MAIRIE
DE
BESANÇON

RÉPUBLIQUE FRANÇAISE – DÉPARTEMENT DU DOUBS

EXTRAIT DU REGISTRE
des Délibérations du Conseil Municipal
Séance du 04 décembre 2025

Le Conseil Municipal, convoqué le 27 novembre 2025, s'est réuni à l'hôtel de Ville de Besançon

Conseillers Municipaux en exercice : 55

Présidence de Mme Anne VIGNOT, Maire

Étaient présents : M. Hasni ALEM, Mme Frédérique BAEHR, M. Guillaume BAILLY, Mme Anne BENEDETTO, Mme Pascale BILLEREY, M. Nicolas BODIN (jusqu'à la question n°33 incluse), M. François BOUSSO, Mme Nathalie BOUVET, Mme Fabienne BRAUCHLI, Mme Claudine CAULET, Mme Aline CHASSAGNE, Mme Annaïck CHAUVET, Mme Julie CHETTOUH (à compter de la question n°8), M. Benoît CYPRIANI, M. Cyril DEVESA (à compter de la question n°47), Mme Marie ETEVENARD, M. Ludovic FAGAUT (à compter de la question n°2), Mme Lorine GAGLIOLO, Mme Nadia GARNIER, Mme Sadia GHARET (à compter de la question n°23), M. Abdel GHEZALI, Mme Valérie HALLER, M. Jean-Emmanuel LAFARGE, Mme Marie LAMBERT (à compter de la question n°31), M. Aurélien LAROPPE, Mme Myriam LEMERCIER, M. Christophe LIME (à compter de la question n°4), Mme Agnès MARTIN, Mme Carine MICHEL, Mme Marie-Thérèse MICHEL, Mme Laurence MULOT, M. Yannick POUJET (à compter de la question n°23), M. Anthony POULIN, Mme Françoise PRESSE, Mme Karima ROCHDI (à compter de la question n°13), M. Jean-Hugues ROUX, M. Nathan SOURISSEAU, M. André TERZO, Mme Claude VARET (à compter de la question n°3), Mme Anne VIGNOT, Mme Sylvie WANLIN, Mme Christine WERTHE, Mme Marie ZEHAF

Secrétaire : Mme Claudine CAULET

Etaient absents : Mme Elise AEBISCHER, M. Kévin BERTAGNOLI, M. Sébastien COUDRY, M. Laurent CROIZIER, Mme Karine DENIS-LAMIT, M. Olivier GRIMAITRE, M. Pierre-Charles HENRY, M. Damien HUGUET, M. Jamal-Eddine LOUHKIAR, M. Saïd MECHAI, Mme Juliette SORLIN, M. Gilles SPICHER

Procurations de vote : Mme Elise AEBISCHER à Mme Valérie HALLER, M. Kévin BERTAGNOLI à M. Hasni ALEM, M. Nicolas BODIN à Mme Carine MICHEL (à compter de la question n°34), M. Sébastien COUDRY à M. Jean-Hugues ROUX, M. Laurent CROIZIER à Nathalie BOUVET, M. Cyril DEVESA à Mme Lorine GAGLIOLO (jusqu'à la question n°46 incluse), Mme Sadia GHARET à M. Christophe LIME (jusqu'à la question n°22 incluse), M. Olivier GRIMAITRE à M. André TERZO, M. Pierre-Charles HENRY à Mme Christine WERTHE, M. Damien HUGUET à M. Anthony POULIN, M. Saïd MECHAI à Mme Myriam LEMERCIER, Mme Marie LAMBERT à M. Ludovic FAGAUT (jusqu'à la question n°30 incluse), M. Yannick POUJET à M. Abdel GHEZALI (jusqu'à la question n°22 incluse), Mme Karima ROCHDI à Mme Agnès MARTIN (jusqu'à la question n°12 incluse), Mme SORLIN à Mme Julie CHETTOUH, M. Gilles SPICHER à Mme Pascale BILLEREY

OBJET : 14 - Soutien du Centre socioculturel Al Bustan à Jérusalem Est - Autorisation de signature de la convention de partenariat entre la commune de Besançon et la commune de Gennevilliers

Délibération n° 008136

14

Soutien du Centre socioculturel Al Bustan à Jérusalem Est - Autorisation de signature de la convention de partenariat entre la commune de Besançon et la commune de Gennevilliers

Rapporteur : Mme Anne VIGNOT, Maire

	Date	Avis
Commission n°1	20/11/2025	Favorable unanime

Résumé :
Le présent rapport a pour objet le versement d'une aide pour participer à la reconstruction du centre social Al Bustan, à Jérusalem Est, partenaire de la Ville de Besançon depuis 2019.

Dans le cadre du programme Jer'Est, porté par le Réseau de Coopération Décentralisée pour la Palestine (RCDP), émanation de Cités Unies France (CUF), plusieurs collectivités françaises, dont la Ville de Besançon, collaborent activement avec le centre social Al Bustan depuis 2019.

De nombreux échanges ont été organisés en réciprocité avec le centre tant dans les domaines de la culture et de la jeunesse que dans le renforcement des capacités des travailleuses sociales ici et là-bas. Ainsi, plusieurs délégations bisontines ont été reçues par Al Bustan en 2023 et la Ville de Besançon a pu accueillir une délégation en 2024 et deux en 2025.

Cependant, à l'automne 2024, le centre a été démoli par les autorités israéliennes suscitant une condamnation du Ministère Français de l'Europe et des Affaires Etrangères. Lieu névralgique de l'accès à la culture et d'aide sociale du quartier, les collectivités partenaires du programme ont émis le souhait de s'engager pour participer à la reconstruction du centre.

Il est proposé de participer à la reconstruction du centre social Al Bustan en apportant une aide d'un montant de 2 000 € dans le cadre d'une convention avec la Ville de Gennevilliers qui coordonne cet effort conjoint entre les différentes collectivités.

En cas d'accord, la somme totale de 2 000 € sera prise en charge sur la ligne de crédit 65.048.65748.0022205.10069

A l'unanimité, le Conseil Municipal :

- **attribue une subvention de 2 000 € à la Ville de Gennevilliers pour la reconstruction du centre social Al Bustan**

- **autorise Mme la Maire, ou son représentant, à signer la convention de partenariat entre les villes de Besançon et de Gennevilliers pour la reconstruction du centre socio-culturel Silwan Al Hayat (anciennement Al Bustan)**

Rapport adopté à l'unanimité
Pour : 53 Contre : 0 Abstention*: 0 Conseiller intéressé : 0

*Le sens du vote des élus ne prenant pas part au vote est considéré comme une abstention.

La présente délibération peut faire l'objet d'un recours devant le Tribunal administratif de Besançon dans les deux mois suivant sa publicité.

La Secrétaire de séance,

Claudine CAULET
Adjointe

Pour extrait conforme,
La Maire,

Anne VIGNOT

CONVENTION DE PARTENARIAT ENTRE LES VILLES DE BESANCON ET DE GENNEVILLIERS
POUR LA RECONSTRUCTION DU CENTRE SOCIO-CULTUREL SILWAN AL HAYAT (ANCIENNEMENT AL BUSTAN)

ENTRE

La commune de Gennevilliers, représentée par son Maire, Monsieur Patrice LECLERC, autorisé par délibération du Conseil Municipal du 27 mai 2020, domicilié en cette qualité en l'hôtel de Ville, 177 rue Gabriel Péri, 92230 Gennevilliers

Ci-après désignée la « Commune cheffe de file »,

ET

La commune de Besançon, représentée par Anne VIGNOT, Maire, autorisée par délibération du Conseil Municipal du Besançon le 4 décembre 2025, domicilié en cette qualité en l'hôtel de Ville, rue Mégevand 25000 Besançon

Ci-après désignée la « Commune partenaire »,

(Ensemble désignées les « Parties » et séparément une « Partie »)

PREAMBULE

La ville de Gennevilliers, en lien avec vingt-et-une autres collectivités territoriales, a contribué à élaborer un projet social, culturel, sportif et de santé en direction de la Jeunesse à Jérusalem-Est, pour la période 2019-2021 puis pour la période 2022-2024, en lien avec le Centre social et Culturel Al Bustan à Jérusalem Est, qui agit en faveur des populations du quartier de Silwan.
Ce projet partenarial se poursuit dans le cadre de l'appel à projets franco-palestinien de la délégation pour les collectivités territoriales et la société civile (DCTCIV) (MEAE) pour la période 2025-2027.

En novembre 2024, les autorités israéliennes d'occupation ont procédé à la démolition du centre Al Bustan. Dans la perspective de rouvrir le centre et de poursuivre l'action sociale, éducative et de soutien psychologique à la population, une bâtisse patrimoniale située dans le quartier de Silwan a été identifiée. Elle nécessite toutefois une importante rénovation.

La ville de Gennevilliers, en tant que cheffe de file des deux précédents programmes triennaux, a accepté d'accompagner la démarche de redéploiement du centre, en étroite coordination avec le Consulat de France à Jérusalem. Elle a dans un premier temps coordonné la réalisation d'une étude de faisabilité approfondie par le cabinet Place Arch Lab, qui a été rendue en septembre 2025 et est annexée à la présente convention.
Les Villes partenaires du centre ont décidé dans ce contexte de présenter un dossier de reconstruction du centre social, nouvellement nommé Silwan Al Hayat, à l'Agence Française de Développement (AFD). Il est porté par la ville de Gennevilliers, cheffe de file du projet, devant l'AFD.
L'AFD a annoncé qu'elle plafonnerait ses financements à 70% du budget total, estimé à 689 560 €, les 30% restants étant à la charge des partenaires du projet, sous forme de valorisations, d'une collecte de fonds assurée par l'association Silwan Al Hayat et de subventions versées individuellement avant d'être agrégées par la commune de Gennevilliers.

C'est dans ce contexte que les communes de Besançon et de Gennevilliers conviennent ensemble des éléments constitutifs de cette convention de partenariat.

ARTICLE 1 – OBJET

La présente convention a pour objet de définir les modalités de coopération établie entre la ville de Gennevilliers et la ville de Besançon dans le cadre du projet de reconstruction du centre Silwan Al Hayat à Jérusalem-Est, ainsi que les conditions d'attribution, de versement et de suivi de la contribution financière apportée par la ville de Besançon.

ARTICLE 2 – FINANCEMENT

La commune de Besançon versera à la commune de Gennevilliers une subvention d'un montant de 2 000 €. Cette somme correspond au montant minimal de la participation de la Commune partenaire à la reconstruction du centre social Silwan Al Hayat.

Elle sera reversée par la commune de Gennevilliers à l'association Silwan Al Hayat pour assurer la reconstruction du centre social Silwan Al Hayat.

ARTICLE 3 – OBLIGATIONS DES PARTIES

Commune partenaire

La commune de Besançon convient d'engager le versement de la somme de 2 000 € à la commune de Gennevilliers avant la date de dépôt de dossier de reconstruction à l'AFD et en tout état de cause avant le 1er mai 2026.

Commune cheffe de file

Projet

La ville de Gennevilliers s'engage à déposer un dossier de financement auprès de l'Agence Française de Développement (AFD) pour le projet de reconstruction du centre social Silwan Al Hayat et fera ses meilleurs efforts afin que ce projet soit accepté par l'AFD.

Versement

La commune de Gennevilliers s'engage à accepter le versement de la subvention de 2 000 € de la Commune partenaire, qu'elle conservera dans un fond commun contenant les participations de toutes les Communes participant au projet de reconstruction du centre social Silwan Al Hayat.

Retenue

La Commune cheffe de file restera en possession de cette somme le temps de l'examen du dossier de reconstruction par l'AFD.

L'Agence doit rendre son analyse avant la fin du 2nd semestre 2026. Si aucune décision n'est intervenue avant le 31 décembre 2028, les Parties conviennent d'interpréter cette absence de retour comme un refus du projet par l'Agence.

Destination

La Commune cheffe de file procédera au versement de la subvention ainsi récoltée au profit du centre social Silwan Al Hayat dès qu'elle obtiendra l'information officielle de l'AFD de sa participation financière au projet.
Ce versement pourra intervenir en plusieurs fois, à l'initiative de la Commune cheffe de file.

En cas de refus du projet par l'Agence, la Commune cheffe de file s'engage à organiser un temps d'échange entre les parties, afin de convenir ensemble des suites du projet de reconstruction du centre social.
En cas d'absence d'accord écrit trouvé à l'issue de cette réunion, la ville de Gennevilliers s'engage à reverser à la commune de Besançon et à toutes les Communes partenaires les sommes collectées.

ARTICLE 4 – RESPONSABILITE DES PARTIES

La commune de Gennevilliers fera ses meilleurs efforts afin que le projet de reconstruction du centre social Silwan Al Hayat, présenté devant l'AFD, aboutisse.

La Commune cheffe de file fera également tout son possible afin que les subventions versées par les communes partenaires soient bien reversées à l'association Silwan Al Hayat, prenant en charge la reconstruction du centre Silwan Al Hayat.

Elle participera à la coordination des étapes du projet et à toutes les réunions nécessaires avec l'association Silwan Al Hayat, porteuse de projet et le maître d'œuvre en charge de la reconstruction.

Cela étant posé, la commune de Gennevilliers ne pourrait être tenue pour responsable par la commune de Besançon si le projet venait à être refusé par l'AFD, ou si les sommes versées par les communes partenaires pour la reconstruction du centre social étaient détournées avant de parvenir à l'association Silwan Al Hayat.

La Commune cheffe de file se chargera de procéder, tout le long de la reconstruction du centre social, aux vérifications d'usage quant à la bonne utilisation des fonds versés. Elle s'engage à conventionner avec l'association Silwan Al Hayat à cet objet.

Elle s'engage également à tenir informée la commune de Besançon des étapes du projet de reconstruction dès que celle-ci lui en fera la demande et sous réserve qu'elle-même ait en sa possession les informations demandées.
Elle réalisera un bilan annuel de l'avancement du projet auquel seront conviées l'ensemble des communes partenaires.
A l'issue des travaux, la commune de Gennevilliers s'engage à transmettre à la ville de Besançon un bilan technique et financier du projet.

ARTICLE 5 – ENTREE EN VIGUEUR – DUREE

La Convention entrera en vigueur le jour de sa signature par les deux Parties.

Elle courra tout le temps de l'examen du projet de reconstruction du centre social Silwan Al Hayat par l'AFD.

Elle arrivera à son terme le jour où la commune de Gennevilliers fournira à la commune de Besançon le bilan technique et financier final du projet.

Alternativement, en cas de refus du subventionnement du projet par l'AFD, elle prendra fin à la date où la preuve du reversement de la subvention à la commune de Besançon sera apportée par la ville de Gennevilliers.

ARTICLE 6 – AVENANT

Aucune stipulation de la Convention ne pourra faire l'objet d'une modification ou d'un avenant sans le consentement des Parties, et toute modification fera l'objet d'un avenant écrit.

ARTICLE 7 – RESILIATION ANTICIPEE

En cas de non-respect par l'une des parties de l'une de ses obligations résultant de la présente convention, celle-ci pourra être résiliée de plein droit par l'autre partie, sans préjudice de tous autres droits qu'elle pourrait faire valoir, à l'expiration d'un délai de deux mois suivant l'envoi d'une lettre recommandée avec accusé de réception valant mise en demeure de se conformer aux obligations contractuelles et restée infructueuse.

En cas de résiliation anticipée de la présente convention, la Commune partenaire ne pourra exiger le reversement des sommes déjà versées à l'association Silwan Al Hayat.

ARTICLE 8 – RECOURS

Les contestations qui s'élèveraient entre les Communes au sujet de l'exécution ou de l'interprétation de la présente convention devront d'abord faire l'objet d'une tentative de conciliation, dont la mise en œuvre ne pourra dépasser un mois.
En cas de désaccord persistant, les contestations seront jugées par le Tribunal Administratif de Cergy-Pontoise.

ARTICLE 9 – ETENDUE DE L'ACCORD

La Convention, à compter de la date de sa signature, représente la totalité de l'accord des Parties relativement à l'objet de celle-ci et, en conséquence, annule et remplace tous documents antérieurs qui auraient pu être échangés ou communiqués dans le cadre de la négociation de la Convention.

Les Annexes jointes et l'exposé préalable ci-dessus font partie intégrante de la Convention dont ils ont la même valeur juridique.

ARTICLE 10 – ANNEXES

La liste des annexes à la présente convention est la suivante :

- Statuts de l'association Silwan Al Hayat
- Etude de faisabilité de la reconstruction du centre social Silwan Al Hayat
- Annexe financière à l'étude de faisabilité de la reconstruction du centre social Silwan Al Hayat

Fait à Gennevilliers en deux exemplaires originaux, le

Pour la commune de Besançon,

Anne VIGNOT

Maire

Pour la commune de Gennevilliers

Patrice LECLERC,

Maire

Juridical Analysis & Technical feasibility study for SILWAN Al Hayat (Al Bustan) foreseen center

Prepared by: PLACE Architects Lab

Jerusalem – October 2025

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Index

1- **Executive summary**
   - Brief introduction to the project
   - Location & context
   - Historical & cultural significance of the site
   - Project objectives and visions
   - Key expected outcomes (Heritage preservation, community use)
   - Estimated cost (both soft & hard costs) and needed fund
2- **Juridical Report**
   - Ownership and property rights
   - Heritage and Antiquities Legal status
   - Existing land use status
   - Permits and Licensing requirements
   - Legal risks and concerns
3- **Proposed Project Overview**
   - Overall vision of the building restoration & its Landscape (including preliminary functional distribution)
4- **Technical assessment**
   - Architectural/Structural, electromechanical assessment
5- **Restoration scope of work**
6- **Structural observations & Intervention strategy**
7- **Project Implementation Plan**
   - Project phases (Survey, design, procurement & implementation)
   - Estimated timeline
   - Human resources
8- **Financial Feasibility**
   - Restoration cost summary (accompanied by a detailed BOQ)
   - Soft cost summary (Consultants and services)
9- **Risk Assessment & Mitigation**
   - Construction risks (hidden structural issues, antiquity discoveries, delays)
   - Mitigation strategies

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1- Executive summary

-Brief introduction to the project

The proposed project concerns the restoration and upgrading of a historic property in Silwan, **block 29986**, Jerusalem, to serve as the future home of the Al-Hayat (Al-Bustan) Center. The initiative seeks to transform a deteriorated heritage structure into a functional, safe, and inspiring community and cultural hub.

The existing building consists of old residential rooms, cellars, and open outdoor areas. At present, the site is in a state of severe neglect: structural failures, moisture penetration, and general deterioration have rendered it unusable and unsafe. Without urgent intervention, the structure faces the risk of further damage and potential collapse.

The vision of the project is to preserve and revitalize this architectural and cultural landmark within the historic context of Silwan, while equipping it with modern infrastructure and facilities to meet the needs of the Al-Bustan Center. Once completed, the restored site will provide a vibrant community space, supporting cultural activities, educational programs, and social initiatives, while also safeguarding an important element of Jerusalem's living heritage.

The significance of this opportunity lies in both the architectural value of the property and its unique location in Silwan. The project represents not only the saving of a heritage asset from collapse, but also the creation of new opportunities for the local community, who will benefit from improved space quality and enhanced infrastructure. The Al-Bustan Center is already well known for its cultural role; the restoration of this site will allow it to expand its mission, strengthen community ties, and serve as a model for heritage-led development in Jerusalem.

Through this feasibility and juridical study, the project team will define the technical, structural, legal, and financial framework required for implementation. This will ensure that the project is both realistic and sustainable, while providing donors with a clear roadmap toward making this dream of cultural renewal in Silwan a reality.

-Location & Context

The foreseen project site is located in Silwan, Jerusalem, within block 29986, an area of exceptional cultural, historical, and urban significance. Silwan is one of the most ancient continuously inhabited neighborhoods of Jerusalem, directly adjacent to the Old City. It is a neighborhood deeply tied to the living memory of Jerusalem, carrying layers of Ottoman, Crusader, and possibly earlier periods, while also serving as a vibrant contemporary community.

The property itself lies within a dense residential fabric, typical of Silwan's hillside urban landscape. The site sits on a steep slope, with access from a lower street via a steep stairway, and a secondary access from the upper road, which is narrow and limits vehicle access.

As a result, parking for cars is difficult, reflecting the constraints of the historic urban layout.

Summary of the project's surface areas for both indoor & outdoor spaces:

Space description	**Area (m2)**
Indoor main building 4 rooms	100
Courtyards & open spaces	265
Cellar 1 & Cellar 2	75
Total Area	**440m2**

Figure: approach to the site and an overall caption of the building context

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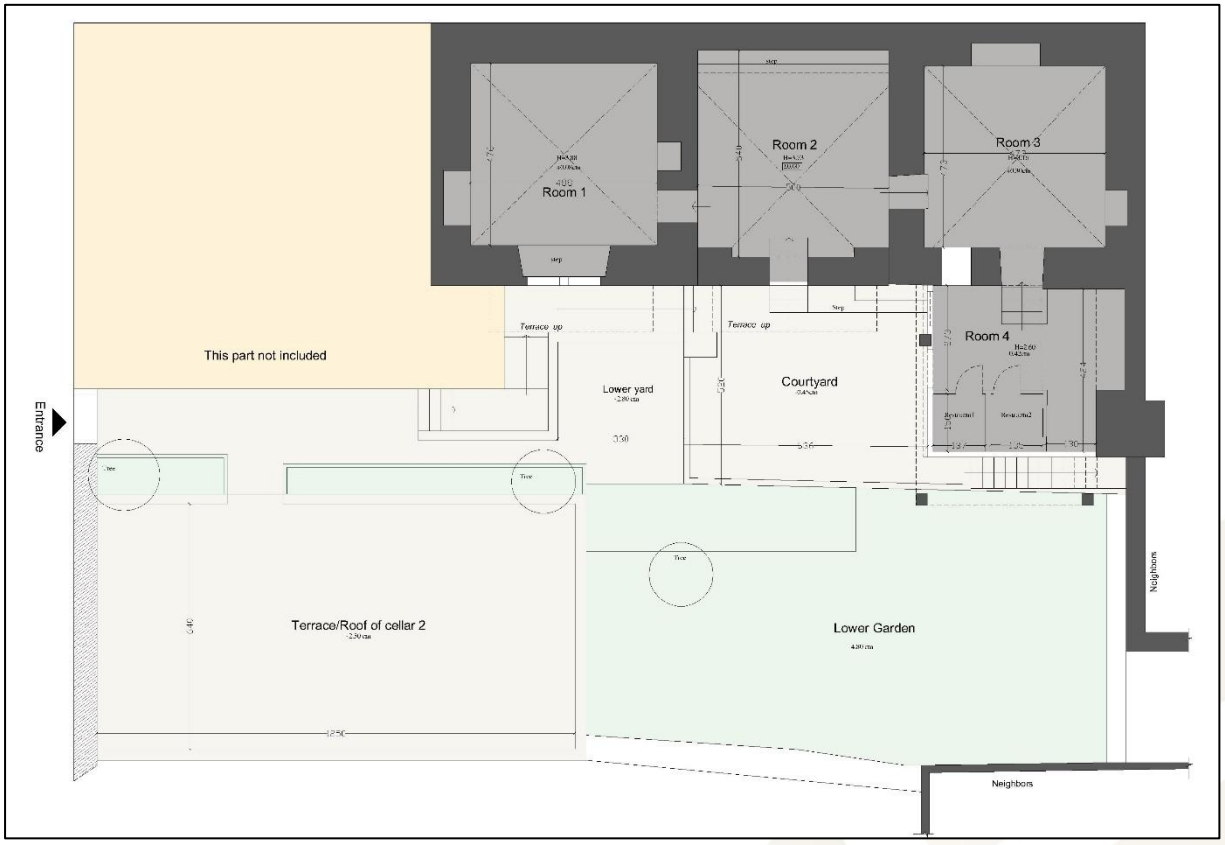
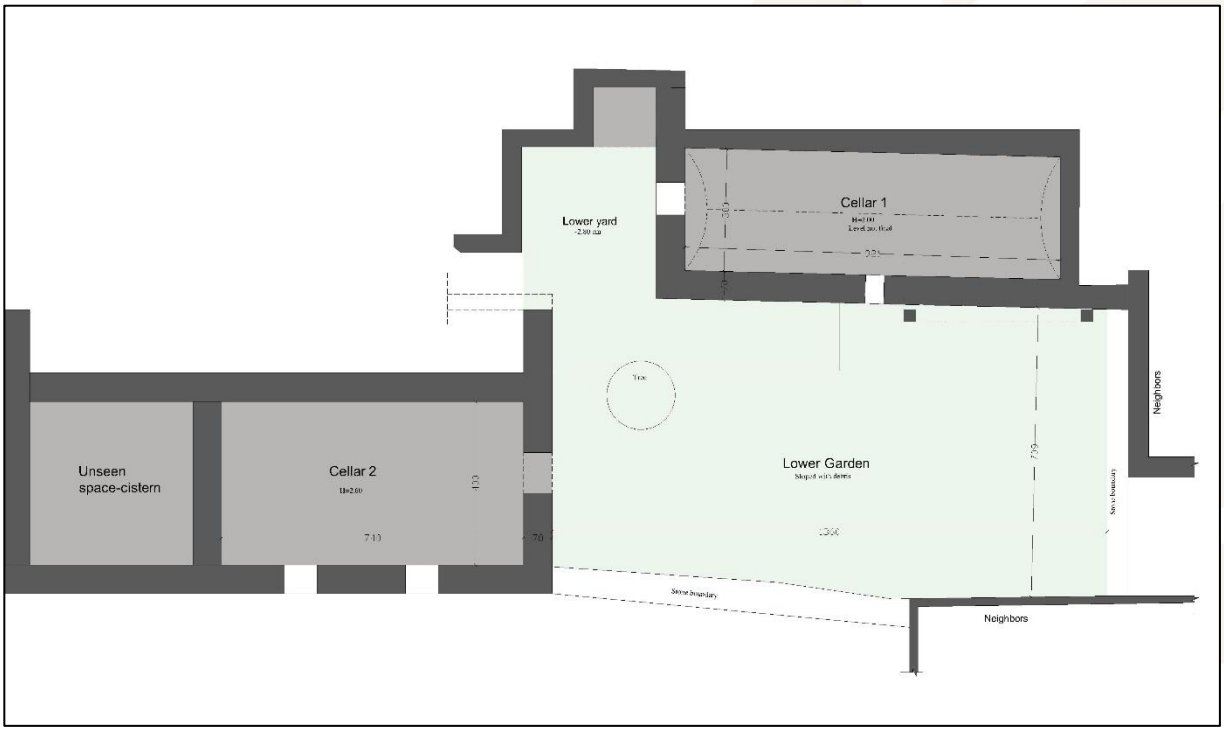
arch-lab PLACE
let the building speak

Main Floor Plan



Lower Garden Plan



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- Historical & cultural significance of the site

The property designated for the Al-Hayat (Al-Bustan) Center is located within the historic fabric of Silwan, Jerusalem, a neighborhood renowned for its layers of cultural memory and heritage value. The site forms part of a residential property that includes a two-floor stone building with a pitched red-tile roof, a modest attached block structure on the northern side, and extensive open spaces. A family currently occupies the upper floor, and the mentioned attached block building. The ground floor and surrounding spaces constitute the foreseen project area.

These areas include three cross-vaulted stone rooms, a fourth room built as a reinforced concrete attachment in the 1970s–1980s, a central outdoor courtyard, and an old barrel-vaulted cellar (Cellar -1) beneath this courtyard. The second cellar(Cellar-2) is accessible through a lower garden shaded by an old tree, holds further potential, though it remains partially filled with rubble and requires careful investigation.

The core architectural style and building characteristics date to the Ottoman period, though some parts of the complex or its foundations may likely originate from earlier eras, possibly as far back as the Crusader period. The surviving architectural features include cross vaults, arched windows, thick two-layered stone walls (approximately one meter wide), decorative niches, and traditional Palestinian patterned floor tiles, now sadly deteriorated due to neglect and humidity.

The cultural significance of the site lies in its vivid testimony to traditional Jerusalemite life. Inside the cellars, stone animal-drinking troughs attest to the former integration of domestic, agricultural, and communal practices. In another cellar, the blackened soot on the vaults evidences its use for coal storage and wood burning, echoing everyday practices of sustenance and livelihood in Silwan's past. These material traces connect directly to the intangible heritage of the area, where life revolved around courtyards, gardens, shared spaces, and multifunctional structures.

Today, however, the site faces severe deterioration: humidity has damaged floors and masonry, some vaults are affected by weathering, and walls show partial collapse. Therefore, without intervention, the space risks losing not only its structural integrity but also its cultural narrative. Preserving and revitalizing this site is thus urgent—not only to prevent collapse but also to safeguard a rare example of Jerusalem's layered architectural history, and to reintegrate it into the living fabric of Silwan's community life through the future Al-Bustan Center.

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Figure 3 +4 : Architectural value of the interiors- ottoman era

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-Project objectives and visions

The Silwan Al-Hayat (Al-Bustan) Center project is conceived as a comprehensive effort to restore, upgrade, and safeguard a historic building complex in Silwan, transforming it into a vibrant community and cultural hub **which will be the only cultural center in the area (with a higher population area)**. The association currently supports the community through various programs for women, children, and youth, reaching around 1,500 beneficiaries each week, and foresees expanding to serve more beneficiaries with additional programs in the future. The project seeks not only to preserve valuable heritage architecture but also to adapt it for contemporary community needs, ensuring that the restored spaces serve education, culture, and social development. By integrating conservation with modern functionality. Below are the objectives of the study:

- Ensure the **legal rights and ownership** of the complex as an important factor before funding.
- **Preserve and restore** the historic building fabric, including vaulted rooms, cellars, courtyard, and gardens, while preventing further deterioration
- **Protect the building** from collapsing due to severe **structural failures** of the historical and old building's parts.
- **Upgrade infrastructure** (water, electricity, sanitation, accessibility) to ensure safety, usability, and compliance with modern standards.
- **Integrate heritage conservation and modern use**, maintaining the architectural character while creating adaptable, functional spaces.
- **Ensure long-term sustainability** of the site through proper maintenance, renovation materials selection, and operational continuation.
- **Finally, provide the permanent home** for Al-Bustan Center to expand its cultural, educational, and social programs.

The project's Vision:

The vision of the project is to transform a neglected heritage property in Silwan into a **HUB** of cultural resilience, community empowerment, and heritage preservation. The restored Al-Hayat (Al-Bustan) Center will stand as a model for heritage-led development in Jerusalem, where history, architecture, and living culture converge to create a vibrant and inclusive space that honors the past while serving the present and inspiring the future.

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-Key Expected Outcomes

The project is intended to both restore and preserve the historic site and to ensure the continuity of Al-Bustan Association's educational and cultural programs. By combining physical conservation with community development, the initiative will safeguard heritage while serving present and future generations.

Below is the proposed outcomes table, organized by timeframe:

Timeframe	**Key expected outcomes**
Short term (Restoration period)	- Restoration works begin with urgent stabilization of vaulted rooms, cellars, and the courtyard. - Preservation measures implemented to prevent further decay. - Infrastructure upgraded (water, electricity, sewage, ventilation). -Provide a welcoming and accessible approach to the new site
Medium Term (1-3 years)	-Al-Bustan programs continue and expand in the renewed space.
Long Term (3+ years)	- Heritage value preserved as part of Jerusalem's living history. - Al-Bustan's institutional capacity strengthened with sustainable management. -Ongoing maintenance of the site -Expansion of programs

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-Estimated cost & Needed fund

Restoring the Silwan Al-Bustan Center is not simply a matter of repairing old stone walls and vaults; it is an act of cultural preservation, community empowerment, and future-building. The project aims to transform a neglected historical property into a safe, functional, and inspiring space for learning, creativity, and social life. For this transformation to succeed, a clear financial structure is essential

The total cost of such a heritage-based community project can be divided into **soft costs** and **hard costs**. Both categories are equally important, though they serve different purposes:

a) **Soft costs** represent the knowledge, expertise, and legal frameworks that safeguard the project's integrity. They ensure that the work respects Jerusalem's sensitive heritage context, complies with Antiquities Authority requirements, and follows proper planning and engineering standards. These costs cover the involvement of architects, engineers, legal advisors, project managers, antiquity authority services, and all people whose work may not be visible in stone or mortar. In the next topics, more details will be clarified on all expected soft costs needed to implement the project.

b) **Hard costs** represent the physical, tangible works—the rebuilding of walls, the repair of vaults, the waterproofing of cellars, the renewal of courtyards and gardens. They embody the craftsmanship, the materials, and all the labor that will bring the old structure back to life. In the next topics, a clear scope of work based on a comprehensive assessment will show the different budgets of restoration, rehabilitation, and reconstruction of the site.

In summary, the successful execution of this project requires a comprehensive financial framework that acknowledges both the technical and cultural challenges. Accordingly, the total required funding is structured into distinct components, each representing a critical aspect of the restoration, preservation, and adaptive reuse of the site: *(Please refer to the attached excel files for details)*

Category	**Estimated Budget (NIS/EUROS)-*with VAT***	**Weight (%)**
Soft Costs(All project stages)	442.500 NIS 116.447 Euros (1euro-3.8 NIS)	18%
Hard Costs	1.987.993 NIS 523.156 Euros(1euro-3.8 NIS)	82%

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2- Juridical Report

-Ownership & Property rights

The appointed legal advisor has reviewed the land registration documents and settlement of rights records provided by the Israeli authorities. The analysis shows that the property was originally owned by Ahmad Al Khater, after which ownership passed to Miryam Al Khater (noting that the exact family name is not fully clear and may appear as Al Khater or Abu Khater). In 1941, legal rights to the property were transferred to Fatima Moussa Suleiman Abu Khater.

Later, in 1965, the property was again recorded under the name of Fatima, reflecting ownership of one-sixth of the inheritance shares. It remains unclear whether this registration was made during her lifetime or as part of inheritance proceedings after her passing.

In parallel, representatives of the Al Bustan Al Hayat Center confirmed that the property had also been registered in the Jordanian *Tabo* (land registry) during the Jordanian governance of Jerusalem. Taken together, both the Jordanian and Israeli records demonstrate a continuous and valid legal recognition of ownership across decades, supporting the conclusion that the property rests on a clear juridical foundation for restoration and development.

Attached to this report is the Israeli registration showing the Silwan zone, along with clear volume and page numbers in the land registration books. (volume: 1008, page: 276)

-Heritage & Antiquities legal status

Following the legal review, it has been confirmed that the site is located within a **cultural heritage area** of Jerusalem, a zone of historical significance that is subject to necessary preservation requirements. As such, the project falls under the framework of the **Heritage Protection and Antiquities Law**, specifically Israel's **Antiquities Law of 1978**, which is enforced by the **Israel Antiquities Authority (IAA)**.

This law declares that all antiquities—whether existing in situ or discovered during works—are the property of the State. Any excavation, restoration, or physical intervention on the site requires proper licensing and direct approval from the IAA. Unauthorized work is strictly prohibited and may result in legal penalties, stoppage of construction, or delays in implementation.

Therefore, **continuous coordination with the IAA is mandatory throughout the planning and execution phases** of the project. This includes archaeological supervision during demolition or excavation, approval of conservation methods, and adherence to all requirements for protecting the site's cultural value.

To safeguard the project's progress, it is strongly recommended that the **appointed legal advisor** be engaged at every stage to obtain and manage the necessary permits, ensuring that the project complies fully with heritage protection regulations while avoiding legal and procedural risks.

-Existing Land use status

Following the legal review of the parcel number and its registration within the Jerusalem Municipality, it has been confirmed that the land and its buildings are officially registered for residential use. **Importantly, there are no pending or previous legal actions recorded in court against the landowners, nor any future claims listed that could affect ownership or use.**

From a legal standpoint, the use of part of a residential building for charitable services (community spaces) is possible, since similar institutions are doing these charitable services in the region. However, the Jerusalem Municipality allows limited adaptive uses of residential buildings in heritage or historic areas, provided that:

1. The new use does not fundamentally alter the building's residential character.
2. Any physical interventions respect the Antiquities Law (1978) and are coordinated with the Israel Antiquities Authority (IAA).

-Permits & Licensing requirements

To ensure the successful planning and execution of the project while complying with local regulations and heritage preservation requirements, several permits and approvals must be obtained. These permits involve coordination with the Israeli Municipality and the Israeli Antiquities Authority (IAA) and are essential for both structural interventions and archaeological oversight. The main permits are summarized as follows:

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1. **Dangerous Building Permit (Municipality)**
    - **Purpose:** To authorize the replacement of the existing ribbed concrete slab in Cellar 2, identified as structurally unsafe.
    - **Responsible Party:** Registered civil engineer submits the request to the Israeli Municipality's Dangerous Building Section.
    - **Requirements:** Clear technical evidence demonstrating that the existing slab is dangerous.
    - **Complexity:** Permit is generally straightforward if the engineer's report aligns with the actual site conditions.
    - **Outcome:** Enables stakeholders to plan and execute the replacement of the slab with a new concrete structure, respecting heritage site constraints.
2. **Israeli Antiquities Authority (IAA) Supervision Permit – Site Cleaning**
    - **Purpose:** To allow IAA supervision during site cleaning, debris removal, and level reduction in rooms and garden (up to 30 cm).
    - **Responsible Parties:** Legal advisor coordinates with the Project Manager/Architect and the IAA.
    - **Requirements:** Coordination with IAA to agree on technical and financial terms.
    - **Cost Estimate:** Daily supervision fee approximately 1,000 NIS/day (~260 EUR/day).
    - **Outcome:** Ensures proper heritage protection while preparing the site for construction.
3. **IAA Archaeological Excavation Permit – Lower Garden**
    - **Purpose:** To conduct controlled excavation in the lower garden for potential discovery of historical walls, floor installations, and other archaeological features.
    - **Responsible Parties:** Legal advisor and project manager/architect coordinate with IAA.
    - **Requirements:** IAA provides technical supervision and a financial plan for archaeological work. An IAA archaeologist monitors the excavation and level reduction

- **Cost Estimate:** Approximately 400 NIS/m² (~105 EUR/m²) for specific areas (e.g., lower garden).
- **Outcome:** Reveals and preserves historical elements, enhancing the cultural and architectural value of the building.

-Legal risks & concerns

A) Property Ownership and Rights

- Unclear or contested ownership: Even if the land is registered as residential and no current legal actions exist, Silwan is an area with complex property histories. There is a risk of disputes from previous owners or heirs claiming rights.
- Boundary disputes: Excavation or structural modifications could inadvertently affect neighboring properties, raising potential civil claims.

B) Municipal Permits and Compliance

- Dangerous building permit issues: If the evidence for replacing the ribbed slab is questioned or disputed by the municipality, it could delay or block structural work.
- Building code compliance: Any structural intervention must comply with local safety standards. Failure to meet these could lead to fines or work stoppages.
- Changes in municipal interpretation: Local authorities may impose stricter requirements during execution, especially in heritage areas.

C) Israeli Antiquities Authority (IAA)

- Archaeological supervision delays: The IAA controls all work affecting historical layers. Delays in granting excavation or cleaning permits could impact the project timeline.
- Additional requirements: The IAA may request modifications to design, construction methods, or excavation scope if unexpected finds are uncovered.
- Financial exposure: Daily supervision fees and archaeological excavation costs could increase if the site reveals unexpected historical elements, exceeding the initial soft-cost budget.
- Legal enforcement: Ignoring or violating IAA directives can result in legal action, fines, or even demolition orders for non-compliant work.

D)Heritage Preservation and Cultural Sensitivity

- Alteration of protected elements: Any structural change or excavation could affect heritage layers. Failure to comply with preservation rules could result in legal claims or orders to restore the original conditions.

E) Contractor and Liability Risks

- Unauthorized work: Contractors may inadvertently damage historical elements if supervision is insufficient. Legal liability could fall on the property owner or project manager.
- Dispute resolution: Clear contracts are needed to define responsibilities, particularly regarding IAA supervision and unexpected discoveries.

This section was prepared by Advocate Khalil Doughbaj, a Jerusalemite lawyer with expertise in historical building ownership, organizational regulations, and legal procedures related to the Israel Antiquities Authority, the municipality, and other relevant bodies

Finally: “Al Bustan Center has agreed on a contractual arrangement to rent the house for a period of 15 years. Furthermore, the Center will work toward purchasing the property within this period to ensure its sustainability and long-term stability in the city”

3- Proposed Project Overview

-Overall vision of the building restoration & its Landscape

The restoration of the Silwan Al-Hayat (Al-Bustan) Center is envisioned as a holistic project that safeguards the site's historic character while reimagining its future use. Beyond repairing damaged structures, the project seeks to revive the building and its landscape as a living space for its owners and users. The vision should always balance authenticity and innovation, ensuring that traditional materials and heritage values guide the work. Therefore, we will summarize the technical vision of approaching the restoration as follows:

1. Architectural restoration approach:

The project is conceived not only as a restoration effort but primarily as an **adaptive reuse intervention**, since the existing spaces in their current state cannot accommodate the envisioned functions of the Al-Bustan Center. The present rooms are unsuitable for children or youth activities, and their deteriorated conditions require significant architectural rethinking.

A major challenge lies in the **fragmented levels within the main building**, where multiple steps separate the vaulted rooms. This creates difficulties for circulation, accessibility, and furnishing. The design vision, therefore, aims to **minimize and unify floor levels**, allowing smoother movement, safer use, and flexible interior arrangements. Similar uncertainty exists in **Cellar 1** and the **lower main garden**, where debris and irregular fills obscure the final usable levels.

To address these complexities, the project foresees a **two-phase construction process** connected with one implementing party:

- **Phase 1:** Preliminary design, physical structural assessments, and systematic cleaning of debris, executed under the supervision of the Antiquities Authority. This phase is critical to clarify the true structural conditions, understand final levels of the lower yard and cellar 1, ensure compliance, and avoid municipal stoppages or legal delays.
- **Phase 2:** In parallel, Comprehensive architectural restoration and adaptive reuse works, incorporating necessary structural interventions, material conservation, and spatial reconfiguration to meet the Center's programmatic needs.

This approach ensures that the restoration is both respectful of heritage values and pragmatic in enabling the site's future as a vibrant community and cultural hub.

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2. Structural Reinforcement approach:

The vision for structural reinforcement is guided by the preliminary assessment conducted by the structural engineer for this feasibility study. The approach prioritizes saving existing heritage elements from collapse, removing immediate hazards, and consolidating weakened structures to ensure safety and prepare the site for adaptive reuse.

The site assessment concentrated onto:

- **Structural integrity** (load-bearing walls, slabs, vaults, foundations).
- **Material degradation** (corrosion of reinforcement, stone weathering, humidity effects).
- **Moisture and water ingress problems** (roof leaks, groundwater seepage, adjacent road drainage).
- **Architectural features** requiring conservation (vaulted ceilings, balconies, exposed stonework).
- **Potential safety hazards** (collapsed walls, unstable slabs, exposed reinforcement).

In addition, the proposed reinforcement strategy focuses on two complementary directions:

1. **Urgent Safety Interventions**
    - Removal of the deteriorated **steel-ribbed and reinforced concrete ceiling** above *Cellar 2*, to be replaced with a new cast-in-place reinforced concrete slab designed with suitable footings and proper load analysis.
    - Consolidation and reinforcement of the **two cantilevered steel-and-concrete terraces** on the second floor, which currently present safety concerns.
    - Targeted **masonry reconstruction** to prevent progressive loss in the main building envelope, focusing on weakened stone walls and eroded joints.
2. **Structural Works Supporting the Architectural Vision**
    - Reinforcement and stabilization of interior spaces in line with the restoration and adaptive reuse plans.
    - Casting of **new floor slabs** within the vaulted rooms and other spaces where levels are adjusted.
    - Construction of **retaining walls** in the lower garden, coordinated with the final level reductions and landscape rehabilitation.
    - Close collaboration with the **Antiquities Authority** to ensure that any structural intervention respects and protects hidden heritage layers, particularly in cellars and filled garden areas.

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Findings from this stage are preliminary in nature and will be further substantiated through comprehensive on-site testing, non-destructive evaluation, and structural analysis during the design phase. The outcomes of these investigations will guide the selection of the most appropriate rehabilitation, strengthening, and waterproofing techniques, ensuring both the preservation of the site's heritage value and the safe reuse of its buildings.

3. Material Strategy:

Given that the house lies within a cultural heritage area of Jerusalem and retains significant historical value, the material strategy must carefully balance authenticity, sustainability, and functional adaptation. The approach is based on a detailed understanding of the existing onsite construction materials, which will guide all restoration and new works.

A. *Understanding Existing Materials*

- Careful study and documentation of the local stone types, original pointing mortars, and plaster layers to inform accurate material selection.
- Preservation and, where possible, reuse of cement tiles with traditional patterns, either through conservation of existing pieces or through reproduction of similar motifs in the finishing stage.

B. *Sustainable Reuse and Recovery*

- Recycling excavated materials: reusing stones uncovered in fillings (during excavations) for masonry reconstruction, and maximizing reuse of excavated soil on-site.
- Careful salvage of dismantled historic elements, with priority given to re-integrating them into the restored fabric.
- Ensuring sustainability by prioritizing natural, breathable, and locally sourced materials wherever possible.

C. *Differentiation of Interventions*

- New additions and replacements will be subtly distinguished from the original through contrast in texture, tone, or finish, allowing visitors to understand the evolution of the building while safeguarding authenticity.
- Sensitive application of restoration principles to avoid falsification of heritage value while ensuring structural and functional adequacy.

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D. *Electromechanical and Technical Systems*

- Adoption of green building principles in selecting pipes, cables, lighting, and ventilation systems, integrating smart and energy-efficient technologies while minimizing environmental footprint.
- Use of sustainable, durable materials for external envelope and joinery, with ironmongery designs adapted from existing details but upgraded to withstand modern weathering conditions.

E. *Landscape and Outdoor Surfaces*

- Flooring in external areas to use stone tiles consistent with the Jerusalem tradition, complemented by integrated greenery to soften the setting and enhance user experience.
- Landscape design to harmonize with the architectural theme, emphasizing authenticity, accessibility, and long-term resilience.

Overall, the material strategy aspires to respect the heritage character while introducing sustainable solutions that prolong the building's life, accommodate its adaptive reuse, and make it accessible to future generations.

Below is a list of materials per section- green & sustainable approach:

1. Masonry & Structural Works

- Local Jerusalem limestone (hand-cut, natural finish, where possible from existing salvaged stone).
- Traditional lime-based mortars and plasters (breathable, compatible with historic stone).
- Recycled stone from site excavations for wall reconstruction and retaining walls.
- Reinforced concrete (only where structurally unavoidable, e.g., cellar ceiling, terraces), with minimized cement ratio and sustainable aggregates.
- Retaining walls with natural stone facing, structural concrete core (where required).
- Structural grout injections for walls stabilizations

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2. Flooring & Surfaces

- Cement tiles with traditional patterns (*restore originals where feasible; otherwise, reproduce locally).*
- Natural stone paving (local limestone, non-slip finish for exterior courtyards).
- Clay or terracotta tiles (optional for secondary interior spaces, in keeping with heritage).
- Sustainable polished concrete floors for adapted spaces where higher durability is required (terrace area)

3. Plaster, Renders & Finishes

- Lime-based plaster with natural pigments (for interior and exterior heritage walls).
- Breathable mineral paints instead of acrylic/plastic paints.
- Earthen plaster finishes (optional for interpretive or educational spaces).
- Sustainably sourced timber panels for ceilings or wall treatments in new interventions.

4. Joinery & Ironwork

- Rehabilitated existing ironwork (windows, balcony railings, grilles) cleaned and treated against corrosion.
- New ironmongery fabricated in traditional styles but using galvanized and powder-coated steel for durability.
- Timber joinery (doors, shutters) from certified sustainable sources (FSC-certified pine or oak).
- Energy-efficient glazing (double-glass with traditional wood or slim metal profiles to retain proportions).

5. Electromechanical Systems (Green Building Oriented)

- Water-efficient piping systems (PEX or similar sustainable, recyclable piping).
- Energy-efficient LED lighting integrated with heritage-sensitive fixtures.
- Smart electrical systems for reduced energy consumption.
- Passive ventilation strategies enhanced by low-energy fans and ducts.

- Rainwater harvesting system (if applicable).
- Lighting with PV , especially for garden works.

6. Outdoor & Landscape Materials

- Jerusalem stone tiling for pathways, mixed with green planted strips.
- Reclaimed stone blocks for stairs and terraces.
- Native plants and trees (low-water species: olive, pomegranate, rosemary, lavender).
- Permeable paving systems to reduce stormwater runoff.
- Wooden pergolas or shaded seating structures from sustainable timber.

7. Interior Fixtures & Furniture

- Reclaimed or locally crafted wooden furniture (simple, durable, heritage-inspired).
- Non-toxic finishes (oil, wax, or water-based lacquers instead of synthetic varnishes).
- Movable and flexible furniture to adapt for children, youth, and community functions.

4. Moisture & climate control:

One of the most critical challenges in the restoration of heritage buildings in Jerusalem is the presence of moisture within the structure and its negative impact on both the building fabric and indoor comfort. Excessive dampness threatens the durability of masonry, plaster, and flooring, while also creating unhealthy conditions for future users. Therefore, our overall restoration interventions should aim not only to eliminate existing sources of moisture but also to establish long-term strategies to control the indoor climate. This will be achieved by adopting a combination of **traditional passive methods and modern sustainable techniques** that work in harmony with the historic fabric. The following measures are proposed:

A. *Site Drainage:*

A key priority in the restoration is to improve site drainage in order to protect the building from ongoing water infiltration. This includes re-grading the surrounding terrain to ensure proper slopes and surface runoff, installing French drains or concealed drainage channels to divert water away from the foundations, and

repairing or reconstructing retaining walls with integrated drainage layers. These measures will help reduce hydrostatic pressure on basement and cellar walls, safeguard the structure from future deterioration, and create a more stable foundation for the restoration works.

B. *Masonry & plaster treatments:*

The masonry and plaster interventions will focus on restoring breathability and eliminating materials that trap humidity. Lime-based mortars and plasters will be used to allow the historic stone walls to “breathe” and gradually release trapped moisture. Existing cement-based layers, which currently seal in dampness and accelerate decay, will be carefully removed and replaced with compatible, breathable materials. In addition, traditional Jerusalem stone pointing with lime mixes will be applied to the façades and interior masonry, ensuring both permeability and authenticity in line with local heritage practices.

C. *Ventilation & air circulation:*

Enhancing air movement is a key strategy for controlling moisture and creating healthier indoor conditions. Natural cross-ventilation will be reintroduced by re-opening original windows and, where necessary, discreetly adding new air inlets that respect the building’s heritage fabric. For basements and cellars, mechanical ventilation systems equipped with heat recovery units (HRV) will be installed to ensure continuous air exchange without significant energy loss. In moisture-prone spaces, passive air channels or underfloor ventilation grilles will be integrated to encourage steady airflow and prevent damp accumulation, thereby improving both comfort and long-term preservation.

5. Landscape & outdoor vision:

- **Upper Terrace above Cellar 2**
  Once structurally stabilized and made safe through reinforcement and waterproofing, this terrace will transform into a welcoming platform with panoramic views of the Old City of Jerusalem. It can host outdoor activities with movable seating arrangements, while newly reinstalled and secured steel railings will ensure user safety, particularly for children.
- **Central Courtyard above Cellar 1**
  Serving as the connective heart of the historic building, this courtyard will act as a flexible space linking the surrounding rooms. During summer, it can expand the function of an indoor lounge, offering a Jerusalemite-style café corner or breakfast area. The original patterned tiles and steel railings will be carefully restored, preserving authenticity while meeting modern safety standards.

- **Lower Garden and Amphitheatre**
  With its unique topography, the lower garden will be reimagined as a small amphitheater, providing a gathering place for community events such as outdoor film screenings projected on the neighboring eastern wall. The design will merge greenery with traditional Jerusalem stone tiling, creating a balanced interplay between nature and heritage. This landscaped court will also serve as an access point to the restored lower Cellar 2.

6. Indoor spaces vision:

- **Vaulted Rooms of the Main Building**
  The three existing vaulted rooms will be carefully restored and adapted to serve new functions aligned with the owners' needs and the projected user capacity. They will be transformed into offices, a meeting lounge, and one flexible studio. The fourth vaulted space, currently containing two bathrooms, will be redesigned to host new restrooms alongside a small kitchenette and a lounge area, ensuring both functionality and comfort.
- **Cellar 1 – Educational Use**
  This cellar will be rehabilitated as a classroom space with a hybrid seating modality, enabling flexibility for both traditional teaching and interactive learning sessions. Adequate ventilation, moisture control, and accessibility will be prioritized to ensure a healthy and comfortable indoor environment.
- **Cellar 2 – Multipurpose Hall**
  Pending further design definition, Cellar 2 is envisioned as a multipurpose hall that can be adapted for sports classes, community gatherings, or meetings. Its flexible layout will allow for different programmatic uses while integrating structural and environmental improvements to support safe occupancy.

4- Technical Assessment

-Architectural/Structural and Electromechanical Assessment

Based on our field assessment and visual inspection, the building is found in a **neglected and highly deteriorated state**. The floors are irregular, with remnants of old patterned cement tiles, though many are damaged and require either restoration or replacement. Wall plasters are failing in multiple areas, primarily due to prolonged moisture exposure and lack of maintenance. The joinery and external envelope are outdated and unsuitable for reuse, with aluminum and steel elements corroded or deformed beyond repair.

Room 4, currently housing two bathrooms and a kitchenette, is in particularly poor condition, with visible deterioration of finishes and evidence of malfunctioning drainage and mechanical systems. In the **cellars (1 and 2)**, the flooring and final leveling remain undefined; structural failures in these spaces require prior intervention before any finishing decisions can be taken. Electrical systems are

largely inoperative, with only the main meter visible, which will need complete renewal under the future MEP design and scope.

Outdoors, access to the yards is unclear due to accumulated debris and uneven ground levels. There is potential for discovering hidden stone pavements or original hard landscaping features, which must be carefully investigated during cleaning and

excavation. A **used cistern located on the northern side of Cellar 2** requires

further technical evaluation to determine whether it should be preserved as part of the heritage fabric or decommissioned to enlarge the cellar area.

Finally, regarding the **facades**, selective but comprehensive interventions are required. All masonry will need restoration, while inappropriate cement-based additions, particularly on the southern elevation, should be carefully removed to reveal and conserve the original stonework.

Below are pictures of the existing building and landscape status:

A- Main building (Rooms 1-4)

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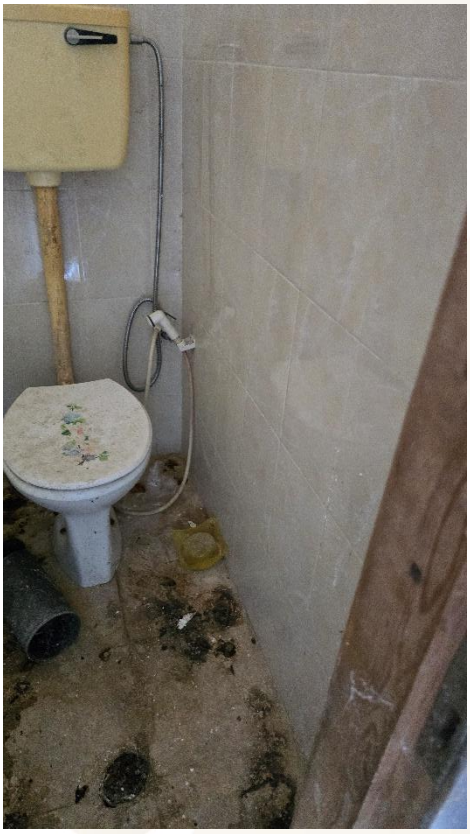

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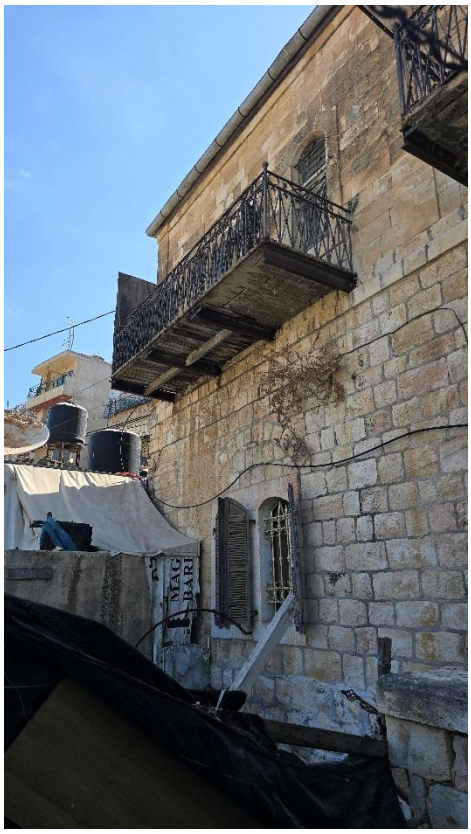
B- Main building -External envelope



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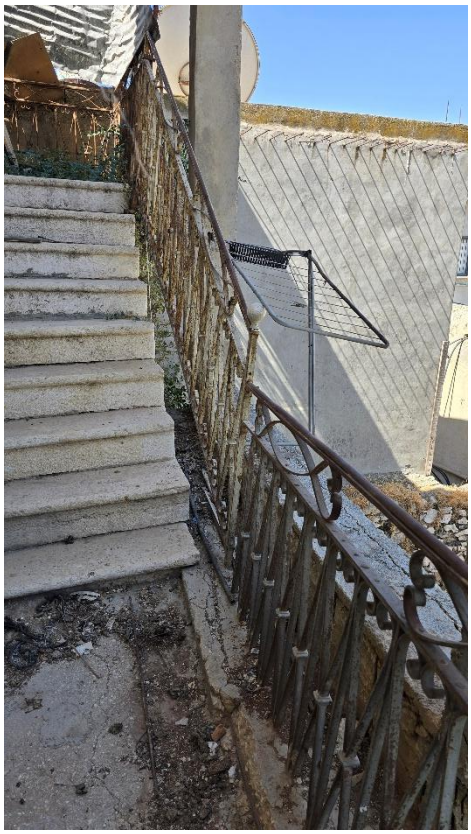
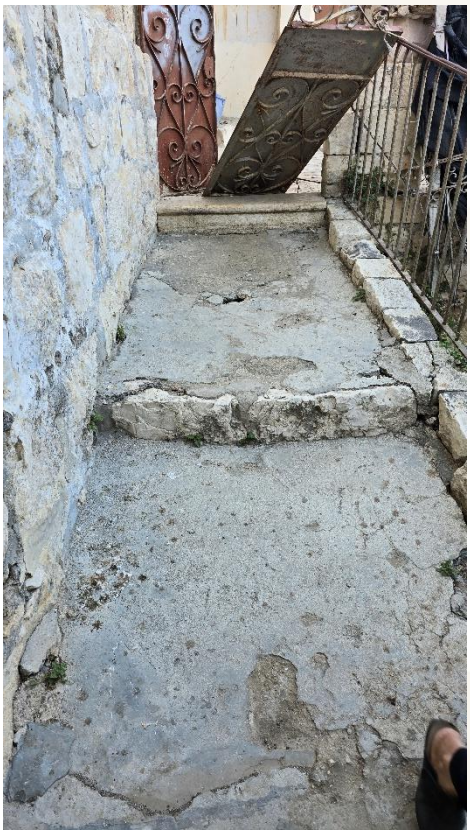
C- Open spaces & courtyards





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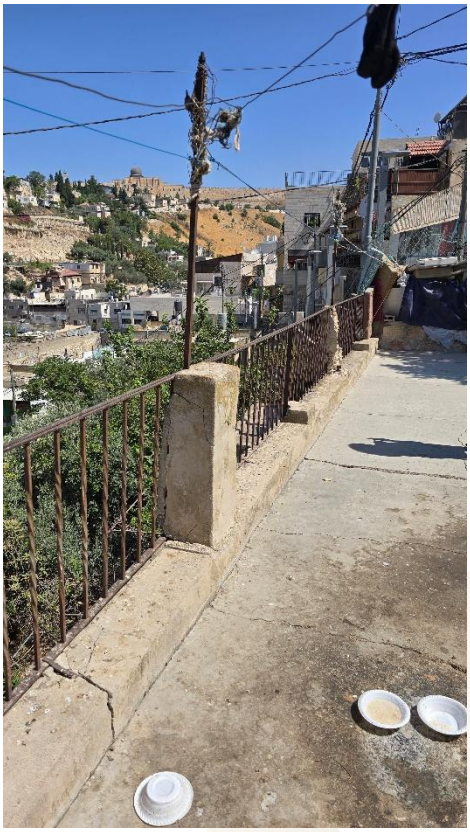

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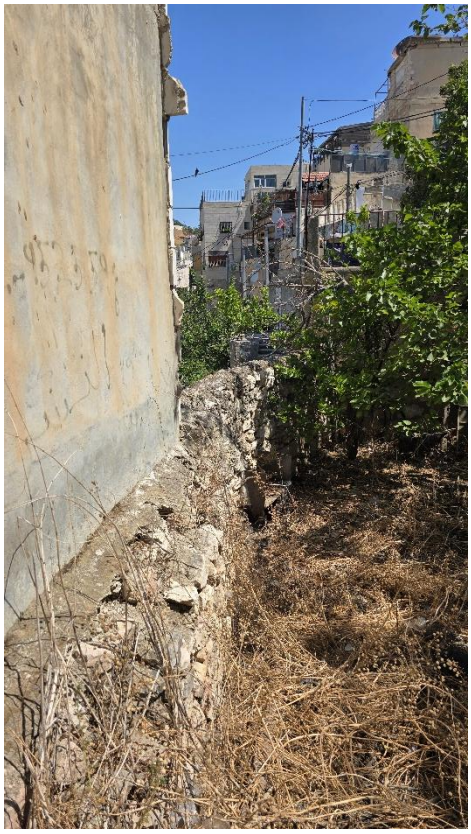

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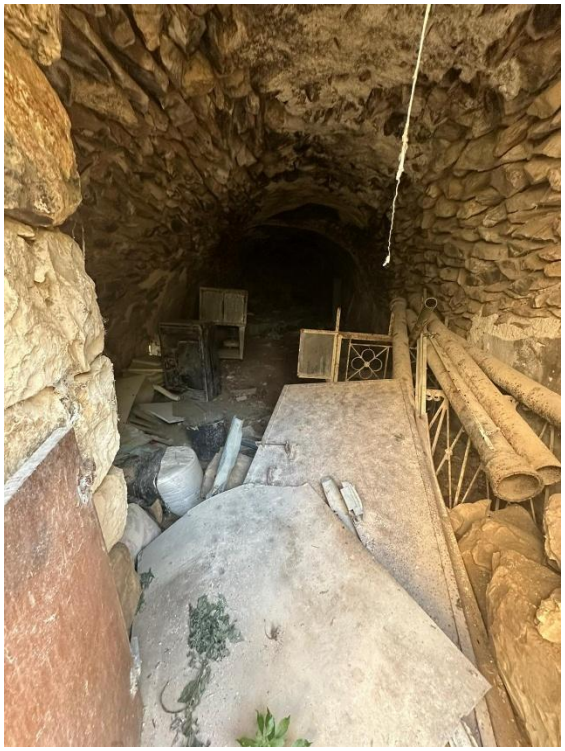
D- Cellar 1 & Cellar 2



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5- Restoration Scope of work (SOW)

The following scope of work outlines the key interventions required for the restoration and rehabilitation of the building and its surroundings. It is important to note that this scope is prepared within the framework of a **feasibility study**, and therefore does not represent a final comprehensive design. The detailed Bill of Quantities (BoQ), which accompanies this report, specifies the technical requirements, materials, and quantities for each intervention.

In order to address unforeseen conditions that may arise during site works—such as hidden structural defects, moisture-related damages, or subsurface findings—an allowance of **10–15% additional quantities** is recommended. This contingency ensures flexibility in execution while maintaining the integrity of both the architectural and heritage restoration objectives.

<u>The scope of work SOW is revised as per areas.</u>

A. The main building – including four rooms:

- Performing all needed demolition works related to the removal of all floor finishing, reduction of soil levels to rectify the surfaces and provide a unified new finishing level.
- Removal of block partitions in Room 4, in addition to the removal of all existing sanitary fixtures and kitchen
- Room1-3, removal of all existing plaster layers on walls and cross vaults, to uncover the hidden stones, and cleaning of stones prior to finishing renders.
- Removal of all steel doors, wooden doors, and aluminum windows.
- Prepare for new floor leveling using a unified continuous concrete slab on grade
- Provide needed masonry patching or reconstruction where needed based on the revealed walls' status
- Perform all electrical and mechanical infrastructural works
- Re-design Room 4 for the bathroom areas and the proposed kitchenette zone, which includes partitioning of walls and all needed plastering works
- Perform all wall finishing renders as like stone pointing using breathable lime mortar from NHL 3.5 , or lime renders as per design
- Supply & install new floor tiles, stone steps, and door' treads as per design
- Supply & install new aluminum windows, interior wooden doors
- Supply & install all electromechanical finishing works (sanitary fixtures, electrical wiring, lighting, plugs, etc..)
- Supply & install the new kitchenette cupboard, sink and top granite stone.
- Finish the spaces with painting as needed

B. The Cellar 1 room :

As noted earlier, this room currently lacks a clear finishing level, and its overall structural stability has not yet been fully assessed. In the future assessment and design phases, the restoration approach and final image will be better defined. For the purposes of this feasibility study, however, we anticipate and account for all potential requirements to ensure that the room can ultimately be restored to a safe and fully functional condition. Below is the scope of works:

- Performing all needed reduction of the existing floor leveling (after cleaning the site), and in coordination with the antiquity authority.
- Carefully maintain the continuation of all masonry walls during any reduction of level and consolidate the walls with all needed stone reconstruction and/or patching accordingly.
- Enlarge the main and only entrance to this room by proposing a wider masonry opening following structural instructions.
- Remove all falling plaster layers, expose stones for cleaning, and provide adequate lime pointing renders.
- Supply & install a new concrete slab on grade
- Perform all electrical and mechanical infrastructural works
- Perform all wall finishing renders as stone pointing using breathable lime mortar from NHL 3.5, or lime renders as per design
- Supply & install new floor tiles, stone steps, and door' treads as per design
- Supply & install new aluminum windows, interior wooden doors
- Supply & install all electromechanical finishing works
- Finish the spaces with painting as needed

C. The Cellar 2 room :

As noted earlier, this room currently lacks a clear finishing level, and its overall structural stability is dangerous due to the structural failure in its ribbed ceiling. The finishing level of this space is totally connected to the front lower courtyard (the Lower Garden). Below is the scope of works:

- Carefully remove the existing ribbed slab by following the structural engineer's instructions, performing the needed building scaffolds to make this scope in safe. All debris should be coordinated and removed outside the site into approved dump area.
- Reduction of all floor levels in coordination with the antiquity authority and maintain a safe continuation of the surrounding stone walls, apply masonry reconstruction as needed.

- Perform all needed structural elements to erect the “replaced” structural slab, which includes floor footings, floor slab on grade, and needed ceiling beams(All related to the final structural design in the future).
- Provisional: Remove the existing masonry wall between cellar 2 and the used ground surface cistern. This, of course, needs to be coordinated with the owners prior to intervention.
- Cleaning of all stone walls and applying adequate NHL pointing renders.
- Perform all electrical and mechanical infrastructural works
- Supply & install new floor tiles, stone steps, and door’ treads as per design
- Supply & install new aluminum windows, interior wooden doors
- Supply & install all electromechanical finishing works
- Finish the spaces with painting as needed

C. The external Garden works:

The external works are connected for all courtyards, the lower garden, the entrance and the boundary walls. From the assessment scope, and as mentioned before, the interventions of the external works aim to create a vulnerable experience between the spaces and yet enhance all opportunities of having hybrid functions. Below is the scope of work:

- The most important scope is to verify the levels of the lower garden and to keep the existing massive concrete basis and columns of the recent building safe. This should be applied only in the presence of the structural engineer along with the antiquity authority. In addition, we plan to reveal some historical walls in the garden that depict a memory of this place.
- Perform all necessary structural consolidations, retaining walls, reconstruction of falling parts, missing parts etc.
- Finish all needed reductions in stages.
- Remove the existing old Jerusalem tiles in the upper courtyard to perform needed infrastructural works, rectify the surfaces, and reinstall back in place.
- Perform all necessary scaffolding to clean the stone facades, remove old pipes, electrical wiring and apply adequate pointing layers.
- Perform all necessary scaffolding to clean the recently concrete renders on the newer parts and apply external painting renders as specified.
- Temporarily remove all authentic steel railings and reinstall after making the coping stones safer, restoring the steel and painting
- Restore all existing window protections and paint
- Prepare and perform comprehensive electromechanical infrastructural works as per design, including all cables, manholes, pipes, grounding etc...
- Supply & install concrete slab on grades where needed
- Re-design the planters at the entrance along the main terrace

- Design the auditorium in the lower garden along with existing masonry, provide safety to the existing concrete columns and basis, and finish accordingly
- Design the ramps, steps between all courtyards by supplying and installing good local stone finishing, safe for users.
- Perform needed waterproofing to the main terrace to avoid any future deterioration to the “replaced” slab.
- Perform adequate consolidation of the two upper terraces on the second floor and make them safe, as per structural engineering instructions.
- Supply & install a movable shading system to the terrace and lower garden.
- Renovate the main gate.
- Supply & install new local stone copings on all necessary surfaces
- Consolidate and finish the boundary walls in general.
- Supply & install new galvanized steel railing on the lower garden boundary wall.
- Coordinate, supply & install necessary electrical and mechanical systems for all the renovation site (the electrical main meter, the HVAC chillers etc..)

6- Structural observations & Intervention strategy:

-Detailed Investigations:

- Comprehensive on-site testing and structural assessment will be conducted during the design phase to confirm the condition of all buildings, foundations, slabs, and masonry walls.
- Non-destructive testing, concrete and masonry sampling, and reinforcement mapping will guide intervention strategies.

-Structural Rehabilitation**:**

- Injection of specialized grouting materials in masonry walls where required to consolidate voids and enhance load-bearing capacity.
- Strengthening of foundations to ensure stability, proper load transfer, and compliance with minimum embedment and bearing requirements.
- Main Building (RC structure): treatment of corroded reinforcement, removal of spalled concrete, and application of fiber-reinforced repair mortar to restore structural integrity.
- Cellar 2 (Jack-arch room): complete replacement of deteriorated early 20th-century jack-arch slab with a composite deck using I-shaped steel beams and reinforced concrete, with top sloping screed, integrated waterproofing, and drainage points.

- Building 3 (Vaulted masonry room): partial consolidation via injection grouting where necessary; reconstruction of collapsed entrance wall and stabilization of barrel vault.

-Masonry Rehabilitation:

- Full internal and external pointing of masonry walls using hydraulic lime mortar to restore cohesion, weatherproofing, and heritage compatibility.
- Removal of vegetation from external façades, followed by cleaning and treatment to prevent regrowth.
- Rebuilding or partial reconstruction of entrance walls and unstable partitions using traditional masonry methods and compatible materials.

-Humidity and Waterproofing Measures:

- Implementation of roof waterproofing systems across all buildings to eliminate water ingress and mitigate humidity.
- Modification of the adjacent upper road and drainage to prevent seepage toward basements and walls.
- Application of damp-proofing at the base of walls where required.

-Slab and Floor Interventions:

- Cast a reinforced concrete slab on grade, thickened at perimeter, to increase wall stability and distribute loads.
- Addition of reinforced slab on grade to support masonry walls and composite roof system.

7- Project Implementation Plan:

-Project Phases:

This project will be delivered through a sequenced, heritage-compliant process that begins with precise documentation and risk mitigation, advances through design and necessary permitting, followed by supervised restoration, fit-out, commissioning, and handover. Because the site is complex (multi-level, heritage masonry, and potential archaeological layers), each phase includes decisions to be achieved and modifications on designs, authority coordination (mainly Antiquity authority), and contingency to manage discoveries without stopping the works. Below are the prospective phases :

A) Project initiation:
The project begins with a clear initiation phase, where objectives, budget, and governance are established together with the client. At this stage, the core team is appointed through a proper procurement process. The architect, with proven experience in conservation and restoration, will serve as both lead designer and project manager, ensuring the integration of all disciplines. The team will also include structural and MEP engineers, supported by a trusted legal advisor capable of addressing all legal requirements of the site, particularly in relation to coordination with the Antiquities Authority. A baseline schedule, risk register, and communication plan will be established to guarantee proper coordination among stakeholders and donors.

B) Conducting Baseline Surveys:
The first technical activity is a heritage reality capture, carried out through laser scanning and photogrammetry to document every space in detail, from the vaulted cellars to the terraces and courtyards. This survey is complemented by condition mapping of cracks, dampness, and deformations, together with necessary utilities tracing, material sampling, and moisture readings. The result is a comprehensive point cloud, measured drawings, which form the starting point of all subsequent design decisions.

C) Conceptual Design (Adaptive reuse) :
The project will then proceed into the design and planning phase, where the survey's outputs are translated into architectural and engineering drawings. During this stage, coordination between structural, MEP, and conservation experts is crucial to ensure that all interventions respect the heritage value of the building while meeting modern functional requirements. Design alternatives are studied, discussed, and refined in collaboration with the client and stakeholders, resulting in a final design package that serves as the basis for obtaining permits, tendering, and execution.

D) Juridical track :
This phase is important since the assigned legal advisor should start engaging the "Israeli Antiquity authority-IAA" in the planning of the debris removal and make sure that a revised offer for their supervision is approved by the stakeholders. Finally, it is important to receive a permit for this track as soon as possible to avoid construction delays.

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E) Schematic Design & Review :
In this phase, the design team will develop the approved functional plans into an architectural, structural, and electromechanical set of drawings and conduct a comprehensive review with the project's stakeholders. Also, a budget review of the scope of works is essential before finalizing and make sure that the provided budget is suitable to comply with the foreseen design. In this stage, the team will receive all necessary approvals to start the final designs.

F) Final Design :
In this phase, the design will be finalized and developed along with detailed technical specifications and a close budget before construction procurement.

G) Procurement & Tendering :

The procurement and tendering process will begin with the **prequalification of contractors**, focusing on those with demonstrated experience in heritage restoration and adaptive reuse projects. Contractors must also be capable of accessing and working safely on the site, considering its location. Only eligible contractors who meet these criteria will be invited to participate in the tendering process for both cleaning, debris removal, and archaeological supervision, and the full restoration and adaptive reuse.

During this stage, tender documents will be prepared and issued, including detailed drawings, technical specifications, and the Bill of Quantities. Site visits will be organized to ensure that all prospective contractors fully understand the site conditions and constraints. Coordination with the Israel Antiquities Authority (IAA) will be essential throughout, both for scheduling site access and for compliance with supervision requirements.

The tendering process will also include planning the timeline carefully to accommodate site visits, contractor inquiries, and IAA coordination, ensuring that all procedural steps are completed efficiently before construction mobilization. This approach will help select a qualified, capable contractor who can execute the works while respecting both the heritage value of the building and the project's functional objectives.

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H) Restoration & construction:

This phase is considered with the physical onsite works, which will be tailored into two phases, and ideally, to choose one company to accomplish these two phases. The first phase will concentrate on finishing all the demolition works, excavation works (under the IAA supervision), and providing all necessary structural consolidations. Phase 2 will start chronologically after finalizing the excavation works and will continue the comprehensive restoration plan to complete the project as designed.

I) Handover & occupancy:

Upon completion of the restoration and adaptive reuse works, the project will move into the handover and occupancy phase. This stage includes the delivery of all as-built drawings, operation and maintenance manuals, warranties, and certificates to the client. Comprehensive testing and commissioning of all systems—including electrical, mechanical, and ventilation installations—will be completed to ensure full functionality and safety.

A final inspection will verify that all works comply with the approved design, heritage requirements, and safety standards. Any deficiencies or outstanding items identified during this inspection will be addressed prior to formal handover. Once these steps are completed, municipal occupancy approvals will be obtained, allowing the building to be safely and legally occupied.

During handover, the client and relevant stakeholders, including donors, will be provided with a detailed documentation package and a walkthrough of the restored spaces. This ensures that users understand the operational requirements of the building, including maintenance routines, heritage protection measures, and safe use of both indoor and outdoor areas. The occupancy phase marks the successful transition of the building from construction to active, functional use while preserving its cultural and architectural significance.

In this feasibility study, furniture is not included.

-Estimated Timeline :

As per our experience in similar projects in the city of Jerusalem, we estimated a planning over 24–30 months, depending on necessary permits, site conditions, and coordination with the Israel Antiquities Authority (IAA) to follow and supervise the cleaning phase. Therefore, the estimated timeline is summarized as below.

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Initiation (3 months): Establish objectives, governance, team, schedules, and legal prerequisites for site access.

Baseline Surveys (2–3 months): Conduct laser scanning, photogrammetry, condition mapping, material sampling, and moisture readings to inform design.

Conceptual Design (4 months): Develop adaptive reuse plans, accessibility strategies, and preliminary landscape concepts, in collaboration with the client and stakeholders. Early engagement with the IAA and preliminary permits will also be pursued.

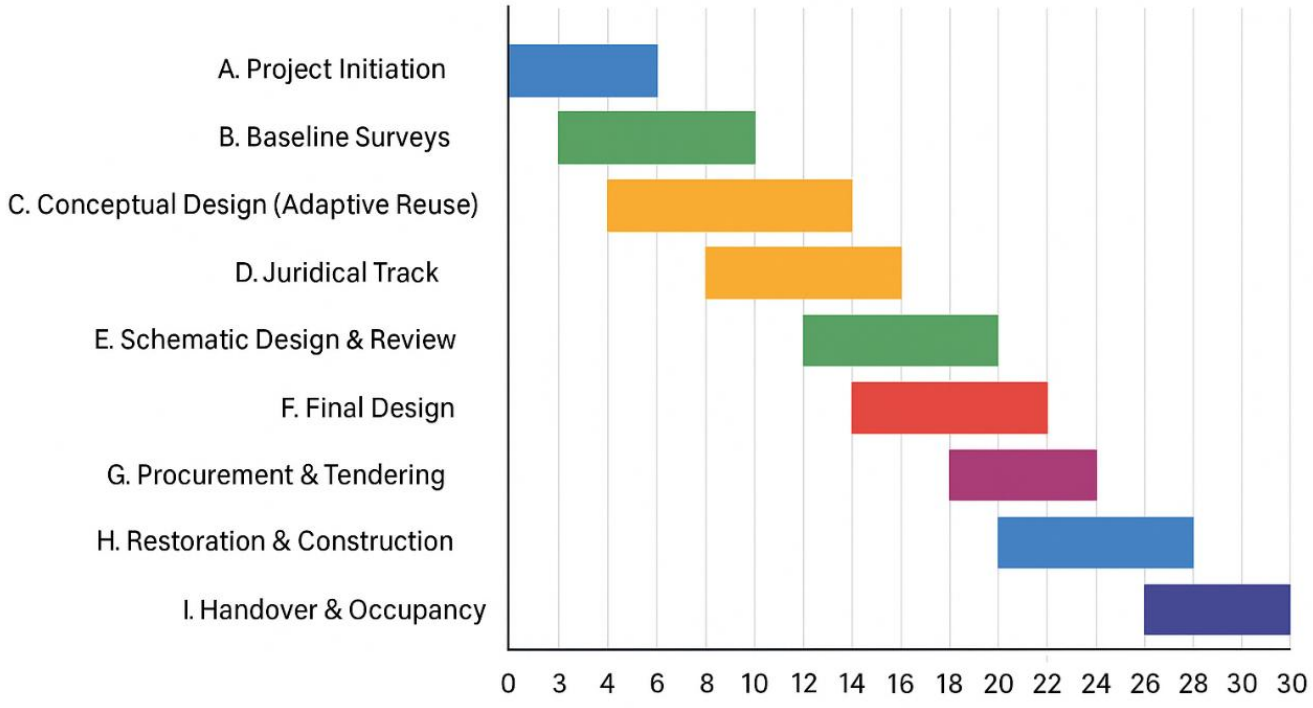
Schematic & Final Design (5–6 months): Complete design reviews, technical specifications, structural and MEP layouts, and budget updates.

Procurement & Tendering (2–3 months): Prequalify contractors, prepare tender documents, and coordinate site visits with the IAA.

Restoration & Construction (10–12 months):

- *Phase 1:* Debris removal, excavation, and preliminary structural stabilization under archaeological supervision.
- *Phase 2:* Full restoration, adaptive reuse, and landscaping to deliver heritage-sensitive, functional spaces.

Handover & Occupancy (1–2 months): Testing, inspections, defect resolution, documentation delivery, ensuring smooth transition to active use.



-Human Resources :

The success of this restoration and adaptive reuse project relies on the expertise, coordination, and commitment of a multidisciplinary team. Given the complexity of heritage buildings, the human resources must combine technical knowledge, conservation sensitivity, and project management capacity. The team structure is designed to ensure that every stage of the project—from planning and surveys to execution and handover—is supported by qualified professionals with proven experience in similar contexts. By clearly defining roles, responsibilities, and competencies, the project ensures efficiency, accountability, and compliance with both heritage preservation standards and modern operational requirements.

Below are the proposed technical and management teams for this specific project.

A) Architect Consultant – Restoration Expert, Team Lead & Project Manager
At the core of the project stands the architect consultant, who combines expertise in restoration with the responsibility of serving as both team leader and project manager. Stakeholders can expect this role to provide the vision and technical direction that ensures all interventions respect the building's historical value while enabling its adaptive reuse with a green and sustainable vision. Drawing on proven experience in conservation projects, the architect will oversee the translation of survey data into design solutions, coordinate structural and MEP inputs, and maintain compliance with heritage regulations. Beyond technical leadership, acting as the project manager guarantees effective communication between stakeholders, donors, contractors, and authorities, ensuring that timeframes, budgets, and risks are carefully managed. This dual role secures continuity and coherence across all phases, from initiation to handover, while safeguarding both the cultural significance of the site and the long-term sustainability of the project.

B) Structural Consultant – Specialist in Historical Buildings
The structural consultant plays a critical role in safeguarding the stability and longevity of the heritage structure. With expertise in historical buildings and their unique patterns of wear, deterioration, and failure, this consultant is expected to diagnose vulnerabilities such as settlement, cracking, or deformation, and to propose tailored solutions that respect the architectural and cultural integrity of the site. Rather than relying on conventional methods, the structural expert will adapt interventions to the building's specific construction techniques and materials, ensuring minimal intrusion and maximum preservation. Stakeholders can rely on this role to provide a sensitive balance between safety, functionality, and authenticity, enabling the restoration project to progress with both technical confidence and cultural responsibility. Furthermore, the engineer will work on issuing the needed permit regarding dangerous parts of the building.

C) Electromechanical Consultants – Sustainable Systems for Heritage Buildings

The electromechanical consultants are responsible for integrating modern mechanical, electrical, and plumbing systems into the historic structure in a way that is both discreet and efficient. Their expertise lies in designing installations that preserve the building's fabric while ensuring full functionality and compliance with current standards. With a solid understanding of historical buildings, they know how to adapt system layouts to avoid intrusive interventions, maintaining the architectural and cultural character of the spaces. At the same time, their work follows green building principles, with a strong focus on energy efficiency, climate control, and resource savings. Stakeholders can expect these consultants to deliver tailored, sustainable solutions that enhance comfort and performance while aligning with conservation values

D) Survey and Laser Scanning Services – Heritage Documentation

The survey and laser scanning team provides the essential foundation for all restoration and adaptive reuse works. Using advanced reality-capture technologies such as 3D laser scanning and photogrammetry, they create precise digital models and measured drawings of the entire site, including its vaulted cellars, courtyards, and structural details. Their expertise ensures that every crack, deformation, and irregularity is documented to the highest accuracy, forming a reliable base for design, engineering, and conservation decisions. Beyond geometry, they support material sampling, moisture mapping, and condition assessment, giving the project team a holistic understanding of the building's state. Stakeholders can expect this service to minimize risks, prevent unforeseen conditions during construction, and guarantee that interventions are based on scientifically sound and verifiable data.

F) Legal Advisor – Heritage and Restoration Projects

The legal advisor plays a central role in ensuring that all project activities comply with the complex regulatory framework governing heritage buildings in Jerusalem. Stakeholders should foresee from this role deep familiarity with Israeli building law, heritage protection regulations, and the procedures of the Israel Antiquities Authority (IAA) and the municipality. The advisor will guide the project through obtaining necessary permits.

In addition, the legal advisor is expected to anticipate and mitigate potential risks, such as delays in approvals, disputes over contractual obligations, or unexpected regulatory requirements, by coordinating closely with the architect and project manager.

7- Risk Assessment & Mitigation:

-Construction Risks:

Given the project's location in Silwan and the building's heritage status, construction activities must anticipate multiple risks that could affect both execution and overall costs. These risks generally fall into three main categories: hidden structural issues, antiquity discoveries, and project delays.

A) Hidden Structural Issues

The replacement of the ribbed slab in Cellar 2 may expose additional weaknesses in the building. Adjacent walls, foundations, or load-bearing elements especially on the recent concrete additions on the western side could show signs of deterioration once demolition begins.

Furthermore, historic masonry often contains hidden cracks, decayed mortar, or undocumented repairs that are not visible in preliminary surveys.

Also, Excavation in the garden may also reveal unstable soil or water infiltration risks. Finally, the proximity of neighboring houses in Silwan increases the possibility of incidental damage, raising liability concerns.

B) Antiquity Discoveries

The likelihood of encountering archaeological remains is high and predictable according to similar projects we've experienced in the area. Beyond the planned lower garden excavation and cellars reduction of floors, significant finds such as ancient walls, floors, floors installments, or cisterns may emerge in unexpected locations within the site. Such discoveries would require immediate intervention by the Israeli Antiquities Authority (IAA), potentially expanding the excavation scope and increasing supervision costs. In some cases, the project design may need to be adapted to incorporate or preserve these elements, which could restrict flexibility and add to construction costs.

C) Project Delays

Permitting processes, IAA supervision schedules, and possible design modifications pose significant risks to project timelines. Work cannot proceed without IAA oversight during excavation or cleaning, and delays in supervisor availability may stall progress. Discoveries of heritage elements or structural weaknesses may require design revisions, extending execution time.

In addition, given the political and social sensitivities in Silwan, external petitions or NGO involvement could further slow down municipal approvals or trigger legal reviews.

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Coordination with specialized contractors for heritage-sensitive work also adds to the risk of scheduling delays.

Therefore, from our similar experience, iterative monitoring and controlling practices should be adopted.

-Mitigation strategies

To reduce uncertainty and safeguard the project's success, mitigation measures should be incorporated from the very first planning phase and remain active throughout execution. These strategies address both structural and archaeological challenges, as well as legal and scheduling risks. Therefore, we classify these strategies between the planning /design phase and the execution phase as follows:

A) During the Planning/design Phase

- A comprehensive site survey should be carried out to reveal hidden structural issues before work begins. This includes non-destructive testing of slabs, walls, and foundations, along with geotechnical checks in the garden to anticipate soil or water-related risks.
- Early coordination with the Israeli Antiquities Authority (IAA) is critical. Engaging the IAA before finalizing the design allows for mapping of potential excavation areas and preparing provisional design alternatives in case important archaeological remains are uncovered.
- A risk and cost contingency plan should be built into the budget and schedule. This includes allocating additional funds for IAA supervision and excavation, as well as scheduling buffers for permit approval delays or archaeological discoveries.
- Finally, a stakeholder communication plan should be established. Clear communication with the municipality, IAA, and local community helps manage expectations and reduce the chance of legal or social opposition.

B) During the Execution Phase

- Strict structural monitoring should be in place during demolition and excavation. An on-site structural engineer can supervise the replacement of slabs and ensure that neighboring buildings remain stable, with protective shoring and vibration controls where needed.
- Controlled archaeological procedures must be followed. IAA supervisors should be integrated into the project schedule, and contractors' workers trained in basic heritage awareness to prevent accidental damage to remains.
- Documentation and compliance should be maintained throughout. Keeping complete records of permits, approvals, and IAA instructions.

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- Lastly, financial control is crucial during execution. Costs for supervision and excavation should be tracked closely against contingency budgets, and contracts with contractors must clearly assign responsibilities if unexpected structural or archaeological issues arise.

Future Al Hayat -Al Bustan center

Thank you

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Statuts de l’Association Silwan Al Hayat

Chapitre premier – Nom, siège et objectifs de l’association

Article 1 – Nom de l’association

Une association non gouvernementale a été fondée à Jérusalem-Est sous le nom de **« Association Silwan Al Hayat»**. Elle jouit de la personnalité juridique conformément aux dispositions de la **Loi sur les associations caritatives et les organisations communautaires n° 1 de 2000**.

Article 2 – Siège de l’association et sa compétence territoriale

– Le siège principal de l’association est situé dans la ville de **Silwan, à Jérusalem-Est**.

– L’association a le droit d’ouvrir des succursales dans toute autre région de la Palestine, selon la loi.

Article 3 – Domaine d’activité

L’association exerce ses activités dans les domaines **sociaux et sportifs**, dans tout le gouvernorat de Jérusalem.

Article 4 – Nature de l’association

Silwan Al Hayat est une **association locale, non partisane et non lucrative**, oeuvrant pour la réalisation d’objectifs sociaux et humanitaires définis par ses statuts.
Elle possède la personnalité juridique indépendante et jouit d’une autonomie financière. Elle peut posséder des biens meubles et immeubles et en disposer dans les limites de ses objectifs.

Article 5 – Objectifs de l’association

L’association vise à :

1. Renforcer les compétences et développer les capacités des jeunes.

2. Offrir un soutien psychologique et social aux enfants.

Chapitre II – L’adhésion

Article 6 – Adhésion

Toute personne physique jouissant de sa pleine capacité légale peut adhérer à l’association, sous réserve du respect des conditions définies dans ces statuts.

Les fondateurs sont considérés comme membres dès la date d'enregistrement de l'association.

Toute demande d'adhésion doit être adressée par écrit au Conseil d'administration, accompagnée des informations personnelles (nom, adresse, date de naissance, profession, nationalité).
Le Conseil d'administration décide de l'acceptation ou du refus de la demande. En cas de refus, le demandeur peut faire appel à la prochaine assemblée générale.

Article 7 – Conditions d'adhésion

1. Être âgé d'au moins 18 ans.

2. N'avoir été condamné pour aucun délit portant atteinte à l'honneur ou à la probité.

3. S'acquitter des droits d'inscription fixés à **5 dinars jordaniens**.

Article 8 – Droits et devoirs du membre

– Participer aux activités de l'association et assister aux assemblées générales.

– Bénéficier des services et des programmes proposés.

– Payer les cotisations fixées par le Conseil d'administration.

– Respecter les statuts et règlements internes.

Article 9 – Perte de la qualité de membre

La qualité de membre se perd dans les cas suivants :

1. Décès du membre.

2. Démission notifiée par écrit au Conseil d'administration.

3. Retard de paiement des cotisations malgré relance.

4. Condamnation pour un acte portant atteinte à l'honneur.

5. Comportement contraire aux objectifs de l'association.

Le Conseil d'administration peut réintégrer un membre après régularisation de sa situation.

Chapitre III – Les organes de l'association

Article 10 – Organes

L'association se compose de deux organes :

1. L'Assemblée générale.

2. Le Conseil d’administration.

Article 11 – L’Assemblée générale

C’est l’autorité suprême de l’association.

Elle réunit tous les membres à jour de leurs cotisations.

Elle se réunit au moins une fois par an, sur convocation du Conseil d’administration ou du tiers des membres.

Les décisions sont valables si 51 % des membres sont présents. Si le quorum n’est pas atteint, une nouvelle réunion a lieu dans les 15 jours, quel que soit le nombre des présents.

Article 12 – Compétences de l’Assemblée générale

– Approuver le rapport annuel d’activités.

– Approuver le rapport financier et le budget.

– Élire ou révoquer les membres du Conseil d’administration.

– Modifier les statuts ou dissoudre l’association.

– Déterminer les orientations générales et adopter les règlements internes.

Les décisions sont prises à la majorité absolue des voix présentes.

Chapitre IV – Ressources et gestion financière

Article 18 – Ressources

Les ressources de l’association proviennent de :

1. Les cotisations des membres.

2. Les revenus des activités et projets de l’association.

3. Les dons et legs autorisés par la loi.

Article 19 – Gestion financière

L’exercice financier commence le 1er janvier et se termine le 31 décembre.

Les comptes sont suivis par un comptable agréé.

Le capital de base est fixé à 1000 dinars jordaniens ou équivalent en monnaie légale.

Chapitre V- Dispositions finales

Article 20- Dispositions finales

L'association a le droit de posséder des biens immobiliers, fonciers et autres biens meubles, ainsi que des projets productifs et autres projets conformes à ses buts et objectifs. Toute vente, location ou hypothèque de ces biens est soumise à l'approbation de l'Assemblée générale, à la majorité des deux tiers des voix.

Chapitre VI – Dissolution de l'association

Article 21 – Dissolution de l'association

L'association peut être dissoute selon les cas prévus par la loi n° 1 de 2000 sur les associations caritatives.

La dissolution doit être décidée par l'Assemblée générale à la majorité des deux tiers.

En cas de dissolution, le président ou son délégué doit en informer le ministère de l'Intérieur.

Les actifs restants, après règlement des dettes, sont transférés à une association poursuivant des objectifs similaires.

Article 22 – Procédures et correspondances de l'association

L'ensemble des procédures de l'association doit être écrit, et particulièrement les convocations à l'assemblée générale, les notifications et les réponses aux demandes d'adhésion ainsi que les avertissements.

Article 23 - Application de la loi

La loi palestinienne sur les associations caritatives et communautaires (n° 1 de 2000) s'applique à toute situation non prévue par les présents statuts.

Article 24 – Membres fondateurs

1 Amina Akram Khader Abd Al-Haq

2 Kutaybah Jam'a Khadr Odeh

3 Amani Moussa Mahmoud Odeh

4 Sarah Amer Arabi Shera'i

5 Wael Naji Khadr Najib

6 Bashar Naeem Ibrahim Odeh

7 Haytham Shaaban Sulaiman Aby Tayah

8 Rami Fathi Rajab Abu Shafi

Membres du Conseil d’administration

1 Amani Moussa Muhammad Odeh

2 Sarah Imad Mahmoud Qara'in

3 Yusuf Khalil Mustafa Jaber

4 Ilham Abdel Karim Abdel Fattah Jolani

5 Muhannad Muhammad Shahadeh Odeh

6 Hamam Rashed Muhammad Natsheh

7 Bashar Naeem Ibrahim Odeh

Al Bustan Association center -Silwan
Feasibility study
Renovation & Restoration Project
Summary Sheet

All Project Parts		
	Summary of Totals	**Total In NIS**
	Hard costs	₪ 1,684,740.00
	Soft costs	₪ 375,000.00
	Total Before VAT (NIS)	**₪ 2,059,740.00**
	VAT 18%-NIS	***₪ 370,753.20***
	Total with VAT	**₪ 2,430,493.20**
	Total Before VAT (Euros)- 1 euros:3.8 NIS	**542,036.84 €**
	VAT 18%-EUROS	***97,566.63 €***
	Total with VAT	**639,603.47 €**