



**BREAK  
GROUND**  
ON NEW CITY  
SITE



**10,000**  
TREES  
PLANTED



**LOCAL AND  
INTERNATIONAL**  
INTERESTS IN  
RAWABI



روابي  
rawabi

Live, Work, and Grow in the first Palestinian planned city

# rawabi

## NEWSLETTER

### WINTER2010



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Rawabi is being developed by Bayti Real Estate Investment 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 be built as a modern high-tech city with gleaming mid-rise buildings, green parks and shopping areas. It will include fully developed infrastructure, a business district and commercial center, private and public schools, mosques and a church, public parks, a hotel and convention center, a cinema, a library and a municipal complex.

Primary and secondary health care facilities, a police station and a fire station will be key features of the city, ensuring a safe, comfortable and healthy environment. The infrastructure and public facilities will benefit not only Rawabi but also the nine neighboring towns and villages.

Rawabi will provide more than 5,000 affordable housing units with nine different floor-plans to choose from, spread across 23 neighborhoods. 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.





Welcome to the Winter 2009 edition of our newsletter, bringing you the latest updates, information, developments and project news on **rawabi**, the first planned Palestinian city

2009 witnessed many advancements towards the actualization of the new city of Rawabi. As we usher in a new year, we are also ushering in some new developments that are already being implemented under Rawabi's vision of improving the living standards of Palestinians, boosting employment activity and acting as a major catalyst of economic growth in Palestine.

We are proud to report that the initial stages in the construction of Rawabi has commenced following the Palestinian Ministry of Local Government's approval of the city's

Masterplan in December. Besides being the first planned city, it also marks the first planting of a major forest by Palestinians since Israel took control over 40 years ago. It also represents the first time in Palestinian history that structured long-term mortgages will be available to target segments of the Palestinian population such as future Rawabi homeowners (through programs such as AMAL and those offered through local banks).

In this issue, our lead stories will cover (1) the initial stage of construction which began on the new city of

Rawabi, (2) the unprecedented final approval of the Rawabi Masterplan by the Palestinian Ministry of Local Government, which set the stage for immediate construction, and (3) the kickoff of the GROW for a Greener Palestine program which commenced with the planting of 10,000 trees in public parks around Rawabi.

We hope you enjoy this issue and look forward to reporting on our continued future progress.

*The Editors*



# SPOTLIGHT ON

## CONSTRUCTION OF FIRST PHASE BEGIN FOLLOWING UNPRECEDENTED MASTERPLAN APPROVAL

### HEAVY EQUIPMENT & BULLDOZERS BREAK GROUND ON NEW CITY SITE

Rawabi, the first Palestinian city to be built in accordance with a Masterplan, has begun construction following the final Masterplan approval by the Palestinian Ministry of Local Government on December 3, 2009. The developer, Bayti Real Estate Investment Company, initiated excavation work at the site after receiving the go-ahead from the Palestinian Authority. In late December, bulldozers and heavy equipment began working on the primary construction phase of residential areas and the business district, in accordance with the new city's Masterplan.

The presence of engineers, workers and bulldozers on-site prompted excitement and support among the citizens of neighboring villages, who have eagerly anticipated this vital development since the project was announced during the last Palestine Investment Conference in Bethlehem.

Mr. Wael Bawatneh, head of the Ajjoul Local Village Council - an adjacent village which borders Rawabi - stated that this development will create thousands of much-needed new job opportunities for local citizens. Parts of Ajjoul will ultimately be incorporated into the new Rawabi municipality, and current Ajjoul residents look forward to the advantages that such close proximity to Rawabi will provide.

Bayti has tapped a range of local expertise in the hope of catalyzing growth in the Palestinian private sector,

awarding several major construction contracts to local Palestinian companies. Among these, Bayti signed a contract with a consortium of general contractors including Shaltaf, Al Fursan Al Thalatha, and Al Mumayaza.

Commenting on the launch, Ghanem Bin Saad Al Saad, CEO of Qatari Diar, the main partner financing the project, reaffirmed his company's commitment to Rawabi's success and reiterated strong confidence in the project's ability to contribute to meaningful growth of the Palestinian economy. Al Saad stated that Rawabi, as a national undertaking, will create thousands of new jobs capitalizing on local expertise, skilled labor, and Palestinian products. As importantly, the project will provide new opportunities for the Palestinian people to own homes at affordable prices.





- Residential
- Local Retail
- Mixed Use
- Civic Offices
- Mosques
- Church
- Health Center
- Basic School
- Upper Basic School
- Secondary School
- Police Station
- Fire Station
- Green Spaces
- Taxi and Bus Parking
- Gas Station



## THE FIRST-EVER DETAILED MASTERPLAN

# A MODEL FOR FUTURE PALESTINIAN CITY DEVELOPMENTS

The approval of the Masterplan by Minister Eng. Khaled Fahed Qawasmi was an unprecedented and definitive move that cleared the way for construction to begin on the first phase of the new Palestinian city. The official Ministry approval was preceded by the approval of the Palestinian Higher Planning Council earlier this summer.

The Rawabi Masterplan was developed by the planners, architects, and engineers from the renowned international firm, AECOM, working with local experts from An Najah and Birzeit Universities and the technical teams of Bayti Real Estate Investment Company and Qatari Diar.

Rawabi's Masterplan represents an important document because it serves as a model for, and articulates a broad vision for, future Palestinian city developments. The Masterplan is a state-of-the-art design and planning document introducing

unique, contemporary techniques and methods in engineering and architecture. The Masterplan integrates exemplary planning and design principles, sustainable environmental practices, appropriate architectural features, creative public areas, and ease of access

considerations. Thus, it provides direction for the manner in which the new city will grow and flourish and influences future land use regulations that will contribute to the achievement of Rawabi's social, economic, and environmental goals.



Dr. Khalid Qawasmi, Palestinian Minister of Local Government



## Multi-Million Dollar Contracts Awarded to Palestinian Companies to Design Rawabi's Infrastructure Networks

### A CITY OF FIRSTS IN PALESTINE

## OFFERING A BETTER QUALITY OF LIFE

Unlike any other in Palestine, Rawabi will be characterized as a modern high-tech city with gleaming high-rise buildings, green parks and shopping areas. Rawabi will provide more than 5,000 affordable housing units with 9 different styles to choose from, spread across 23 neighborhoods. 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.

It is located in the heart of Palestine, 9 km north of Ramallah, 20 km north of Jerusalem, and 25 km south of Nablus. Rawabi will constitute its own municipality encompassing 6,300,000 square meters of land, with the first phase of building (core residential and commercial units) constituting 800,000 square meters.

Rawabi is located in areas under Palestinian Authority control predominately designated by the Oslo agreement as Area A, with a small portion in Area B. The main regional access road from Ramallah to Rawabi is partially in Area C. The PA has requested from the Israeli government the transfer of control of the access road and other parts of the West Bank.

In an effort to tap into local expertise and involve and stimulate the private sector, Bayti has awarded several contracts worth millions of dollars to local Palestinian companies. Among these, Bayti signed a contract with a consortium which includes Universal Company in Nablus and Shahd Engineering in Ramallah, to provide comprehensive infrastructure designs for the first stages of construction of the city's infrastructure networks. The designs are ready for execution, to include more than 25 kilometers in road networks, sewerage systems, rainwater harvesting and drinking-water filtration systems, green area irrigation systems, street lighting, pavements, parks and a fire control system.

In addition, Bayti awarded a contract to Ziadah Consultants in Ramallah, who finalized the layouts for the residential neighborhoods to include the detailed designs for the different building typologies including structural, architectural and electro mechanical services. Also, Ziadah consultants are currently developing the detailed landscaping plans which cover tree plantation, parking clusters, pocket gardens, lighting fixtures, seats arrangements and open areas - a step that paves the way for launching the first phase of the project's implementation. When finalized, the designs will be readily implemented. Ziadah Consultants continue to coordinate their efforts with the Palestinian Engineering Syndicate in order to ensure that the detailed designs are in compliance with the syndicate's codes and regulations.

## A PIONEERING CITY, HOME TO INNOVATION

As part of Rawabi's socio-economic development, the city will include fully developed infrastructure, a business district and commercial center, private and public schools, mosques and a church, public parks, hotel and convention center, a cinema, a library and civic offices. Primary and secondary health care facilities, a police station and a fire-fighting station will

be key features of the city, ensuring a safe, comfortable and healthy environment. The infrastructure and public facilities will benefit not only Rawabi but also the 9 neighboring towns and villages.

It is a new addition to the Palestinian landscape. Soon it will enter the ranks of other urban centers like Ramallah, Nablus,

and Jericho bustling with Palestinians living, working, and spending time with family and friends. Due to its geographic centrality, Rawabi is sure to become a future social hub for young professionals and families, offering a higher quality shopping experience, entertainment facilities, and serving as an overall social networking destination in the West Bank.



IN SEARCH OF GREENER PASTURES

# 10,000

Trees Planted Under the GROW  
for a Greener Palestine Program



Hundreds of volunteers from the Palestinian community marked the occasion of the planting of 10,000 trees in public parks around Rawabi in areas designated as (A), (B) and (C) by the Oslo Agreement.

## The GROW for a Greener Palestine Initiative Launched

This event represents the first step towards realizing the wider vision of Rawabi; that is, to make Palestine a greener place to live. The Rawabi team sees GROW as its contribution both to reducing carbon dioxide levels in the environment and to further beautifying the landscape.

The site of the future city provides ideal launch conditions for the GROW initiative whereby more than 15 different species are being planted, mostly of the evergreen variety. Evergreens thrive under local conditions and serve as excellent shade and windbreaks. The trees will mitigate soil erosion from the steep hillsides and provide a welcoming habitat for local and migratory birds and many other forms of wildlife. In the first phases of GROW, technical volunteers aim to create community greening strategies which can be replicated in school systems and municipalities all over Palestine. During the project's full lifespan, the Rawabi Masterplan envisions the planting of more than 25,000 trees and the preservation through relocation of hundreds of existing olive trees in the area.

Several thousand of the new tree saplings were donated to the new city of Rawabi by the Palestinian Ministry of Agriculture and by local and international businesses, organizations and individuals. These key early adopters of the GROW program connected with the initiative through the Rawabi website ([www.rawabi.ps](http://www.rawabi.ps)), which features a special page dedicated to the mission and vision of the GROW program, as well as the option to purchase a tree to be planted in Rawabi. Supporters from all over the world are giving Rawabi trees as gifts to commemorate special events such as births or weddings, with others being planted in memory of loved ones and still others being given as gifts to recognize service to community and environmental causes. Rawabi welcomes you to visit this site and purchase a tree.



# rawabi TO SPUR ECONOMIC GROWTH

Rawabi is set to become the hub of a technology-focused, knowledge-based economy resulting in socioeconomic improvements in Palestine by enhancing the economy's ability to be sustainable and self-reliant by helping create job opportunities for the Palestinian people.

Rawabi will offer much more than a pleasant place to live, it will be a center of business activity, resulting in a new wave of job opportunities as never before seen here in Palestine. The city's commercial district, with its modern technology and infrastructure, will offer the adequate and essential environment in which to establish successful and quality operations for business entrepreneurs, professionals, and services providers. In addition, the building of the new city will greatly reduce unemployment in the Palestinian construction sector, which has experienced a slowdown since 2001.

The city will also promote and support the transformation of Palestine into a more investor-friendly region by building on the assets of the first Palestinian planned city. It will attract anchor investors to set up bases and serve as incubators of new, rewarding services and business for Palestinians. These businesses are envisioned to further strengthen the local workforce through knowledge transfer and hands-on experience within the target

sectors.

Given that Palestine has limited resources for projects using high speed internet connectivity based on U.S.-level technology and features, particularly for a project of this scale, the USTDA (U.S. Trade and Development Agency) has launched an assessment of Rawabi's planned telecom infrastructure. The objective is to attain technical assistance and analysis, business advisory services, and human resource training for a modern IT-telecom system to be established in the new city.



## PARAMOUNT TO THE SUCCESS OF rawabi

Rawabi is being developed by Bayti Real Estate Investment Company jointly owned by Qatari Government-owned Qatari Diar ([www.qataridiar.com](http://www.qataridiar.com)) and Ramallah-based Massar International ([www.massar.com](http://www.massar.com)), two companies with unsurpassed real estate development experience and extensive knowledge of regional and international markets. The Qatari Diar-Massar joint venture was announced at the first Bethlehem Investment Conference in May 2008. The second conference is scheduled to be held in May 2010.

Qatari Diar is the region's most influential and innovative real estate investment company founded on international best practices in project development and management, whose mission is to promote a better quality of life for the communities it serves.

In a recent press release, Mr. Ghanem Bin Saad Al Saad, CEO of Qatari Diar, reiterated his company's commitment to ensure that

the Rawabi project develops as planned and comes to fruition in a timely manner, emphasizing the need to improve quality of life for the Palestinian people.

In addition, the Palestinian Minister of National Economy, Dr. Abu Libdeh spelled out his support of Rawabi, and reiterated the mandate of Palestinian President Mahmoud Abbas and Prime Minister Dr. Salam Fayyad to support private sector projects that would improve the Palestinian economy. In a recent statement, Dr. Abu Libdeh commented that, the Ministry of National Economy, along with the Prime Minister and the Cabinet, enthusiastically supports a real estate development like Rawabi. The Cabinet has discussed the



Dr. Hasan Abu Libdeh, Palestinian Minister of National Economy

need for such activity and has a special focus on Rawabi, being the largest project and one that holds the potential to create many thousands of jobs. It is a top priority. Developing the economy is critical and we will continue to push for Rawabi and similar projects.





## Mortgage Finance Programs A Path To Home Ownership

There is an acute housing supply shortage in Palestine that can only be overcome by the development of large-scale housing communities such as Rawabi. However, the availability of mortgage financing is key to making such developments successful and to bridge the gap between housing supply and demand.

The lack of affordable long-term mortgage loans in Palestine coupled with high property prices has made it difficult for average Palestinian families to purchase homes. Thus, there is high demand for affordable housing as well as access to housing finance products in Palestine. Mortgage finance programs help combat this issue and provide affordable long-term mortgages to make it possible for Palestinian families to start new, better lives in these communities. Fortunately, local and international banks have recently begun offering such long-term mortgages aimed at Rawabi's target market. The Rawabi management team is in discussions with some of these financial institutions in addition to the PMHC (Palestine Mortgage & Housing Corporation) in an effort to identify potential business synergies to service mutual clientele interested in long term financing.

## AMAL (Affordable Mortgage and Loan Company) Gearing Up to Launch

To help meet the growing demand for mortgage financing in Palestine, the Overseas Private Investment Corporation (OPIC), International Finance Corporation (IFC) and the Palestine Investment Fund's (PIF) \$500 million Affordable Mortgage and Loan Company (AMAL) facility will offer prospective Palestinian homeowners long-term fixed and adjustable interest rate mortgages through participating local banks. This facility is expected to launch in mid 2010 and is expected to stimulate the mortgage finance market in Palestine.

The AMAL Program addresses the acute shortage of mortgage financing by increasing the availability of mortgage loans to potential homebuyers seeking to purchase units in new developments. Thus, AMAL will be an important vehicle for potential homebuyers of Rawabi seeking housing financing. Rawabi has been working closely with OPIC senior officials including Robert Drumheller, VP of Structured Finance, to

ensure AMAL adequately meets anticipated demand for mortgages in Rawabi and other real estate developments in the area. OPIC has confirmed its intention to see AMAL successfully and adequately instituted to the benefit of young Palestinian residential mortgage-seeking clients.

## Palestinian President & Cabinet Clear Way for Land Registration

Land registration is prerequisite to qualifying for any mortgage finance program, including those offered through local banks and those offered through AMAL.

On November 15, 2009 Palestinian President Mahmoud Abbas endorsed the Palestinian Cabinet decision to facilitate the registration and reparation of the lands within Rawabi and cleared the way to begin the process of registering the land within the framework of the Palestinian Land Authority. The outcome will be the proper registration of all parcels of land on which the City of Rawabi will be built. Currently, approximately 70% of land in the West Bank is not yet registered.

# NOTABLE INTERNATIONAL DIGNITARIES VISIT RAWABI

BAYTI HELD A SERIES OF MEETINGS AND WORKSHOPS THROUGHOUT 2009 IN ORDER TO KEEP INTERNATIONAL STAKEHOLDERS AND SUPPORTERS INFORMED ABOUT RAWABI'S LATEST DEVELOPMENTS.

**MOHAMMED LHAMZAOU,**  
THE HEAD OF THE REPRESENTATIVE  
OFFICE OF THE KINGDOM OF  
MOROCCO

**DANIEL RUBINSTEIN,**  
U.S. CONSUL GENERAL



**DAVID HARDEN,**  
SENIOR ADVISOR TO U.S. ENVOY GEORGE  
MITCHELL



**MIDDLE EAST INVESTMENT  
INITIATIVE (MEII)**

## LOCAL COMMUNITY LEADERS CONTRIBUTE TO RAWABI'S SUCCESS

RAWABI STAFF HOLD REGULAR MEETINGS AND BRIEFINGS WITH PALESTINIAN COMMUNITY AND BUSINESS LEADERS INTERESTED IN RAWABI, TO PROVIDE UPDATES ON THE PROJECT AND TO GAIN FEEDBACK FROM THE ATTENDEES. RECENTLY, RAWABI CONDUCTED A BRIEFING FOR INTERESTED COMMUNITY LEADERS ON THE PROGRESS OF THE RAWABI PROJECT. DURING THIS MEETING, BAYTI RECEIVED VALUABLE INSIGHTS FROM THE PARTICIPANTS, WHOSE SUGGESTIONS WILL BE INCORPORATED INTO FUTURE DEVELOPMENT PLANS. DUE TO THE LEVEL OF COMMUNITY INTEREST AND THE FRUITFULNESS OF SUCH MEETINGS, RAWABI PLANS TO CONTINUE TO HOLD SUCH BRIEFINGS AND TO INVOLVE PALESTINIAN BUSINESS AND COMMUNITY LEADERS IN THE CITY'S DEVELOPMENT.



**SIR HARRY SOLOMON,**  
FOUNDER OF THE PORTLAND TRUST



**TONY BLAIR**  
CURRENT MIDDLE  
EAST SPECIAL  
ENVOY & FORMER  
BRITISH PRIME  
MINISTER



**VALERIE HOFFENBERG,**  
FRENCH SPECIAL REPRESENTATIVE  
TO THE MIDDLE EAST

**GRAEME MCINTYRE,**  
REPRESENTATIVE OF CANADA TO THE PA



**HOWARD SUMKA**  
MISSION DIRECTOR, USAID



**ARCHBISHOP THEODOSIOS, ATALLAH HANNA,**  
(ARCHBISHOP OF SEVASTIA) THE GREEK ORTHODOX  
PATRIARCHATE OF JERUSALEM



**RAMALLAH MAYOR, JANET  
MICHAEL AND LEADING  
PALESTINIAN PRIVATE  
SECTOR INVESTORS**

**BUSINESS ASSOCIATIONS AND INDUSTRY  
LEADERS**  
INCLUDING CHAIRMAN OF THE ENGINEERING  
SYNDICATE (ENG. AHMAD EDAILY) AND MAYOR OF  
BIRZEIT UNIVERSITY (YOUSSEF NASSER)







## NABLUS MAYOR JOINS REPRESENTATIVES FROM BAYTI AND FRANCE'S RENNES UNIVERSITY TO ESTABLISH AN-NAJAH CENTER FOR URBAN PLANNING

On October 25, 2009, Bayti signed a Memorandum of Understanding (MoU) with An Najah University in Nablus and France's Rennes University to create a Center for Urban Planning at An Najah University in cooperation with Rennes University. The universities will share their technical expertise and know-how, focusing on the Rawabi project, as it is viewed as an unparalleled learning experience for aspiring Palestinian urban planners, architects, and engineers.

The joint cooperation will include a range of activities relating to exchanging visits of academics and students as well as the implementation of joint research and training courses, and the organization of workshops and specialized conferences. Bayti will provide all the necessary support for French and Palestinian students to undertake training opportunities in-house at Bayti.

According to Dr. Ali Abdul Hamid of An Najah University, the MoU between Bayti, An Najah, and Rennes is an effort to promote higher education and cooperative

research related to urban planning and development with a special focus on Rawabi, as the Rawabi team will provide support and training to facilitate an on-the-ground learning experience for Palestinian and visiting French students. This helps foster a relationship between educational institutions and private sector development in Palestine. A signing ceremony between the parties was held under the auspices of the Mayor of Nablus, Adli Ya ish.

# LOCAL & INTERNATIONAL INTEREST IN RAWABI



Qatari Diar CEO Mr. Ghanim Bin Saad Al Saad and Palestinian Prime Minister Dr. Salam Fayyad

Over the past several months, Rawabi has enjoyed considerable media coverage worldwide, including over 50 articles published in the last six months alone. A few quotes are highlighted below from a handful of articles and other press coverage that delineates the level of excitement and anticipation exhibited for the project.

## **AL-SHARQ NEWSPAPER**

January 7, 2009

According to Ghanem Bin Saad Al Saad, CEO of Qatari Diar, [Rawabi] is the largest private sector project in Palestinian history, in a form of one single venture. Qatari Diar is keen on completing this project in Palestine, which is very dear to our hearts, before it is dear to our business concerns, he stressed.

## **THE HUFFINGTON POST** July 28, 2009

In a place where the population of three million suffers from 16 percent unemployment, according to the Palestine Monitor, and from a UN-estimated housing shortage of 200,000, Rawabi's promised 10,000 jobs and 6,000 homes represent a major boost.

## **MADARIK** (Moroccan Magazine),

December 8, 2009

There are those who see this project as some mad fantasy, others see it as a risky venture in the face of reality [in Palestine]. But those sitting in the ultra-modern offices [of Rawabi] in Ramallah remain optimistic, hard-working and continue to dream.

## **NEWSER**, January 12, 2010

Western-backed Palestinian Prime Minister Salam Fayyad, an internationally respected economist, has announced plans to build institutions regardless of progress in peace talks, aiming to be ready for statehood in two years. The new city, known as Rawabi, would be a key part of that plan."



#### **STRATEGY + BUSINESS**, Summer 2009

For us, the most important aspect [is] its underlying idea: By improving the economic life of a region in turmoil, leaders might achieve progress toward peace.

#### **LA VANGUARDIA**, August 10, 2009

...tens of thousands of Palestinians are eagerly supporting the effort to build the city of hills, which they hope will become the Palestinian reality and the reference point for the future of Palestine.

#### **AL AYYAM NEWSPAPER**, June 12, 2009

Rawabi will contribute to the creation of 10000 jobs for engineers, technicians and assorted laborers throughout the construction period.

#### **LE FIGARO**, September 15, 2009

Bashar Masri's project to construct a new city seems a bit like utopia. Whoever invests in Palestine takes a big risk, this is the reality, said Bashar Masri, apparently aware of the difficulties that surround the project. But we have to take it. A Palestinian state is in the process of being built. This will not exist without economic development and I like to think that our project is participating in the creation of a viable state.

#### **THE WASHINGTON POST**, November 23, 2009

"ambitious...significant"

#### **OTHER PUBLISHED ARTICLES AND NEWS COVERAGE HAVE APPEARED IN THE:**

NEW YORK TIMES  
REUTERS  
THE GULF TIMES  
THE GUARDIAN  
U.S.A TODAY,  
NATIONAL PUBLIC RADIO (NPR NEWS)  
ASSOCIATED PRESS  
AFP

AND A GREAT MANY OTHERS  
ACROSS THE GLOBE.



## **MINISTRY OF TOURISM & ANTIQUITIES CONCLUDES SITE INSPECTION AND CLEARS WAY FOR CONSTRUCTION**

Dr. Khoulood Daibes, Minister of Tourism and Antiquities, has expressed the ministry's full support of the project for its unique and unprecedented nature. Her Excellency commended the efforts in making Rawabi a center of attraction for a wide range of economic activities, as well as a destination for domestic tourism.

Dr. Hamdan Taha, Assistant Deputy Minister at the Ministry of Tourism and Antiquities, and the technical staff of his department, offered support for the inspection of the Rawabi site and for finalizing the permits necessary to begin excavation and construction. Subsequently, no historical sites or artifacts were found and thus the site was cleared and approved for construction by the Minister. In the immediate future and during the excavation work, Bayti will continue to coordinate with the Palestinian antiquities authority to ensure adherence to established standards.

Additionally, the Assistant Ministry of Tourism and Antiquities has expressed interest in Rawabi, and welcomed the notion of establishing an archaeological museum in the city center to include a three-dimensional studio that plays documentary films about the touristic and historical sites in Palestine. The aim of this endeavor is to promote domestic tourism and youth interest in local tourism.

# ADHERING TO BETTER INTERNATIONAL STANDARDS & PRACTICES

## An Najah Completes Environmental Impact Study (EIA)

Beyond the aims of addressing the ongoing housing shortage crisis and generating thousands of jobs, the ultimate goal of Rawabi is to create a sustainable development framework and prototype for development in Palestine. The Rawabi team believes that a major contributor to the new city's sustainability involves its approach to the environment. Palestine's cities and the people's collective futures can never be truly guaranteed without being watchful of the air we breathe, the land on which we tread, and the natural surroundings we hold so dear.

To that end, the Rawabi team has taken a highly progressive and proactive approach to its environmental planning. Most notably, Rawabi has contracted with An Najah University to conduct an Environmental Impact Assessment (EIA) study to assess the environmental and social impacts of constructing Rawabi and to identify the mitigation measures both during construction and post development.

Dr. Jalal al-Dabeek, Head of the Geology and Seismic Engineering Center at An Najah University, said the study is primarily aimed at assessing the environmental and

social impact of constructing the city on the natural resources, eco-system, and neighboring communities and populations, and to develop a comprehensive environmental plan to follow up on the project's implementation, as well as to take the necessary measures to put a stop to any possible effect on the environment during current and future construction processes. The latter objective is crucial since Rawabi is planned to be well-integrated with its surroundings and to be well-connected with its neighbors. Accordingly, mitigation and remedy measures will be proposed and an environmental management and monitoring plan will be prepared to address the identified impacts and the corresponding mitigation measures.

Eng. Mahmoud Abu Shanab from the Environmental Quality Authority (EQA) emphasized that the EIA that was developed for Rawabi is comprehensive and addresses a wide variety of socio-economic and environmental issues. He confirmed that the EIA will be reviewed by different PA entities as it is being approved.

## Forward-Thinking: USTDA to Evaluate & Implement a Wastewater Treatment System

In addition to its telecom initiative, the USTDA (U.S. Trade and Development Agency) has launched an assessment of another key component of Rawabi, the planned wastewater treatment system, to be implemented in a few months time by a U.S. contractor.

The objective of the proposed project-planning effort for wastewater treatment is to plan and design a tertiary sewer treatment plant capable of producing disinfected Treated Sewage Effluent (TSE) for use in a reclaimed water system in Rawabi. The reclaimed water will be used for landscape irrigation and toilet flushing throughout Rawabi, as well as for agricultural irrigation in nearby farms. Efficient, sanitary wastewater systems will not only be part of a regional solution, but are crucial to the health, comfort, and functionality of any city and therefore an integral component of Rawabi's design.





# PRESENTING AT THE INTERNATIONAL ASSOCIATION OF SCIENCE PARKS CONFERENCE

The International Association of Science Parks (IASP) is a worldwide non-profit non-governmental organization that held its 26th annual World Conference on Science and Technology Parks during June 1-4 in Raleigh, North Carolina. The IASP conference is an international forum for information exchange, facilitating the development of new Technology Parks, discussing potential business opportunities and projects, and building a global network of pioneering companies. At the conference, more than 750 delegates from 54 countries contributed an outstanding array of expertise and know-how.

As part of the 2009 conference, Bayti's Amir Dajani presented in cooperation with our strategic partner Research Triangle Institute's RTI International under the title Leveraging Knowledge Assets in the First Palestinian Planned City. Throughout the conference, Bayti and RTI emphasized their commitment to the economic development of Rawabi and the plans to establish a state-of-the-art Technology Center in the city.



# BAYTI AT THE MILKEN INSTITUTE 2009 GLOBAL CONFERENCE

Amir Dajani of Bayti also spoke at the renowned and influential Milken Institute 2009 Global Conference in a panel entitled Reviving Israeli-Palestinian Economic Cooperation. The Conference drew around 3,000 leaders from the worlds of business and finance, government, philanthropy, education, healthcare, and news media to discuss, debate, and deliberate on today's most significant international challenges and opportunities.

In attendance were hundreds of CEOs from the world's top companies, senior governmental officials, and global academic experts.

JERUSALEM: THE ARAB CULTURAL CAPITAL OF THE YEAR 2009

**rawabi**

**MAIN SPONSOR OF THE ANNUAL  
PALESTINE INTERNATIONAL FESTIVAL**



Thousands of Palestinians participated in the eleventh annual Palestine International Festival, an important and prestigious cultural event held in Ramallah of which Rawabi was the main sponsor. The festival was conducted under the banner Jerusalem The Arab Cultural Capital of the Year, 2009. Local and international artists performed to a full house for seven consecutive nights, highlighted by renowned Iraqi singer, Ilham Al-Madfai.

Several artists and community leaders from the Arab world and beyond convened to celebrate and honor the arts, music, dance and theater of the Palestinian heritage. International performances included the Chico and the Gypsies, from France, who are presently UNESCO's special envoy for peace, spreading this message on the international stage; Turkey's Fire of Anatolia, one of the best dance groups world-wide; and Storm, from Germany, internationally renowned for his performance at the opening ceremony of the FIFA World Cup in Munich in 2006. Local groups included several Palestinian dance troupes such as El-Funoun Palestinian Folkloric Dance troupe, Palestine's leading dance





group. Other performers included Dam, a leading Palestinian rap group that fuses Arabic percussion rhythms, Middle Eastern melodies, and urban hip-hop.

The festival was a great opportunity to support the outstanding arts and culture of Palestine and to strengthen Rawabi's ties to the community, together counteracting the ongoing difficulties often experienced in day-to-day life in Palestine. Rawabi is proud to have taken part in this exciting and inspiring event and will continue to do so.



Famous musician Ilham Madfai with the managing director of Bayti, the main sponsor of the Palestine International Festival

# BAYTI STAFF *IN ACTION* !



Bayti staff enjoying a company picnic.



## BAYTI STAFF WORKING HARD WITH AECOM

Bayti local team interacting with Rawabi's international planners and architects, AECOM, through a series of various workshops. Various components of the project are discussed in these meetings including plans for the community town center, residential areas, technical and structural issues, and environmental impact assessments.

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