A. Profile of the Initiative

<table>
<thead>
<tr>
<th>Geographic Region</th>
<th>North Africa and Middle East</th>
</tr>
</thead>
<tbody>
<tr>
<td>Country/Region</td>
<td>Palestine</td>
</tr>
<tr>
<td>Name of City/Local Authority</td>
<td>Ramallah</td>
</tr>
<tr>
<td>Organization</td>
<td>Ramallah Municipality</td>
</tr>
</tbody>
</table>

Title, Name and Position of Person(s) Leading the Initiative

1.

Basic City Data

- Population size: 66,000
- Population Growth Rate(%)2.68
- Surface Area (sq.km): 18000.000
- Population Density (people/sq.km): 320.000
- GDP Per Capita (U.S.$): 850.000
- GINI Index: 0.01

URL/Webpage of Your City:

URL/Webpage of Your Initiative:

Main source of prosperity (e.g. industry, trade, tourism, creative industry, etc.): 

B. Title and Abstract

For a large integrated initiative, please consider submitting up to three initiatives under the same title. For example, you may wish to submit under “Low-Carbon Urban Development for My City” an initiative on public transport, an initiative on energy efficiency in buildings, and an initiative on use of renewable energy.

<table>
<thead>
<tr>
<th>Title or Tagline of the Initiative</th>
<th>A Case of Physical Planning and Re-Parcelation of Lands in Ramallah City-State of Palestine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-title</td>
<td></td>
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<tr>
<td>Start date of the initiative</td>
<td>2006-01-01</td>
</tr>
<tr>
<td>Tentative End Date of the Initiative (if not yet completed)</td>
<td>2019-01-01</td>
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</table>

Thematic Areas

- Social
- Economic
- Governance/Management

Abstract/Short description of the innovative initiative being submitted for Award.(150 words max)

Since the Palestinian Authorities Returnee in 1995, many changes in socio-economic conditions had occurred. Local immigration to Ramallah city caused an abnormal increase in population and put a burden on Ramallah Municipality (RM) and the adjacent municipalities like AL-Bireh and Betunia municipalities to provide a decent level of life
needs and public services to their residents. Based on Ramallah’s important role as a central Business District and administrative core that provides services to northern governorate in general, and to Ramallah Al-Bireh governorate in specific, the municipal council of RM had submitted a proposal for the Palestinian Ministry of Local Government (PMOLG) asking for urban expansion of RM to fulfill the raising needs of new areas and support the current compacted ones, to obtain new land areas to be utilized for housing, commercial centers, offices and public services and ask to implement an Obligatory Re-Parcelation.

C. Background Information
Describe the legislative or policy framework under which the initiative is taking place, for example, a public policy document at the central or local government level, a policy statement, a covenant, a compact or internationally recognized agreement including, for example, the Sustainable Development Goals, and/or the New Urban Agenda

Ramallah as an area of conflict, with limited control on limited land resources, land private ownership and high land value, has faced urban planning complications. Ramallah Municipality had its unique initiatives in physical planning since 2006 and provided a practical solution to deal efficiently with the limited land resource. Obligatory Re-Parcelation projects covered 20% of the total area, according to the articles of the basic law, and could enhance owners' properties, encouraged investments, and increased Municipality share of land to be developed for public well.

D. Summary of the Origins of the Initiative
Describe how the initiative came about and what challenges or issues of sustainable development it is meant to address using the following lead questions as your guide. (350 words max)

1. Describe briefly the reason(s) for undertaking the initiative including social, economic, political or cultural challenge(s) or issues confronting the city/region/community. Include where relevant number of people, enterprises or institutions affected.

Since the Palestinian Authorities Returnee in 1995, many changes in socio-economic conditions had occurred. Local immigration to Ramallah city caused an abnormal increase in population and put a burden on Ramallah Municipality (RM) and the adjacent municipalities like AL-Bireh and Betunia municipalities to provide a decent level of life needs and public services to their residents. Based on Ramallah’s important role as a central Business District and administrative core that provides services to northern governorate in general, and to Ramallah Al-Bireh governorate in specific, the municipal council of RM had submitted a proposal for the Palestinian Ministry of Local Government (PMOLG) asking for urban expansion of RM to fulfill the raising needs of new areas and support the current compacted ones, to obtain new land areas to be utilized for housing, commercial centers, offices and public services.
After RM had received the initial approval from MOLG of adding more than 3000 donoms (1 donum = 1000 m²) to the administrate area of RM, the Municipal Council of RM assigned the Director of planning department to be in charge of preparing physical plans for the urban expansion zones, the Head of Planning Department and his team had submitted an initial proposal for the municipal council of RM and declared the specific zone under the process of physical planning, with what they called it Obligatory Re-Parcelation of lands. In this process, lands are treated as one whole piece of cake, chopped according to original parcels areas and adequate road network into fine regular shapes, and then redrawn to be given an improved attributes such as land uses classifications to achieve the maximum possible investment of these lands. This process allows and by the law a maximum Truncated Ratio (30%), these 30% deducted areas of the total Re-Parcelated area are Municipality share to be used to develop public facilities and services in, for educational institutions, medical facilities, civic centers, public open spaces, parks, infrastructure and road network. The whole process is under the cover of legal actions that ensure to obtain the land for the Municipality's interest from the owners without any compensation, which accordingly used for public benefits.

The head of planning department submitted the proposal to the municipal council including number of goals and objectives that not only will drive and affect the process, but also convince the municipal council of the process and help to build their decision towards the adoption of Obligatory Re-Parcelation of lands as a new planning tool. It's worth to note that the process of obligatory re-parcelation is a new experience has been implemented exclusively in Ramallah, Al-Bireh and Rafat Municipalities followed our lead. These goals are: the need of efficient use of the new lands to fulfill accelerated growing needs in a context of the accelerated urban growth and scarcity of land resource because of the special political status of this area (an area of conflict). Most of the city land lots are owned by the private sector (approximately 70% of lands) and hypothetically saying if the Municipality has to buy large areas of lands for public utilization and compensate the owners of these lands according to the basic law that means to impose a huge financial burden on the municipality financial capacity that can't handle in the present time.

At the end of 2007 the municipal council of RM had approve the proposal, and had given the needed agreements to launch the process. The head of the planning department and his team, has initiated the process of physical planning and obligatory re-parcelation of lands driven within the vision of the municipal council of RM and a broad section of views of people and many stakeholders in community participation sessions.

2. Describe the goals of the initiative in terms of desired change or outcome and timeframe for achieving the change or outcome (for example, change in policy, strategy, business model, technology, means of implementation, financing arrangements, human development and empowerment, measuring and evaluating progress and impact, etc.).

The physical plan was intended to achieve the needed development by ensuring a comprehensive utilization of lands to fulfill the urban growth needs with maximum
possible enhancement of the quality and quantity of land investments, with the least financial expenses of the Municipality may pay. This planning tool specifically intends to:

Provide new commercial, public services, sub-centers that will reduce the pressure on the current CBD that already suffers from traffic jams and congestions because of the accelerated urban growth and the increase in private car ownership.

New residential neighborhoods with a variety of housing, to fulfill the raising needs of houses due to the abnormal increase in population (local internal migration).

New public facilities that contain: public parks, public squares, public social spaces for shopping and recreation, and public schools that match international standards. Of course all these services has to meet the needs of the new communities and already existed ones.

Provide solutions for the current traffic problems of congestions, jams, limited road network by proposing a comprehensive public transportation system, in addition to extend new road network, which are designed according to scientific standards to provide wide comfortable roads that connect the area with the other areas efficiently with the ability of attracting and producing traffic without the need to pass through the old conventional compacted center, and enhance the connectivity and accessibility of the area.

Provide a plan that is workable and could be implemented within the financial capacity of RM.

3. Describe whether the innovation involves any partnership (public-public, public-private, public-community, etc.) and if yes, who is or was the leading partner(s), the role they each played and whether other parties have benefited or are benefiting from your innovation and how?

Main partners:
Land owners and other beneficiaries will have a share of cost of the fees paid for project assessment, redesign and implementation through paying 2$/m².

4. Describe the resources used for implementing the initiative, including funding/financing strategy or arrangements and any significant contributions that are not in cash, for example, in human, technical or managerial resources.

With the proposal of initiating physical planning and re-parcelation, the Director of the Department of Planning prepared a suggested action plan for the implementation with the needed time frame, human and financial resources. After the approval from the municipal council of RM, RM assigned the needed available financial and human resources and assigned a technical team supervised by the Director of the Department of Planning. This team involved a civil engineer, GIS professional, and surveyor to prepare all the needed drawings, and the final version of the project documents. All this process was undertaken with the supervision and early participation of the local council and many stakeholders till the final approval of the project from the Higher Board of MOLG. The preparation now is done for implementing the re-parcelation with the participation of MOLG and Land Authority.

The needed human resources for project were provided since this project needs high qualified people in urban planning field and context, legislation, IT who worked within the
spirit of integrated team. The Team suggested the concept of zoning, land uses, the needed road network, then translated these ideas into accurate plans in an integrated process. The project is one of its kind and was discussed in a number of official technical committees, municipalities and MOLG through three years, and raised awareness of the effective experience of such projects.

In this project technical software's for preparing the studies and drawings are used, such as cad software's, surveying software's, GIS software's, advance printers and scanners, the recent aerial photos, etc. Exploring the internet, enables the team to investigate alike cases of studies, branding the project and informing the public, etc. So the whole project has built up the capacity of the municipality as well as its staff who had enriched their knowledge and experience through going the research, design and implementation phase.

E. Summary of the Innovative Aspect(s) of the Initiative
Describe the innovation for the initiative using the following lead questions as a guide. (350 words max)

1. Describe whether the initiative should be considered evolutionary or revolutionary. Evolutionary would imply that innovation evolved over time based on lessons learned from experience and that the changes or outcomes are cumulative. Revolutionary would imply something quite new or something that has been borrowed from elsewhere but never been tried before in the sector or context in question and therefore bears a certain degree of risk. If it’s borrowed from elsewhere, describe what the linkage with the other preceding experiences is.

Even though, there are articles in the basic law of planning that enables the local authority to carry out obligatory re-parcelation, the main challenge for this project is that no obligatory re-parcelation was done and implemented before in any other Palestinian Municipality, so there wasn’t any practical experience to depend on. Another challenge is that some of the land owners live abroad, and the RM can’t sometimes get their approval on such projects, and from here and in this context an Obligatory action has to be taken. According to this experience, an output to look forward is a manual for re-parcelation processes to help other local communities to do the same in the soon future. The higher board of MOLG helps in branding the experience to the other areas in the PT after this successful process, so this pilot project creates the foundation for the practical technical and legislative methodology that will be used as a manual for similar projects.

1.2 borrowed or inspired
The main best practice in this project is the Re-Parcelation output itself. It approved its efficiency as a useful and feasible tool in the physical planning in term of land scarcity and accelerated demand for lands with good attributes that enable better investment. This best practice save the municipality and the local community time, money and most important saved public rights. Moreover it has noticeable impact on the environment, economy, and community welfare.
2. Describe where the innovation is being applied, for example, in policy or strategy; planning, design and implementation; business model or financing arrangement; tools and technology; governance and administration; etc

As has been mentioned previously, the process of re-parcelation may have been covered under the Basic Law of the law regulating the cities and villages, but have not been applied previously in the Palestinian territories (PT), Ramallah municipality have to prepare again a preliminary experiment on an area of 35,000 m² of land, after the success of the first experiment. Ramallah municipality have prepared a master plan with area of 3000 donums of land depending on the principle of re-parcelation in the first experience. As for the advantage of this innovation, the Ministry of Local Government encouraged the rest of the local governments to carry out such ideas in master planning modification. Land Authority has enriched its knowledge through this new experience in the application of the project. Professionals, and employees absolutely gained new experience in the application of such ideas on the national level.

3. Describe whether there was or are any obstacles or resistance to the innovation and if so, how were/are they being overcome.

In every step there was a challenge, people in their nature resists changes, but we could overcome the challenges through discussion, giving alternatives, and the approval was right the corner. And we could accomplish the followings:

- Build alternatives scenarios based on the detailed studies, drive the process within the vision of the municipal council of RM and early community participation of citizens and stakeholders, and discuss these scenarios through many technical committees and public hearings, choosing the best alternative plan.
- Discussion and approval of the plan by the municipal council
- Discussion and approval of the plan by the regional committee of planning in Ramallah Al-Bireh governorate
- Discussion and approval of the plan by the technical committee of MOLG
- Announcement of the final draft of the plan for any objection from the public
- Studying the objections of the public and make the needed reviews.
- Approval of the plan by the higher board of MOLG and announce it for implementation.

F. Summary of the Desired Change or Outcome and how it is being Measured

Describe how the initiative, and in particular the innovation, is or will be making a qualitative and/or quantitative change and how that change or outcome is being measured. (350 words max)

1. What change(s) or outcome(s) have you already achieved or hope to achieve? Please describe the nature of the change(s) or outcome(s) in, for example, improved quality of life; new levels of social, economic or environmental sustainability, including new attitudes and behavior; improved efficiency, effectiveness, accountability or transparency, etc. Please describe the scale of the change, for
example, primarily local, regional, national or global and where possible, please quantify the
change(s) or outcome(s) being achieved.

The new master plan includes new land uses that classified as flexible and responsive to the
investment value of lands. It also supports the investment values of these lands by
proposing two commercial centers within the needed public squares and civic/community
facilities, in addition to new large housing area with new public parks and new high rising
building area to provide a variety of housing.

The project also enhances the shapes of the lands, and enables the best, efficient maximum
use of these lands for the building purposes according to their planned uses. And gives
more chances for innovation in architectural design and increases the aesthetic values of
these lands. So enhances the investment values of these lands. It is worth mentioning that
most of the values increase from 200% to 400%.

2. What indicators or metrics are you using to assess the change? Describe who is doing the
measuring, and who is using the measurements and how.

In general, the project offers additional areas of expansion with new land uses within
suitable and comfortable environment for citizens since it offers squares, public parks,
public schools, and wide right of way road network. All these public facilities ensures
private rights and public benefits in same time. The project also offers new horizons for
local investment since it create a good environment for attracting investment in the
commercial and tourism sector that will help empower local employment market.

The implementation of this re-parcelation project will enable RM to implement the plan
without the need to compensate lands owned by private sector, and make use of lands
resulted of the Truncated Ratio for public needs and in all ways it doesn't exceed 30%. This
fact had saved a lot for the treasury of RM and PS generally.

3. Describe any specific tools or methods that were developed or applied to improve the chances to
attain the desired outcome or change, for example, new working methods, new data and information,
new incentives or disincentives, new means of communication and knowledge, new technology, etc.

First was to implement steps covered by the law of this project and procedures so
representative process does not establish any future problem of the project. Second is the
application of GIS on the project and in order to facilitate the calculations for the
deductions for road and public land from each parcel. Later Ramallah Municipality fully
worked on GIS system and opened a special site for the municipality to be accessed by the
publics and provide any public information about parcels building regulations
(www.ramallah-gis.ps)

4. How does the initiative and its intended changes or outcomes contribute to a new image or
reputation for your city or community?

Beneficiaries:
RM as municipality within the official structure of LG of the PS

The project complements the vision of RM and its mission through its efforts of achieving a better level of life for its citizens by providing new areas for urban growth and expansion. Such areas will be friendly to the environment, beautiful, fulfilling the needs of citizens and visitors, taking into consideration preservation of citizen's rights and in the same time fulfilling the public benefits without abnormal burden on the municipal treasury. (See figure3)

For the inhabitants of the city and visitors from other governorates

Ramallah city is considered an administrative core of Palestine, the expansion of the urban area will impact both Ramallah citizens and visitors from other governorates. Since this expansion area will fulfill the needs for wide spaces for the public facilities such as:

Public squares: a network of public square for pedestrians to shop and practice public activities within 14 donums area with proposed suitable 24m wide routs of right of way (compared with AL-Manarh square) which is the only center within the current approved master plan of 2.7 donums approximate area (see figure 4).

Public parks: The terraced public garden with an area of about 25 donums (compared with the central public park within the current approved master plan of Ramallah of 3.4 donums area (see figure5).

For Land owners in area:

The project enhances the shapes and other attributes of the lands and makes it more convenient for the new developments without buying land lots for public benefits, Examples: some lands with irregular shapes before re-parcelation became regular shapes that empower them with new investment choices. Compared with the enhancement of lands values, the cost of preparing official documents needed for acquisition is relatively small (300 dollars / donom paid by land owner while the value rises from 200% to 400%, and the ratio of expenditures to the revenues for owners is 1-1000.

G. Describe what you think other cities can learn from our initiative and what your city/community is prepared to do to further that learning.

Choose any of the above headings or a particular aspect of the initiative that you wish to highlight and that you think best describes the reasons why the innovative aspect(s) of the initiative could be of benefit to improving social, economic and environmental sustainability in cities and regions and, in so doing, to advance the prosperity and quality of life of their citizens. (400 words max)

The innovative perspective of this project is the execution of obligatory re-parcelation of lands to enhance the shapes of these lands and attributes that enhance the investment chances of these lands and make the new plan workable and able to be implemented. This process is considered unique and one of its kind in the Palestinian territories. The process was achieved by making use of the allowed legal rate of truncated ratio from the privately
The idea of re-parcelation has a critical factor of success since it would be impossible depending only on the municipality financial capacity, to implement such a plan with the proposed public spaces and wide roads. The estimated budget for implementation of a conventional plan that has the same area is around 60 million dollars in order to compensate land owners and acquisition for public uses lands. This plan was discussed through many technical and official committees, and through many public hearings till it was approved by the higher board of MOLG and put into execution, ending more than three years of work. (Annex No 1 and 2.)

H. Relevance of the Initiative to the 2030 Agenda for Sustainable Development, Commonly Referred to as the “Sustainable Development Goals” and to the New Urban Agenda.

Please tick the most appropriate boxes and provide a brief description of the relevance of your initiative in relation to the relevant goal(s). Please also refer to the complete text of the Sustainable Development Goals at:

| Goal 3: Ensure healthy lives and promote well-being for all ages |
| Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all |
| Goal 10: Reduce inequality within and among countries |
| Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable  |
| Target 1: Access for all to adequate, safe and affordable housing and basic services and upgrade slums |
| Target 3: Participatory, integrated and sustainable human settlement planning and management |
| Target 7: Universal access to safe, inclusive and accessible green and public spaces, in particular of women, children older persons and persons with disabilities |
| Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions for all |
| Goal 17: Strengthen the means of implementation and revitalize the Global Partnership for Sustainable Development |

I. Descriptive Materials in Annex to the Document

These are materials destined to allow members of the Technical Committee and the Jury to have a better understanding of the context of your initiative which is a very important consideration. Please do not exceed the specifications below; anything that exceeds these specifications may not be availed to the Technical Committee or the Jury. Please provide, where possible and relevant, the
◆ Up to 5 press clippings or copies of covers and tables of content of reports published on the initiative.
◆ Up to 5 photos (with titles) that best illustrate the initiative (.jpeg at 300 dpi, 2000 x 2000 px max).
◆ Up to 5 graphics that best illustrate the initiative (300 dpi). These graphics could illustrate for example, trends, ratios or percentages; tools or technologies; etc.
◆ 1 map that best illustrates the physical context of the initiative (300 dpi)
◆ 1 chart that best illustrates the initiative (300 dpi)
◆ 1 technical drawing (300 dpi)

J. Additional material
Any additional material such as videos should be submitted on a DVD/CD or by email to the Secretariat at info@guangzhouaward.org.
Note: Any additional material should be submitted to the Secretariat via email or mailing.
The Guangzhou Award Secretariat
Tel: +86-20-66289390
Fax: +86-20-66289391
Email: info@guangzhouaward.org
Address: 3901-02, Pearl River International Building, 112 Yuehua Lu, Guangzhou, P.R. China