



This guide was prepared within the project ***“Towards Social Inclusion in Community Development by Providing Platforms for Planning and Advocacy”*** which is implemented in partnership between the Applied Research Institute - Jerusalem (ARIJ), The Union of the Charitable Societies - Jerusalem (UCS), Hasso-Plattner-Institut für Digital Engineering GmbH (Hasso-Plattner-Institut für Digital Engineering), Digital Engineering Faculty of the University Potsdam and CESVI Fondazione Onlus, funded by the European Union.

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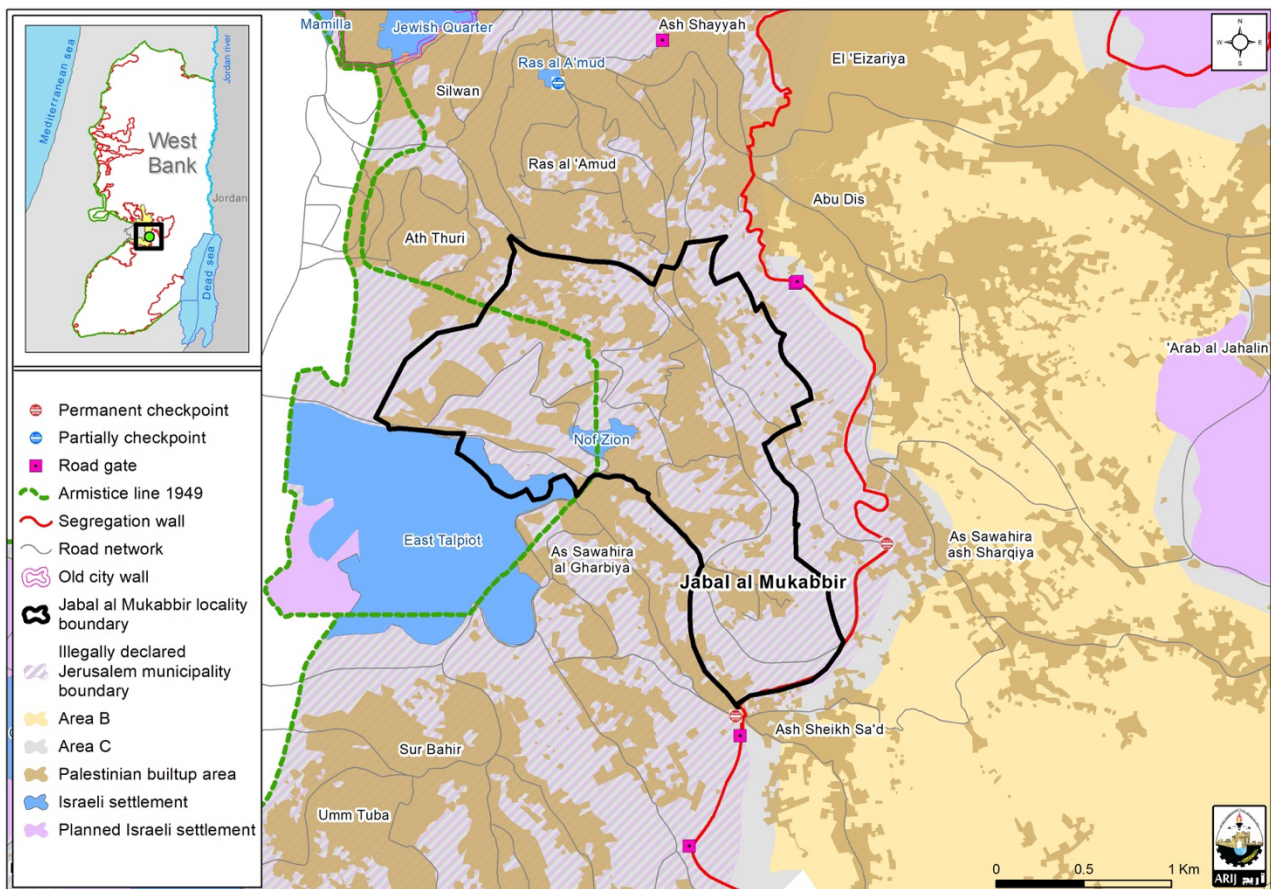
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# Jabal al Mukabbir Town Profile

## Geographical location and physical characteristics

The town of Jabal al Mukabbir is one of the towns in Jerusalem Governorate, located south of Jerusalem as it lies about 3.34 km from the city of Jerusalem (the horizontal distance between the center of the town and the center of Jerusalem). In general terms, Jabal al Mukabbir is bounded from the east by Abu Dis and Al Sawahira al Sharqiya, from the north by Silwan and Jerusalem city, from the west by Al Thuri and Sur Bahir and from the south by Al Sawahira al Gharbiya (Geographic Information System Unit - ARIJ, 2020) (see map 1).

**Map 1: Jabal al Mukabbir location and borders**



**Source:** ARIJ Geographic Information Systems Unit, 2020

The town of Jabal al Mukabbir is located at an altitude of 598 meters above sea level with an average annual precipitation of 360.4 mm. The average temperature is 17 degrees Celsius, while the average humidity is approximately 60% (GIS Unit - ARIJ, 2020). As for services provided for the cluster, they are all provided by the Israeli Jerusalem municipality.

## Brief history

The town of Jabal al Mukabbir was allegedly named in relation to Omar Ben al Khattab's statement of 'Allah Akbar' (God is great) when standing upon a high hill and receiving the keys of Jerusalem

(Beit al Maqdis) from governor Sophronius (Jabal al Mukabbir Mayors' Committee, 2012). The town was established in the year 363AD, and its residents are descended from the Arabian Peninsula, Iraq, and as part of Salah al Deen's army during the Islamic conquests (Jabal al Mukabbir Mayors' Committee, 2012) (see photo 1).

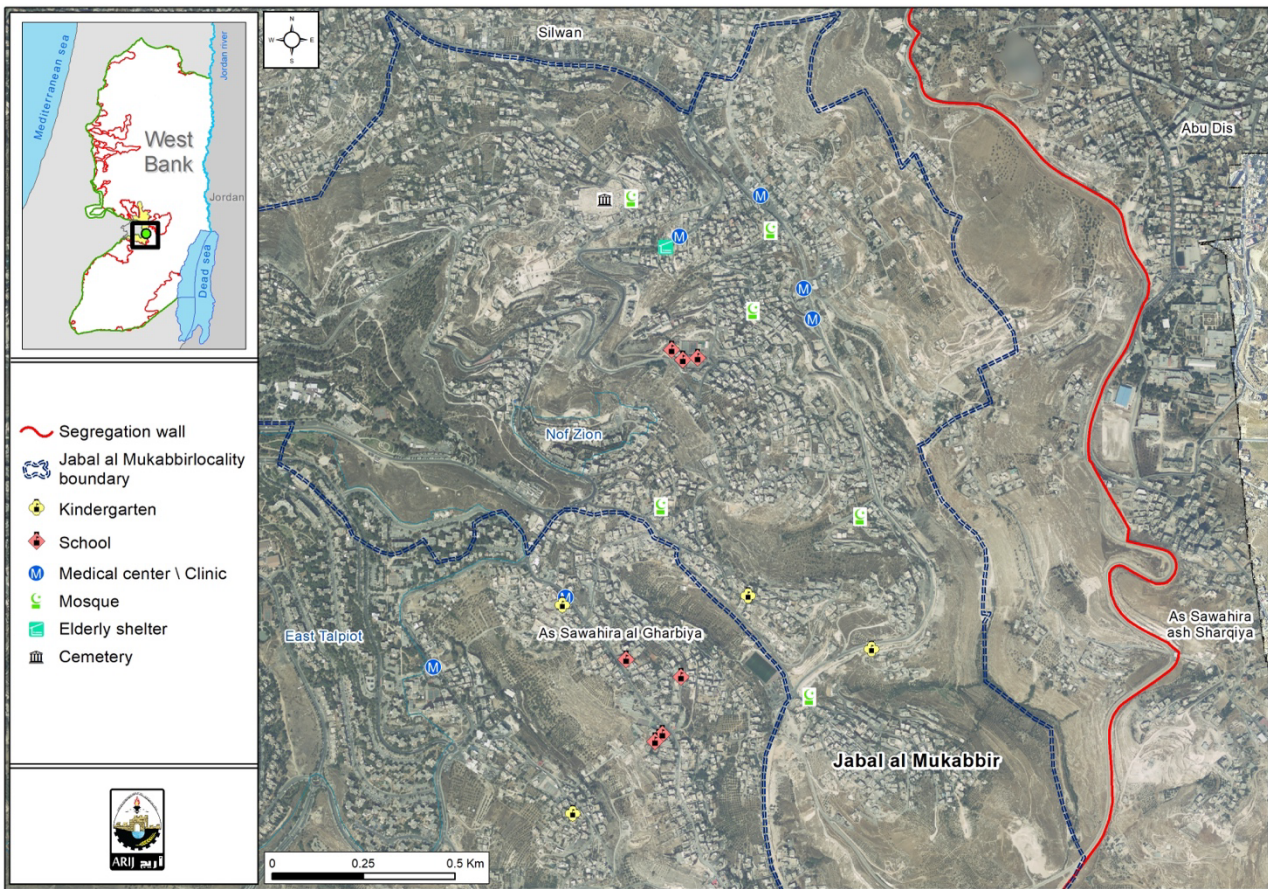
**Photo 1: View from the town of Jabal al Mukabbir**



### **Religious and archaeological Sites**

There are 8 mosques in the town of Jabal al Mukabbir and are Al Zawiya, Al 'Abrar, Ahmad al Sahoury, Mus'ab ben 'Omeir, Khalid ben al Walid, Awwad, Al Sul'a and Abu 'Obeida mosques. In terms of sites with archaeological significance, there is Ahmad al Sahoury mosque, which is considered the oldest mosque in the city of Jerusalem (Jabal al Mukabbir Mayors' Committee, 2012) (see map 2).

**Map 2: Main locations in Jabal al Mukabbir town**



**Source:** ARIJ Geographic Information Systems Unit, 2020

## Population

The population of Jabal al Mukabbir reached 24,500 in 2018 according to the Israeli Central Bureau of Statistics (The Jerusalem Institute for Israel Studies, 2020).

In addition, there are 200 dunums of land confiscated due to the establishment of the security road in the area, 80% of the residents of Jabal al Mukabbir and Al Sawahira al Sharqiya hold Jerusalem IDs, and 2% carry Israeli passports (Jabal al Mukabbir & Al Sawahira al Gharbiya Mayors' Committee, 2012).

## Families

The residents of Jabal al Mukabbir town consist of several families, mainly Ja'afra, Sarawkha, Bashir, 'Eweisat, Shqqeirat, Mashahra, Obeidat, Zahaiqa, Za'atra, Haslah and Ja'abees families (Jabal al Mukabbir Mayors' Committee, 2012).

## Standard of living

The household survey was used as a tool to collect necessary data to evaluate the socio-economic conditions at a neighborhood level, and to gather the necessary data to conduct a comprehensive assessment of East Jerusalem residents' needs, their preferences and perceptions concerning the

availability and quality of education, health, transportation, infrastructure, housing and environmental services.

The Geographic Sample Distribution of Household was designed using a stratified sampling approach. Unfortunately, the Palestinian Central Bureau of Statistics (PCBS) does not publish estimates of the number of residents in Palestinian neighborhoods within East Jerusalem. On the other hand, the Jerusalem Institute for Policy Research publishes population numbers, demographic and socio-economic indicators in its annual statistical book. However, the boundaries of the statistical enumeration areas differ from the borders used by the Palestinian Central Bureau of Statistics (PCBS) and this project. In order to solve the problem, samples were taken where partners compared the number of buildings from the GIS database with the population numbers mentioned in the Statistical Work Manual. As it became clear that the number of buildings, according to statistics from the Central Bureau of Statistics is approximately 80% of the population. The distribution of the number of buildings and the number of sample for each cluster in the following table:

Cluster	Number of buildings	Sample number
Al Sawahira al Gharbiya	1,699	231
Al Thuri	2,099	325
Beir Owna	126	86
Beit Safafa	2,025	238
Beit Hanina	3,534	248
Isawiya and Sheikh Jarrah	2,605	242
Jabel Mukaber	3,259	247
Bayt al-Maqdis	10,623	371
Kafr 'Aqab	2,710	243
Old City	4,101	250
Sharafat	410	162
Shu'afat	1,895	234
Silwan	2,288	239
Sur Baher	2,771	243
Umm Tuba	874	204

As for the survey, it was completed by designing a questionnaire called “The Socio-Economic Survey for Families in East Jerusalem Districts 2019”. The Union of the Charitable Societies - Jerusalem (UCS), in cooperation with the Applied Research Institute - Jerusalem (ARIJ), conducted this survey, and the survey was divided into the following sections:

- Data on family members.
- Domicile and living conditions (water, sanitation/sewerage, waste, communications, internet and mail).

- Movement and mobility.
- Education.
- The standard of living.
- Violence and personal security.

## The standard of living in Jabal al Mukabbir

The number of Jabal al Mukabbir families that were sampled was 247, and when asked about their families living conditions, 98% reported they are living in middle to upper levels. As for the monthly income, 94% of the families that were surveyed earned 5,000 shekels and above monthly, while 6% of the families earned less than 5,000 shekels a month. As for the primary source of income, 90% were salaries earned while 12% were from self-employment.

## Education sector

Regarding primary and secondary educational institutions in Jabal al Mukabbir in the academic year 2015/2016, there is one public and one private school in town which are managed by the Palestinian Ministry of Education and Higher Education (ARIJ database, 2016). In addition to two schools supervised by Jerusalem municipality (see table 1).

**Table 1: Distribution of schools in Jabal al Mukabbir by type of school and supervising authority for academic year 2015/2016**

School Name	Supervising Authority	School Type
Al Sal'a Girls' Elementary School	Jerusalem municipality	Female
Jabal al Mukabbir Elementary Mixed School	Awqaf	Mixed
Al Mukabbir Girls' Secondary School	Jerusalem municipality	Female
Emleson Elementary School	Private	Mixed

Source: ARIJ database, 2016.

The number of classrooms in the town of Jabal al Mukabbir that are supervised by the Directorate of Education is only 73 classes, while the number of students is 1,950 students both male and female. The number of teachers is 73 teachers including both genders (ARIJ database, 2016). It should be noted here that the average number of students per teacher in Jabal al Mukabbir schools is 26 students, and the classroom density is 27 students per class (ARIJ database, 2016).

There are no local kindergartens in the town run by the Palestinian Ministry of Education & Higher Education. However, there are 5 kindergartens run by private parties: Al Majd, Al Farooq, Al Ikhwa, Al Hayah and Al Mustaqbal kindergartens.

There are some problems and obstacles facing the educational sector in Jabal al Mukabbir, the most important are:

- The lack of classrooms in schools.

- The existence of Israeli checkpoints which prevent the students from Al Sheikh Sa'd from accessing the schools.
- The low educational level of students.
- The distortion of curriculums by the Israeli government.

## Health Sector

Jabal al Mukabbir has some health care facilities and include 5 health care centers, all of which are affiliated with Israeli insurance companies (patients' fund), namely: Al 'Obeidi, Al Bara', Al Shifa', Al Jinan and Al Mukabbir centers. These centers provide 5 radiology facilities, 5 medical laboratories and 5 pharmacies. There is also one private health center, the Nuran center, which has an ambulance and a center that provides first aid courses. Additionally, there are 6 private dental clinics. If the required health services are not available in the town, patients go to Hadassah - Ein Karem, which is around 15 km away from town, or to Al Makassed, Augusta Victoria (Al Mutla') and Saint Joseph hospitals, each of which is 7 km away from the town (The Union of the Charitable Societies - Jerusalem (UCS) and ARIJ database, 2019).

## Agriculture sector

The area of Jabal al Mukabbir is approximately 3,282 dunums, of which 548 dunums are arable lands and 730 dunums are residential lands (see table 2 and map 3).

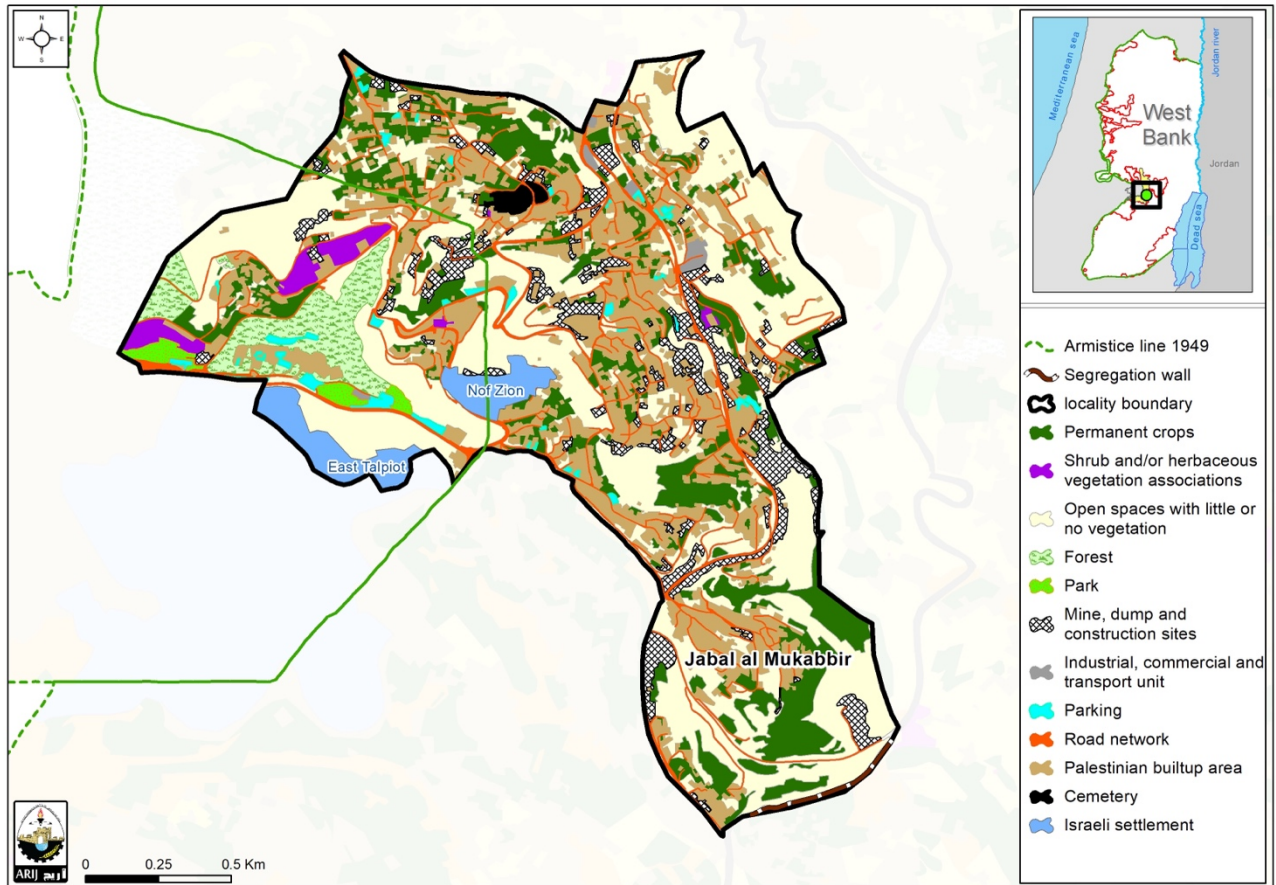
**Table 2: Land use in the town of Jabal al Mukabbir for the year 2019 (area in dunums)**

Total area	Residential land area	Agricultural area (737)				Inland water	Forests	Open Spaces	Industrial and commercial area	Area of military bases and settlements, wall zone
		Permanent crops	Green-houses	Range-land	Arable lands					
3,282	730	502	0	46	0	138	1,177	572	117	

Source: Geographical Information Systems Unit - ARIJ, 2019



**Map 3: Land use and the route of the Apartheid Wall in Jabal al Mukabbir**



Source: Geographical Information Systems Unit - ARIJ, 2019

## Institutions and Services Sector

There are few public institutions in Jabal al Mukabbir, including a branch post office and an office for Israeli Social Affairs. However, there are several local institutions and associations that provide services to the various groups of the society and in several cultural, sports and other fields (Jabal al Mukabbir Mayors' Committee, 2020). These institutions include:

- **Jabal al Mukabbir Club:** Founded in 1975 with an interest in sports, social and cultural activities for young people.
- **Jabal al Mukabbir Association:** Founded in 1979, as its operations are currently suspended due to the refusal of license from the Israeli authority.

## Infrastructure and natural resources

### 1. Water and Waste water

The Gihon Company Ltd is the company that deals with the distribution of drinking water and the sewerage system in all Jerusalem-defined municipal boundaries. The Israeli company manages network maintenance and extension, water pipes setting up.

Despite all communities within the Jerusalem-defined municipal boundaries are entitled to access full and equal services provided by the Municipality, in East Jerusalem the difficulty in obtaining housing permits has resulted in the illegal construction of buildings for which services such as access to drinking water through the public network and connection to the public sewage system have not always been possible.

Due to the lack of accessible data, it was not possible to analyse in details the water and waste water system in Jabal Al Mukabbir community. However, the status of water and waste water service will be described on the basis of the most accurate and up-to-date information available.

The problems with the water and wastewater infrastructure create an unhealthy environment and expose the residents to infections and disease. Gihon Company has made significant efforts over recent years to connect the neighbourhoods to the sewage network.

## **1.1 Water**

In Israel water sources are managed by the Israeli Mekorot Company. Mekorot has recently completed the largest water tunnel in Israel – almost 14 kilometres – from Sorek to Jerusalem that brings desalinated drinking water to the municipality of Jerusalem<sup>1</sup>. As it has been already mentioned above, Gihon Company is in charge of the drinking water distribution in Jerusalem and accordingly it is also responsible for providing these services to the community of Jabal Al Mukabbir.

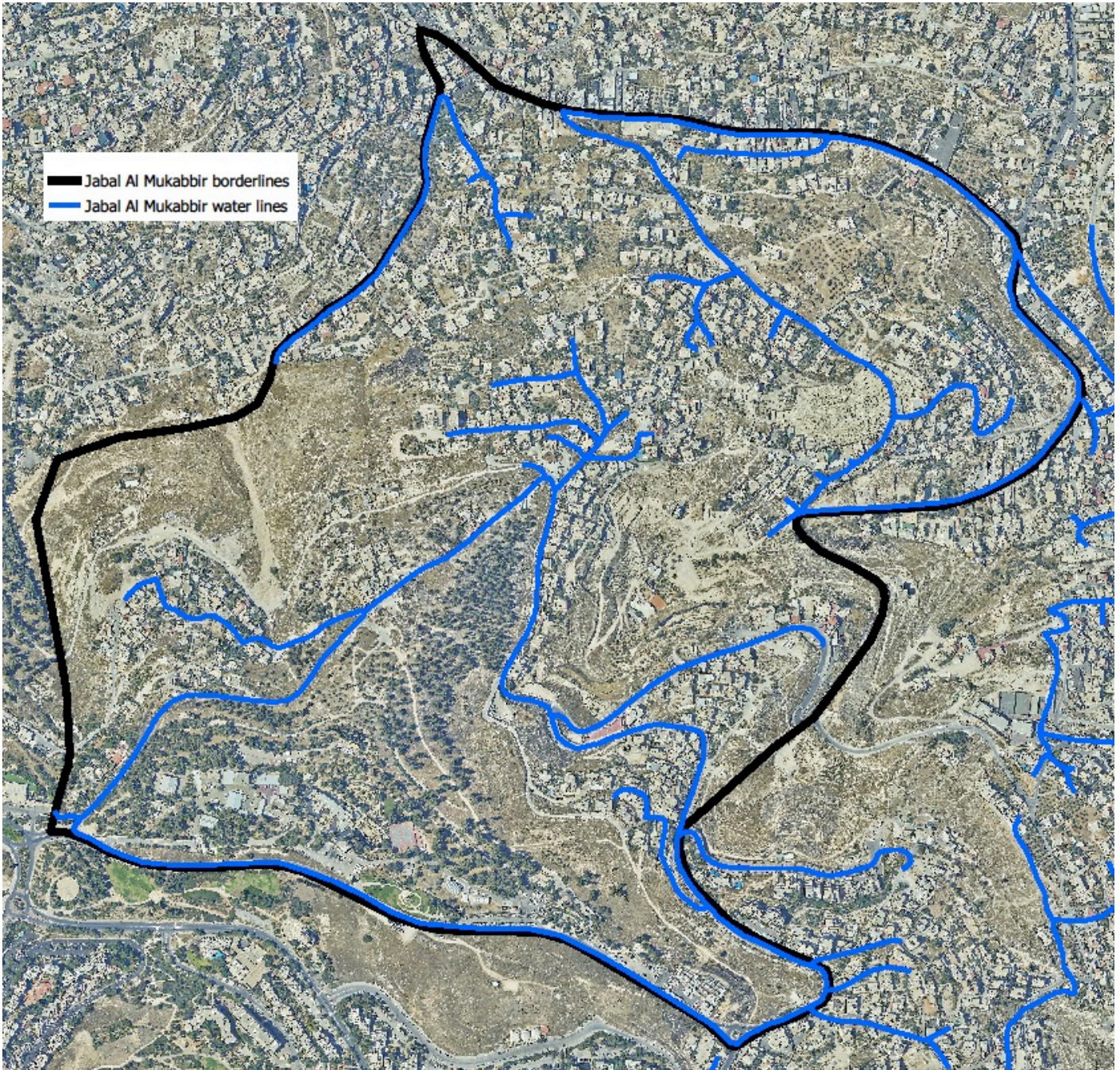
In 2015 in East Jerusalem, only 64% of the household were officially connected to the water network.

In 2013 the water distribution network in Jabal Al Mukabbir covered just central streets of the target area (**Map 1.**) It extends along the areas with more housing units and therefore more populated. Currently, 100% of the HHs is officially connected to the water network (Jabal Al Mukabbir Community Centre, 2020).

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<sup>1</sup> The Jerusalem Post, , <https://www.jpost.com/israel-news/using-israeli-technology-to-live-in-a-water-stressed-world-627227> , May 2020

Map 1. Water network in 2013 (Cesvi 2019)



Despite the average water consumption per capita per day in Jerusalem seems to be 0.21 m<sup>3</sup>, not less than the “minimum water required sustaining a healthy life per capita per day” established by the World Health Organization, corresponding to 0.1 m<sup>3</sup>, in East Jerusalem the water supply per capita appeared to be 55% of the WHO minimum standard<sup>3</sup>. Unfortunately, exhaustive data concerning water availability and consumption in the community are not available.

As regards municipal water service fees, Gihon Corporation considers as a standard value the consumption of 3.5 m<sup>3</sup> of water per person per month, considering a minimum of 2 people per

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<sup>2</sup> Jerusalem Institute for Policy research, 2016.

<sup>3</sup> According to the WHO, the Minimum water required sustaining a healthy life per capita per day is 0.1 m<sup>3</sup>.

housing unit. In applying this principle, it sets the lowest rate for drinking water and sewerage network connection service at 7.385 NIS/cu.m. For any amount exceeding 3.5 cu. m/per person per month, the rate is up to 13.461 NIS/cu.m. With regard to different consumption (trade, industry, craft, business, institutions, hospitals and other services), Gihon set a rate range which may differ according to water quantity consumed (water and sewer), from 10.998 to 13.461 NIS/cu.m. If drinking water and sewerage connection services are provided separately by Gihon, the basic rate for each of them varies between 1.170 and 9.368 NIS/cu.m for the first and between 2.832 and 3.184 NIS/cu.m for the second, according to the cadastral category of the property and the water consumption. The cost of connecting to the network is particularly expensive and partly depends on the dwelling meters squares. The average size of the dwellings in the target communities ranges from 90 to 120 m<sup>3</sup> and the connection unit cost per m<sup>3</sup> corresponds to 165 NIS. To this cost must also be added the cost of supplying and installing the water meter which corresponds to 3700 NIS per housing unit (Jabal Al Mukabbir Community Centre, 2020).

## 1.2 Waste water

In most of the Palestinian neighbourhoods, people have been using septic tanks, which nowadays are not allowed by the regulations of the Ministry of the Environment and the Ministry of Health. Installation of main sewage lines is a service that the authorities must provide to residents of the country. In East Jerusalem, in recent years, residents were responsible for the installation of sewage lines. The high costs and the bureaucratic hardships involved in installing sewage lines have proven an obstacle for people to take advantage of the potential of building on their property<sup>4</sup>.

Currently, in Jabal Al Mukabbir, 100% of the HHs is officially connected to the sewer network (Jabal Al Mukabbir Community Centre, 2020).

Regarding Gihon service fees, where the sewerage connection service is included in the drinking water supply service, the unit costs applied shall be those shown above. If drinking water and sewerage connection services are provided separately, the basic rate for the sewerage service varies between 2.832 and 3.184 NIS/cu.m, calculated based on the cadastral category of the property and the water consumption.

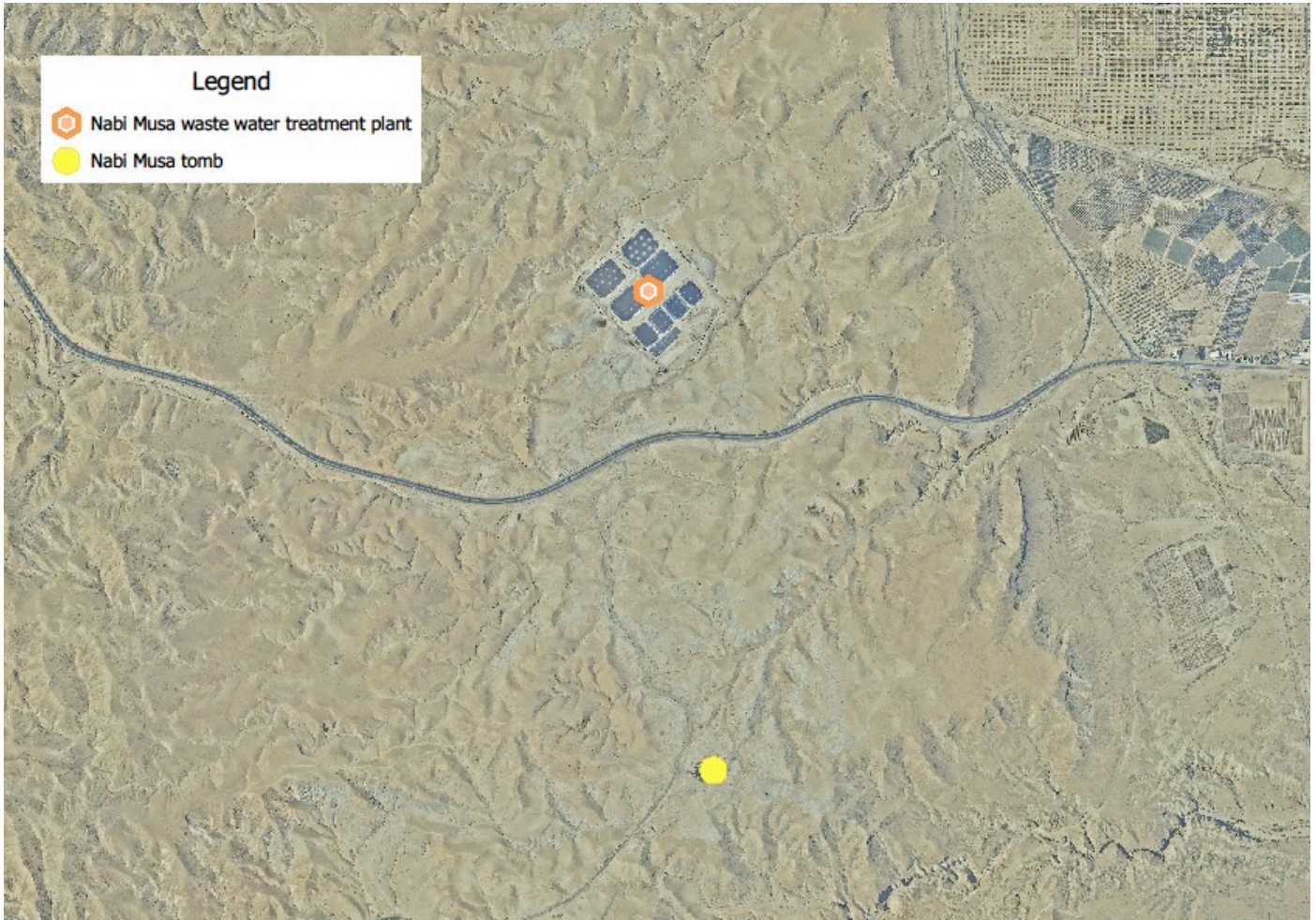
The cost of connecting to the network is particularly expensive and it depends on the dwelling meters squares. According to average size of the dwellings in the target communities, the cost per dwelling is between 40000 and 60000 NIS. This cost is calculated on the basis of the m<sup>2</sup> of the dwelling. The size of housing units in East Jerusalem varies between 90 and 120 m<sup>2</sup>, for which the unit cost is therefore estimated between 400 and 500 NIS per m<sup>2</sup> (Jabal Al Mukabbir Community Centre, 2020).

As far as waste water generation is concerned, no data has been found. However, it is well known that the waste water confers in the Waste Water Treatment Plan (WWTP) of Nebi Musa, east of the city of Jerusalem, capable of treating approximately an amount of 40,000 m<sup>3</sup> of waste water per day (**Map 2**).

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<sup>4</sup> Bimkom, 2010

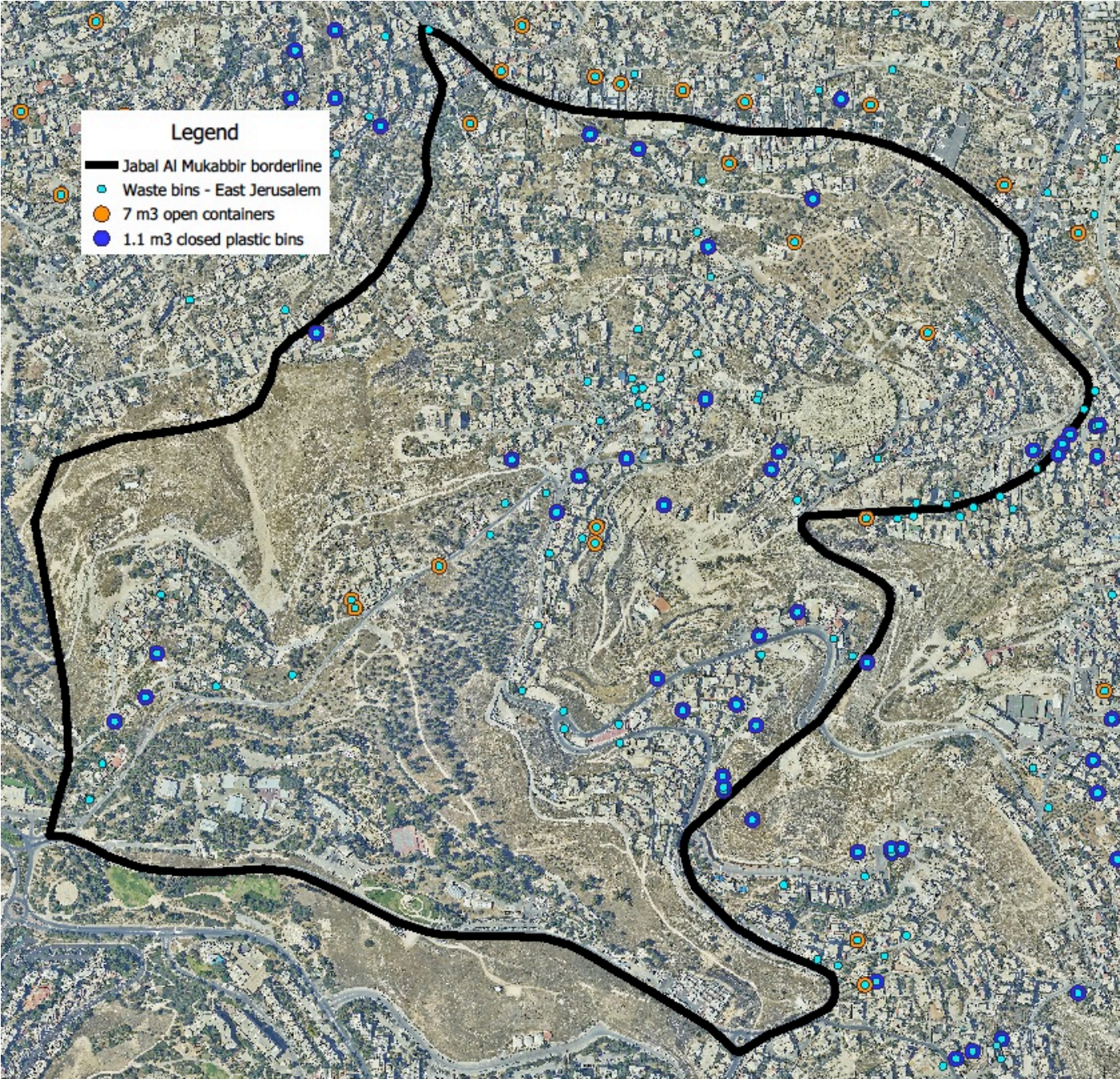
**Map 2. WWTP location**



## **2. Solid Waste**

The Solid waste value chain in Jabal Al Mukabbir is managed by the Jerusalem Municipality. Thanks to the information published by the Municipality, it was possible to trace the location of the solid waste collection points according to the type of bins and containers available. Around 53 collection points and 71 bins and containers have been identified (**Table 3.**). Concerning the waste collection service coverage, representing the access that the population have to the waste collection service, it is clear that solid waste collection is not guaranteed in all the area of the community. Solid waste bins and containers are not distributed in the community in an equitable manner (**Map 3.**).

Map 3. Solid waste collection points (Cesvi 2019)

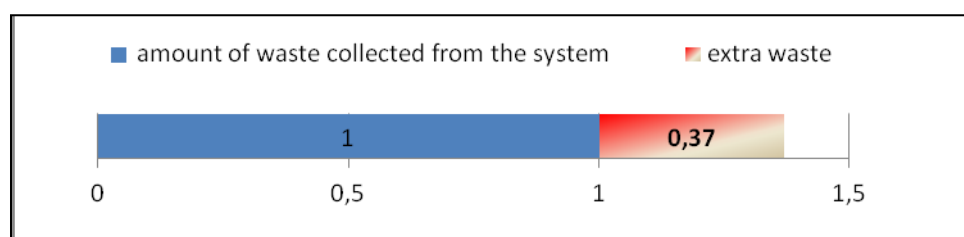


**Table 3. Solid waste bins and containers**

N. Collection points	Bin/container type	N. bins/containers	N.bins/containers for which NO collection frequency is detected	N.bins/containers for which collection frequency is detected	Waste density per bin/container kg (250 kg /1 m3)	Waste density per total bins/containers (tons)
53	All types	71	28	43		34,025
25	1,1 m3 closed bin	41	11	30	275	11,275
11	7 m3 open container	13	0	13	1750	22,750
17	undefined bins	17	17	0	N/A	N/A

Comparing the total collection capacity of bins and containers (34 tons) with the amount of waste generated per day (47 tons)<sup>5</sup>, we can consider the system inefficient. On a scale of 0 to 1, which measures the total collection capacity based on the total number of bins and containers located in the community (to which the value 1 is assigned), the saturation level of the system based on the amount of waste daily generated by the community population can be measured. The system in the target communities present a high saturation level corresponding to 1.37 and it can therefore be deduced that the system is not capable of collecting all quantity of waste daily generated by the community. From this analysis it is deduced that 12.55 tons (0.37) of waste generated is not collected through the bins and containers for which the collection capacity is known, It may be assumed that it could be collected through the quantity for which the collection capacity has not been detected (**Figure 1**).

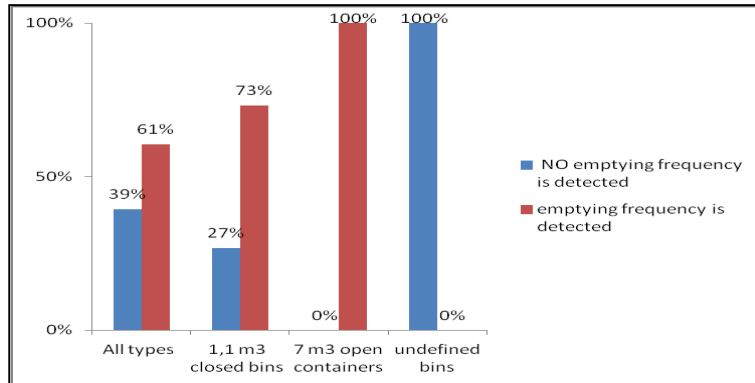
**Figure 1. Saturation level of the solid waste system**



For some bins and containers (39% of the total bins and containers identified in the area), it was not also possible to gather data on the weekly emptying frequency (**Figure 2**). For the emptying service, four compactors are used for the solid waste collection in Jabal Al Mukabbir, shared with the communities of As Sawahira al Gharbiya, Sur Bahir and Umm Tuba. Each compactor is capable to collect between 10-12 tons per trip (Solid Waste Management contractor in East Jerusalem, 2020).

<sup>5</sup> The average waste generation per day per capita in East Jerusalem is considered as 1.9 kg in 2018, according to the Israel Ministry of Environmental Protection.

**Figure 2. Detection of the weekly emptying frequency of bins and containers**



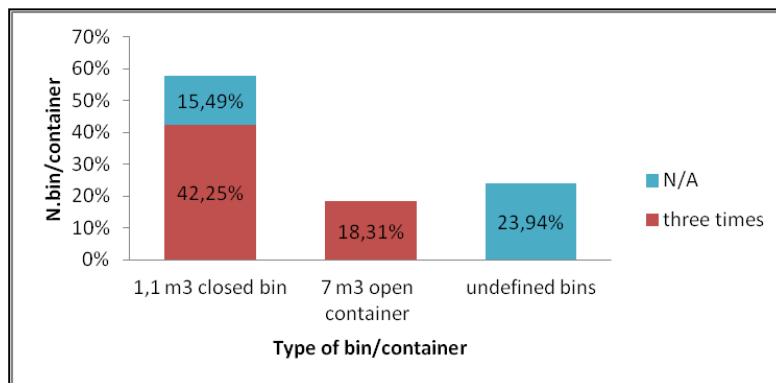
**Picture 1. Collection point (1.1 m3 closed bins)**



**Picture 2. 7 m3 open containers**



**Figure 3. Weekly emptying frequency of bins and containers**

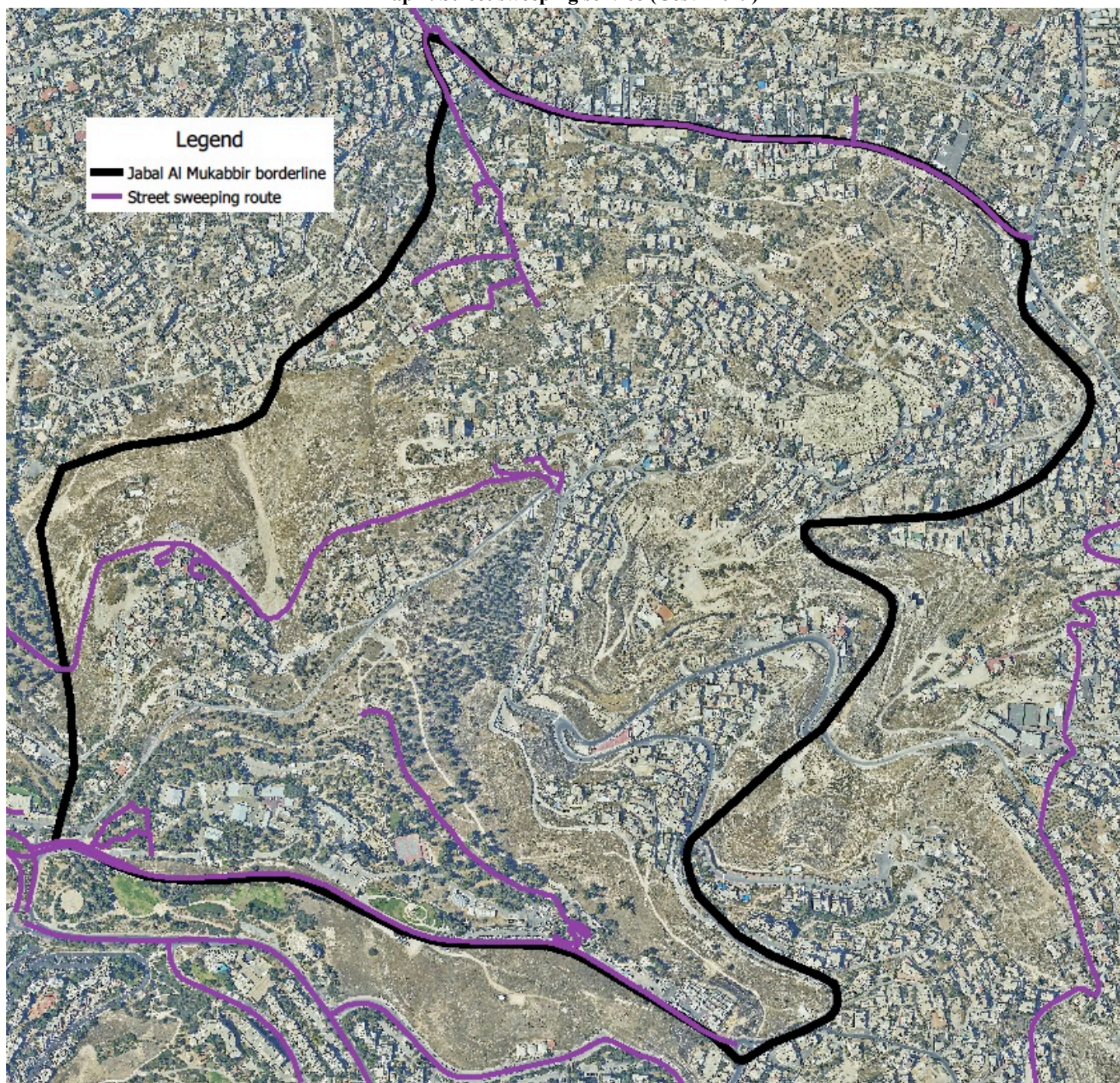


According to the data collected, it emerges that 60.56% of bins and containers are mainly emptied three times a week (**Figure 3.**). It can therefore be assumed that more than 93 tons of waste per week is captured by the compactors available in the community.

The street sweeping service in the target area seemed to be quite inefficient, according to the data of 2013, despite the population commitment to paying their taxes to the Municipality (**Map 4.**). Street cleaning and garbage removal generally took place only in some very few roads of the communities.



Map 4. Street sweeping service (Cesvi 2019)

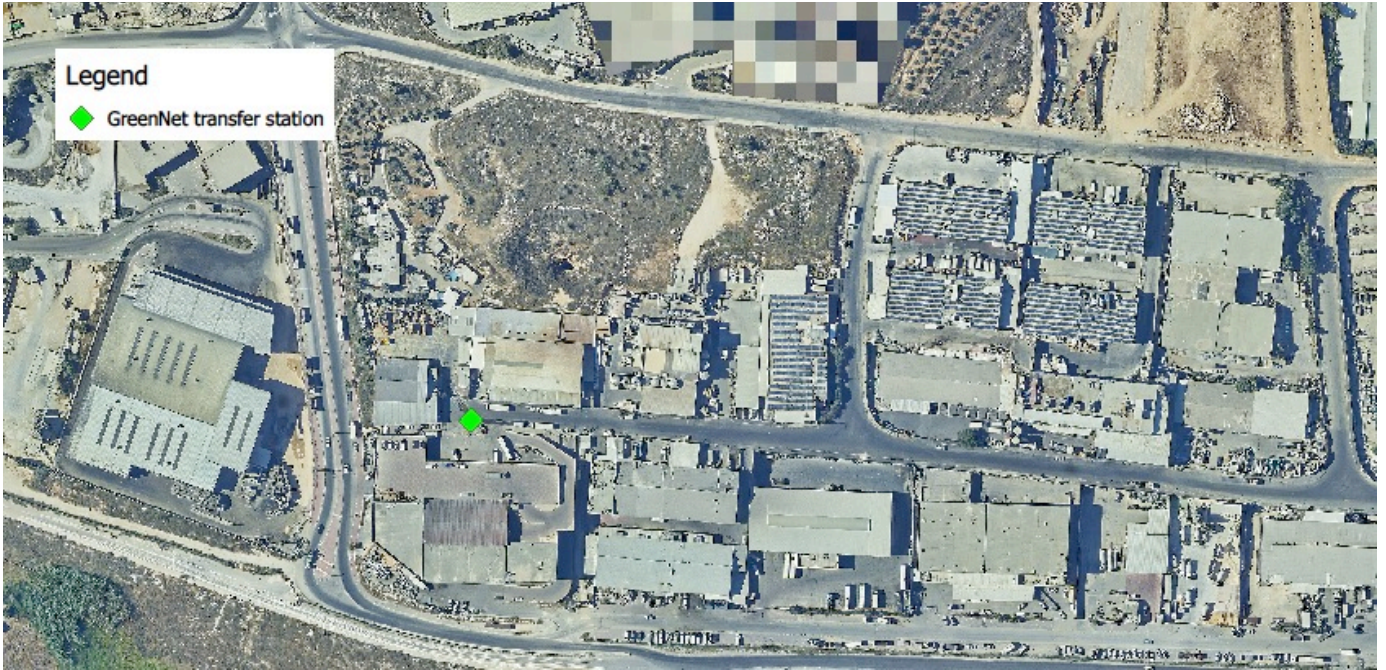


The fee for the solid waste service is included in the Arnona, the annual expense that include all municipal services and it can be paid in instalments to Jerusalem Municipality. The Arnona is calculated upon the area where the housing unit is located (category of the living area) and it also depends on the square meters of the accommodation.

According to the available data for Jabal Al Mukabbir, there are no separate collection points of solid waste. Further, the clearance service of scrap and old furniture is not available as in other Jerusalem neighbourhoods, according to the information published by Jerusalem Municipality website.

As for the waste disposal methods, no detailed information was found to describe this phase of the waste value chain, but the most used methods seem to be through the solid waste service that is provided by the municipality. Currently Jerusalem solid waste is conveyed to GreenNet landfill in Atarot, North of the city of Jerusalem (**Map 5 and Map 5.1**) (Jabal Al Mukabbir Community Centre, 2020).

**Map 5. GreenNet sorting facility location**



Map 5.1 GreenNet transfer station location comparing to Qalandia airport



### 3. Survey

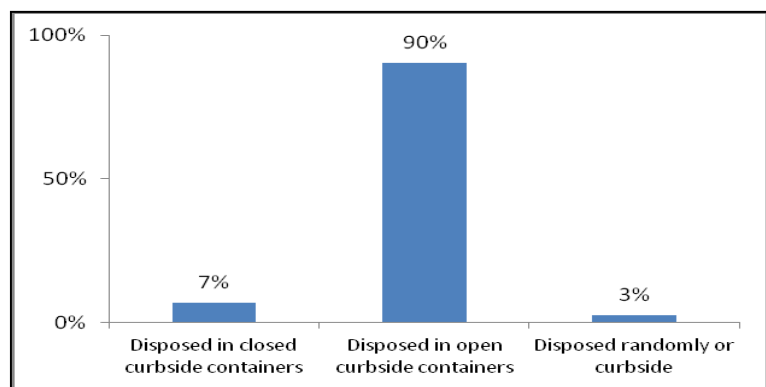
In 2019 some interviews were conducted by The Union of Charitable Societies-Jerusalem (UCS) on a sample of the population. Out of a population of 24,500, a sample of 115 people was interviewed, in order to obtain a clearer view of the waste collection service at household level. Within the interviews, people behaviour and perception on the existent services were investigated:

#### 1. SOLID WASTE DISPOSAL

##### Solid waste disposal method

*(Q: How do you usually dispose of solid waste?)*

90% of the HHs interviewed in both communities stated to dispose the solid waste in open curbside containers and just a restricted number declared to dispose the solid waste in closed curbside containers (7%) or disposed randomly or curbside. We can deduce that 97% of the respondents use the current solid waste system for the disposal of the domestic waste. Other methods like, burning or burying in small pits was not mentioned.

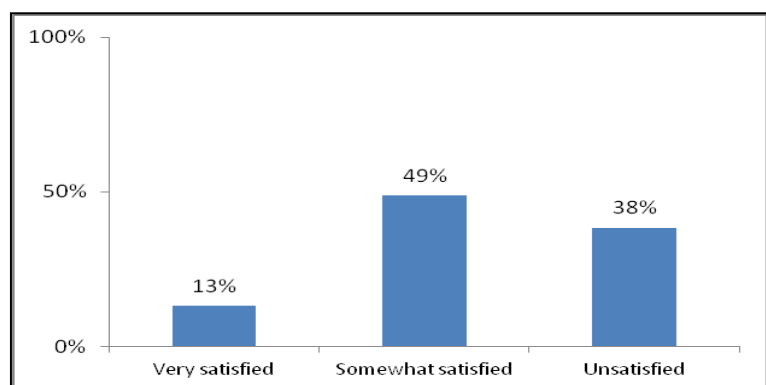


#### 2. STREET SWEEPING

##### Satisfaction with curbside and streets sweeping

*(Q: Are you satisfied with the Municipality efforts to keep the curbside and the neighborhood street clean?)*

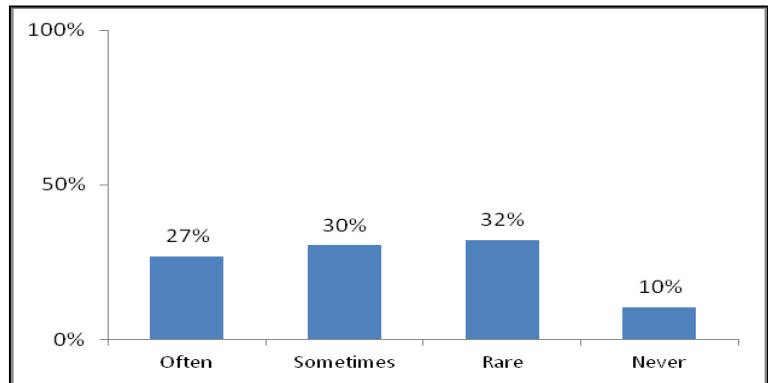
Half of the respondents stated to be somewhat satisfied with this service, 13% very satisfied and 38% unsatisfied.



Street uncleanness

*(Q: Do you suffer from unclean street?)*

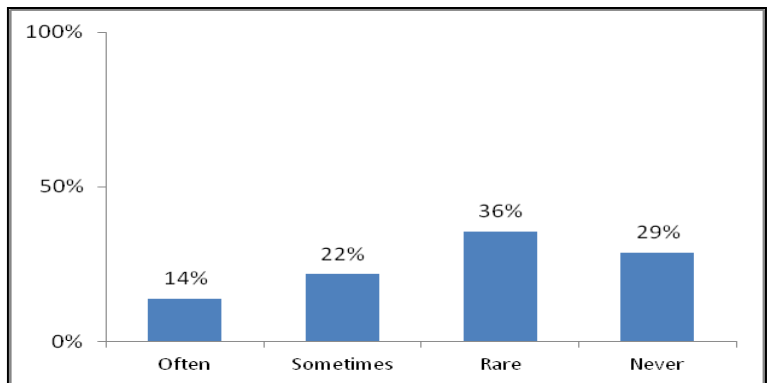
This information confirms the above assumption that street sweeping service seems to be not efficient in the community. Most of the respondents in stated to suffer from unclean streets even if with a different perception. Only 10% declared they had never suffered from street or curbside uncleanness.



Outbreak of rodent population

*(Q: Did you notice an outbreak of rodent population?)*

As evidence of the above hypothesis, this figure shows that the community of Jabal Al Mukabbir is affected by outbreak of rodent population, even if the respondents have a different perception of the phenomenon. Only 29% declared they had never suffered from it.

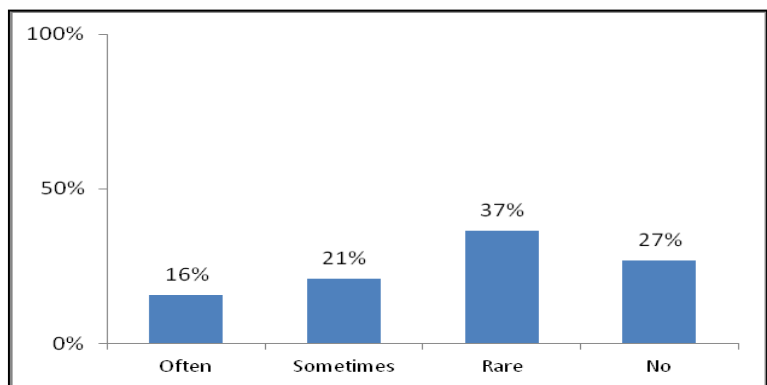


3. AIR POLLUTION

Bad odours emitted from solid waste near the house

*(Q: Do you suffer from bad odours emitted from solid waste near your house?)*

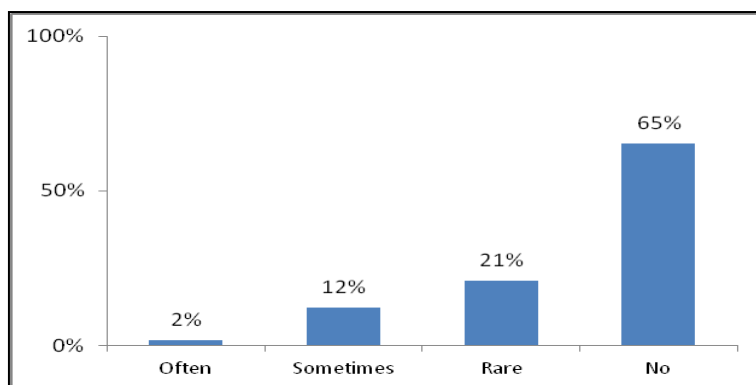
The perception of the phenomenon by the respondents is quite varied. It does not seem to negatively effect the community but it can be considering as a proof of a solid waste management system that it is not fully working.



### Solid waste burning emissions/gases

*(Q: Do you suffer from solid waste burning emissions/gases?)*

Almost 2/3 of the respondents reported as non-existent the presence of waste burning emissions/gases. For the remaining third, more than half perceive this phenomenon as rare. It could therefore be assumed that this disposal method is not particularly used by the population of the community.

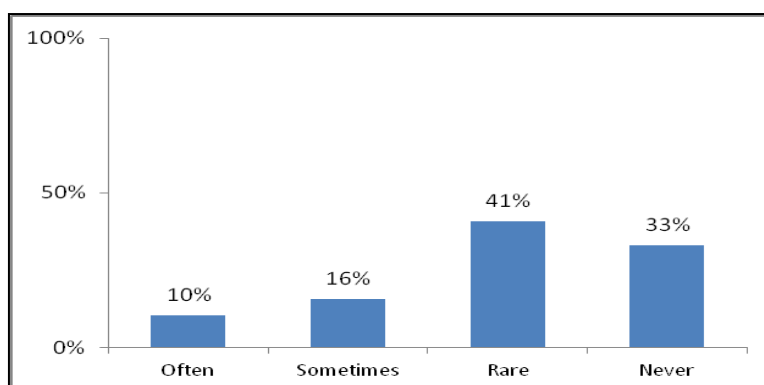


## 4. WATER AND WASTE WATER

### Overflowing wastewater

*(Q: Do you suffer from overflowing wastewater?)*

The data gathered in this case highlights that the phenomenon of the wastewater overflowing exists not in a considerable way but it is present in the community, this is sign of a system not perfectly working and on which it could affect an inefficient street sweeping service.



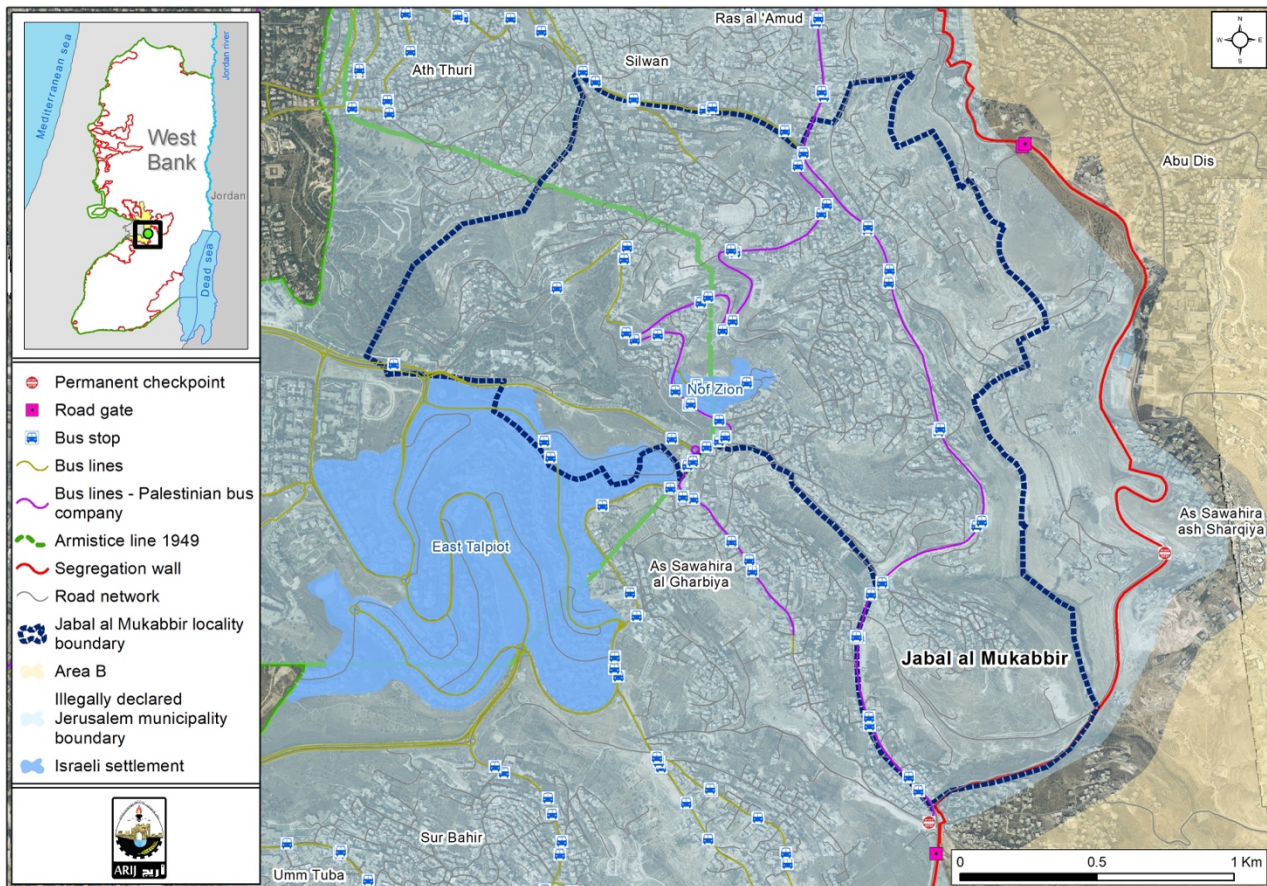
### **Electricity and Telecommunications**

The town of Jabal al Mukabbir has a public electricity network since 1970, and the Jerusalem District Electricity Company is considered to be the main source of electricity in the town. The percentage of housing units connected to the electricity network reaches 100%, however the community suffers from high electricity prices (Jabal al Mukabbir Mayors' Committee, 2012). The town also has a telephone network, which operates through an automated switchboard in Jerusalem municipality, and nearly 100% of the housing units are connected to this telephone network (Jabal al Mukabbir Mayors' Committee, 2012).

### **Transportation**

In the town of Jabal al Mukabbir, there is a bus network affiliated with the bus transportation company in east Jerusalem, where there are a number of buses operating on the Jabal al Mukabbir -

Jerusalem line. As for the road network in the town, there are 44.8 of paved roads (The Union of the Charitable Societies - Jerusalem (UCS) and ARIJ database, 2019).



## The Geopolitical Status of Jabal al Mukabbir & Al Sawahira al Gharbiya Town

Jabal al Mukabbir & As Sawahira al Gharbiya town covers an area of 5,021 dunums and is located under the control of Jerusalem Israeli Municipality, which was illegally and unilaterally redrawn in 1967 after the Israeli Occupation of the West Bank including East Jerusalem, in addition to Gaza Strip and other Arab lands. Jerusalem Governorate was divided into two main regions: J1 area is located inside the borders and under the control of Jerusalem Municipality, and includes many Palestinian communities from the Old Town and Jerusalem City (Beit Al Maqdis), in addition to Jabal al Mukabbir & As Sawahira al Gharbiya town which is located in J1's southern area. The other region is J2, which is located outside the borders and control of Jerusalem Municipality. The eastern and western parts are under the control of Palestinian Authority's where the central part of the Governorate remains under Israeli Occupation control.

It is noted that Israeli Occupation Authorities have used their separation plan which is represented by the construction of the Segregation Wall to again redraw the boundaries of Jerusalem Municipality illegally and unilaterally, which aims to create a *de facto* situation in favor of the Jewish presence in the city. The Israeli Segregation Wall has separated the whole area of (J1) from Jerusalem Governorate except for Kafr 'Aqab and Shu'fat Camp towns.

According to the Oslo II Interim Agreement signed between the Palestinian Liberation Organization (PLO) and Israel on 28<sup>th</sup> September 1995, the West Bank was classified into areas “A,” “B” and “C.” The town of Jabal al Mukabbir & As Sawahira al Gharbiya was not subjected to this classification, and remained as it was before this agreement under the control of Jerusalem Israeli Municipality. This is except for a small area estimated at 47 dunums and located in the valley that separates As Sawahira al Gharbiya and Ash Sheikh Sa’d towns. This area is located outside the Israeli segregated zone and Jerusalem Municipality control, and is classified as area “C” under the Oslo II Interim Agreement.

### **Israeli Occupation Practices in Jabal al Mukabbir & As Sawahira al Gharbiya Town**

Jabal Al Mukabbir & As Sawahira Al Gharbiya town has been subjected to various Israeli confiscations for the benefit of settlement activities, represented in the establishment of Israeli settlements and settlement outposts on the town’s territories and its surroundings, in addition to the Israeli Segregation plan which has confiscated most of its lands. That which follows presents a breakdown of Israeli confiscations of Jabal al Mukabbir & As Sawahira al Gharbiya town territories:

#### **Establishment of Israeli settlements and settlement outposts**

During the years of the Israeli occupation of the Palestinian territory, the Israeli government confiscated 265 dunums in Jabal al Mukabbir & As Sawahira al Gharbiya town (5.3% of the total town’s area) to establish two Israeli settlements: "East Talpiot" settlement west of Jabal al Mukabbir & As Sawahira al Gharbiya, and "Nof Zion" settlement in the heart of the town (Table 4).

**Table 4: Israeli Settlements constructed over Jabal Al Mukabbir & As Sawahira al Gharbiya lands**

<b>Settlement Name</b>	<b>Year of construction</b>	<b>Area confiscated from Jabal al Mukabbir &amp; As Sawahira al Gharbiya (dunums)</b>	<b>Population of settlers (2018)</b>
East Talpiot	1973	221	14,970
Nof Zion	2004	44	450
<b>Total</b>		<b>265</b>	<b>15,420</b>

Source: ARIJ, 2020

Source: JIPR, 2018

### **Israeli settlement plans on lands of Jabal al Mukabbir & As Sawahira al Gharbiya Town**

Over the years of occupation, Israel continued its settlement activity in the oPt with great focus on Jerusalem; this was exemplified in the publishing of building plans and tenders and even mapping lands as “Green Areas” or “military or firing zones” to preserve them for future settlement urban expansion and development. This policy further fragmented the occupied West Bank, and most specifically the occupied city of Jerusalem and negatively affected its demography for the favor of the Jewish presence in the city of Jerusalem, in order to “Judaize” it. In Jabal Al Mukkabir town, several settlement plans were published for the expansion of the aforementioned settlements in addition to declaring an area to its northwest as “Green Area” to prevent Palestinians from utilizing it in the



future. Below is a breakdown of some of the settlement plans that were approved to be built on lands of Jabal al Mukabbir & As Sawahira al Gharbiya Town

- **The Ya'ar Hashalom Forest**

In June 2009, Israel approved the deposit of TPS No.10188 which states a change in the zoning area of a public green space to the north of East Telpiot settlement (which is actually an existing planted forest named (Ya'ar Hashalom – Peace Forest) to establish a public park and recreation area (National Park) for active recreation forest. The plan targets almost 551 dunums (which is the area of the forest) and will benefit the settlement of East Telpiot and settlements in Jerusalem. Recently, in April 2020, construction commenced for a **large Israeli visitors' center by the name (Beit Shatz)** in the Peace Forest area on lands of Jabal al Mukabbir & As Sawahira al Gharbiya Town - on behalf of Elad Jewish organization.

- **The Expansion of Nof Zion Settlement**

In 1994, the Jerusalem Israeli Municipality revealed for the first the publication of Town Planning scheme (TPS) Number 4558 /גב which states the confiscation of 140 dunums of Palestinian lands of Jabal al Mukabbir and As Sawahrah Al Gharbieh town for the construction of 395 settlement units to the east of Telpiot of Settlement under the name “Nof Zion Settlement”. The plan stated some changes in the set of land designations in the area which included change of designation of open public space to roads, public buildings and residential area. The plan received its first ever approval in 2004. In 2005 Palestinian land owners submitted an appeal to the Israeli High Court of Justice to prevent construction of the settlement on their land, but this appeal was rejected. The construction of Nof Zion settlement comes in four phases, a hotel (with 150 rooms), a kindergarten, a shopping center, a sports club, a park, and a synagogue. The first phase of construction began in 2004 and was completed in 2008 with 91 housing units made available to Jewish settlers.

On 7<sup>th</sup> October 2009, Israeli settlers laid a cornerstone marking the beginning of the second phase of construction, which includes 105 new housing units. These housing units have been advertised and marketed by Digal Investments & Holdings Ltd, a Tel Aviv-based company, in the interests of attracting wealthy international Jews. Later in April 2012, the Israeli government decided to go ahead with the implementation of Phases 3 & 4 of the Nof Zion settlement plan, by approving the construction of additional 217 new housing units (out of 270 units) under plan number 8815. The plan is slated to have 38 dunums confiscated from lands of Jabal Al Mukkabir.

- **Establishment of a hotel complex north of East Telpiot settlement**

In August 2011, the Israeli Government deposited a plan to construct a Hotel complex that will serve as an extension to the existing East Telpiot settlement. The plan holds No. 4711, and states the construction of 6 hotel buildings with 1330 rooms and a resort in addition to road network and open areas on 73 dunums of land.

- **A Permit to Build a Zipline on lands of Jabal al Mukabbir and As Sawahrah Al Gharbieh**

In January 2018, the Jerusalem Israeli Municipality awarded a permit to the Elad settler Jewish organization to build an 800 meters long Zipline connecting two Israeli tourist sites in occupied East Jerusalem, the Armon Hanatziv settlement neighborhood and the Peace Forest on lands of Jabal Al Mukkabbir town. Coming in at 2,570 feet, this will be Israel's longest zipline and will travel over the Palestinian neighborhood Jabal al-Mukaber.

- **The Shatz House Tourist Complex on lands of Jabal al Mukabbir and As Sawahrah Al Gharbieh**

An Israeli tourist structure called the “Shatz House”, illegally belongs to Elad Jewish settler organization, is undergoing restorations to turn it into a tourism compound which will serve as the starting point for the zipline that the Municipality of Jerusalem has permitted to be constructed. The Ministry of Tourism and the Jerusalem Municipality have invested 43 million shekels (NIS) for the project while the remainder fund is provided by Elad.

- **A New neighborhood for Elad Jewish organization on lands of Jabal al Mukabbir and As Sawahrah Al Gharbieh**

The Israeli planning and construction committee affiliated to the Jerusalem Israeli municipality approved on the 30th of March 2016 the deposit of Town Planning Scheme No. 152552 to construct 18 settlement units in Al Farouk neighborhood in the Palestinian town of Jabal al Mukabbir in occupied Jerusalem. The construction is actually an extension to an existing building claimed to be bought by Elad Jewish organization back in 2013, an entity that works to increase the Jewish presence in the occupied city of Jerusalem. The plan also called for the retroactive legalization of previous construction that took place in the site during the last years without proper building authorization from the Municipality of Jerusalem – four out of five stories – in addition to the construction of a new building in the area, raising the number of settlement units in the area to 18.

- **178 New Housing Units on lands of Jabal Al Mukkabbir**

The Israeli High Planning Council of the Jerusalem Israeli Municipality approved on October 25, 2017 the construction of 178 settlement units (construction of 13 new buildings) on lands of Jabal Al Mukkabbir, an additional neighborhood to the settlement of Nof Zion which was established on the lands of the town back in 2004. The new settlement units will triple the size of the Nof Zion settlement, making it the largest of its kind in occupied East Jerusalem.

### **The Israeli Segregation Wall Plan in Jabal al Mukabbir & As Sawahira al Gharbiya Town**

The construction of the Israeli Segregation Wall has a negative and destructive impact on Jabal al Mukabbir & As Sawahira al Gharbiya town. According to the latest amendment of the plan that was published on the webpage of the so-called “Israeli Defense Ministry” (30<sup>th</sup> April 2007), the Segregation Wall isolates approx. 98% (4,899 dunums out of its total area 5,021) of lands of Jabal al Mukabbir & As Sawahira al Gharbiya from the remaining Palestinian Territory. Particularly devastating is the fact that the Wall segregates the town from the West Bank in addition to East Jerusalem localities such as Abu Dis, As Sawahira ash Sharqiya and Ash Sheikh Sa'd, which have

historical relations with it. A small area estimated at 122 dunums and located outside the path of the Segregation Wall is excluded from the isolated area. The isolated lands contains all Palestinian residential areas in the town, in addition to agricultural lands, open spaces and Israeli settlements established on the town's land (Table 5).

**Table 5: land classification of areas isolated west of the Segregation Wall in Jabal al Mukabbir & As Sawahira al Gharbiya Town - Jerusalem Governorate**

No.	Land classification	Area (dunums)
1	Palestinian built-up area	1557
2	Agricultural areas	1499
4	Israeli settlements	265
5	Forests & Open spaces	1497
7	Construction sites	57
8	Wall zone	24
<b>Total</b>		<b>4,899</b>

Source: ARIJ, 2020

### **The Segregation Wall's effects on Jabal al Mukabbir & As Sawahira al Gharbiya Residents':**

Since the outbreak of the Second Intifada in September 2000, the citizens of Jabal al Mukabbir & As Sawahira al Gharbiya have lost their association with the city of Jerusalem along with surrounding towns such as Beit Safafa & Sharafat which have been separated from lands of the West Bank. The citizens of Jerusalem who hold the Jerusalemite identity (the Blue Identity) can enter the West Bank areas through Israeli terminals which often witness huge congestion, while being subjected to inspection from Israeli soldiers; thus restricting Palestinian's freedom of movement.

On the other hand, Palestinian citizens of the West Bank who hold a Palestinian Identity (Green Identity) are prohibited from entering Jerusalem city and its surrounding towns due to the Segregation Wall. This resultantly isolates them from health, education, social and economic services, such as hospitals, schools and medical centers, in addition to their places of work in Jerusalem. None of those holding the Green ID are able to reach the city except if holding special Israeli permits which are rarely issued to such residents. These citizens must also pass through military checkpoints where they are inspected on a daily-basis, causing humiliation and the suffering of Palestinians in terms of movement and the breaking of family and social bonds between West Bank and Jerusalem residents. This scenario occurs for many Palestinian families, especially in the case where one in a couple holds a Palestinian identity (Green) and the other holds the Jerusalemite identity (Blue). Moreover, the Segregation Wall has prevented Palestinians from reaching places of worship in the Holy City thus depriving them from practicing their religious rituals in Jerusalem.

According to the Israeli Segregation Wall plan of 2007 and implemented on ground years after, lands of Jabal al Mukabbir & As Sawahira al Gharbiya town are already isolated from neighboring Palestinian towns and villages (such as Abu Dis, El 'Eizariya, As Sawahira Ash Sharqiya and Ash Sheikh Sa'd). In fact, the path of the Segregation Wall in East Jerusalem area along with the Israeli settlements belt are set to isolate occupied East Jerusalem area from the rest of West Bank.

Note that the Israeli Occupation Authorities constructed a settlement belt around Jerusalem city to prevent the Palestinian urban expansion in the towns of Jerusalem since these settlements were built in close proximity of Palestinian Urban areas, which in turn, increased the areas confiscated from these Palestinian communities for Israeli interests, At the same time, minimized the area available for future urban expansion. This move created a new reality on town residents that is difficult to reverse. Israeli policies and plans particularly in Jerusalem, and the remaining Palestinian Territory, have led to the creation of high population densities as a result of the lack of lands needed for urban expansion, thus forcing people to adopt internal and vertical expansion. This has caused Jerusalem and its surrounding towns to have one of the highest considered population densities in the world. The population density in Palestinian neighborhoods in East Jerusalem is approximately 13,517 person/ km<sup>2</sup> compared to 16,000 person/ km<sup>2</sup> in the settlements of East Jerusalem.

### **The Dilemma of Lands and Building's Licenses in Jabal al Mukabbir & As Sawahira al Gharbiya Town**

The problems of lands and building's licenses is considered one of the most difficult problems in Jabal al Mukabbir & As Sawahira al Gharbiya town and in the other Jerusalemite towns in East Jerusalem. This is due to the enormous prices of lands, and the very high cost of license.

According to citizens of Jerusalem, land prices (price per dunum) in East Jerusalem area, most specifically land located within the borders of the Jerusalem municipality -which is rarely available- is relatively higher than land located outside the borders of the municipality, and are even doubled in places closer to the city center and surrounding neighborhoods.

The Israeli Occupation Authorities have used the money as an effective instrument to buy the Palestinian lands in Jerusalem for enormous prices to Judaize these lands and settle Jewish settlers in the city. They have offered Palestinians very high prices for such lands and houses especially in the city center and its neighborhoods. For anyone in Jerusalem who has a land and want to build a house on it or want to buy a land, he has to take the authorization and permission from the illegal Municipality of Jerusalem which put very difficult conditions in front of the Palestinians who want to get a license for the building.

One of the main obstacles that comes in the way of obtaining a building license is that one has to prove the ownership of the land. The Israeli Occupation Authorities require that Palestinians seeking to build a house/structure, must prove their ownership of the land, which is considered a political problem related to the occupation since 1967.

According to a report prepared by Bimkom Organization (Planners for Planning Rights), approximately 50% of the East Jerusalem lands are unregistered in the archive of ownership such as the town of Kafr 'Aqab and the area extending from Al 'Isawiya town in the north to Sur Bahir in the south. Additionally, 25% of the lands in East Jerusalem are in the process of survey and registration (such as Beit Hanina and Shu'fat towns); and only 25% of the lands in East Jerusalem are officially registered and include parts of Al Bireh, Qalandiya, Beit Hanina, Hizma and 'Anata, Ash Sheikh Jarrah and Beit Safafa (Bimkom, 2004).

According to the testimonies of Palestinians in the town of Jabal al Mukabbir & As Sawahira al Gharbiya, any Palestinian applying to the Israeli Authorities to get a building license, the licensing procedure is lengthy (sometimes lasting years) and carries a very high cost depending on the land area and type of building, and ranges between NIS 150,000-300,000. Moreover, due to the high cost imposed on Palestinians acquiring building permits and the Israeli lengthy licensing procedures, Palestinians tend to build without waiting for the Israeli Authorities license approval, to meet their housing needs. Because of the political problem of land registration and ownership, the unreasonable prices of licenses, in addition to the lengthy time it takes to secure licenses many citizens because of humanitarian needs and the natural family growth resort to building without licenses. In this case, the Israeli Occupation Authorities usually demolish the property and force the Palestinian owner to pay for his own demolition and submit for a new building application with new fees and time procedure. On top of this, the majority of Palestinian people in Jerusalem are living in difficult conditions because of high poverty rates, which is a consequence of the Israeli Occupation closures which restrict the movement of the Palestinians, thus preventing them from reaching their work places. These Israeli restrictions and harassments against the Palestinians in east Jerusalem, along with the housing problems, lack of lands for building and increase of unemployment rate, force many Jerusalemites to migrate outside the borders of the Municipality towards the West Bank or even travel abroad to find a better living standards.

Over the years of the Israeli occupation, the Israeli Authorities adopted many policies that aim at enacting pressure on Jerusalemites; for example, in the case of the demographic status and urban growth in Jerusalem, the area that is allocated for the development of Palestinian neighborhoods in East Jerusalem and lies under the jurisdiction of the Jerusalem Municipality is estimated at approximately 9,200 dunums (CCDPRJ), which represents only 13% of the total area of east Jerusalem; whereas the remaining area (of East Jerusalem and under the jurisdiction of the Jerusalem Municipality) is classified as Israeli settlements, green areas (national parks) -which are off use to the Palestinian urban growth-, public buildings, roads and others. Furthermore, Israeli Authorities often don't prepare the needed Master Plans for Palestinian neighborhoods in East Jerusalem which are necessary for the urban planning process. In cases when the Israeli Authorities do prepare master plans for Palestinian neighborhoods in East Jerusalem, Israeli Authorities usually put restrictions and give limited percentages of areas designated for Palestinian urban expansion which are below the needed percentages for natural urban growth, which is between 25% and 75%.

If one compares these percentages with Israeli settlements, it is found that the urban growth varies between 75%-120%. In Jabal al Mukabbir & As Sawahira al Gharbiya for example, the Israeli Authorities determined the urban growth percentage to be 25% according to plan #. 2691, whereas this percentage in the neighboring settlement of Nof Zion which was illegally constructed on Jabal al Mukabbir land, was set at 142.5% (according to plan #. 4558) (CCJ, 2009).

It is also worth mentioning that Jerusalem Municipality has classified some areas within its boundaries including areas from Jabal al Mukabbir & As Sawahira al Gharbiya, as "Green Areas." Occupation Authorities have used these areas as a way of controlling and confiscating more lands in Jerusalem for the purpose of colonization activities. Moreover, the Occupation Authorities have demolished houses in Jerusalem under the claims that these houses were built on "Green Areas", like

the ethnic cleansing process witnessed in “Al Bustan Neighborhood” in Silwan, (More than 1,500 Palestinian citizens living in the 88 houses in Al Bustan neighborhood in Silwan town are threatened to be evacuated to alternative locations, as the Municipality) is planning to demolish the 88 houses to establish what they called “King David Garden” as a part of the “Biblical Gardens” around the Holy City. Also, Israeli Authorities under the name of “Green Areas” have established many settlements in Jerusalem like Rekhes Shu’fat (Ramat Shlomo), and Jabal Abu Ghneim (Har Homa) which were built on areas that were classified as “Green Areas”. One should note that there are some areas within Jabal al Mukabbir & As Sawahira al Gharbiya classified as “Green Areas”, and they will remain for the future plans of the Israeli Authorities in Jerusalem.

The right of adequate housing is considered one of the most prominent items which have been assured in the charters and international treaties and in the international humanitarian law, which have called to the respect of human dignity and his right of adequate housing. However, the Israeli Occupation state -by their aggression against the Palestinian human rights- classifies itself to be above the international laws and treaties.

### **A Danger Escalation in Houses Demolitions in Jerusalem**

During the past years, Israeli Occupation Authorities have escalated their attacks against the houses of Palestinians living in occupied East Jerusalem through targeting them with demolitions under the pretext of “unlicensed construction”. An estimation carried out by ARIJ shows that since 1993, the Israeli Occupation have demolished more than 1,900 houses in occupied East Jerusalem in addition to thousands of other constructions (ARIJ, 2020). It is noted that there are dozens of houses that are threatened by demolition in Jabal al Mukabbir & As Sawahira al Gharbiya under the pretext of “unlicensed construction”, despite the fact that residents fulfill the needed procedures for the license. The Municipality of Jerusalem however typically procrastinates in granting the license and finally they refuse the request under non-justified pretexts.

### **The Municipal Tax (Arnona) negatively affects the living status and the economic situation of Palestinians in Jerusalem**

The Municipal tax, named in Hebrew as “Arnona” which is imposed by the Israeli Jerusalem Municipality on the holders of buildings and lands in Jerusalem, is considered one of the greatest burdens faced by Palestinian residents of the city, including the residents of Jabal al Mukabbir & As Sawahira al Gharbiya town. The tax aims at exerting pressure on Palestinians to force them to leave the city.

The “Arnona” tax which is imposed on Jerusalemites by the Municipality is calculated based on criteria that take in consideration the classification of area and land-use classification of the master plan (residential areas, commercial, industrial, agricultural, public buildings, parking... etc). They also consider the zone type, the type of use and the area of building or land (Jerusalem Municipality). Regarding the residential areas for instance, they classify them into four categories (A, B, C and D)<sup>6</sup>, and based on this zoning, along with the area of building, they determine and

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<sup>6</sup> Tariffs for Residential Assets  
<https://www.jerusalem.muni.il/en/residents/arnona/arnonarates/>

calculate the amount of tax that must be paid for the municipality. For example, the tax tariff in the residential areas varies in the four zones between 40-113 NIS/m<sup>2</sup> which is equivalent to approximately 12-34 US\$/m<sup>2</sup>, meaning that a small house with an area of 120 m<sup>2</sup> will cost its owner around 12,000 NIS yearly for the “Arnona.” At the time of writing this was equivalent to approximately 3,400 US\$.

The segregation plan, which focused on the isolation of the city of Jerusalem from the rest of the Palestinian Territory, had a huge negative impact on the economic situation of Palestinians living in Jerusalem in addition to the commercial sector. Trade in Jerusalem was largely dependent on Palestinians visiting the Holy City from the West Bank area, the Gaza Strip and Palestinians living inside the 1948 borders; however, the Israeli military closure imposed on the city, negatively affected the economic situation of the city and its residents. Despite these difficult situations, the occupation Authorities impose tax on Palestinians in East Jerusalem without taking into consideration the difficult situations of the Palestinians who make up the poorest class in the Holy City. Moreover, since the beginning of the year 2020, the Jerusalem Municipality decided to increase the “Arnona” Tax by approximately 3%, which in turn increased the economic burden on Palestinians of East Jerusalem in particular.

It is worth mentioning that in the case of Jerusalem, Palestinians are forced to pay this tax in order to preserve their presence in the city without receiving the decent level of Municipal services. The planning process in the Israeli Municipality of Jerusalem focuses more on the political-demographic dimension that aims to Judaize the city rather than planning for the purpose of prosperity and well-being of the citizens. Furthermore, Palestinian neighborhoods and communities in Jerusalem are deliberately neglected in the different services provided. For instance, the Municipality rarely makes the needed maintenance for infrastructure of Arab neighborhoods, including roads, water and waste water networks, solid wastes and others. This is seen in the many roads that haven't been rehabilitated, whilst West Jerusalem roads are in a good condition, as the Municipality does not put these neighborhoods on their priorities for many years. The major problem suffered by people of Jerusalem is the lack of cleaning service and the accumulation of solid waste and failure to provide services as required, despite their commitment in paying the taxes' fees to the Municipality. This can be easily understood if we compare the living situation of Palestinians in east Jerusalem with the situation of the illegal settlers living in the city who get all the facilities and services in order to stay in the Holy City, while Palestinians are living in poor conditions and lack city services and rights.

### **Ash Sheikh Sa'd – As Sawahira al Gharbiya Checkpoint**

Ash Sheikh Sa'd town is historically considered as one of the neighborhoods of Jabal al Mukabbir & As Sawahira al Gharbiya town. However, the Israeli Occupation Authorities have separated this neighborhood from Jabal al Mukabbir through the construction of the Segregation Wall in addition to the current military checkpoint/crossing which was established in 2006 after replacing the old earth-mound and road blocks which were imposed following the outbreak of the Second Intifada in 2000. This military checkpoint is used as a gate by Ash Sheikh Sa'd residents to move between their town and Jerusalem City through Jabal al Mukabbir town. These measures has forced thousands of citizens from Ash Sheikh Sa'd to move to live in areas located inside the wall like Jabal al Mukabbir & As Sawahira al Gharbiya town, to protect their rights, residency, and Jerusalem Identities.

This checkpoint along with the Segregation Wall has isolated Ash Sheikh Sa'd town and geographically, socially, economically, and historically from the city of Jerusalem. This has caused suffering to the holders of the Blue Id's who are forced to walk on a daily basis through this checkpoint which is only permitted on foot.

### **Israeli Military Orders Issued in Jabal al Mukabbir & As Sawahira al Gharbiya Town**

The Israeli Occupation Authorities have issued a set of military orders to confiscate lands in Jabal al Mukabbir & As Sawahira al Gharbiya town for different military purposes. The following are some of the main orders issued:

1. Israeli military order no. 22/03/T: Issued on 12<sup>th</sup> August 2003 to confiscate 173.4 dunums of Sur Bahir, Umm Tuba, Ash Shayyah and As Sawahira al Gharbiya towns for the Segregation Wall construction.
2. Israeli military order no. 19/07/T: Issued on 24<sup>th</sup> September 2007 to confiscate 1,129 dunums from Abu Dis, As Sawahira ash Sharqiya and As Sawahira al Gharbiya towns for the establishment of the "Fabric of Life" Road.
3. Israeli military order no. 47/03/T: Issued on 22<sup>nd</sup> July 2003 to confiscate 1.5 dunums of As Sawahira al Gharbiya town for military purposes.

### **Israeli Bypass Roads on lands of Jabal al Mukabbir & As Sawahira al Gharbiya Town**

Throughout the years of the Israeli occupation of the Palestinian territory, the Israeli Government had constructed a vast network of by-pass roads in the occupied West Bank and with particular focus on Jerusalem city. The aim of these roads was to facilitate the establishment of Israeli settlements and other settlement installations and link them with each other and with those beyond the 1949 Armistice Line. Given the fact that these settlements and outposts are scattered across the occupied Palestinian territory, the reality on the ground is that this network of bypass roads has dissected the Palestinian territory into isolated areas, disconnected from each other, which in turn, denied Palestinians their right to move freely in the territory they live, in gross contravention of international law which highlights the Israeli policy against Palestinians in the occupied West Bank.

The construction of the Israeli bypass road network in the oPt has encouraged the control of more Palestinian land and also facilitated the establishment of settlements, outposts and settlement neighborhoods in the oPt and in occupied Jerusalem in particular, creating facts on the ground that are hard to change in the future. In total, some 1000 km of bypass Roads were constructed up until the time of this report, (ARIJ, 2020).

The town of Jabal al Mukabbir & As Sawahira al Gharbiya Town was also affected by the construction of bypass roads. In June 2020, Israel has commenced the construction of a new bypass road, namely the "American Road" in continuation with its plans to separate Jerusalem from the remainder of the West Bank. The construction of the new road will disrupt the town's territorial contiguity, cutting it in the middle (from north to south) and causing the confiscation of its agricultural lands; in addition to threatening tens of Palestinian homes in the town with demolition



due to their location within the planned path of the road. The road was designed to connect Israeli settlements in the southern and southeastern parts of Jerusalem with those in the northern part, as well as connecting Jerusalem's settlements with the coastal area of Israel. This road will create a reality of political separation and territorial discontinuity because it was 'designed to prevent territorial contiguity between Palestinian communities in east Jerusalem while keeping the Israeli settlements in Jerusalem all connected with each other. Note that the American road is only part of an extensive Israeli road network that physically encircles Jerusalem and separate East Jerusalem from the rest of the West Bank. The road plan holds No. 101-0379594 which was drafted in June 2018 and published in September 2019. The road is also part of the Town planning Scheme (TPS) No. 2683~~8~~ for As-Swahra town, which was drafted in 1992 (and published in 1996). The road is planned to be 8.7 km long and 62-meters wide on average and will cause the confiscation of 386 dunums of Land of the community. The vast majority of the area on either side of the roads is residential and some open lands.

## Town Development Priorities and Needs

Jabal al Mukabbir suffers from a significant shortage of infrastructure and services. Table 6 shows the development priorities and needs in the town according to the Development Committee's feedback

**Table 6: Development priorities and needs in Jabal al Mukabbir**

No.	Sector	Strongly Needed	Needed	Not a Priority	Notes
<b>Infrastructural Needs</b>					
1	Opening and Pavement of Roads				
2	Rehabilitation of Old Water Networks				
3	Extending the Water Network to Cover New Built up Areas				
4	Construction of New Water Networks				
5	Rehabilitation/ Construction of New Wells or Springs				
6	Construction of Water Reservoirs				
7	Construction of a Sewage Disposal Network				
8	Construction of a New Electricity Network				
9	Providing Containers for Solid Waste Collection				
10	Providing Vehicles for Collecting Solid Waste				
11	Providing a Sanitary Landfill				
<b>Health Needs</b>					
1	Building of New Clinics or Health Care Centres				
2	Rehabilitation of Old Clinics or Health Care Centres				
3	Purchasing of Medical Equipment and Tools				
<b>Educational Needs</b>					
1	Building of New Schools				
2	Rehabilitation of Old Schools				
3	Purchasing of New Equipment for Schools		1		
<b>Agriculture Needs</b>					
1	Rehabilitation of Agricultural Lands				
2	Building Rainwater Harvesting Cisterns				
3	Construction of Barracks for Livestock				
4	Veterinary Services				
5	Seeds and Hay for Animals				
6	Construction of New Greenhouses		1		
7	Rehabilitation of Greenhouses				
8	Field Crops Seeds		1		
9	Plants and Agricultural Supplies				

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