondents were asked to identify where they purchased a variety of products (Figure 25, left). The most purchased products in the Interlakes area are lumber and building supplies, gasoline and beer, wine and liquor. Least commonly purchased products include veterinarian and feed products, household furnishings and appliances and clothing and footwear. These products are more commonly purchased in 100 Mile House, Kamloops, Williams Lake, Online or another location.

Figure 25: Percent of respondents' purchases by area

Figure 26 (right) displays the total number of respondents who purchase products from the Interlakes in each area. Of the neighbouring service centres, 100 Mile House, Kamloops and Williams Lake, 100 Mile House sees the majority of purchases. The Interlakes area and Kamloops also see a significant amount of purchases. The 'other' category represents a large amount of purchases as well. This could be a result of the large seasonal population who may purchase many of these products at their primary residence.

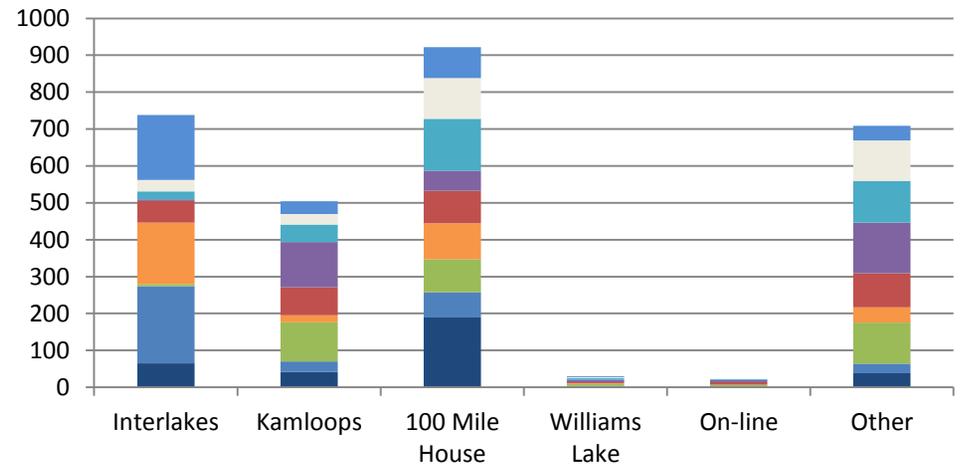


Figure 26: Number of respondents' purchases by area

Shopping Locally in the Interlakes

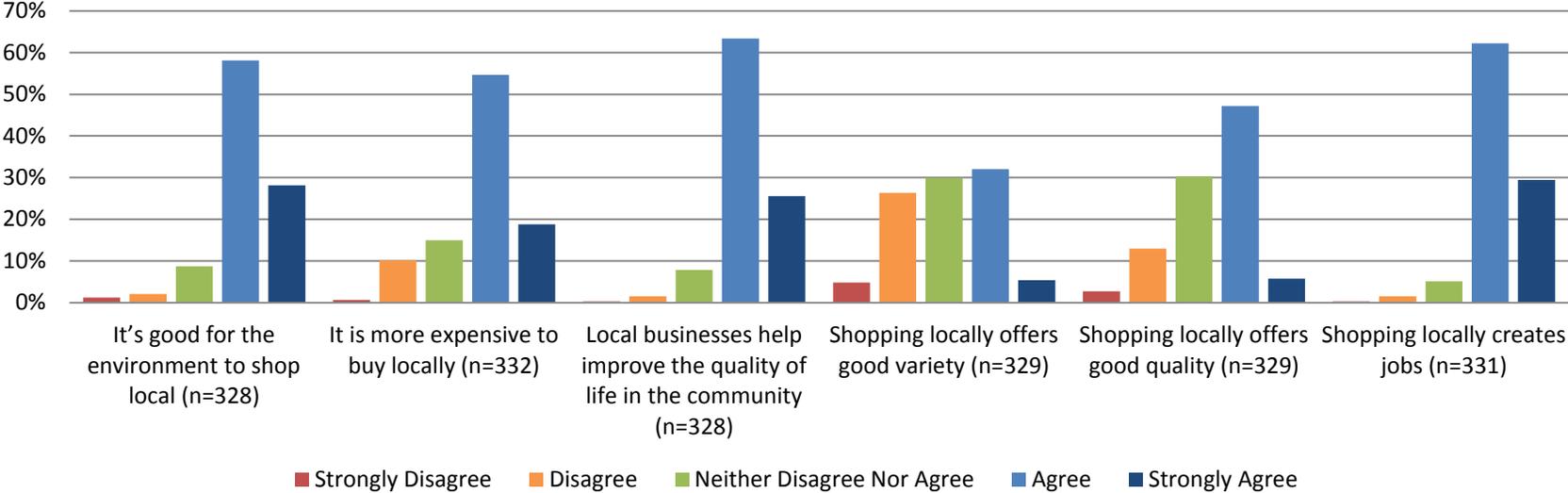


Figure 27: Shopping locally in the Interlakes area

Respondents were asked to identify how they agreed or disagreed with statements relating to local shopping (Figure 27, above). When asked about the merits of local shopping respondents agreed that shopping locally was good for the environment. When asked about the variety of local shopping, there was less dramatic agreement, 31% of respondents disagreed or strongly disagreed while 37% agreed or strongly agreed. 32% of respondents neither agreed nor disagreed with this statement.

Respondents were asked to identify if they operated a business in the Interlakes, 30 respondents indicated that they operated a business and 27 indicated that they operated a home based business. The survey question allowed respondents to answer as many responses as reflected their business. This means that 27 of the 30 respondents who indicated they had a business are likely the same as the 27 who indicated they operate a home based business.

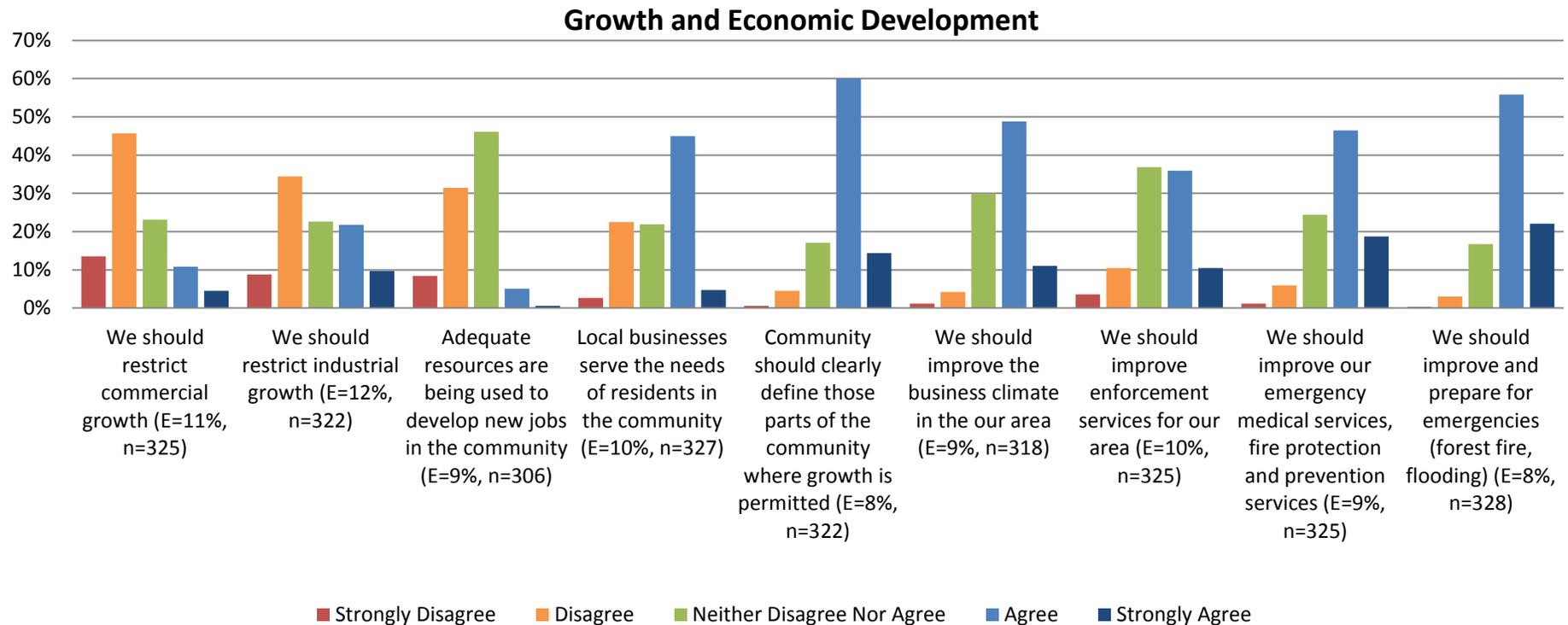


Figure 28: Growth and economic development

Results from the survey indicate that commercial and industrial growth should not be restricted but that areas where growth is permitted need to be identified by the community (Figure 28, above). Respondents also indicated that further resources should be used to develop new jobs in the community by improving the business climate in the area.

Statements concerning the economy and the community were asked on the survey (Figure 29, below). Of note is the strong support for more promotion of industries such as agriculture, ranching, tourism and forestry. Over 50% of respondents either agreed or strongly agreed that the community would value from more promotion of these industries.

Other responses of note include the statements concerning protection of the lands and backcountry and water resources. Those who responded as agree and strongly agree equal the number of respondents who disagreed or strongly disagreed. Many respondents answered that there are not many opportunities for earning an income in our area. Lastly, the statement “Our area should encourage and plan for industrial development” had a large number of respondents strongly disagree. Strongly disagree and disagree totalled 36% while agree and strongly agree totalled 41%.

Economy and the Community

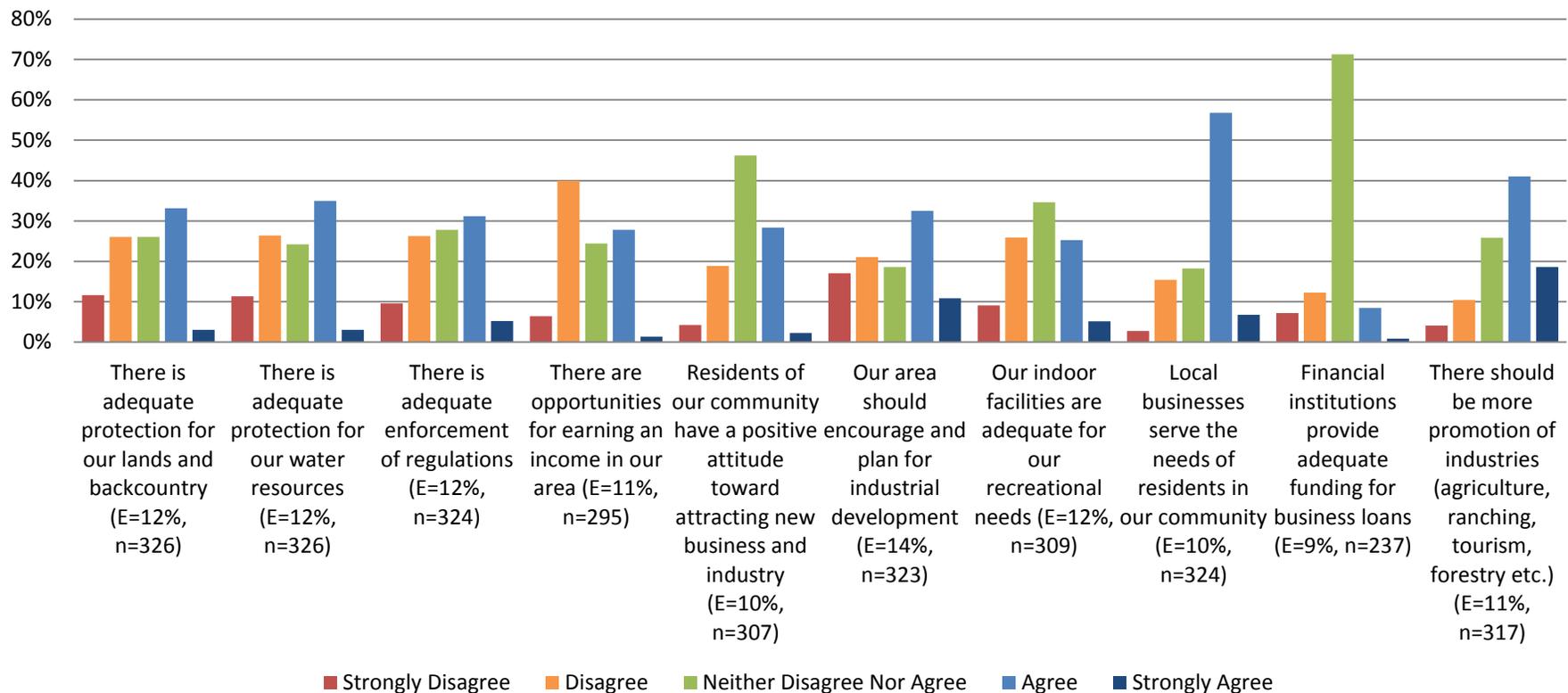


Figure 29: Economy and Community

Development in the Interlakes area

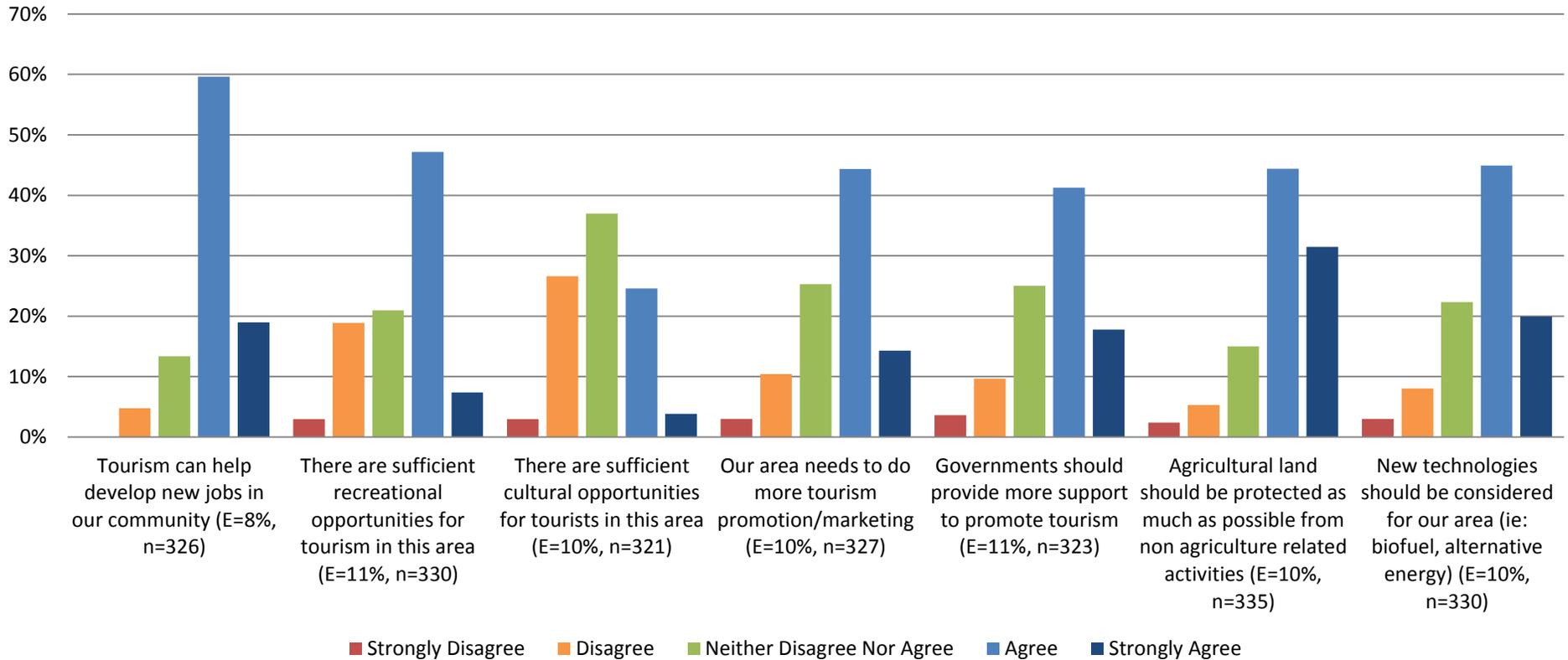


Figure 30: Development in the Interlakes

Figure 30 (above) shows responses gathered regarding development in the Interlakes area. A strong positive response was collected regarding tourism in the community. Nearly 80% of respondents agreed or strongly agreed that tourism can help develop new jobs in the community. Respondents also supported more tourism promotion and marketing for the area, with nearly 60% of respondents agreeing or strongly agreeing.

Respondents overwhelmingly agreed and strongly agreed that agricultural land was important to the area and should be protected as much as possible from non-agriculture related activities.

Communication in the Interlakes

Concerning Communication

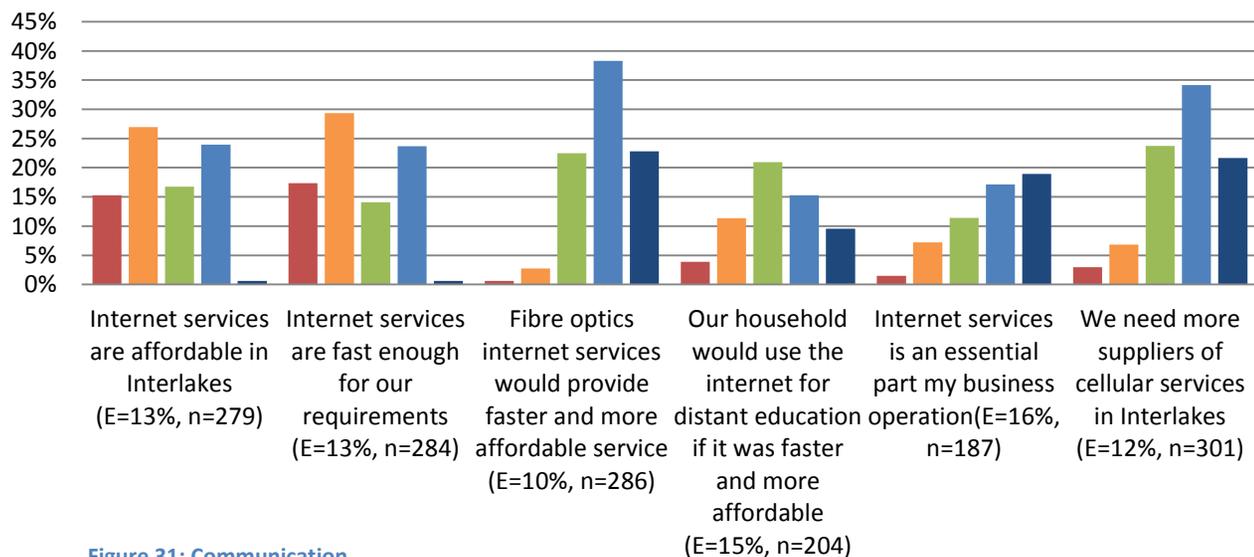


Figure 31: Communication

Strongly Disagree Disagree Neither Disagree Nor Agree Agree Strongly Agree

The statements that respondents were asked about were related to internet and cellular services (Figure 31, left). Many respondents indicated that internet services in the Interlakes area were not fast enough for their requirements, and that there is a need for more suppliers of cellular service in the area. Over 60% of residents agreed or strongly agreed that Fibre optic internet services would provide faster and more affordable service in the area.

Participants were asked to select which method(s) they use to receive local information (Figure 32, right) and were able to select as many as apply. 64.6% of respondents chose phone or in-person, 58.0% chose bulletin boards and 54.2% chose newspapers. An additional 49.4% of respondents chose flyers/newsletters/mail-out and 45.8% use online sources (websites, internet). Lastly, 29.8% of respondents use radio and 17.0% use television.

Method used for Local Information (n=336)

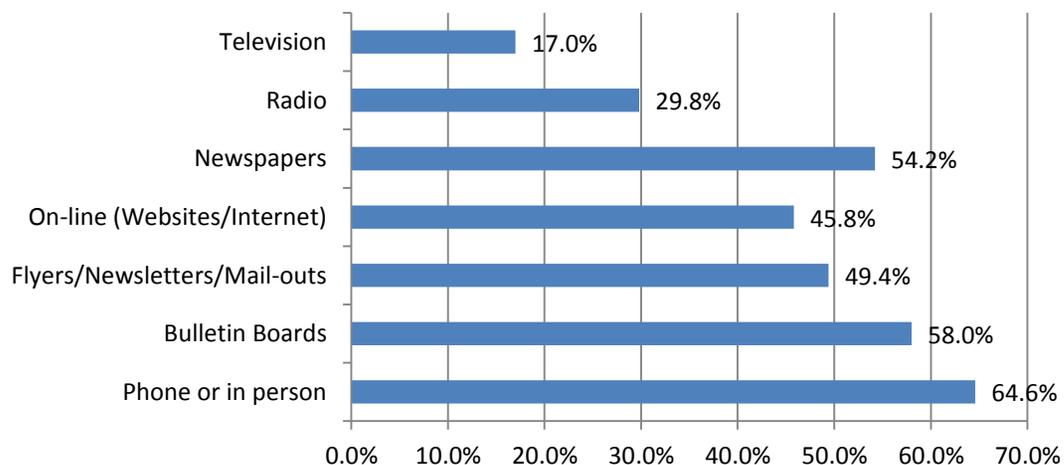


Figure 32: Methods of communication locally