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Summer Edition 2010



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Rawabi is being developed by Bayti Real Estate Company, jointly owned by Qatari Government-owned Qatari Diar and Ramallah-based Massar International – two companies with unsurpassed real estate development experience and extensive knowledge of regional and international markets.

Rawabi will provide more than 5,000 affordable housing units with nine different floor plans to choose from, spread across 23 neighbourhoods. The city will also include a commercial center, a business district, a hotel and convention center, public and private schools, medical facilities, mosques, and a church, as well as extensive green recreation space. Rawabi will initially be home to 25,000 residents, with additional residential and commercial units slated for subsequent construction phases that will ultimately serve a city with a population of 40,000.

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WELCOME BACK

Welcome to this issue of the Rawabi newsletter. Rawabi's summer yielded an exhilarating amount of growth. Look inside for updates on Rawabi, from the CEO of Qatari Diar Mr. Ghanem bin Saad al Saad's visit to Palestine and meeting with President Mahmoud Abbas, to the formation of the Rawabi Foundation, to a description of the new digital modelling technique BIM that will streamline construction. We look forward to showing you the current and coming development at Rawabi.



PRESERVING THE BEST OF PALESTINE

Along with the increased pace of construction at the site, debate about Rawabi has also begun flying faster.



The first half of 2010 was exciting for Rawabi, and the rest of the year promises to hold even more progress. The CEO of Qatari Diar, Mr. Ghanem bin Saad al Saad, met with President Mahmoud Abbas, and Senator John Kerry and Quartet Envoy Tony Blair, among others also visited Rawabi. Construction is in full swing, and critical infrastructure components like telecommunications, electricity, and gas are being planned. Architects began testing housing models with local materials at Rawabi so that they can observe them in natural light. The city's outline is clearly visible from a distance on the hills.

One of the biggest controversies that we hear is that Rawabi will encroach upon traditional Palestinian life. We would argue the opposite: by creating a new place for Palestinian families to choose to live, we are taking the best of Palestinian living while also creating a safer, more efficient, and ultimately more livable city.

As charming as herds of sheep crossing the road in front of Ottoman houses are, Palestinian cities do not offer the modern amenities and organization that families need. Expecting families to raise children in areas where electricity and water are not dependable, and where real estate is so expensive that they cannot buy their own homes, is untenable. Palestine's growing population needs affordable homes with good infrastructure for years to come. Real estate prices are skyrocketing in cities, and private companies cannot be convinced to invest in infrastructure like water, waste water management, or internet connectivity in communities that have already exceeded their capacity.

Moreover, Rawabi is already generating jobs for skilled laborers and construction workers. After its completion, Rawabi's knowledge-based economy will create jobs for Palestine's young graduates and entrepreneurs, fostering an enabling environment for small and mediumsized enterprises to start up, grow, and mature. Rawabi will be the platform for businesses in priority sectors like ICT and services to thrive.

Rawabi will also become a destination and cultural center for young Palestinians. Ample space for leisure activities and restaurants will set the tone for Rawabi's cultural scene. The Rawabi Theater will ensure that there are always theatrical and artistic events in the city. Rawabi will not only be a business and residential center in Palestine, it will provide a new focus for cultural exchange.

Rather than trying to change existing cities' character, where old and new can clash and be disconcerting, Rawabi moves development to an entirely new area. In Rawabi, families and professionals will be able to enjoy large, pre-planned parks and conveniently located centers for shopping and entertainment. Rather than running in the streets, children will play on playgrounds and sports fields. An efficient waste-removal system will keep the city clean.

Rawabi's buildings are instantly recognizable as Palestinian. Indigenous trees and flowering plants will line the sidewalks. Because the city was planned before construction began, gas, electricity, water, and telecommunications infrastructure will be buried underground, removing visual pollution. The city's skyline will actually recollect an older period of Palestine's urban life.

Rawabi is a crucial project, not only to address Palestine's housing shortage, but to provide families with more living options and employment. The city will give Palestinians the opportunity to explore modern urban planning techniques that have been proven across the world. Rawabi's intentional growth will present the people with more freedom to express themselves. The planned city will encourage the flourishing of Palestine's culture, both classical and modern.

Interested in buying a home in Rawabi? Though floor plans are complete, Bayti will not start selling homes in Rawabi until building construction has begun, to protect buyers' investments. However, you are welcome to express your interest by filling out the form on our website, http://rawabi.ps. If you have any questions, please feel free to contact Bayti at +970 2 241 5444.

TOWARDS SUSTAINABLE DEVELOPMENT THE RAWABI FOUNDATION

The Rawabi Foundation will coordinate and develop all non-profit activities for Rawabi.

The Foundation will drive Rawabi's long-term economic viability and ensure the city's sustainability. It will focus on creating a self-sufficient, competitive economy that is complemented by a variety of programs that enhance quality of life in Rawabi. The Foundation will focus on economic development, education, culture, and the environment.



The Rawabi Foundation (under formation) will coordinate and develop all non-profit activities for Rawabi.

ECONOMIC DEVELOPMENT

The Rawabi Foundation's primary mission is to make Rawabi an enabling economic environment and a destination for local and international companies. By drawing large and small businesses to Rawabi, an economic center in the West Bank, the Foundation will create thousands of sustainable jobs and increase Rawabi's long-term success.

VOCATIONAL TRAINING

A key part of Rawabi's commercial center will be a vocational training center, which will provide a variety of courses in IT and entrepreneurial activities. It will compound the skills that Palestine's highly-educated workforce gains from surrounding universities and ensure that Rawabi companies are staffed by a continually-improving workforce.

EDUCATION

Rawabi's plentiful schools will be innovative, personalized sites for children to learn. The Rawabi Foundation will attract programs from around the world to improve the educational system. The Rawabi Foundation will also focus on higher learning.

SCHOLARSHIP PROGRAMS

The Scholarship Program currently pays tuition fees for about fifty Palestinian college students, and will continue to expand. The Foundation will also support the A+ Scholarship Program,

a partnership between the Middle East Partnership Initiative, AMIDEAST, and Massar International. The A+ Program pays the academic fees for 51 students in the West Bank and Gaza and ensures that they have a subsidized summer internship at Massar International or one of its subsidiaries.

CULTURE

A healthy city has a vibrant arts and culture community. Rawabi's advanced arts spaces and the Rawabi Foundation's focus on culture will make Rawabi a hub of Palestinian art. In turn, the global arts community will be able to participate in and support Palestinian culture through Rawabi's resources, whether through visual art, performance, or other types of expression.

FESTIVALS

The Rawabi Theater will provide an exceptional venue for an

annual theater and arts festivals, in addition to hosting arts events year-round, which will augment Rawabi's position as a cultural center.

ENVIRONMENT

It is imperative to support and nurture the environment to create a sustainable, liveable city. The Rawabi Foundation is charged with overseeing and encouraging environmental programs that will make Rawabi a healthy, enjoyable place to live.

GROW FOR A GREENER PALESTINE

GROW for a Greener Palestine is Rawabi's tree-planting and greening program. GROW has created a platform for Palestinians in the Diaspora, philanthropists, and other supporters to plant a tree in the first Palestinian planned city. To learn more about GROW or to sponsor a tree, please visit http:// rawabi.ps/plant.php.



THE RAWABI FOUNDATION EXECUTIVE DIRECTOR **NISREEN SHAHIN**

Nisreen Shahin is a highly skilled entrepreneur with more than 10 years of experience in managing and leading local and international non-governmental organizations and in the Palestinian private sector. Before leading the Rawabi Foundation she was the Executive Director of The Portland Trust in Palestine. Mrs. Shahin holds a Bachelor's Degree in Economics and Political Science and a Master's Degree in Business Administration from Birzeit University.





QATARI DIAR CEO VISITS PALESTINE

SEES RAWABI'S PROGRESS







MR. GHANEM BIN SAAD AL SAAD WITH CHAIR OF DAR AL TIFL BOARD DE TRUSTEES AND CHILDREN

CEO of Qatari Diar Investment Company Mr. Ghanem bin Saad al Saad visited Palestine in May 2010.

Mr. Ghanem bin Saad al Saad met with President Mahmoud Abbas and expressed Qatar's unequivocal support for the revitalization of the Palestinian economy through its investment in Rawabi.

Mr. Ghanem bin Saad al Saad said, "Ever since I was a teenager, growing up in Qatar, it had been my dream to visit Palestine. Now, as a grown man, my dream has been realized in a way I could never have imagined in my early years. The new city of Rawabi is allowing me to live my dream – to really be a part of this land with my Palestinian brothers and sisters."

In addition to meeting with the President, Mr. Ghanem bin Saad al Saad had the opportunity to visit Jerusalem, where he stopped at Palestinian Dar Al Tifl orphanage. There, he donated a fully-equipped computer lab, praised Dar Al Tifl's role to create a decent and enabling environment for children, and pledged future support.

Mr. Ghanem bin Saad al Saad enjoyed the company of the Bayti team on-site during an extended picnic lunch at the new recreation area.

Before the conclusion of his visit, Mr. Ghanem bin Saad al Saad took time to plant an olive tree at the Rawabi site.





CONSTRUCTION PROGRESS

EXCAVATIONS BEGIN

Construction workers spent the summer sculpting Rawabi's hills into terraces for buildings and roads. The site is complex, laid out on a set of steep hills, and therefore necessitates a great deal of excavation and preparation. This requires the deployment of heavy excavation equipment and support services, provided by local Palestinian contractors.

SPACE CLEARED FOR UNDERGROUND INFRASTRUCTURE

The meter by meter excavation also creates room for Rawabi's underground facilities. The underground infrastructure that Rawabi requires is unprecedented in Palestinian history. Unlike other Palestinian cities, which have grown over time and where most utilities like water pipes, telephone and electricity cables are above ground, most of Rawabi's utilities will be buried.

Usually, when an apartment complex is built, construction is quick because plumbing and electricity are simply connected to the city's existing infrastructure. In Rawabi, the infrastructure must be built entirely from scratch. Only after the city has access to roads and utilities can people actually move in.

MOCK-UP APARTMENT BUILT

A mock-up apartment has been built to experiment using local materials before committing to a particular aesthetic. Different types of construction and insulation materials have been tested to ensure that the construction meets standards for conductivity. This will contribute to the overall quality of the building and the actual finishing.

The mock-up gives builders an idea of how difficult it might be to work with a particular material and helps them to avoid costly surprises during construction. Each wall is configured with slightly different types of stone and

window dressings, which also permits the architects to judge how a particular type of stone will look at different times of day and in different lights effects.

WORKERS DEPLOYED

Several hundred workers have already been deployed on site, including employees of a dozen contractors from across Palestine. Local experts, from university professors to contractors, are also visiting the site regularly, and meeting with Bayti technical team to advise during the construction process.

TEMPORARY WATER TANKS

Four water tanks have been installed as a temporary source of water during construction. Currently, water is trucked into the site.

TECHNICAL TESTS COMPLETED

A wide range of technical and geological tests have been conducted on site, including seismic tests for earthquake safety in partnership with a research group from An Najah University.





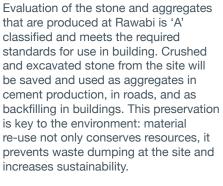




ARCHITECTS MEET ON SITE



FOUNDATION EXCAVATION UNDERWAY



SPACE FOR ROADS AND BUILDINGS CLEARED

ROAD NETWORK CLEARED

The road network has been fully excavated to facilitate the movement and access for the building contractors. This will expedite the construction process and ensure the safe and easy movement of workers deployed at various sites throughout the city.



MOVING MATERIALS FOR REUSE

USTDA GRANTS IN PROGRESS



FROM RIGHT TO LEFT: US CONSUL GENERAL DANIEL RUBENSTEIN, LEOCADIA I. ZAK, ACTING DIRECTOR OF USTDA, BASHAR MASRI AND AMIR DAJANI AT THE USTDA GRANTS SIGNING CEREMONY.

The United States Trade and Development Agency (USTDA) supports growth and investment in the developing world and offers grants to encourage open trading and the creation of modern economies. To achieve this, USTDA focuses primarily on imparting sound investment policies and encouraging sustainable economic growth. In March, Bayti received two grants from USTDA: one to analyze Rawabi's information and communications technology network's operational requirements, and another to study the need for a regional waste water treatment plant.



FROM RIGHT TO LEFT: CARL KRESS, REGIONAL DIRECTOR OF MIDDLE EAST AND NORTH AFRICA USTDA DIVISION, BASHAR MASRI AND SARAH M. BERAN FROM THE US CONSULATE, SIGNING THE EXPANDED GRANT AGREEMENT FOR A REGIONAL WASTE WATER TREATMENT SYSTEM STUDY.

ICT INFRASTRUCTURE STUDY

Bayti has selected decision/analysis partners, a Fairfax, Virginia-based firm to develop a master plan for Rawabi's information and communication technology (ICT) network. decision/analysis partners has extensive experience designing ICT networks in developing countries. They have executed USTDA grants for a variety of information delivery methods, from satellite to ADSL and mobile phone networks in large, complex ICT projects like Rawabi.

The outcome of the study will lay the groundwork for an ICT network that will serve families and businesses with a state-of-the-art ICT infrastructure, that will be flexible, scalable, and modular. It will include premium services like fiber-to-home internet connectivity, which will be one of the city's greatest strengths. To encourage the growth of Palestine's knowledge-based economy, the advanced network will enable a business environment that will attract companies and foreign investment and will create jobs for Palestine's highly-educated workforce.

REGIONAL WASTE WATER TREATMENT STUDY

Bayti signed a grant agreement with USTDA to undertake a feasibility study for a regional waste water treatment plant, which benefits Rawabi and the surrounding villages. Using state of the art technology, the treatment facility will recycle water so that it can be used in local agriculture and to irrigate Rawabi's parks and gardens.

Leocadia I. Zak, the Acting Director of USTDA, said that the grant for a waste water management study at Rawabi is "an excellent opportunity for USTDA to promote sustainable economic growth and affordable housing in the West Bank while advancing the use of environmentally beneficial technologies for waste water reuse in this water scarce region."

The waste water treatment plant is a forward-thinking step in coping with the regional water shortage, and displays both Rawabi's and USTDA's commitment to sustainable solutions to environmental problems.

PALESTINIAN EQA

APPROVES RAWABI'S ENVIRONMENTAL IMPACT ASSESSMENT



The Palestinian Environmental Quality Authority (EQA) approved Rawabi's Environmental Impact Assessment (EIA) Study on January 25, 2010, fully endorsing Rawabi's construction. The 150-page report examined Rawabi's physical effects on the surrounding environment and sociological impact on nearby towns. The study was compiled by an independent team of researchers and professors from An Najah University Projects Unit, who researched every aspect of the city exhaustively, from the types of plants in Rawabi to the city's socio-economical effects on the surrounding communities.

The Palestinian EQA approved the EIA based on the project's net positive effects on its surroundings. In addition to the 8,000-10,000 jobs created during construction, the project will create 3,000-5,000 long-term jobs. Rawabi will also improve infrastructural access for surrounding villages. The city's negative environmental impacts, inevitable during construction, will be mitigated in several ways. Plants from the site will be cultivated and planted in greater numbers in Rawabi's landscaping. Construction waste will be minimized, recycled, and kept out of the nearby wadis. Site regulations impose strict size and weight limits on construction trucks. Rawabi will establish a unit to monitor and maintain public health and increase awareness of environmental issues like pollution and water conservation.

The study determined that the soil and terrain that Rawabi is built on is not suitable for agricultural development and does not contain any species of endangered wildlife (flora or fauna). Nearby farmers will not be disturbed by Rawabi's growth and natural species diversity will actually be enhanced by Rawabi's green design.

Relevant ministries of the Palestinian Authority had the chance to review the detailed EIA and provided constructive feedback to the An Najah study team, which took into consideration most of the recommendations before submitting the final, approved report.



RAWABI IS **CONNECTED** TO THE ELECTRICAL GRID

In accordance with the Public Private Partnership Agreement signed by the Palestinian Authority and Bayti in April 2008, the Palestinian Authority connected Rawabi to the electrical grid in early June.

This temporary connection was funded by the Palestinian Ministry of Finance and the Palestinian Power Authority.

The new electrical connection powers excavation and construction work at Rawabi, and marks another step towards the city's establishment as a comfortable, modern locale in the West Bank. The Jerusalem District Electrical Company (JDECO) established an 11-kva connection to Rawabi's construction site. The company will add another connection to serve Rawabi's residences, and eventually offer 33 kva of capacity to the city.

Electrical wiring in Rawabi will be installed underground to improve safety and aesthetics, a first for Palestinian infrastructure. JDECO engineers are also exploring cutting-edge options for electrical metering and conservation, including AMR (advanced meter readings), GSM-operated systems, and prepaid services in order to provide the most cost-effective, powerful services to Rawabi residents and businesses.

Benefits for Adjacent Villages

The adjacent village of Ajoul, which hosts the connecting line, is already benefiting from the improved electrical infrastructure. The head of the Ajoul Village Council, Mr. Wael Bawatneh, expressed his gratitude and appreciation for the tireless efforts made by the Energy Authority to address the problems of the weak electrical current. He also praised the President of the Palestinian Energy Authority, Dr. Omar Kittaneh, and the Chairman of the Board of Directors of JDECO, Yousef Dajani, and the Director-General Eng. Hisham Al-Omari, as well as the management and staff for their dedication and expedient completion of the connection and improvements.

MENTIONS IN THE INTERNATIONAL PRESS

RAWABI MENTIONED IN REUTERS,
AP, THE INDEPENDENT, BBC NEWS,
AFP, CNN, TIME, THE GUARDIAN,
THE CHRISTIAN SCIENCE
MONITOR, THE JERUSALEM POST,
SYDNEY MORNING HERALD,
HA'ARETZ, RADIO CANADA, AL
RAYA, THE HUFFINGTON POST,
LA CROIX, MONOCLE, ZAWYA,
THE DAILY STAR, THE HINDU, THE
BELFAST TELEGRAPH, AL SHARQ
AL AWSAT, AL HAYAT LONDON, AL
JAZEERA, WALL STREET JOURNAL
AMONG OTHERS



COUNTRIES WHERE RAWABI HAS APPEARED IN THE MEDIA

"Rawabi can be heralded as an independent Palestinian initiative, as well as a model for future plot developments."

POSITIVE NEWS, JUNE 9, 2010

"Rawabi is poised to leap off the draughtsman's board. Bulldozers have been excavating its mountain site around the clock since January 2010 for the foundations of a futuristic urban master plan. When construction is completed, Rawabi will be the first planned Palestinian city in the territories, presenting an ambitious prototype for urban development that could spark the engine of an economic takeoff and rising long term standards of living."

OHMYNEWS, SOUTH KOREA, MAY 27, 2010

"Standing on the hills of Rawabi just north of Ramallah on the West Bank, at the moment there's little more than a stunning view. On a clear day you can see as far as Tel Aviv and the Mediterranean. But the bulldozers are here and building is now under way in what will be the biggest construction project in modern Palestinian history."

"...a city upon a hill may have started to rise, with ground already being broken in the first planned Palestinian community – and the first new Palestinian city to be built in centuries."

THE CHRISTIAN SCIENCE MONITOR, MAY 14, 2010-08-23

"Get on the street – meet people, talk to them – go see the first planned Palestinian city ... Don't read about it, get down and get dirty... you can't live your life through a newspaper and through sound bites, you've got to go and see for yourself."

FELICE FRIEDSON, CEO OF MEDIA LINE, QUOTED IN THE JERUSALEM POST, FEBRUARY 18, 2010.

"...exactly the sort of thing we should be doing more of to build Palestine."

OP-ED IN THE JERUSALEM POST, RAY HANANIA, JUNE 23, 2010

BBC NEWS, FEBRUARY 27, 2010

VIRTUAL BUILDING AT BAYTI'S OFFICES BIM AT RAWABI

Bayti has established its own BIM (Building Information Modeling) team, which uses cutting-edge technology to create digital models of Rawabi's buildings and infrastructure.



These models, which include rich information about the building's materials and construction, can then be used to improve communication between all participants in the construction process, and to control construction scheduling and costs. BIM models are, at first glance, designed in 3-D. On a computer, they can be rotated or sliced to look inside their interiors and generate drawings for construction. However, the model is actually far more detailed: each element, from plumbing to light switches is described in the model, along with a description of the element's cost and the amount of time it will take to install it. Rather than 3-D, a BIM model is actually "5-D." The fourth "D" is time, as the BIM model includes a schedule of how long each element takes to construction. The fifth "D" is cost, which can also be calculated using the materials encoded in the digital model.

BIM modeling not only clarifies how buildings will be constructed at Rawabi's site, the models point out inevitable problems with the architect's hand-made designs and lead to better cost analysis. Though the digital models are time-intensive to create, they save money by preventing costly mistakes during construction.

After completing BIM models of the housing types in Rawabi, the BIM team will analyze the specific construction time and cost of each building. They then hope to perform an environmental analysis on each building to see where energy can be saved in the design. Finally, they will compile a detailed schedule for the building contractor, including a list of the builder's tasks and needed materials for each day spent building Rawabi's houses.

CHF MORTGAGE WORKSHOP PREPARES FOR FUTURE HOMEBUYERS' EDUCATION

In cooperation with Bayti this spring, CHF International organized a home buyers' education workshop with participants who have expressed interest in Rawabi. The workshop was part of CHF's ongoing campaign to increase mortgage awareness in the West Bank. As a result of the campaign, CHF will prepare a brochure to guide families through purchasing their first home or apartment. The brochure will include information about how to find an apartment and choose a mortgage that will provide stability and value. The mortgage information, in turn, will help potential buyers invest in Rawabi.

Donna Stefano, Program Manager of the Mortgage Market Development Program at CHF International in Ramallah, says "We are glad to be able to work with Bayti on this program, since education about mortgages and home ownership is an important step in developing the Palestinian economy. We look forward to further cooperation with them on Rawabi and developing the mortgage market in Palestine."

MORE BOLD STEPS TO REDUCE THE HOUSING SHORTAGE IN PALESTINE

PIF AND OTHER REAL ESTATE COMPANIES LAUNCH LARGE HOUSING PROJECTS IN THE WEST BANK:

AL RAWDA NEIGHBORHOOD (CENA)

Al Rawda will consist of 400 units in twenty buildings, in a prime location near the center of Ramallah.

KOBAR LOW INCOME HOUSING PROJECT (UCI)

The Kobar project is an ambitious attempt to build 522 mortgaged units around a public area and green space. Heating and cooling will be done geothermally, lowering on Kobar's residents' utilities cost and increasing Kobar's sustainability.

AL REEHAN NEIGHBORHOOD (PIF)

Al Reehan is 2,000-unit mortgaged complex just outside of Birzeit, with an intimate family-focused plan that includes space for retail, schools, mosque, clinic, pharmacy, and a bakery.

AL JINAN (PIF)

Al Jinan is a pre-planned neighborhood in Jenin located near the university, and will offer mixed-use buildings to create a strong community.

AL GHADEER (PRICO)

Al Ghadeer is a 300-400 unit suburb near Ramallah that will also provide mortgages to residents. Construction will begin this year.

MOONLIGHT TOURISM CITY (PIF)

Moonlight Tourism City is a 7 km complex beside the Dead Sea that will include facilities for tourists, conference halls, and recreational facilities including hotels and beaches. It will also incorporate 1.5 sqm of built-up residential and commercial space.





- 1. MIDDLE EAST SPECIAL ENVOY AND FORMER BRITISH PRIME MINISTER TONY BLAIR
 2. PRESIDENT OF AL QUDS UNIVERSITY DR. SARI NUSSEIBAH AND VISITING DELEGATION
 3. ROBERT DRUMHELLER, VICE PRESIDENT OF STRUCTURED FINANCE AT OPIC, AND MARIA GORAVANCHI, ASSOCIATE OF STRUCTURED FINANCE
 4. J STREET DELEGATION
- MINISTER OF LOCAL GOVERNMENT DR. KHALID FAHID QAWASMI AND ADVISOR TO THE PRIME MINISTER, DR. JAWAD NAJI
- BAYTI BOARD MEMBERS GHANEM BIN SAAD AL SAAD, SAMIR ZRAIQ, AND BASHAR MASRI MP AND SECRETARY GENERAL OF THE PALESTINIAN NATIONAL INITIATIVE DR. MOUSTAFA BARGHOUTI AUSTRALIAN REPRESENTATIVE TO THE PA JENNY GRANT-CURNOW
- GEORGE SOROS ECONOMIC DEVELOPMENT FUND DELEGATION
- TERRY MCAULIFFE, FORMER CHAIRMAN OF THE AMERICAN DEMOCRATIC NATIONAL COMMITTEETHE
 COALITION OF AMERICAN EPISCOPAL BISHOPS
 AMERICAN SENATOR JOHN KERRY

- MINISTER OF EDUCATION LAMIS AL ALAMI WITH
 MANAL ZRAIQ
- SOUTH AFRICAN REPRESENTATIVE TO THE PA DR. LS
 TED PEKANE

