



The Applied Research Institute – Jerusalem (ARIJ)

**Policy Tools towards Sustainable Land Use and Urban
Environmental Management under a Transitional Political Context**

Bethlehem, Beit Jala and Beit Sahour Municipalities, Palestine

Revised Summary Report

Submitted To

**Committee for International Cooperation in National Research in Demography
(CICRED)**

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Policy Tools towards Sustainable Land Use and Urban Environmental Management in Palestine

This report serves as a summary for the methodology, research findings and primary recommendations that have emerged from the PRIPODE project. Rather than a reproduction of the final report, it is a distillation of the main aspects of the research findings. The first part, a profile of the targeted area, will briefly introduce the reader to the socio-economic and demographic context which has informed the course of the study. Secondly, this report will offer an analysis of the environmental and social challenges facing the Bethlehem, Beit Jala, and Beit Sahour Municipalities. The third section will outline citizens' perceptions of these challenges and the municipal responses to them. Finally, the fourth section will present a series of recommendations which are meant to be the foundation of alternative policies and tools for sustainable development at the local level.

I. Profile of the Targeted Area: Demographic Composition of Bethlehem, Beit Jala, and Beit Sahour Cities

Population Size and Distribution

The urban area of Bethlehem Governorate is spatially clustered in the center of the Governorate and consists of the cities of Bethlehem, Beit Jala and Beit Sahour¹. 34% of the Governorate's population lived in these cities. The two refugee camps Ayda and Al Aza are located within Bethlehem municipal boundaries while Ad Duheisha camp is situated at the southwestern fringes of Bethlehem within Ad Doha municipality. The population in the camps was 10,563 persons in 1997 when the first Census data was collected. The rural population makes up 58% of the total Governorate population.

In 2005, the total population in Bethlehem Governorate increased to 174,654 of whom 60,123 (34.42%) live in urban areas, 100,567 (57.58%) live in rural areas and 13,966 (8%) live in the three refugee camps of Ayda, Al Aza and Ad Duheisha. The population growth rate from 1997 to 2005 reached 32%, and was approximately the same in the urban, rural and refugee areas (PCBS, 2005) (see Table 1 below).

When graphically distributed by age, the 1997 population figures resemble a pyramid; the histogram is large at the base and becomes narrow at the top, which shows that the population is centered in the younger age groups. People between 0 and 14 years of age make up 36.3% of the population.

¹ The urban area in Bethlehem Governorate is the focus of this study and will be referred to as the targeted area or the study area in the context of this report

Table 1: Population growth from 1997-2005 in the study area

	Bethlehem Municipality	Beit Sahour Municipality	Beit Jala Municipality	Urban Area	Bethlehem Governorate
Census of 1997	21673	11250	11957	44880	132090
PCBS Projection of 2005	29019	14921	16183	60123	174654
Percentage of Increase	33.89	32.63	35.34	33.96	32.22

The population is concentrated in the pre-reproductive and reproductive age groups which is indicative of high population growth. According to this distribution it is projected that the growth rate will remain high in the coming years if no appropriate policies are adopted to deal with this issue. The annual growth rate in the study area had an average of 3.16%, and though the growth rate in the study area is less than the national growth rate of 3.4% (PCBS, 2005), nevertheless these growth rates are considered high when compared with other countries. By comparison, the Population Reference Bureau (PRB) reports the world growth rate to be 1.2%, the Arab States' growth rate to be 2.7%, and the rate for the 'less developed' countries to be 1.5% (PRB 2005, World Population Data Sheet).

The population density of the study area was 3919 person/Km² in 2005. This population density is considered to be very high when compared to the overall world population density of 48.3 persons/Km², to the population density in Asia which reached 45.2 persons/Km², or to the 'less developed' world density of 63.7 persons/Km². The population density is projected to increase as the population growth rate is high and the access to open land is limited because of the land grab policies of the Israeli occupation in the OPT.

It is important to assess the capacity of the current infrastructure and services in the Bethlehem urban area to meet the demands of the population and to assess the needs for the coming years. It is essential that decision makers at the local level take the population distribution histogram into consideration when directing/allocating developmental projects.

Households

The 1997 Census data revealed that number of households in Bethlehem city is roughly 4158, followed by Beit Jala which hosts 2413 households and Beit Sahour which has 2306 households. The average household size in the OPT was 6.5 persons/household, while in Bethlehem governorate it was 5.85 persons/household. 37% of the population are living in families that have between 5 and 6 members, 25% are living in households that have between 1 and 4 members, and 38% live in families with more than 6 members. The household size is considered to be large in the study area. Among the three cities Bethlehem city has the largest percentage of its population living in households of more than 6 persons (43% in Bethlehem city, 33% in Beit Jala city and 31% in Beit Sahour city). In fact, 9% of the population in Bethlehem city lived in households having 11 or more members.

Educational attainment

The 1997 Census provided data about the study area concerning educational attainment; according to these figures, 6.4% of the study area population were illiterate, 13.2% were capable of reading and writing but had no formal education, 24.8% completed elementary education, 22.8% completed preparatory education, 18% completed secondary education, 5.4% have an associate diploma and only 8.5% have university degrees. The data also showed that 60.3 % of the illiterate people were in Bethlehem city, with more females illiterate (65.2 %) compared with males (34.8 %). In terms of educational institutions, Bethlehem Governorate has 135 schools consisting of 1,602 classes attended by 49,272 students and 2,624 teachers. On average there are 30.8 students per class and 18.8 students per teacher. These ratios are lower than the general WB figures, where the ratio of students per class is 31.3 and the ratio of students per teacher is 19.8 (MOHE, 2005).

Health Care Status

In Bethlehem Governorate in the year 2004 there were 9 hospitals that had a capacity of 626 beds. There were 1.2 doctors and 1.7 nurses per 1000 people.

Labor Force

The 1997 Census showed that 38.9% of the population in Bethlehem Governorate who were 10 years and above were economically active while 60.5% were not economically active (these are divided into students (44.7%), housewives (43.1%), people unable to work (6.4%) and people not working and not looking for work (6.4%).

In Bethlehem Governorate, 30% of the economically active people worked in elementary occupations, 28% worked in crafts and related work, 12% worked in services and sales, 7% as technicians and associate professionals, 7% as professionals, 5% as plant machine operators and assemblers, 4% as clerks, 3% as legislators and managers and 3% as skilled agricultural workers.

In 2005, 60.7% of the population who are within the working age (15 years and above) are outside of the labor market in Bethlehem Governorate. This percentage is considered to be very high. 52.5% of the people who are outside the labor market are housewives, 32.4% are students, 9.6% are either old or ill and 5.5% are outside the labor force market for unspecified reason (PCBS, 2005).

Infrastructure

The results of the 1997 Census with regard to the basic infrastructure in the cities of Bethlehem, Beit Jala and Beit Sahour indicated that 98.4% of all housing units of the study area were connected to the public water network and 99.3% were connected to the public electricity networks. With regard to the sewage network only 45.1% of all housing units in the study area were connected to the public sewage system (the remaining 54.3% of house units are connected with cesspits, and 0.3% of house units have no sewage system). During the interviews with decision makers in the municipalities, they indicated that the percentage of housing units connected to the public sewage system have increased due to the increase in the quantity of conducted

infrastructure projects during the past years. Still, there is no accurate and reliable data available to indicate the real updated percentage of households connected to the public sewage system.

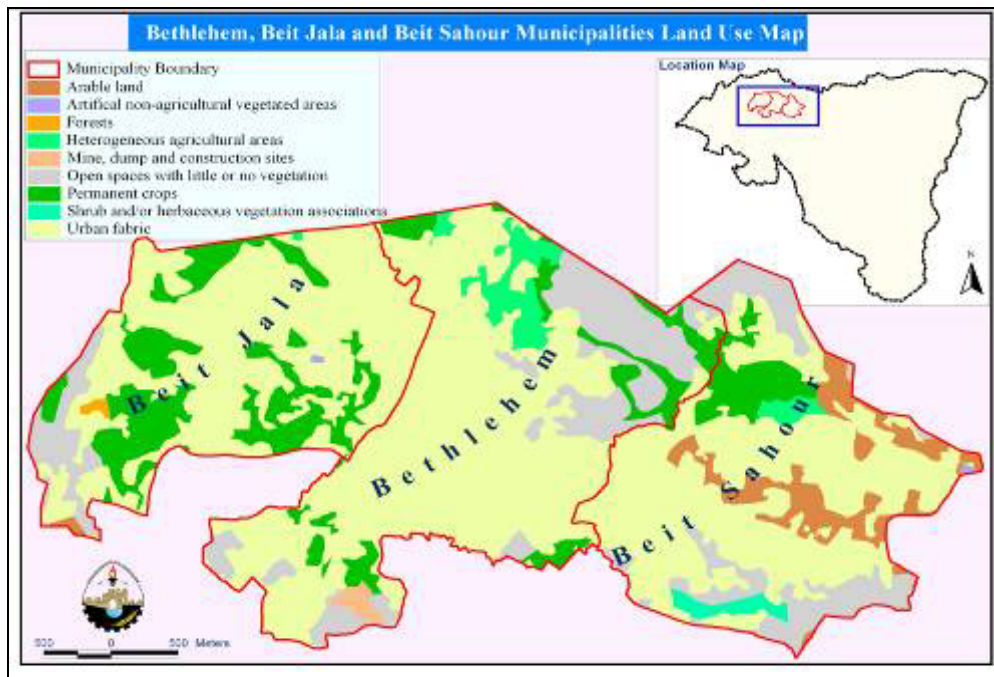
It is important to mention that even if 98.4% of the households are connected to the public network, the water supply is irregular. At times the interruptions in the water supply last for days, especially in the summer time. The shortage in the water supply is a national problem resulting from the Israeli occupation. As the Israelis have absolute control over water resources and the Palestinians are not granted their water rights either in the surface water resources (mainly the Jordan River) or the groundwater resources, severe shortages in the water supply have resulted. The per capita water consumption in the OPT in the year 2000 was 80 liters per day (PWA, 2000) while in the year 2003 it was 94 liters per day in the study area (PWA, 2003). This value is nearly half of the minimum level of water consumption level recommended by the World Health Organization which is 150 liters per day. It is worth mentioning that in the year 2000 the average per capita Israeli water consumption was 3-4 times more than the Palestinian per capita consumption.

Land Use/Land Cover and Natural Resources

Analysis of the land cover inside the three municipalities reveals that the built-up area constitutes approximately 64% of the municipal area (*see map*):

In Bethlehem Municipality 13.6% of the municipal lands are agricultural area and are located in the northern and southern parts, 18.3% are open spaces and are located in the northeastern part of the municipality and 1% is stone quarry. While in Beit Jala 24.9% of the total area is agricultural area and is located in the western and southern parts of the municipality, 0.5% is forest which is in the western part and only 6.8% is open space and is located at the southwestern periphery of the municipality. In Beit Sahour 20.6% of the municipal lands are used for agriculture in the middle and northern parts of the municipality, 2.2% are shrub and/or herbaceous vegetation associations and these are located in the southern part of the municipality and 19.9% of the municipality lands are open spaces and these are located in northwestern and southern parts of the municipality.

As for natural resources, stone is considered to be an important resource in Bethlehem. There are 32 stone and marble quarries in Bethlehem Governorate. These are mainly located in the towns of Beit Fajar and Marah Rabah in the southern part of the Governorate.



II. Analysis of the Role of the Municipalities and the Problems Facing the Selected Communities

Methodology

In order to analyze the role of the municipalities and the problems faced by them, a series of interviews and roundtable meetings were conducted with the decision makers at these municipalities and with the Directorate of Local Government in Bethlehem Governorate who is the organizing and monitoring body for the performance of the municipalities and village councils under their jurisdiction. During the interviews and roundtable meetings information about the adopted strategies and plans by the three municipalities were obtained.

A review was also made of the laws and mandates that govern the municipalities to assess the actual compliance of the municipalities with these laws. The data collected and reviewed from the three national plans and the literature review of relevant population dynamics, sustainable land use, environmental management and urban governance policies that were conducted were also used as a guideline to form the framework of analysis.

A questionnaire was prepared and administered with the municipality executive staff and decision makers in the municipalities of Bethlehem, Beit Sahour and Beit Jala. The questions were divided into three parts directed to the different municipality departments, the administrative department, the planning and engineering department and the environmental department.

Another questionnaire was prepared for the local government directorate in Bethlehem Governorate. The questions aimed to investigate the level of cooperation of the municipalities with the local government, the compliance of the municipalities with the national development policies, the inclusion of the public in the decision

making process, the main hindrances to sustainable development, policies that can be adopted under a changing political condition and other issues.

The analysis was divided into four sections according to the sectors and issues that the analysis tackled. The issues addressed were divided into the following:

- a) Municipal administrative and financial management
- b) Urban growth and infrastructure management
- c) Urban environmental management
- d) Demographic dynamics

Problems Facing the Municipalities

a) Municipal Administrative and Financial Management

On the one hand, the selected communities suffer from a number of difficulties and insufficiencies in administration:

- The weakness of the executive body in enforcing legislation and preventing violations.
- The weakness of the legal system in supporting the execution of laws.
- The lack of coordination between the different departments, ministries and institutions.
- The lack of information channeling from one level to another.
- The centralization of the decision making process.
- The lack of a clear internal evaluation strategy for the approaches that the municipality undertakes towards projects.
- The lack of professionals at the local level to either develop or implement strategies.
- The absence of any updating of the structure of the municipality, and of an evaluation process for the current structure.
- The under-representation of women in decision making positions.

On the other hand, the municipalities further suffer from endemic budgetary and financial difficulties, many of which exacerbate and are exacerbated by the aforementioned administrative difficulties:

- Municipalities suffer from deficiencies in their budgets.
- The allocated budget to the municipality does not cover the expenses and bill collection is problematic.
- There is little enforcement of tax collection, though incentives are provided for the payers in the first months of the year (January and February). Taxes are collected by the central government Ministry of Finance whereupon the money is transferred to the local level. Often there is considerable delay in the transfer of this money to the local level.
- Donors impose their agendas on the municipalities and direct their programs and projects, often reallocating funds that had been dedicated for infrastructure or emergency projects.
- No incentives are provided to the private sector, and there is no cooperation between the private and public sectors.
- There is a lack of equitable distribution of financial resources from the central government to the municipalities.

b) Urban Growth and Infrastructure Management

The selected communities face a general deficiency of public institutions and infrastructural networks:

- The three municipalities agreed that schools, electricity, streets, health clinics, public transportation, garbage collection, and street cleaning services are considered “good services in regard to quantity and quality, but that they require consistent funding for maintenance and rehabilitation.
- The water network pipes are worn out and rehabilitation (and in some cases replacement) of these networks is needed. The current water network has been in poor condition since the onset of the Israeli occupation.
- The sewage network has to be connected to places where people still depend on cesspits.
- The street drainages are insufficient and their locations need to be reevaluated.
- Both Bethlehem and Beit Sahour municipalities consider the street lighting to be insufficient and in need of enhancement (Beit Jala, however, considers this utility to be excellent).
- The maintenance departments of the municipalities suffer from poorly functioning and outdated machinery, as well as a lack of qualified maintenance people.
- All of the municipalities lack park land, and suffer from a scarcity of orphanages and elderly care institutions. Though the municipalities consider there to be sufficient educational facilities, these are in need of continuous maintenance and improvement, and only Beit Jala has a public library.

In addition to the aforementioned deficiencies, the municipalities suffer from the lack of substantive urban growth plans and strategies:

- There is a lack of strategizing or planning for physical development on the local level and the regional level, typified by the lack of updated masterplans.
- There is a lack of qualified professionals to draft developmental plans and masterplans at the local or regional levels, as well as a lack of sufficient budgets that would enable them to execute such plans.
- Urban growth is not directed in a specific direction as it has become hard to maintain protected areas under the current constraints and shortages of land.
- There is a deficiency of information about socioeconomic, environmental and other data at the municipal level.
- The unstable political condition which is subject to the Israeli occupation practices in the West Bank, as well as the lack of total sovereignty and integration between the different parts of the West Bank makes it even harder for the municipalities and local government to draft and implement developmental plans at the regional and local levels.
- The current legislation and laws concerning the mandates of the municipalities and the building and planning codes have been adapted from laws that were drafted by the Jordanian and Egyptian administrations during the 1960s, and consequently some articles of this legislation are outdated.

- Land registration is not yet complete.
- Funds are often project driven, with donors targeting certain municipalities with specific projects. The municipalities having no other sustainable funding for implementing projects often take over these projects without assessing them with regard to the needs, priorities and impacts in the region.

c) Urban Environment Management

There is no special department for urban environmental management in any of the three municipalities, and consequently there are no clear strategies or plans for addressing the current environmental issues or for mitigating current and future environmental problems:

- There is no follow-up for environmental strategies on the regional and local levels and Palestinian environmental strategies and recommendations were not communicated to the municipalities or to the local governmental directorate.
- With regards to solid waste, the municipalities collect the waste and move it to a dumpsite in Abu Dees, northwest of Bethlehem, where they are charged per truckload. There are no mechanisms for separating medical and industrial waste from domestic waste.
- Wastewater is collected and dumped into the Wadi An-Nar valley without treatment. Though there have been initiatives in the Bethlehem Governorate to construct a treatment plant for solid waste and wastewater, but the Israeli authorities who have total control over area C in the West Bank have turned down these plans.
- No Environmental Impact Assessments (EIAs) have been made for the projects taking place in the municipalities, except for the industrial projects which have to submit an EIA to the Ministry of Environmental Protection.
- Only Beit Jala municipality has a healthy authorized slaughter.

d) Demographic Dynamics

The difficulties discussed in the above section on population demographics in the selected communities illustrate the problems facing these municipalities. However, there is no clear strategy or plan in the municipalities that would deal specifically with these demographic issues. The directorate of local government indicated that there is a national committee for combating poverty headed by the Ministry of Planning and the UNDP/PAPP. This committee works in cooperation with local NGOs and with the MOLG. The committee aims at preparing a participatory poverty assessment, developing strategies to combat poverty and implementing these strategies. Additionally there has been municipality support of women's organizations, and initiatives of cooperation between the municipalities and local civil society organizations to raise public awareness. These endeavors and initiatives are inextricably linked, however, with the administrative, financial, and planning abilities of the municipalities. As the population continues to grow and demographic concerns become more pressing, many of the same problems described in the previous three subsections will impact this area as well.

III. Citizens' Perception of the Role of Municipalities

Methodology

A questionnaire was designed to assess the citizens' perception of the municipality policies and the quality of public services as well as the citizens' awareness and knowledge of issues related to sustainable development, demography, urban environmental management, and the structural organization of different governmental bodies, among other issues.

The citizens' questionnaire was designed by the research team. The data collected and reviewed from the three national plans together with the international recommended practices in the fields of demography, urban management, sustainability and urban environmental management were used as guidelines for formulating the citizens' questionnaire.

A sample of 97 persons from the study area completed the questionnaire. The sample was chosen randomly from people working in governmental and non-governmental organizations, students, workers, housewives, shopkeepers and unemployed persons.

The questionnaire consisted of 51 questions that tackle the following issues:

- a) General national and municipal policies
- b) The quality of services and accessibility to them
- c) Addressing the needs of the population
- d) Environmental policies
- e) Public participation

The citizens' questionnaire was translated from Arabic to English language and entered in the Statistical Program for the Social Sciences (SPSS) software. The data produced by SPSS were entered into Excel where figures and diagrams were generated and analyzed.

Of the 97 individuals who took the survey questionnaire, 30.9% came from Bethlehem, 32% came from Beit Jala, and 37.1% came from Beit Sahour. 51.5% of the questionnaire takers were males and 48.5% were females. 79% of the questionnaire takers were between 15 to 51 years of age.

Main Findings

a) General National and Municipal Policies

- 74% of the questionnaire takers had not heard about the National Development Plans. The 10% who heard about them heard about them through television, newspapers, public lectures by specialized institutes and from the MOLG. 70% out of the 10% who heard about the plans were females.
- 52.6% of the people who filled out the questionnaire either were not aware of the planning and building codes or didn't know if they "know or not". 67% of the people who were aware of the planning and building codes were males.

- 56% of the people who completed the questionnaire thought that there were no guiding policies for urban expansion while 16% thought there were guiding policies. 59% of those surveyed did not know on what basis the zoning and land uses are determined.
- 77% of the questionnaire takers were not aware of the contents of the master plan in their area. Oddly, of those who indicated that they were aware of the contents of their municipality's master plan, most came from Beit Sahour which in fact lacks a master plan.
- None of the females who answered the questionnaire were aware of the contents of the local master plan.
- 63% of the questionnaire takers did not know the procedures undertaken by the municipality when drafting the master plans. 55.67% stated that their municipalities didn't make field surveys while preparing the master plans
- 68% of the people who completed the questionnaire had no idea about sustainable development concepts. 80% of them were in the age group between 15 and 40.
- 42% of the questionnaire takers thought that the demographic and population structures are ready for development initiatives within a transitional political context, while 40% indicated that the conditions are not suitable to carryout development and 18% did not know. The answers were similar among males and females.
- In terms of financial transparency, 70% indicated that they have no knowledge about municipality budget allocation, and more than two-thirds of the respondents did not know how the budgets are being transferred from the national to the local level.
- 20% indicated that there are ongoing credit programs which promote access to credit for the urban poor, 32% said there are no such projects, and 49% did not know.
- 43% thought that the ongoing credit programs which promote access to credit for the urban poor didn't treat women and men on an equal basis.

b) The Quality and Accessibility of Services

- Peoples' perceptions about the urban services in general ranged between "good" and "in between." However, 46% said that the hospitals are in poor conditions, and another 34% consider them mediocre. Complains generally dealt with road networks, water supply networks, collecting garbage, cleaning the streets, lighting the streets, pedestrian routes, public parks, car parking, shelters, public transportation, solid waste management, sewage treatment, wastewater treatment, and street drainage.
- 57% indicated that the municipalities do not ensure the accessibility of public facilities to all individuals. This sentiment was most common in Bethlehem where 73.3% of the questionnaire takers indicated that accessibility to public services is not ensured to all individuals.

c) Addressing the Needs of the Population

- 71.1% of the respondents noted that the local government does not take actions to provide affordable housing. However, the directorate of local government in Bethlehem reiterated that this is one of the Ministry of Housing mandates.

- Only 9.5% of the questionnaire takers thought that the plans which are executed at the local level consider the future needs of Bethlehem population while 48.1% indicated that the plans do not consider the future needs and 41.4% don't know. 7% considered that the current legislations, regulations, and laws are consistent with the future needs of Bethlehem's urban population, while 45% think they are not consistent with the future needs of Bethlehem urban population.

d) Environmental Policies

- 17.5% indicated that that they are well informed about environmental issues and hazards, while 33% felt that they are not well informed about environmental issues and 49.5% considered that they are somewhat informed.

e) Public Participation

- About half of the individuals questioned said that the municipality does not participate with the public in the process of both need and capability assessment.
- 55% of the questionnaire respondents thought that the public accessibility to information is poor, while 39% described it as mediocre. This percentage was highest in Bethlehem where 67% of the respondents considered the accessibility to be poor.
- 77.3% believed that development projects would be more successful if citizens were involved in the planning and in the decision-making processes.

IV. Alternative Policies and Tools Toward Sustainable Development

Methodology

Based on the literature review conducted and analyzed and on the results of roundtable meetings with the decision makers at the local level, as well as the analysis of the citizen questionnaire and the workshop conducted with the citizens, a number of policies and tools are suggested in the following domains:

- Municipal administrative and financial management
- Urban growth, land and infrastructure management
- Urban environmental management
- Demographic strategies

However, unless the Israeli occupation fully ends in the occupied Palestinian territory and the Israeli forces withdraw to the Green Line (the pre 1967 war Armistice line); prospects for sustainable development in all sectors will be undermined.

Findings and Recommendations

Prioritization of proposed policies towards sustainable development in the study area

Sector	Proposed policies
Municipal administrative and financial management	<ul style="list-style-type: none"> • Institutional Strengthening and structural adjustments <ul style="list-style-type: none"> ○ Defining and clarifying each of the municipal employee's roles and functions; ○ Drafting clearer mandates to the ministries, governmental bodies, national authorities and agencies; ○ Transferring of the administrative, financial, planning and executive authorities from the central government into the local one (decentralization); ○ Adopt and update effective laws and regulations and formulate relevant bylaws to implement them, for instance, updating and improving tax collection mechanisms; • Ensure the participation of the public • Enhancing the municipal employee's abilities to perform urban management tasks through Training and Capacity Building • Exchange of best practices, internal and external information exchange, and innovation sharing corresponding to urban management fields • Perform decision-support tasks
Urban growth, land and infrastructure management	<ul style="list-style-type: none"> • Direct growth in urban areas <ul style="list-style-type: none"> ○ Collect, update and disseminate urban data on the local level in order to identify the urban growth needs ○ Formulate land inventories, land distributions and masterplans to guide decisions about physical, social and economic development ○ Protect sensitive areas (cultural, religious, environmental and historical sites) • Provide and maintain sustainable infrastructure and services <ul style="list-style-type: none"> ○ Conduct a complete assessment of the current infrastructure networks ○ Ensure the development of adequate services; including facilitating public transports, wastewater networks, healthy water network and adequate drainage systems • Adopt effective regulations, laws, building codes and policies <ul style="list-style-type: none"> ○ Increase the construction density within the parcels to provide affordable housing in urban growth areas ○ Adopt an appropriate taxation and pricing system for properties and services • Develop plans for natural and non-natural disaster mitigation;

<p>Urban environmental management</p>	<ul style="list-style-type: none"> • Assign a financial municipal budget for enhancing environmental management programs such as the management of domestic solid waste and wastewater. • Manage solid waste and wastewater • Identify quantitative and qualitative indicators to assess the improvements in the urban environment • Increase public awareness and participation in environmental protection issues, by developing partnerships with related corporations • Pursue environmental assessment, management and profiling decision support tools / instruments • Adopt integrated environmental and spatial planning policies that incorporate disaster mitigation policies. • Support integrated and participatory researches and studies to reduce environmental burdens on the urban poor, and enhance the use of natural resources for food, water, and income security.
<p>Demographic strategies</p>	<ul style="list-style-type: none"> • Adopt programs for family planning at the local level and formulate action plans towards their implementation • Ensure the accessibility of reproductive health care services to all individuals • Design and implement public awareness campaigns at the regional and local levels : <ul style="list-style-type: none"> ○ Provide new married couples with adequate family planning information; ○ Increase public awareness of family planning issues; reproductive health and birth control methods; and the issues related to early marriages • Prepare services, facilities and programs to accommodate the projected population increase, in consistency with the prepared national ones. • Improve public health insurance coverage and extend it to cover the whole population, through developing and reinforcing partnerships between the governmental and non-governmental organizations. • Increase the percentage of literate people in Bethlehem Governorate – especially the percentage of literate women. • Create jobs for the continually growing percentage of people who are within the working age (15 years and above).

The main constrains facing the implementation of the proposed policies

The unstable political conditions, characterized by Israeli military occupation in the West Bank, the lack of Palestinian sovereignty over their lands and resources, the Segregation Wall the Israelis are constructing on the Palestinian lands, together with the fragmentation of the West Bank into smaller Israeli controlled cantons are the main constrains the Palestinians are facing in implementing sound sustainable development. Unless the Israeli occupation fully ends in the occupied Palestinian territory and the Israeli forces withdraw to the Green Line (the pre 1967 war Armistice line), prospects for sustainable development in all sectors will be undermined.

Of the major constrains towards the implementation of policies proposed in the previous section are the weakness of the executive body to enforce the legislations and prevent violations accompanied with the weakness of the legal system to support the issuance and execution of rules and laws. Beside, the presence of outdated laws that need to be adapted to the needs of the local people and the changing conditions

Another important constrain comes from the serious deficiencies both in the national budget and the local budgets, accompanied by the financial dependency of local governments on the central government. This situation is also reflected in the lack of financial resources for the institutional and human capacity building in the local level, which hinder initiatives of institutional strengthening. The deficiencies in the budgets also deter the local government and the municipalities from hiring appropriate professionals to prepare and implement development plans; including masterplans, demographic strategies, environmental management plans and disaster mitigation plans.

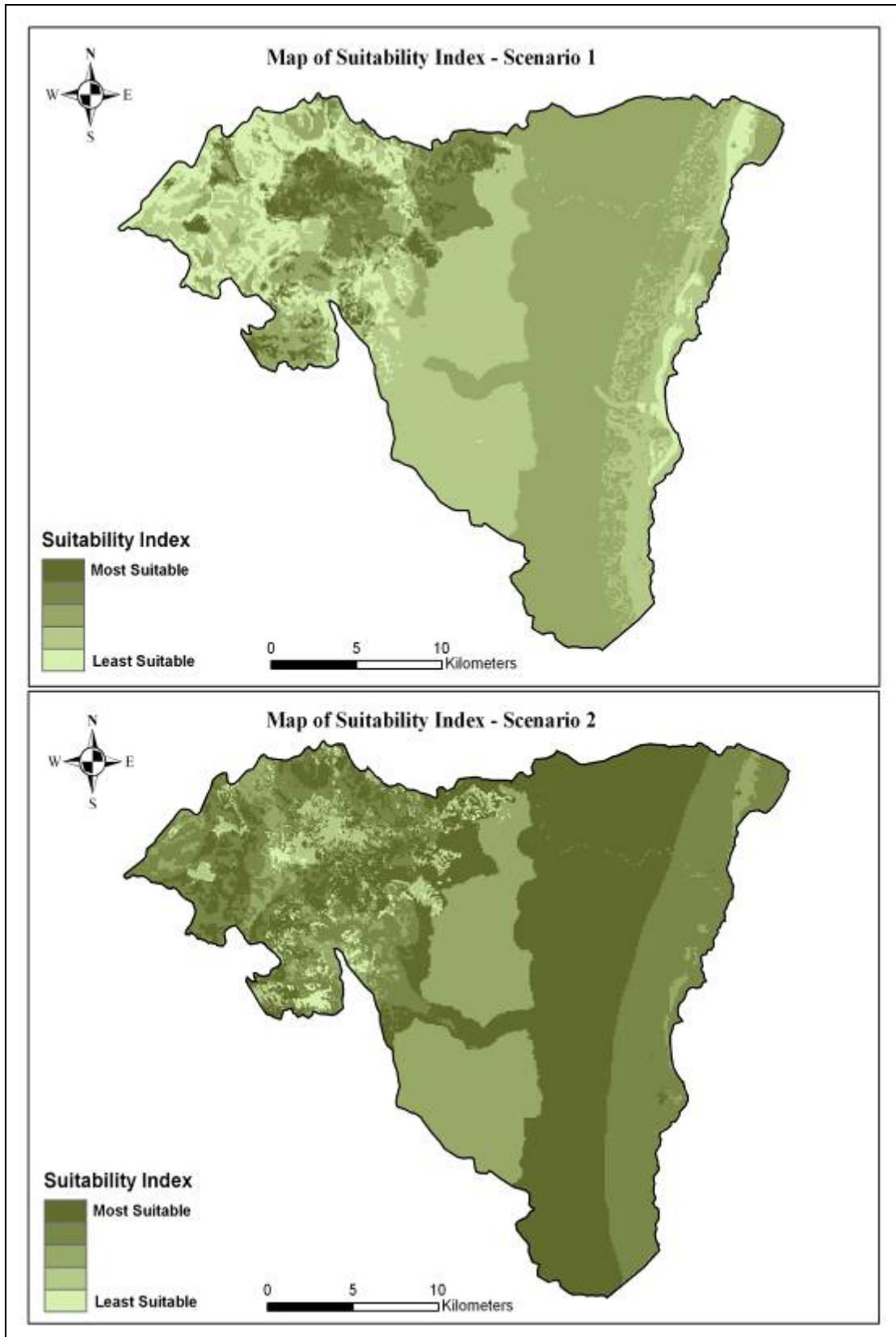
Additionally, initiatives towards the decentralization are still stumbling. Also, there are unclear mandates for the different ministries and departments; where in some cases the same mandate is given to more than one ministry, which creates confusion and conflict over the roles of the different departments/ministries, in addition to the lack of coordination between the different departments, ministries and institutions. Another constrain is the lack of awareness between community members about their rights in participation in planning and development for their communities

The unstable political conditions make it hard for the municipalities and local government to draft and implement developmental plans at the regional and local levels, where the absence of these strategies make it difficult to implement integrated clear policies. In addition, constrains facing the implementation of the policies proposed in the previous section include the deficiencies in the organizational and administrative structures in the municipalities which make the processes of planning, implementation and monitoring of development project difficult.

Using Suitability Analysis as a tool for sustainable land use and urban environmental management

The purpose of this analysis is to use a spatial GIS-based model to assess the potential suitability of locations for urban growth in Bethlehem governorate. This will be achieved through considering two distinct scenarios. The first scenario shows the current situation in which *political constraints* play a major role in specifying the limits of population development in the study area, i.e. Israeli control of open spaces and other suitable area for development. Alternatively, the second scenario "*Environmental Constraints*" would also include those areas that are presently under Israeli jurisdiction in the scenario *with a particular consideration for development of the environmental factors*, so as to develop a clear picture of the environmental impact on development planning, regardless of the political situation.

The findings of the analysis reveal some interesting facts. As in scenario 1 the suitable area (summation of areas 4 and 5), see the following two maps; constituted only 8% of the total area of Bethlehem governorate, compared to more than 73% in the second scenario, where the geopolitical factors were differentially rated comparing to the environmental ones. Paradoxically, the existing built-up area constituted more than 50% of the available suitable area in scenario 1 compared to less than 1% in the second scenario. Nevertheless, it should be accentuated on the fact that more than 87% of the suitable lands for urban development in scenario 2 falls under the full Israeli control in areas C, where 15.6% of the suitable lands in scenario 2 are confiscated for the purpose of constructing the Israeli settlements, bypass roads and lately the segregation wall.



Financial Report:

The following table delineates the financial items conducted within the ambit of PRIPODE programme during the period of 01/09/03-30/04/2006. However, all the invoices corresponding to the expenses mentioned beneath will be submitted to the attention of CICRED Executive Director via post mail as soon as possible.

Budget (2003- 2006)						
Policy Tools towards a Sustainable Land Use and Urban Environmental Management						
Items	Total Budget	Employee position	1/9/03-31/8/05	Employee position	1/9/05-30/4/06	Balance
Personnel						
Team Leader (8%)	3087.4	Team Leader	2252.41	Team Leader	825.34	9.65
Researcher 1 (8%)	2211.8	Researcher 1	1639.96	Researcher 1	577.56	- 5.72
Researcher 2 (8%)	2143.6	Researcher 2	1303	Researcher 2	849.22	- 8.62
Researcher 3 (11%)	2638	Researcher 3	1140.49	Researcher 3	947.58	549.93
Researcher 4 (10%)	2225.5	Researcher 4	1760.71	Researcher 4	944.41	- 479.62
sub - total	12306.3		8096.57		4,144.11	65.62
<i>Over-Head 5%</i>	615.3		538.85		4.66	71.79
Total personnel	12921.60		8635.42		4,148.77	137.41
National Consultant						
Consultant 1	900		900		-	-
(6 lectures)						

Consultant 2	900		900		-	-
(6 lectures)						
Sub - total	1800		1800		-	-
Equipments						
2 Computers	2000		2164		-	- 164.00
Sub-total	2000		2164		-	- 164.00
Research Expenses						
Photocopies of Documents	1600		912.99		139.22	547.79
Transportation	1700		1073.46		219.55	406.99
2 Round Table Meetings	300		0			300.00
Sub-total	3600		1986.45		358.77	1,254.78
Dissemination						
Workshops + Office supply	1200		0		643.24	556.76
Publication of report (700 copies)	2500		0		-	2,500.00*
Sub-total	3700		0		643.24	3,056.76
Total	24021.60		14585.87		5,150.78	4,284.95

* **Note:** As specified in the PRIPODE timetable on the web, the publication of the research findings will be during (March-June, 2007). Thus, the item of "publication of report" will be deferred waiting the final decision of the scientific committee. However, we would like to get your approval in advance to utilize the saving balance of 1784.95 EUR (4285.96 the total saving balance minus 2500 the budget of report publication) to cover the cost of issuing the book.

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Appendices

Appendix I

The Palestinian Environmental Strategy and the Palestinian National Policies for Physical Development

1. Palestinian Environmental Strategy

Text copied from:

Isaac, J. Rishmawi, K. Safar, A. et al. (2004). Analysis of waste management policies in Palestine: Retrieved June 12, 2004, from http://www.arij.org/units/posters/waste_management/index.htm

“The Palestinian Environmental Strategy (PES) identifies the main environmental themes that need to be addresses, defines environmental objectives and introduces a series of prioritized measures that will lead to reaching these objectives. The PES contains eleven-strategy elements that have been prioritized through the use of certain evaluation criteria.

Based on the PES, the Ministry of Environmental Affairs has formulated a National Environmental Action Plan (NEAP) for waste management up to the year 2003 that sets out the actions and projects necessary to solve or alleviate the environmental problems caused by the current management of wastewater and solid waste.

The Palestinian Environmental Law no. (7) of 1999 was evaluated and approved by the Palestinian legislative council. The law aims at protecting the Palestinian environment from pollution; protecting the public health and social welfare; introducing environmental protection fundamentals into the social and economical development plans; promoting sustainable development; preserving the biological diversity; protecting the environmentally sensitive areas; improving the environmentally deteriorated areas; and raising the level of environmental awareness among the local communities.

Solid waste management

Articles from the Palestinian Environmental Law No. (7) Related to Solid Waste:

- *Article (7): the ministry has to set up a comprehensive plan for the solid waste management on the national level, leaving the responsibilities for the implementation of solid waste management operational services to the local authorities.*

- *Article (8): the different specialized agencies have the right to take the proper requirements to minimize solid waste generation and encourage solid waste reuse and recycling.*
- *Article (9): the ministry in cooperation with other specialized agencies has to develop standards for the solid waste disposal sites.*

In the PES, solid waste management is recognized as one of the most urgent environmental priority elements that need to be addressed. The PES has set several targets to be met by the year 2010. An analysis of these targets reveals that the strategic options opted by the PES for solid waste management are:

- *The disposal of the whole sum of municipal and industrial solid waste generated in the West Bank and Gaza in 10 major sanitary landfill sites, thus preventing open air burning of solid waste, both at the source as on the landfills, and the rehabilitation and closing of old dumping sites;*
- *The separation of the two systems of solid waste and hazardous waste in the collection and disposal phases;*
- *The empowerment of municipalities in relation to solid waste management by setting up an effective solid waste management system with the municipalities; and*
- *The development of a cost recovery system and institutional management system for solid waste sector.”*

2. National Policies for Physical Development

Text copied from:

[MOPIC, \(1998\). National Policies for Physical Development: PNA](#)

“Natural resources and environment

To ensure the utilization of resources is balanced with environmental protection and conservation and that these challenges are met in a sustainable way, the following policies are proposed:

- *The natural resources shall be utilized and developed in a sustainable manner, to ensure the basic needs of water, food and shelter for future generations of Palestinians.*
- *The natural resources and the natural cultural environment shall be protected from random development.*
- *Air quality shall be maintained at WHO standards as minimum.*
- *The regional plans shall be assessed for their environmental and socio-economic impact.*
- *All physical development and activity shall be assessed for their environmental and socio-economic impact.*
- *Water resources, including surface and ground water shall be protected from over-extraction and from all sources of pollution.*
- *Allocation of natural resources between different groups of users- industry, agriculture, and domestic- shall be socially, environmentally and*

economically optimized to match the demands both quantitatively and qualitatively.

- *Stone and sand quarrying shall be located in areas with minimum of land use conflicts in accordance with the regional plans. Abandoned quarries shall be rehabilitated to render them usable for other purposes.*
- *Damaged environments of significant value shall be rehabilitated.*

Urban and Rural Development

To ensure sustainable development of rural and urban areas, the following policies shall be adhered to:

- *Balanced growth between rural and urban areas shall be pursued*
- *Villages and municipalities shall, with support from the central government if needed, prepare master-plans, defining the need for development areas and expansion of borders, based on the West Bank and Gaza Regional Plans, using the areas delimited in the regional plans as the basis for urban development. Involvement of the private sector in the preparation of plans shall be encouraged.*
- *Urban and rural communities shall take into consideration their cultural and historical heritage, and through the use of urban structure analyses and other relevant studies decide upon a development pattern that ensures continuity and optimal land use.*
- *Density and other factors shall be decided according to the specific characteristics of each area.*
- *The rural areas shall be developed in such a way that the inhabitants find it attractive to reside there*
- *Necessary land shall be specified to ensure affordable housing for all.*
- *In improving and developing the infrastructure, particular attention shall be given to fast growing cities and towns and new emerging centers according to the proposed center structure as defined in the West Bank and Gaza plans.*
- *Traffic calming measures and pedestrianization shall be considered to enhance the development and rehabilitation of town and city business centers. Urban and rural development shall pay particular attention to access and traffic safety measures for children, elderly and handicapped*
- *Physical planning shall, when relevant, include schemes for improvement of refugee camps.*

Economic development

To ensure sustainable economic development, the following policies shall be adhered to:

- *Physical plans necessary to facilitate export, import and freight shall be given the highest priority such as establishing the sea port, the free transportation corridor between Gaza and West Bank, and locate efficient border crossing.*
- *The industrial zones in the regional plans shall be the main areas for polluting and space-demanding industries.*
- *The industrial plans and projects shall undergo environmental assessment*
- *Opening, running and closing phases of quarries shall be included in the plans and EIAs*

- *Small and medium sized enterprises can be located within the urban areas, provided the environmental aspects are carefully evaluated*
- *Agricultural production shall be developed to ensure food security and to create job opportunities*
- *Physical plans on governorate/level shall consider optimal combination of localization of wastewater treatment plant and agricultural production*
- *Physical plans shall, when relevant, consider allocation of land for grazing in the low rainfall and low value areas*
- *Reclamation of land for agricultural production according to the Gaza and West Bank regional plan, shall be supported by necessary development of infrastructure*
- *On national level the priority shall be given to coordinate planning to enhance the larger touristic magnets (Jerusalem, Bethlehem, Dead Sea and Gaza Beaches), and round trip touristic routes are to be developed by upgrading the necessary road-links.*

Public services and infrastructure

The following policies shall be adhered to:

- *Spatial allocation of public services shall respond to the proposed settlement hierarchy proposed in the regional plans in order to ensure adequate access of all individuals to public facilities of different orders.*
- *A functional road network shall be established providing good accessibility and mobility to local, sub-regional and regional centers as well as to areas of economic and touristic importance*
- *Land use strategies shall promote “short-distance cities”, providing mixed-use areas to minimize distance between areas of social and economic activities*
- *physical land-use planning shall restrict through-traffic in residential areas and city centers to reduce environmental impacts and enhance mobility*
- *Vehicle/ population ratio shall be reduced by developing more efficient public transportation systems and by implementing policies aiming at decrease in both private vehicle ownership and use. Establishment of an environmentally friendly public transportation system of a higher passenger carrying capacity, shall be encouraged.*
- *All Palestinians shall have access to drinking water according to WHO standards at least the minimum for quality and quantity.*
- *The use of groundwater for other than domestic use shall be reduced. Use of alternative sources of water (such as treated wastewater, surface water, runoff and rainwater) for non-domestic use shall be enhanced.*
- *Large scale infrastructure for landfill sites shall be located following an EIA process, focusing especially on possible groundwater contamination.*
- *Waste minimization shall be guiding principle for all public entities.*
- *On-site preliminary treatment of toxic and hazardous wastes (solid or liquid) shall be enforced.*
- *The staging of developing areas for residential use is to consider economic factors related to gaining maximum benefit of investments at all times in infrastructure.*

Special considerations for the merging Palestinian state

Against this background, the following policies shall be adhered to:

- *Physical planning shall actively support the farmers and the Bedouins in maintaining agricultural land and grazing, and promoting reclamation of cultivatable land as well as developing grazing areas, to counteract confiscation of land and closure of prohibited (military) areas.*
- *The physical environment and tourism facilities shall be planned and developed in the Dead Sea area, by taking necessary initiatives for a tripartite agreement between Palestine, Jordan and Israel for developing the Dead Sea Area.*
- *Free trade and industrial zones shall be planned for at strategic points adjacent to the borders of neighboring countries, establishing strategic alliance with industry in order to prepare plans which can be wholly or partially materialized during the interim period*
- *The transportation corridor between the Gaza governorate and the west bank governorates shall be planned in detail in order to gain full international support for the principle and to raise funds for the project.*
- *Comprehensive physical planning shall be conducted for Jerusalem in order to develop it as the capital and as the center of the project.*
- *Comprehensive physical planning shall be conducted for Jerusalem in order to develop it as the capital and as the center of the nation*
- *Various levels of the government shall promote plans and support landowners, NGOs in developing housing and neighborhoods, thereby strengthening the Palestinian presence in Jerusalem and other Areas C. the mode of planning and facilitating development shall be based on principles of sustainable development, with particular reference to local agenda 21, stressing local participation.*

National physical planning shall comprise counter-planning activities in relation to the Israeli colonies. This shall be done by developing plans for the area occupied by the Israeli colonies, including the agricultural areas used.”

Appendix II

Law number (1) for the year 1997 regarding the Palestinian local authorities published in November 29th, 1997

Article (2)

The Ministry's Relation with Local Bodies

According to provisions of this law, the ministry shall perform: -

- 1. Public policy for Palestinian local bodies councils and supervise functions and duties of such bodies, plan public project, balance sheets activities, financial, administrative and legal supervision and procedures forming councils.*
- 2. Technical and administrative activities pertaining to regional planning in Palestine.*
- 3. Systems and regulations necessary to implement duties stipulated in the preceding articles or according to provisions of law.*

Article (3)

Local Body

- 1. It is a body corporate of financial independence; its functions and powers shall be designated by provisions of law.*
- 2. A local body shall be run by a council; its members shall be identified according to a system issued by the minister and countersigned by the cabinet; chairman and members shall be elected in direct and free elections, according to provisions of the elections law.*

Article (4)

Creation & Deletion of Local Bodies

- 1. According to provisions of this law, structure of the Palestinian local bodies, their formation and limits shall be maintained by a regulation issued by the cabinet, according to a recommendation by the minister.*
- 2. With no violation to provisions of this law or public interest, creation, deletion, annexation or detachment of any body, community or part of it or formation of a local body shall be according to a decision by the cabinet, according to a recommendation by the minister.*
- 3. Extension or change of a local body geographical vicinity by a recommendation of the council and a decision by the minister.*

Article (5)

- 1. Chairman of the local body council shall be elected in direct and free elections, according to provisions of the elections law.*
- 2. A chairman shall dedicate full time to the council; it shall not be allowed to combine by the council presidency or another occupation or profession.*
- 3. If he has some other post or profession, he shall have to resign or quit within a maximum period of one month of taking charge of the council presidency; otherwise, he shall be, inevitably, resigned.*

Article (6)

Election of the Deputy

- 1. Members of the council shall elect a chairman among them by secret voting according to majority of votes and the ministry shall be informed.*

2. *When the deputy undertakes duties of the council chairman , in case of absence or illness , for more a week or when the post becomes vacant , he shall be paid a compensation by a decision of the council , according to the executive regulation of this law .*

Article (7)

New Council Duties Tenure

1. *Chairman and members of the council shall occupy and commence post on the day after elections results announcement, according to provisions of the election law.*
2. *A new member who shall occupy a vacant post within two weeks of vacancy, according to a notice by the minister to the concerned chairman of the local body council.*

Article (8)

Council Sessions

1. *A council shall convene, at the local body office, an ordinary meeting at least once a week according to a set up decision of the appointment.*
2. *The chairman or a group of members - not less than one-third - may ask for an unordinary meeting of the council.*
3. *Members shall be informed of per session date and agenda one day, at least prior the appointment; no topic shall be discussed if not included in the agenda unless two-thirds of members shall be present and agree unanimously to discuss any urgent topic.*
4. *In case of the chairman and his deputy absence, the elder member shall preside the meeting.*
5. *The council may allow anyone to attend meetings and discuss a topic upon approval of two-thirds of present members but decisions shall be taken in presence of members only.*
6. *Decisions and proceedings of the council shall be set down in writing in a special fixed papers journal that shall be signed the chairman and present members.*
7. *A session quorum shall constitute by majority of members; if the quorum shall not constitute for two successive sessions, the one shall be deemed legal by any present members.*
8. *Decisions of the council shall be taken unanimously or majority of votes. When votes are equal, voting shall decided by the group sided by the chairman and voting shall be in public.*
9. *The council may form committees of its members for a certain purpose to handle any presented matter; recommendations of such committees shall not be in force unless approved by the council.*

Article (9)

The Council Term of Office

The council term of office shall be four years that start as soon as the council takes over duties. The same council chairman shall not be elected for two successive terms.

Article (10)

Resignation

1. *The council chairman may resign according to a justifiable letter of resignation that shall not be final except by the council approval and the minister signature within a week of the council's decision.*

2. *The council member may resign the council membership according to a letter submitted to the council; the resignation shall not be final except by the council approval and informing the minister within a week of the council's decision.*
3. *Two-thirds of the council members (half + 1) at one time according to a justifiable letter submitted to the chairman; the resignation shall not be enforced except when countersigned by the minister, within a week of the date of submission.*
4. a. *In the case above, the council shall have an urgent meeting within two days of the date of the resignation to take a decision and necessary actions according to provisions of this law .*
b. *The resignation shall be deemed inevitably approved if the minister shall not reply during the prescribed period in the articles above.*

Article (11)

Vacancy of the Chairman's Post

1. a. *The chairman's post shall be deemed vacant in case of illegibility or incapacity to do duties according to an absolute writ issued by a Palestinian competent court* b. *Resignation or decease.*
2. *In case of the chairman's post vacancy according to article (1) above, provisions of article (55) of the elections law shall be applied provided that the remaining term of council shall not be less than six months.*
3. *In case of applying provisions of the former clause, the chairman's term shall be for the remaining term of office.*

Article (12)

Member's Post Vacant

1. *The member's post shall be deemed vacant if he resigns, dies, loses legibility or becomes incapable of doing his duties, according to an absolute writ issued by a Palestinian competent court.*
2. *If the member's post becomes vacant according to clause (1) above, provisions of article (56) of the elections law shall be applied.*
3. a. *In case vacancy of more than members' posts become vacant at one time, new elections shall take place within a month of vacancy announcement to elect new entire members of the council, according to provisions of the fifth clause of article (56) of the elections law, provided that the remaining period shall not be less than a year for the council term of office.*

b. *If the remaining period is less than a year, vacancies shall be filled according to provisions of the third clause of article (56) of the elections law.*
c. *In all cases , members period of membership shall be for the remaining period of the council term of office .*

Article (13)

Membership Loss & Restitution

1. *The council member shall inevitably lose membership , in the following cases : -*
 - A. *If he does not attend three successive sessions without a justifiable reason approved by the council.*
 - B. *If he participates in a lawsuit in his capacity as a lawyer, expert, attorney or utilizes one of the council right for his personal interest by his membership or favoritism.*

- C. *If he concludes an agreement with the council or when he or one of his first category relatives gets benefit from concluding an agreement with the council except those contracts and benefits for being a shareholder of a joint liability ; provided that he shall be a manager , a member of the board of directors , an employee or attorney .*
 - D. *If he loses any qualifications that shall have to be available, according to provisions of this law and those of the elections law and systems issued virtue of the same provisions.*
 - E. *If he exercises or quits any business contrary to powers, authorities, responsibilities and duties stipulated by this law.*
2. *The council shall have to inform the minister of the chairman or member loss of post at the council within a week of the fact.*
 3. *A member who loses membership according to provisions of clause (1) of this article shall have to introduce the minister, within fifteen days of losing post, with a reasonable reason to keep him in post; decision of the minister shall be absolute; loss of membership shall be published in local newspapers.*

Article (14)

With no contradiction with provisions of law, procedures shall be taken by the council prior violence of member(s), as legal as long as they have been done within the limits of the council's legal powers.

Article (15)

Duties and powers of the council: -

Taking into consideration provisions of this law, any other law or legislation, local board councils shall undertake the following functions, powers and authorities. They are exercised directly by their employees or by contractors, individuals or companies for a maximum period of three years. A council may enfranchise, partial or tires duties and powers, to individuals or companies for more than three years provided approval of the minister.

A council may issue executive systems and legislation necessary to plan activities and ensure interests and needs: -

1. Town & streets planning : -

Town planning , building , deleting or modulating streets ; specification of their width , length , asphaltting , paving , maintenance , cleanliness , lightening , naming , numeration of streets and building , beautification , planting trees , prevention of violation and watch nearby landscapes and assign owners to build fences around .

2. Buildings & construction license : -

Supervising buildings construction , wrecking , reconstruction , reshaping , installation of lifts , setting up shelters , issuing licenses for such activities , identification of a building site, shape , construction percent to available land and insurance of health conditions .

3. Water : -

Providing residents with potable water or other uses . Designate specifications of accessories such as chargers and pipes ,

distribution plan , prices , subscription fees and prevention of fountain , canals , basins and wells pollution .

4. Electricity : -

Providing residents with electricity, fixing prices, subscription fees that shall not exceed the maximum limit set by the ministry.

5. Sewage: Set up public latrines and toilets; running and watching them.

6. Markets: Planning public markets, construction, and specification of sold goods and banning goods sale outside them.

7. Professions & industries: - Planning professions and industries, designating certain places per type, supervising noisy and harmful stores and activities.

8. Cleanliness : -

Collection of waste and garbage from streets, houses and public stores, transferring and damaging them and planning all that.

9. Public health & supervision : -

a. Taking necessary arrangements and measures to preserve public health and prevent raging of epidemics among people.

b. Supervising houses and other stores to ensure regular disposal of waste, cleanliness of sanitary tools in public stores and taking measures to eliminate mosquitoes and other germs, prevention of mice, rats and harmful reptiles.

c. Setting up and planning slaughterhouses, checking animals and poultry to slaughter, taking precautions to infected by diseases, appointing sale places and supervising slaughtering and disposal of waste.

d. Supervising bread , meat , fish , fruit , vegetables and other food stuffs ; taking measures to prevent cheating , decayed items , pricing and prevention of high cost in coordination with concerned governmental authorities .

e. Setting up first aids centers, sanatoriums, hospitals and other medical departments and supervising them in coordination with concerned governmental authorities.

10. Public stores : -

Planning and watching restaurants, cafes, clubs, playgrounds, cinemas and nightclubs, designation of opening and closing times and tickets pricing.

11. Parks : -

Setting up squares, gardens, parks, baths, swimming places in pools, lakes and cost; watching and planning them.

12. Precautions for floods , inundation , fires , natural disasters and others : -

Taking precautions to encounter floods and inundation dangers, prevent fires, watch fuel and flammable materials, encounter disasters and rescue the afflicted.

13. Cultural & athletic institutions : -

Setting up museums, public libraries, schools, cultural, athletic, social and musical clubs and supervising them in coordination with concerned governmental authorities.

14. Land & maritime means of transportation : -

Setting up, designation, planning and supervising transportation stations within local bodies boundaries, watching boats, vessels and

- steamers working in the local body waters in coordination with concerned governmental authorities.*
15. *Peddlers , display-boards and sunshades : -
Supervising and planning peddlers, portals, display-boards and sunshades.*
 16. *Weights & steelyard : -
Watching weights, measures, sealing them and weigh sold wholesale items in public markets.*
 17. *Advertisements : -
Controlling and planning signboards and advertisements.*
 18. *Wrecking buildings : -
Wrecking buildings that may fall, harmful, or emanating unpleasant smells after warning owners, tenants or in charge of.*
 19. *Roads leftovers : -
Sale or utilization of roads leftovers of owned public projects*
 20. *Beggary : -
Prevention of beggary, setting up shelters for the needy and watching fund raising in public areas.*
 21. *Cemeteries : -
Setting up , deletion , designation of sites and specifications of cemeteries , the dead transport , burial , funeral control and preserve sanctity of cemeteries in coordination with concerned governmental authorities .*
 22. *Hotels : -
Control and plan hotels and public hostels.*
 23. *Pack animals : -
Control animals used for backing and towing, plan markets for animals and livestock and banning outside such markets.*
 24. *Dogs : -
Control dogs, plan ownership, license, prevention of their dangers and get rid of straying and rapacious dogs.*
 25. *Balance sheet and employees cadre : -
Sating annual draft budget, closing account and employees cadre prior introduction to be certified by the ministry.*
 26. *Managing funds and properties of local body : -
Managing funds and properties of local body, erection of necessary buildings, lease and mortgage for a period not more several years and acceptance of donations, wills and contributions.*
 27. *Other functions : -
. Performance of any other work according to provisions of this law, legislation or another law.
a. Entitlement of the council to state systems.
2. The council may , according to the approval of the minister , set systems to be enabled to execute any of its functions or exercise any of the said powers of this law and to include taxes , fees , charges , expenses or violations in such systems .
3. If another governmental authority takes over any of the mentioned activities in clause (A) of this article as part of its duties , it shall have to coordinate with the ministry which shall counsel the local*

body council in all set legislation , systems and arrangements to plan or control activity .

28. *Common services council : -*

- 0. According to the concerned local bodies, the minister may establish a common services council for close local bodies.*
- 1. In accordance with law and in coordination with the concerned local bodies , the minister shall issue necessary systems to establish common services council dealing with the following : -*
 - b. Identify functions and powers of common services council to run and operate common projects.*
 - c. Identify representative members that shall be nominated by the local bodies councils and the method to appoint a chairman of common services council.*
 - d. Collect taxes, fees, revenues and wages of common projects done by the council and designate its methods of collection and distribution though they shall not exceed taxes and fees in force.*
 - e. Personnel affairs, workers and logistics.*
 - f. Proportions contributed by the concerned local bodies in financing the common services council, budget preparation and statement.*
 - g. Liquidation of the common services council activities, rights and commitments when disbanded.*

Article (16)

Chairman's Duties & Powers

The chairman shall have the following powers and responsibilities: -

- A. Calling the council to meet at definite appointments, preparation and notification members of the agenda, presiding, running and maintaining discipline of the council's sessions.*
- B. Representing the council in signing mortgage, lease, loan contracts, conciliation, tenders, contracts, commitments, sale and purchase, according to the laws and systems in force.*
- C. Representing the local body in meetings and conferences and before official authorities.*
- D. Maintaining and defending the local body's rights through legal methods.*
- E. He shall be the executive chairman of the local body and reference for its departments; in this capacity, he shall supervise personnel affairs.*
- F. Commitment and execution of the council's decisions.*
- G. Supervising and pursuing the local body's revenues and expenditures and performing any other duties or powers according to provisions of this law.*
- H. The chairman may authorize his deputy or any member with some of his powers.*

Article (17)

Deputy's Powers

The deputy shall exercise powers and responsibilities of the chairman, in case of absence or post vacancy, according to provisions of this law.

Article (18)

Director of Local Body

An executive director may be appointed to the local body by a decision of the council, according to the laws regarding local bodies' employees.

Article (19)

Posts Cadre

1. Local bodies' employees and creation, deletion, increase or decrease allocations of posts by stating in the annual balance sheet.
2. Employees systems : taking into consideration the Palestinian civil service law and its executive legislations , the minister shall issue systems for employees and workers of local bodies indicating : duties , ranks , method of appointment , promotion , dismissal , vacations , disciplinary acts , medical care , insurance, pensions , compensation , increments , travel allowance , scholarship to specialize and other affairs in this regard.

Financial Affairs

Article (20)

Disposal of Property

Immovable property of local body shall be registered under the name of the local body; they shall not be sold, replaced, donated, mortgaged or rented for more than three years except with a decision by the council countersigned by the minister.

Article (21)

Loans

A local body council may not borrow funds from any authority except after the minister's approval; if a loan requires guarantee of the executive authority, the cabinet shall have to consent.

Article (22)

Revenues

Revenues of a local body shall be from: -

- a. Taxes, fees, imposed funds or by provisions of this law or any system issued according to this law or any system that stipulates collection of taxes, fees or violations for local bodies.
- b. Donations, contributions and subsidies approved by the council.
- c. Proportion allocated by the executive authority to a local body.

Article (22)

Buildings & Lands Tax

This tax shall be collected according to provisions of buildings and lands law in local bodies borders as for: assessment, review, collection, exemptions and fines according to the laws and systems in force.

Article (24)

Auction Fees

1. A local body shall obtain a fee ratio of three percent of sale value from movable property buyer, sold at an auction within the vicinity of a local body.
2. Public auction sales shall be done by auctioneers appointed by the council; a local body identifies open auction fees at the beginning of per fiscal year.

Article (25)

Transportation Fees & Charges

Local bodies shall be allocated fifty percent of transportation fees and charges according to transportation law within the vicinity of a local body; they shall be from vehicles licenses, tickets and others.

Article (26)

Revenues of local bodies collected by the executive authority shall be distributed as follows: -

- 1. Revenues collected by the executive authority shall be entered on behalf of local bodies as a deposit at the ministry of finance, according to provisions of this law.*
- 2. Outcome of such revenue shall be distributed with a ratio not less than 50% to local bodies where revenues collected ; the remaining part shall be distributed according to the proportions the cabinet shall state , according to a recommendation by the minister , in the light of the following considerations for allocation per local body : -*
 - a. Number of inhabitants.*
 - b. Its contribution in revenues.*
 - c. If it has a significant status.*
 - d. If it undertakes non-local responsibilities.*
 - e. Basic needs according to certified developmental plans by the ministry.*
 - f. The cabinet may allocate, according to a recommendation by the minister, a portion of revenues as financial assistance to councils and common services councils to enable them execute significant projects.*

Article (27)

Local Body Funds Collection

- 1. A person shall be deemed charged of tax of fee as of the beginning of a fiscal year following owing or disposing of a real estate, if he is an owner, or occupation if he is a tenant.*
- 2. If a sum is due to local body according to provisions of law and not paid with fifteen days of maturity date. The chairman informs the charged by a warning in writing indicating type and value of the sum and the period covered so as to pay within fifteen days of the date of notification.*
- 3. A charged shall be informed by the warning by hand ; if not available or refuses the notice , notification shall be as real if delivered to his last address or sent by registered mail to his last known mail .*
- 4. A charged may contest to the competent court during the period specified in clause (2) of this article provided that he shall pay the requested sum or provide guarantees accepted by the court until the case be examined , unless court fees are delayed due to his poverty .*
- 5. Seizer and sale of movable property: if a charged does not pay during the period specified in clause (2) of the article, the chairman shall decide to seize and sell sufficient movable property of the charged to pay the required sum. And ask revenue officer of the local body to imp lent the order by a signed and sealed warrant.*

- 6.
- A. A tax collector , upon receiving the warrant as above , shall accompany a policeman , if necessary , and enters the charged store or land and seizes sufficient movable property to meet maturity ; in addition to seizer fees .*
 - B. The council keeps seized property for ten days. When the period expires, property shall be sold in an open auction, unless the charged pays the required expenses.*
7. *Postponement : -*
- A. The chairman may keep seized property longer, according to a justifiable reason.*
 - B. Entire or part of seized property may be sold , upon completion of the period mentioned in clause (A) above if it may decay or price decline , either by the charged consent or an order by the chairman*
8. *The following property shall be exempted of seizer , confiscation or sale : -*
- A. Clothes, beds and necessary bedding for the charged and his family.*
 - B. Necessary kitchen ware for the charged and his family.*
 - C. Books, tools, equipment, wares, luggage necessary for his profession, occupation or trade provided that their value shall not exceed five times maturity sum.*
 - D. Food provisions necessary for the charged and his family for three months and enough seeds for the land he is used to plant, if he is a farmer.*
 - E. Two of the following animals chosen by the charged, if he is a farmer: camels, cows, mules, donkeys, horses, sheep and goat.*
 - F. Fodder for two exempted animals for three months.*
 - G. Uniform of public servants.*
 - H. Costumes, wares, tools and ecclesiastical instruments used for prayers.*
 - I. Government crops share, either harvested or picked or not.*
 - J. Right to demand compensation.*
 - K. Right of personal service.*
 - L. Right of future alimony.*
 - M. Movable and immovable governmental property.*
 - N. Policies, cheques and payment orders, if they have been marked as non-payable, insolvency, and considered as untransferable; they are seized in this case.*
 - O. Buildings that belong to municipalities, local bodies and endowment and buildings of hospitals established for the public benefit.*
9. *If seizer occurs according to this article and afflicted by harm , he may*
10. *Constitute a case to the council asking to get seized items, their value, redemption and demand compensation for indemnity.*
11. *Collection by procedures department : the chairman may collect due sums to the local body through procedures department in the same manner ordinary debts are collected , according to this article if it shall be for the benefit of the local body .*

12. *Salaries seizer: if the charged is an employee of a fixed salary or wagers, the maturity sum may be collected by capturing one fourth of salary or wage. He may apply this method prior procedure stated in the fourth and fifth clauses of this article.*
13. *Obtaining what is collected by the executive authority: provisions of this article shall not be applied to taxes and fees stipulated by this law or any other legislation collected by the executive authority for local bodies benefit.*
14. *Revenues shall be collected by the local body council or the executive authority or y through contractors according to provisions of this law.*

Article (28)

Reductions

- a. *The body council may , upon approval of the minister , reduce revenues value or fees imposed on a person or to cross out due to his poverty , if that is closer to justice and equity .*
- b. *The body council may, upon approval of the minister, set incentives or charges to the charged.*

Article (29)

All registration formalities of immovable property disposal shall be conditioned by presenting a certificate indicating tax payment to a local body.

Article (30)

Fund

The local body fund shall consist of total monies collected on its behalf or devolved according to provisions of this law or any other legislation. Expenses and expenditures stated by the council shall be paid from the fund. No amount shall be paid from the box unless it has been stated in the current year balance sheet or if the council shall decide to exceptionally issue, under approval of the minister.

Article (31)

Budget

1. *A local body shall set an annual balance sheet that shall be in effect upon approval by the council and the minister; annexes may be attached, in the same manner.*
2. *Annual balance sheet shall have to be submitted during the last four months; two months prior the new fiscal year. Expenses shall not have to exceed allocations of the precedent balance until the new budget signed.*
3. *Allocations may be transferred from a chapter into another and from an article into another, according to a decision by the minister.*

Article (32)

Closing Account

The chairman shall submit a closing account , two months prior ending of the fiscal year and deliver to the minister to certify , after being improved by the council .

Article (33)

Financial System

With no contradiction to provisions of law , necessary procedures are planned to run the local committee fund , preservation , methods of issue and receipt , bookkeeping , accounts entry , annual balance sheet , closing account and other matters related to a financial system , issued by the minister.

Article (34)

Logistics , tenders & contracts

In accordance with provisions of this law , the minister shall issue a system for local bodies for logistics, tenders and contracts stating how to buy logistics , their entry , preservation , disposal , tenders procedures , auctions , contracting and other affairs in relation with the body works .

Article (35)

Supervision

Check of local body's accounts revision, revision of all its financial, administrative and legal formalities and inventory of assets by specialist auditors assigned by the ministry or administrative and financial supervision department.

Article (36)

Annual Report

The chairman shall have an annual report of local body activities; a copy shall be delivered to the minister in addition to the council's remarks.

General & Transitory Provisions

Article (37)

Created local bodies prior validity of this law shall be considered standing and fulfilling all creation conditions.

Article (38)

Due taxes and fees according to in force laws and systems, prior the validity of this law, shall remain collectable if they had been due accordingly.

Article (39)

This law shall rule out an provision that contradicts provisions of this law.

Article (40)

All competent authorities shall have to execute provisions of this law, each in its own field; it becomes in force as of publication in the official gazette.

In accordance with the endowed authorities, we do ordain the following law on 10 Jumadi the second 1418 AH.

Corresponding to 12 Oct. 1997 AD.

Yaser Arafat

Chairman of the Executive Committee of Palestine Liberation Organization

President of the Palestinian National Authority

Source: <http://www.pnic.gov.ps/english/law/law22.html>

Appendix III

A. Municipality questionnaire

Administrative department

General policies

- 1.1. To what extent is the municipality aware of and comply with the national development guidelines? What are the main features of this national development plan? How do the guidelines trickle from the national to the local?
- 1.2. How does the municipality encourage public/private cooperation, and how does it encourage private investment?
- 1.3. On what bases are projects' budgets allocated? How do projects' allocated budgets transfer from the central to the local government?
- 1.4. To what extent are the policies of the municipality transparent? Who is responsible for monitoring the efficiency of the municipalities? What monitoring methods are used?
- 1.5. To what extent does the municipality cooperate and share information with other related institutions and organizations?
- 1.6. Does the government have plans to privatize the main services (water, electricity, sanitation, communication, transportation), how is this act encountered by the local people?

Administrative policies

- 1.7. Does the municipality have an environmental, economic, building, resource and social profiles? How often are they updated?
- 1.8. How do you judge the presence, performance and efficiency of the following services:
schools (elementary, secondary), clinics, hospitals, health centers, pharmacies, road networks, public transportation, water supply network, electricity network, telephone network, collecting garbage, cleaning the streets, lighting the streets, colleges, universities, kinder garden and day cares, libraries, public parks, children parks, shelters for orphans, homes for the elderly, special homes for women subjected to violence, car parking (including parking buildings)
- 1.9. How do you judge the municipality's performance regarding:
solid waste management, implementing a sewage system, sewage treatment, wastewater management, street drainage

- 1.10. Under what bases are the public services allocated? How does the municipality ensures the accessibility of all individuals to public facilities?
- 1.11. Does the municipality ensure “fair” allocation of natural resources between the different groups of people and disciplines? If so how?
- 1.12. What are the measures that the municipality undertakes to ensure good and safe transportation access, pedestrian routes and special transportation facilities for children, elderly and handicapped?
- 1.13. Are the current legislations, regulations and laws being used at the local level consistent with the needs of Bethlehem population?
- 1.14. Does the municipality have plans for disaster mitigation (be it natural disasters- earthquakes,-or political disasters like Israeli invasions, constructing the wall...)
- 1.15. Illustrate the time frame, fees charges, procedural and administrative steps undertaken to register a land. Do these steps incorporate obstructions on the poor and on women?
- 1.16. What laws and regulations are there on land and housing tenure (rent and ownership) security of tenure and forced evictions? Which body is responsible for the issuance, update and monitor of these laws? What difficulties are there on the implementation of these regulations? What aspects of these regulations do you think needs to be changed?
- 1.17. In the past ten years how many houses were subjected to eviction and/or demolition? What were the reasons behind that? Were did the evicted people stay? What were the loses (material and non-material)? Who were responsible for the evictions? Were there remedies given to the effected people?
- 1.18. What percentage of the lands and real estates are owned and rented by women? Are there direct or indirect legal reasons that prevent women from ownership/renting?
- 1.19. What programs are there for improving the living conditions of the urban poor? How does the local government facilitate the provision of land, housing and services for all citizens?

Environmental policies

- 1.20. Are there plans linking environmental issues to economic development issues? Does the municipality perform an environmental and socio-economic impact assessment of urban development projects and before licensing new industries?
- 1.21. Is there a department for environmental management in the municipality? If yes, what are the duties/functions associated to it? If no, which department undertakes environmental management functions? Are environmental issues addressed and coordinated by urban planning, how? Are there other public, private or NGOs that address environmental issues in your area? How do they

coordinate? Are there specialized personnel that deal with environmental policy development and formulation? What are the capacity building needs?

Municipality structure

- 1.22. How often does the municipality send its employees for training and seminars? Who provides the training? What other capacity building programs are there? Do they cover the needs, what is missing?
- 1.23. How often does the municipality review/update their structural organization (laws, mandates, services, budgets) and procedural organization (information flow, provision of better equipments, staff training)?
- 1.24. How are the chair and council members chosen/elected, and how often?
- 1.25. What is the percentage of women among the senior decision making personals in the public, civil society and NGOs spheres (including the ones in the municipality)?

Decision support tasks

- 1.26. What procedures does the municipality undertake in decision making?
- 1.27. How often does the municipality reach out for external expertise in issues that it doesn't have the capacity to perform/ judge them?
- 1.28. How often and how well does the municipality coordinate with other governmental agencies, NGOs, universities, with research centers and institutes?
- 1.29. How does the municipality coordination between different organizations concerning exchanging best practices? Does the municipality have special programs and special collaboration with women organization concerning planning and management issues?

Policies towards public participation

- 1.30. To what extent does the public have access to information?
- 1.31. What is the role of community based organizations and how do they interact with the municipality in the process of needs assessment, awareness raising and decision making.
- 1.32. How does the municipality encourage local initiatives?
- 1.33. Does the municipality include the public in their decision making process, who are the partners that the municipality include in their decision making and how?

Engineering and planning department

- 2.1. To what extent is the municipality aware of and comply with the national development guidelines? What are the main features of this national development plan? How do the guidelines trickle from the national to the local?
- 2.2. What do you think are the optimal ways to implement the national development policies even with the absence of control over planning and implementation in Bethlehem? What are the methodologies used to implement the national physical policies?
- 2.3. On what bases are zoning and land uses determined? What guiding policies are there on urban expansion? Are there areas that are protected from urban expansion?
- 2.4. Does the municipality promote mixed land use developments?
- 2.5. Does the municipality abide by the planning and building acts and codes? Do the constructed buildings abide by the building codes and planning rules, what monitoring devices are there and how does the municipality deal with violations?
- 2.6. Does the municipality support integrated planning policies, interactive decision making? If so how does it accomplish that? Does the municipality include the public in the planning process and in which ways?
- 2.7. When was the last masterplan updated/drafted, was the public involved in the planning process, was the public consulted with the contents of the masterplan, is the public aware of the changes/ contents of the masterplan?
- 2.8. What are the procedures undertaken when developing master and regional plans. Does the municipality conduct a planning survey? Are the public notified in at least two local newspapers and the official gazette of the completion of the master or regional plans? Are the public given the chance to give their comments about the developed plans, what is the time frame?
- 2.9. Are the demographic and population structures ready to carryout development within a transitional political context?
- 2.10. How does the municipality perceive sustainable development and how does it implement sustainable policies? Are there initiatives to implement or to integrate the concepts of sustainable development at the local level such as in Bethlehem in the Palestinian Territories?

Administrative policies

- 2.11. Are there any housing plans in the municipality/local government, what actions does the local government undertake to provide affordable housing?
- 2.12. What protection measures does the municipality undertake to protect the historical, cultural and natural heritage?
- 2.13. Do the development plans that are executed at the local level consider the future needs of Bethlehem population?

Environmental policies

- 2.14. Are there plans to rehabilitate industrial areas and the quarries in the municipality/district? If so where and what do the plans entail? Does the municipality regulate and monitor the opening and running of industries and quarries? Does the municipality monitor the compliance of industries and quarries with EPAs?
- 2.15. What are the regulations and policies related to the urban environment at the national level? How are they applied at the municipality level? Are there other legislations that were initiated at the local level? Are the current legislations, regulations and laws being used in Bethlehem district relevant to deliver optimal land-use and sound urban environmental management?
- 2.16. Are the current legislations, regulations and laws being used at the local level consistent with national land-use and environmental policies and strategies designed at the national level? What are the constrains that the municipality faces in implementing these legislations?
- 2.17. Are there policies to develop and protect a network of green areas? Are there policies to protect the biodiversity and the urban life in the urban areas? Within the current urban development, is there a possibility to develop these areas?
- 2.18. Is there an initiative to develop the natural areas for local tourism?

Tools

- 2.19. Which diagnostic tools does the municipality undertake to assess the local: needs and capabilities?
- 2.20. Which models does the municipality use to forecast the demand for services, what processes does it go through to identify best practices?
- 2.21. How does the municipality ensure the effective implementation of action plans? What monitoring tools does it use?

- 2.22. What capacities does the municipality use in handling physical planning information? Does the municipality use GIS?

Environmental department

Administrative policies

- 3.1. Is the municipality aware of the recommendations listed in the Palestinian Environmental Strategy?

If yes,

- What are the main environmental problems that your municipality particularly suffers from?

- 3.2. What are the policies that the municipality use regarding:

- a. collecting and treating waste water
- b. managing waste water
- c. managing solid waste
- d. managing agriculture and watering
- e. manage industrial pollution
- f. environmental awareness
- g. data bases and studies

- 3.3. To what extent is the municipality aware of and comply with the regional plans concerning natural resource management? How does the municipality manage the efficient and balanced use of natural resources including:
Water, air, forests, biodiversity, energy resources, land,

- 3.4. What strategy does the municipality use to solve or decrease environmental problems?

- 3.5. How are the policies related to the development and protection of the urban environment applied at the municipality level? Are there other legislations that were initiated at the local level? Are the current legislations, regulations and laws being used in Bethlehem district relevant to deliver optimal land-use and sound urban environmental management?

Environmental policies

- 3.6. What environmental indicators does the municipality use to assess urban environmental improvements/deteriorations?

- 3.7. What policies did the municipality undertake to raise the awareness of the public towards environmental issues and hazards?

- 3.8. What policies does the municipality use to promote energy conservation?

- 3.9. Does the municipality protect water and natural resources from pollution and over extraction? If so how does it maintain that?

- 3.10. What kinds of hazardous wastes (including medical wastes) are generated , what are the locations of production and disposal and how does the municipality deal with regulating their disposal?
- 3.11. How does the municipality deal with the changing lifestyles and consumption rates of its citizens and what role does it play in the awareness process?
- 3.12. Are there plans to rehabilitate industrial areas and the quarries in the municipality/district? If so where and what do the plans entail? Does the municipality regulate and monitor the opening and running of industries and quarries? Does the municipality monitor the compliance of industries and quarries with EPAs?
- 3.13. How are the industrial areas and quarries licensed and what environmental measures are taken to assess their impacts
- 3.14. Are the current legislations, regulations and laws being used at the local level consistent with national land-use and environmental policies and strategies designed at the national level?
- 3.15. What are the constrains that the municipality faces in implementing these policies?
- 3.16. Who are the stakeholders in dealing with the main environmental problems? Is there a particular community/group that is specifically affected from these problems? How are they affected and why?

Is there a department for environmental management in the municipality? If yes, what are the duties/functions associated to it? If no, which department undertakes environmental management functions? Are environmental issues addressed and coordinated by urban planning, how? Are there other public, private or NGOs that address environmental issues in your area? How do they coordinate? Are there specialized personnel that deal with environmental policy development and formulation? What are the capacity building needs?

B. Citizen Questionnaire

Citizen Questionnaire:

Place of residence: Bethlehem Beit Sahur Beit Jala

Occupation:.....

Gender: Female Male

Age group 15-25 26-30 31-40 41-50 51-60 61-70 71-

110

Policy questions

1. Were you informed through publications, television shows, local newspapers or municipality and local government meetings of the national development guidelines? (The Ministry of Planning and International Cooperation have prepared in 1998 the Palestinian Development Plan and the National Policies for Physical Development which addressed the following issues: natural resources and the environment, urban and rural development, economic development, public services and infrastructure in addition to special considerations for the merging Palestinian state.)

Yes No I don't know

If yes,

From which source?.....

- What do you think about it?.....
- What do you think is missing from it?.....

- How do you assess the compliance of the municipalities with the national guidelines?
 very good good poor

2. Are you aware of the planning and building acts and codes?

Yes No To some extent I don't know

If yes,

- Does the municipality abide by them?
 Yes No To some extent
- Do the citizens abide by them?
 Yes No I don't know
- Does the municipality have monitoring devices to ensure the compliance with the planning and building codes?
 Yes No I don't know

- How does the municipality deal with violations?.....
- What other methods can the municipality use?
.....
- How do you think can the public contribute in the implementation of the codes and acts?.....

3. Do you have an idea on what bases are zoning and land uses determined?

Yes No I don't know

- Are there guiding policies on urban expansion?
 Yes No I don't know
- Does the municipality promote mixed land use developments? (for example mix commercial and residential areas)
 Yes No I don't know

- Does the municipality support integrated planning policies, interactive decision making?
 - Yes No I don't know
4. Are you aware of the contents of the masterplan?
- Yes No I don't know
 - Were the public consulted about the contents of the master plan?
 - Yes No I don't know
 - Were the public involved in the planning process?
 - Yes No I don't know
5. Are the demographic and population structures ready to carryout development within a transitional political context?
- Yes No I don't know
6. Does the municipality encourage public/private cooperation
- Yes No I don't know
 - Does it encourage private investment?
 - Yes No I don't know
7. Do you have an idea about the procedures undertaken by the municipality when drafting the masterplans?
- Yes No I don't know
 - Does the municipality undertake a planning survey?
 - Yes No I don't know
 - Are the public informed through the official and local newspapers about the contents of the masterplan?
 - Yes No I don't know
 - Does the municipality give the chance to the public to look at and make an objection about the plans
 - Yes No I don't know
8. Do you have an idea about the measures taken by the local government to pursue the balanced development of rural and urban areas?
- Yes No I don't know
9. Are there publications directed to the public that discuss the concept of sustainable development?
- Yes No I don't know
 - Do you have an idea about sustainable development?
 - Yes No I don't know
 - Do you think these concepts are implemented in Bethlehem?
 - Yes No I don't know

10. To what extent do you think the policies of the municipality are transparent?
 Not transparent Moderately transparent Very transparent I don't know
11. Do you have an idea on municipality budget allocation?
 Yes No I don't know
- Do you have an idea on the transfer of money from the national to the local?
 Yes No I don't know
12. Does the municipality cooperate and share information with other related institutions and organizations?
 Yes No I don't know
13. Does the local government have plans to privatize the main services (water, electricity, sanitation, communication, transportation)
 Yes No I don't know
14. What do you think about the privatization of public services?
 Privatization is good privatization is sometimes good and sometimes bad privatization is bad
15. Are there an ongoing credit programs which promote access to credit for the urban poor?
 Yes No I don't know
- Do these programs treat men and women equally?
 Yes No I don't know
16. Do any of these programs provide credit for shelter (e.g. purchase of land (plots), building materials, water & sanitation installations)
 Yes No I don't know
- Who are the main institutions which are responsible for these credits programs?
 Public private NGOs
17. Are there credit projects that specifically benefit/target the women?
 Yes No I don't know
- If yes please name one of them.....
18. Are there strategies or policies or programs on the local level to develop human resources?
 Yes No I don't know
Please indicate the main policies.....

(Source of highlighted questions: UN-HABITAT, with alterations).

Management policies

19. How do you judge the presence, performance and efficiency of the following services:

schools (elementary, secondary) good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
colleges good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
universities good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
kinder garden good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
day cares good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
libraries good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
clinics good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
hospitals good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
pharmacies good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
road networks good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
water supply network good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
electricity network good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
telephone network good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
collecting garbage good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
cleaning the streets good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
lighting the streets good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
pedestrian routes and side walks good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
public parks good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
public parks for children good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
car parking (including parking buildings) good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
shelters for orphans good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
homes for old people good	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very
special homes for women subjected to violence	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very good

public transportation poor good very good
 good
 special transportation facilities for children, elderly and handicapped
 poor good very good

20. How do you judge the municipality’s performance regarding:

solid waste management	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very good
implementing a sewage system	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very good
sewage treatment	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very good
wastewater management	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very good
street drainage	<input type="checkbox"/> poor	<input type="checkbox"/> good	<input type="checkbox"/> very good

21. Does the municipality ensure the accessibility of all individuals to public facilities?

Yes No I don’t know

22. Does the municipality ensures “fair” allocation of natural resources between the different groups of people and disciplines.

Yes No I don’t know

23. Does the local government undertake actions to provide affordable housing?

Yes No I don’t know

24. Does the municipality undertake measures to protect the historical, cultural and natural heritage?

Yes No I don’t know

25. Are the current legislations, regulations and laws being used at the local level consistent with the needs of Bethlehem population?

Yes No I don’t know

26. Do the development plans that are executed at the local level consider the future needs of Bethlehem population?

Yes No I don’t know

27. Do the legislations on land and housing rights; accessibility to land and housing; and land and housing tenure discriminate between women and men?

Yes No I don’t know

▪ How...

▪ Are there initiatives to change them?

Yes No I don’t know

If yes please indicate them?.....

28. How do you judge the procedural and administrative steps of registering a land regarding the time it takes and the fees charged?

Poor good very good

29. How do you judge the procedural and administrative steps of getting a building permit regarding the time it takes and the fees charged?

Poor good very good

▪ Do these steps incorporate obstructions on the poor and on women?

Poor good very good

30. Are you satisfied with the laws and regulations on land and housing tenure (rent and ownership) security of tenure and forced evictions

Yes No I don't know

▪ If no why?.....

▪ Are there direct or indirect legal reasons that prevent women from ownership/renting?

Yes No I don't know

▪ If yes, what are these reasons?.....

31. Are there programs for improving the living conditions of the urban poor?

Yes No I don't know

32. Are you aware of urban development projects taking place in your region?

Yes No I don't know

▪ Were you consulted before their commencement?

Yes No I don't know

▪ Do you think these projects will enhance the urban condition in the region?

Yes No I don't know

▪ Are you aware of future development projects in your region?

Yes No I don't know

Environmental polices

33. How well do you think you are informed about environmental issues and hazards?

poor good very good

34. Does the municipality protect water and natural resources from pollution and over extraction?

Yes No I don't know

35. Is there a particular community/group that is specifically affected from environmental problems?

Yes No I don't know

▪ How are they affected?.....

36. Are there public, private or NGOs that address environmental issues in your area?

- Yes No I don't know

▪ If yes, please name them.....

37. Are there specialized personnel that deal with environmental policy development and formulation?

- Yes No I don't know

Tools

38. Does the municipality participate with the public in the process of needs assessment?

- Yes No I don't know

39. Does the municipality participate with the public in the process of capability assessment?

- Yes No I don't know

Decision support tasks

40. Do you have an idea if the municipality reaches out for external expertise in issues that it doesn't have the capacity to perform/ judge them?

- Yes No I don't know

▪ Did the municipality consult you? In which issue?.....

41. Do you have an idea if the municipality coordinates with other governmental agencies, NGOs, universities, with research centers and institutes?

- Yes No I don't know

42. Does the municipality have special programs and special collaboration with women organization concerning planning and management issues?

- Yes No I don't know

Policies towards public participation

43. To what extent does the public have access to information?

- poor good very good

44. Do the community based organizations interact with the municipality in the process of

- | | | | |
|---------------------|------------------------------|-----------------------------|---------------------------------------|
| ▪ needs assessment | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> I don't know |
| ▪ awareness raising | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> I don't know |
| ▪ decision making | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> I don't know |

45. Does the municipality encourage local initiatives?

- Yes No I don't know

46. Does the municipality include the public in their decision making process?

Yes No I don't know

- Do you think involving the public in the planning process and in the decision making process will help in making the projects more successful?

Yes No I don't know

47. Who are the partners that the municipality includes in their decision making?

.....

48. Does the municipality include the public in the planning process

Yes No I don't know

In which ways?

.....

49. Are you aware of urban projects that were launched after citizen's initiatives?

Yes No I don't know

50. Are you aware of projects that collaborated public, private, NGOs and community?

Yes No I don't know

51. What do you think are aspects of strength in your community? In what ways can these aspects be reinforced?

.....
.....
.....
.....