Introduction

The Municipality of Jeddah and the Saudi Commission for Tourism and Antiquities have launched a new comprehensive plan for the conservation and revitalization of the ensemble of the old city of Jeddah and of the nominated property in particular.

This second volume of the nomination file for Historic Jeddah, the Gate to Makkah includes the key documents elaborated by the Saudi national and local institutions in charge of the daily management of the site.

2011 Road Map

The strategy is presented in the following pages in a programmatic document prepared by SCTA and Jeddah Municipality in 2011, called Road Map for the Activation of the Historic Jeddah Preservation Project.

2008 Management Plan

The old city is now managed according to the structure designed in the 2008 Management Plan prepared by the SCTA for the Municipality of Jeddah that has been implemented on site since 2010. This strategic document was conceived in the framework of the previous vision for the revitalization of the area, however, most of its basic principles remain valid and the majority of the items listed in its Operational Summary that have already been implemented.

Jeddah Municipality projects

Jeddah Municipality activities for the preservation of the Old City are summarized in a brief document presenting, for each project approved or being implemented, the official decision and the budget allocated.

The Higher Committee

The Higher Committee for the Old city of Jeddah has already met four times, under the direction of H.R.H. Prince Khaled ibn Faisal ibn Abdulaziz, Governor of Makkah. The Minutes of meeting, of the session held on 26 June 2012, are presented hereafter. These minutes clearly demonstrate the commitment of all concerned parties (Makkah Governorate, SCTA and Jeddah Municipality) for the revitalization of the nominated property, and present the global approach at the basis of the new plan. Particularly noteworthy, is the attention paid to the presence and role of the local community and to the Historic Houses Owners’ Association, rightly perceived as the actual “keys” for the success of the programme.

The Higher Committee decisions identify a series of actions to be carried out in the coming months that, jointly with the SCTA Road Map, constitute a sort of informal updating of the Management Plan.

The legal foundation of the nomination

The legal foundation of the nomination is based upon the following main texts:

- The Council of Ministers Resolution No. 78 dated 16/1/1429 H (March 24, 2008), otherwise known as the Statute of the Saudi Commission for Tourism and Antiquities;
- The Law of Antiquities issued by Royal Decree No. M/26 dated 23/6/1392 (August 3, 1972);
– The Council of Ministers Resolution No. 66 dated 5/3/1430 H (March 2, 2009), regarding urban heritage site;
– The approval of the New Antiquities and Museums Law by the Shoura Council in its 78th Session held on the 31st of December 2012.

These pieces of legislation prove the Saudi government's commitment for the protection, preservation and development of urban heritage within antiquities records as well as the coordination between the Kingdom of Saudi Arabia and other countries in their utilization, both culturally and economically, including their inscription in the World Heritage List.

The Legal Annexes (Annex C - page 162) present these texts and some additional Decisions and Decrees approved by the Kingdom of Saudi Arabia for the preservation of the nominated property Outstanding Universal Value.

Management concept

The current management system of the nominated property is detailed in chapter 5 of the Nomination File for inscription of Historic Jeddah, the Gate to Makkah on the World Heritage List.

The site is currently administered and managed by the local branch of Jeddah Municipality, the Historic Jeddah Municipality, in coordination with the SCTA and with the technical support of a unit coordinated by the Turath Foundation for the issues pertaining to the actual conservation and restoration of the historic buildings. Historic Jeddah Municipality will closely monitor and follow-up the implementation of the general management structure and of the revitalization and conservation projects. The management scheme foresees the active involvement of the local community through the coordination on the field with the traditional local community leaders (the 'umdah-s) depending from the Saudi Minister of Interiors on the one side, and with the Associations of Jeddah citizens active in the old city on the other.

Action Plan

In the coming months, Jeddah Municipality and the SCTA will elaborate an Action Plan, presenting the ensemble of the activities carried out on site between 2011 and 2013 and submit it as complementary information to UNESCO.

In the following chapters of this Volume are presented the documents listed in the Introduction.
The Road Map to activate historic Jeddah preservation project, its development and engagement of its owners and the local community

November 2012
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INTRODUCTION

Jeddah includes numerous Historic Buildings and Heritage Sites owned by citizens, and it is sometimes difficult to expropriation them for the purpose of preservation. And because leaving these buildings without care leads to the degradation of its structural condition as days pass by. Therefore, the Saudi Commission for Tourism and Antiquities (The Commission) rushed with Jeddah Municipality (Amana) to work with their partners from government and non-governmental agencies, in its forefront are the heritage property owners in historic Jeddah (the owners) and the local community to develop appropriate mechanisms to support the rehabilitation and investment of Built heritage buildings and sites owned by citizens in historic Jeddah, and facilitate the provision of technical and financial support necessary for the heritage sites and buildings owners and investors in order to preserve, protect, invest and develop it economically and cultural and urban wise>

In pursuance of the recommendations number (5) of the welcoming meeting by H.R.H President of the Commission with selected owners held in Jeddah on 10/18/2011 in the presence of H.E the Mayor of Jeddah and the Undersecretary of Makkah Region, which states the following: “A team from the Commission and the Jeddah Municipality, and the owners Advisory Commission during the next three months to prepare comprehensive vision for the new path to deal with the Historic Jeddah, showing systematic solutions that they foresee, and the role of the Amana in providing public services, facilities, and infrastructure, and to prepare an urban plan highlighting the role of by property owners in the restoration, rehabilitation and development of properties, and the proposed mechanisms to achieve this will be submitted to the President of the Saudi Commission for Tourism and Antiquities”. The team in charge of this prepared the vision, this team consists of representatives of the Commission and the Amana, and they are:

1 - Prof. Ali bin I. Al-Ghabban Head
2 - Dr. Hamad Alsamail member
3 - Dr. Mshari Al-Nuaim member
4 - Dr. Adnan Adas member
5 - Eng. Sami Nawar member
6 - Mr. Mohammed Al-Amari member
7. - Arch. Mohammed Y. Al-Aidaros member

And from the Historic Jeddah owners Advisory Committee are the following:

1. Dr. Saiyed A. Fadak
2. Dr. Magda Abu-Ras
3. Eng. Abdullah Jamjoom
4. Eng. Sobhi Batarjee
5. Eng. Abdullah Bugshan
6. Mr. Ahmed Al-Mesbahi
7. Eng. Ahmed A. Banaja
8. Eng. Fahd Batarjee
9. Eng. Mohammed M. Batarjee
10. Eng. Anas Sairafi
11. Mr. Hashim Sharbatli
12. Miss/Mrs. Modhi A. Batarjee
The Vision

Rehabilitation of heritage buildings and sites owned by the citizens in Historic Jeddah, and develop them economically, urban wise and culturally in a sustainable manner that conserves them, and makes them an economic resource and a source of employment opportunities.

The Objectives

- To maintain Heritage Buildings and Sites in Historic Jeddah through investment and rehabilitation.
- Achieve stalled material interests of the owners
- To add a distinct tourism product on the Jeddah city map
- To implement a standard experience for the rehabilitation of built heritage buildings and sites.
- To creating new jobs
- To maintain the continuity of heritage architectural identity of Jeddah city.
- To Take advantage of tourism as a means to activate the economic activity in the heritage buildings and sites in Historic Jeddah
- To invest in sustainable projects that benefit the owner and investor of heritage buildings and sites
- To revive handicrafts and traditional industries and the intangible heritage in Historic Jeddah
- To encourage investors to invest in heritage buildings and sites in historic Jeddah.
Elements of the Proposed Path:

1st: The application of all internationally adopted policies to deal with the heritage sites and buildings in historic Jeddah.

In Historic Jeddah there must be the practice of all internationally recognized policies dealing with heritage buildings and represents the best international practices, and they are as follows:

1- Preservation, a policy that ensures the protection of the heritage building and sites to retain it from deterioration and permanent defects through continuous maintenance and repair.

2- Conservation, a comprehensive policy for the protection of the historic district by maintaining its heritage buildings and surrounding urban fabric.

3- Restoration, a policy used to renovate heritage buildings using traditional materials as much as possible, and repair the building to modern standards through the introduction of new building systems and services, so that it can be re-used appropriately.

4- Reconstruction, a policy used to rebuild heritage buildings that are lost or removed or due to other factors with respect for the site’s original urban fabric.

5- Rehabilitation and adaptive reuse, a policy dealing with the building rehabilitation and used to change its function to a new appropriate use, this policy is flexible in allowing the restructuring of the building’s interior spaces (floor plans), but without changing its façades.

These policies are not all applied at the time being in historic Jeddah, and especially policy (4) (reconstruction) and policy (5) (rehabilitation and adaptive re-use), with a possible application for these two policies. With the urgency and the desire of the owners and the rest of the partners to activate these two policies, the next phase should be to proceed with these policies and apply controls for implementation.
2nd: Complete the documentation of heritage buildings in historic Jeddah

Advantage must be taken in the use of the geographic database prepared by the Amana in the framework of the King Abdulaziz Project for the Development of Historic Jeddah, which inventories all heritage buildings and distinguishes each building with a separate file, where all associated information are available.

Advantage also should be taken in the use of the database available by the Jeddah Urban Development Company (JDRC), which was prepared by the developer (NDG) and contains all architectural plans and façades prepared for each building. Also must be added to the above, documentation work in three-dimensional laser scan for all heritage buildings in Historic Jeddah, where every building was scanned individually through consulting services contract with a specialized company using the economic and highly efficiency Photo Modeler Scanner technology.

3rd: Commitment to the Building Code adopted in historic Jeddah

The approved Building and Construction Code Must abide by in Historic Jeddah, where there is a proposed use for each heritage building based on the classification, location, urban Rank and its architectural shape and size, and its Gross and Net areas and number of floors and the condition and the length of each of its façades.
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

### Nominated property

<table>
<thead>
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<th>Urban Development &amp; Building Regulations</th>
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<tr>
<td>- All new development should be in keeping with the traditional architecture of the area.</td>
</tr>
<tr>
<td>- Buildings should be constructed using traditional materials and techniques.</td>
</tr>
<tr>
<td>- The height of new buildings should be limited to maintain the traditional skyline.</td>
</tr>
<tr>
<td>- Existing buildings should be preserved and maintained.</td>
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</tbody>
</table>

### Preserve a heritage

- All traditional buildings should be preserved and maintained.
- New development should be in keeping with the traditional architecture of the area.
- Buildings should be constructed using traditional materials and techniques.
- The height of new buildings should be limited to maintain the traditional skyline.
- Existing buildings should be preserved and maintained.

### Landscape

- Traditional landscapes should be preserved and maintained.
- New development should be in keeping with the traditional landscape of the area.
- Existing landscapes should be preserved and maintained.

### Infrastructure

- Traditional infrastructure should be preserved and maintained.
- New development should be in keeping with the traditional infrastructure of the area.
- Existing infrastructure should be preserved and maintained.

### Conservation

- Traditional conservation areas should be preserved and maintained.
- New development should be in keeping with the traditional conservation areas of the area.
- Existing conservation areas should be preserved and maintained.
Re-use of Heritage Buildings System in Compliance with the Approved Plan
## Traditional Buildings re-use System

<table>
<thead>
<tr>
<th>BUILDING CLASSIFICATION</th>
<th>DEGREE OF AREA</th>
<th>OTHER AREAS</th>
<th>Number/Percentage</th>
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<tr>
<td>1&lt;sup&gt;st&lt;/sup&gt;</td>
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<tr>
<td></td>
<td>Building Preservation, Renovation &amp; Restoration to its original condition</td>
<td>Reconstruction to its original condition</td>
<td>57/11% 1/0.2% ---</td>
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<tr>
<td>2&lt;sup&gt;nd&lt;/sup&gt;</td>
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<td></td>
<td>Renovate the building to its original state/fixing the building to modern standards</td>
<td>fixing the building to modern standards/reconstruction using traditional techniques</td>
<td>223/41.5% 9/1.7% 3/0.6% 1/0.3%</td>
</tr>
<tr>
<td>3&lt;sup&gt;rd&lt;/sup&gt;</td>
<td></td>
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<tr>
<td></td>
<td>Renovate the building to its original state/fixing the building to modern standards</td>
<td>fixing the building to modern standards/reconstruction using traditional techniques</td>
<td>309/38.9% 35/4.6% 8/1.5% 1/0.2%</td>
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</table>
There are three themes addressed by the operational plan for Historic Jeddah, and include a theme to protect Historic Jeddah, a theme on the management of Historic Jeddah, and a theme to develop Historic Jeddah. All of which should be taken into account that for each theme is a system that functions for the implementation, thus to transfer the current state to the desired condition, through providing the required ingredients for the tasks. Noting that the tasks that are to be implemented in are to be in parallel or to intersect with each other.

**PROTECTION OF HISTORIC JEDDAH THEME:**
The area protection theme requires performing the following tasks urgently:
1- Develop a system to review and evaluate the process of protecting the area (such as the use of indicators for a number of heritage buildings that have been restored and the number of buildings that have been lost).
2- Inventory and official publication of all legislations, regulations and local controls presented on the Conservation of the Built Heritage and the protection of the area and not allow changing to the urban fabric and the demolition of heritage buildings.
3- Activating the systems that rely on internationally recognized policies to protect the historic district and maintain it.
4- Providing material support to property owners and the use of legal methods and means available to the public and private sectors to finance conservation and development operations.
5- Rescue, restoration, repair and re-use of heritage buildings in the shortest time possible in accordance with regulations and requirements of the accredited restoration technical manual and building code.
6- Provision of programs and mechanisms to ensure effective protection of the area.
7- Provision of local building materials and at reasonable prices.
8- Preparation and organization of training courses and programs for craftsmen on an ongoing basis through a local labor training institute.
9- Provide technical support by professional consultants and consulting firms with the expertise.
Historic Jeddah Management Theme:
This includes the following tasks:
1- Analysis, review and assessment the current situation and performance of executive management in the area (historic Jeddah municipality, Antiquities office) under the approved administrative structure in the Management Plan for the area and locate gaps to be addressed decisively to raise the efficiency of the administrative system.
2- Characterizing tasks, relationships, responsibilities and powers carefully to all players in within historic Jeddah indicating and showing different actions according to the requirements and standards of total quality management (see the annex manual for the procedures).
3- Documentation of all works.

Historic Jeddah Development and Growth Theme:
This requires the implementation of the tasks within the frameworks of the following:
1- Review and evaluate the current condition of the area development in light of the determinants, issues, opportunities and risks both existing and projected projects and budgets approved by both the public sector and private sector contribution.
2- defining the functions of the area’s comprehensive Urban Development Plan for the next decade committing to the adopted general outline developed through five systems: (infrastructure and public services in the region and surrounding areas system/open spaces system/ transport and traffic hubs and tourist routes system/ restoration and re-use of historic buildings system/proposed systems in the Makkah gateway projects, the upper (Al-Ulwi) intersection and Al-Dahab, Bab Sharif, the stock market and commodities exchange, the proposed Aroos Al-Bahr Nada market, Justice Plaza, revival of traditional markets, such as the Bedouin market, Al-Ulwi market, Al-Khaskiyah).
3- Adoption of the proposed priorities and projects to obtain support by the public and private sectors (Jeddah Development and Urban Growth Company - JDRK).
4- Area social development by providing safety and security to facilitate the citizens housing in the area and with the participation of other government agencies, such as the Ministry of Social Affairs to encourage and
attract modern and productive families to live and work in the area through professional training programs that provides literal grant and low-interest loans and subsidies for shops rental for housing and handicrafts trade and production in the area.
5th: Implementation of the urgent tasks to save Historic Jeddah over the next five years:

1- Intensify operations and presence of the security services in Historic Jeddah, and activating the role of mayors lanes, and use of a standard lease contract (immediately and through the Executive Committee).

2- The Amana is to prepare and implement an operation and maintenance plan specific to the historic area, to ensure its permanent cleanliness and give priority of waste removal to the presence and ongoing basis of containers in appropriate color and numbers to historic Jeddah (three months).

3- Rapid intervention and restoration to save the buildings of dangerous condition and those threatened to collapse to be acquired through use of fixed-term contracts to recover the amounts disbursed over three years (through JDRC company).

4- The acquisition of abandoned heritage buildings for renovation, maintenance and investment through use of fixed-term contracts to recover the amounts disbursed (through JDRC company).

5- The acquisition of distinctive heritage buildings through lease, to be restored through utilization contracts (there is a list of forty historic house with the estimated amounts for rent, restoration and rehabilitation) (through JDRC Company) during the next five years.

6- evacuation of all heritage buildings and not allowing its use until ascertain the services and connectors validity and efficiency of and adequate maintenance, and buildings validity and professional restoration (can be done in phases so the area is divided into five parts, and the first part of the heritage buildings are to be evacuated until the completion of its restoration work, and then evacuation of the heritage buildings in the second part after one year from the evacuation of the first part, and so on).

7- Urgent adoption of the proposed traffic plan for the area and establishing parking barriers at the entrances and exits of the area to prevent unauthorized vehicles (immediately by the Executive Committee).

8- The Ministry of Islamic Affairs, Endowments Da’wa and Guidance (General Directorate of Endowments and mosques in Jeddah) shall renovating mosques and heritage buildings endowments within the program and timetable during the next five years.

9- The Amana is to complete the implementation of the development and improvement of public spaces in the area, and improve building façades overlooking the allies and shop façades of over the next five years.
6th: Implementation of a Group of Projects Over the Next Ten Years

These projects are implemented in several stages, first phase projects from year 1 to year 3, and second phase projects from year 3 to year 7, and third phase projects from year 7 to year 10. All are implemented according to the timetable and financial authority responsible according to general development plan and development program and as follows:

Approved Master Plan for Historic Jeddah
Historic Jeddah City Center Development & Renewal Program
2012

THE PATH TO ACTIVATE THE HISTORIC JEDDAH PRESERVATION PROJECT, ITS DEVELOPMENT AND ENGAGEMENT OF ITS OWNERS AND THE LOCAL COMMUNITY

Phase One Projects
Phase Two Projects
Phase Three Projects

Historic Jeddah City Center Development & Renewal Program
2012

THE PATH TO ACTIVATE THE HISTORIC JEDDAH PRESERVATION PROJECT, ITS DEVELOPMENT AND ENGAGEMENT OF ITS OWNERS AND THE LOCAL COMMUNITY

Phase (3)  Phase (2)  Phase (1)

Time Table:
Phase (1)
Years

Estimated Cost: SAR 20,000,000
Related bodies:
Property Owners/Investors

QABEL & ALSHOWNA Market Renovation
Rehabilitation of ALBUNTI House
Renovation of a building as SCTA Head Quarters.
Renovation of Old NASSIF House
Renovation & Rehabilitation of Class (1) Houses (20 units)
Renovation & Rehabilitation of Traditional Buildings (15 units)
2012

The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

Time Table:
Phase (1)  Years

Estimated Cost: SAR 300,000
Related bodies: Amana/SCIA

QABEL & ALSHOWNA Market
Renovation
Rehabilitation of ALBUNTT House
Renovation of a building as SICTA Head Quarters,
Renovation of Old NASSIF House
Renovation & Rehabilitation of Class (1) Houses (20 units)
Renovation & Rehabilitation of Traditional Buildings (15 units)
THE Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

2012

<table>
<thead>
<tr>
<th>Phase (3)</th>
<th>Phase (2)</th>
<th>Phase (1)</th>
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<td>9</td>
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Time Table:
- Phase (1)
- Phase (2)
- Phase (3)

Estimated Cost: SAR 300,000

Related bodies:
- SCTA

QABEL & ALSHOWNA Market
- Renovation
- Rehabilitation of ALBUNN House
- Renovation of a building as SCTA Head Quarters.

Renovation of Old NASSIF House
- Renovation & Rehabilitation of Class (1) Houses (20 units)
- Renovation & Rehabilitation of Traditional Buildings (15 units)
2012

The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

Estimated Cost: SAR 12,000,000
Related bodies: Amana/SCTA

QABEL & ALSHOWNA Market
Renovation
Rehabilitation of ALBUNTT House
Renovation of a building as SCTA
Head Quarters.
Renovation of Old NASSIF
House
Renovation & Rehabilitation of
Class (1) Houses (30 units)
Renovation & Rehabilitation of
Traditional Buildings (15 units)

Time Table:
Phase (1) - Years
Phase (2)
Phase (3)
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

Time Table:
Phase (1) 2012
Phase (2) 2013
Phase (3) 2014

Estimated Cost: SAR 40,000,000
Related bodies: Property Owners/Investors

QABEL & ALSHOWNA Market
Renovation
Rehabilitation of ALBUNTT House
Renovation of a building as SCTA Head Quarters.
Renovation of Old NASSIF House
Renovation & Rehabilitation of Class (1) Houses (20 units)
Renovation & Rehabilitation of Traditional Buildings (15 units)
2012

The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

Time Table:
Phase (1) Years

Estimated Cost: SAR 30,000,000
Related bodies: Ministry of Islamic Affairs

QABEL & ALSHOWNA Market Renovation
Rehabilitation of ALBUNITT House
Renovation of a building as SCTA Head Quarters.
Renovation of Old NASSIF House
Renovation & Rehabilitation of Class (i) Houses (20 units)
Renovation & Rehabilitation of Traditional Buildings Classified as Endowments (15 units)
2012

The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

Estimated Cost: SAR 400,000
Related bodies: The Amana

Time Table:
- Phase (1)
- Phase (2)
- Phase (3)

Years

Renovation of Wall & Gates
- Establishment of Handicrafts Center
- Equipping Tourist Tracks
- Development of Makkah Gateway
- Development of BAB JADEED Area and Cleaning ALARBA'EEN Lake
2012

The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

Time Table:
- Phase (1):
  - Years
  - Estimated Cost: SAR 7,000,000
- Phase (2):
- Phase (3):

Related bodies:
- SCTA

Renovation of Wall & Gates
Establishment of Handicrafts Center
Equipping Tourist Tracks
Development of Makkah Gateway
Development of BAB JADEED Area and Cleaning ALARBA'EEN Lake
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

Time Table:
Phase (1):

1 2 3 4 5 6 7 8 9 10 11 12

Years

Estimated Cost: SAR 10,000,000

Related bodies:
The Amana/SCTA

Renovation of Wall & Gates
Establishment of Handicrafts Center
Equipping Tourist Tracks
Development of Makkah Gateway
Development of BAB JADEED Area and Cleaning ALARBAIEN Lake

VOLUME 2 - MANAGEMENT PLAN GUIDELINES
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

Time Table:
Phase (i) Years

Estimated Cost: SAR 10,000,000
Related bodies: The Amana/Private Sector

Renovation of Wall & Gates
Establishment of Handicrafts Center
Equipping Tourist Tracks
Development of Makkah Gateway
Development of BAB JADEED Area and Cleaning ALARBA’EEN Lake
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

Estimated Cost: SAR 5,000,000

Related bodies:
The Amana/SCTA/Private Sector

Time Table:
Phase (1) & (2)
Years

Revitalize Traditional Cafés
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

Time Table:
- Phase (2) & (3)
- Years

Estimated Cost: SAR 20,000,000
Related bodies:
- Property Owners

Enhancing Modern Buildings Facades
- Rehabilitation of Historic Buildings as Company Offices
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community.

Phase (1) Phase (2) Phase (3)

Estimated Cost: SAR 20,000,000

Related bodies:
Private Sector

Enhancing Modern Buildings
Façades
Rehabilitation of Historic Buildings as Company Offices

Time Table:
Phase (1) & (5)
Years
The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

Time Table:
All Phases
Years

Estimated Coast: SAR 40,000,000
Related bodies:
The Amana/Utility Companies

Upgrading Infrastructure
Furnishing, Paving the Area using Stone & Lighting
Renovation & Rehabilitation of Historic Mosques
2012 The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

Estimated Coast: SAR 55,000,000
Related bodies: The Amana

Upgrading Infrastructure
Furnishing, Paving the Area using Stone & Lighting
Renovation & Rehabilitation of Historic Mosques
2012 The Path to activate the historic Jeddah preservation project, its development and engagement of its owners and the local community

Estimated Cost: SAR 20,000,000
Related bodies:
Ministry of Islamic Affairs

Upgrading Infrastructure
Furnishing, Paving the Area using Stone & Lighting
Renovation & Rehabilitation of Historic Mosques

Time Table:
All Phases
Years

Phase (3) Phase (2) Phase (1)
### 7th: Financial Mechanisms Proposed for Application:
**Governmental Financing Mechanisms:**

<table>
<thead>
<tr>
<th>Mechanism #1</th>
<th>Allocation from the state budget for the rehabilitation of historic Jeddah project in an amount not less than SAR 500,000,000 over three years to be spent on projects applying a quantum leap in the area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanism #2</td>
<td>Expropriation of building/site for the benefit of the Commission or of one of the Government agencies and then rehabilitated and employed, this is a long time existing policy, and was applied to buildings and sites of historical importance and high classification such as the first degree, as such: JAMJOOM Residence, SHARBATLY Residence, BA-ESHIN Residence. The application of this policy is subject to the existence of sufficient funds in accordance with the expropriation of real estate system for the public benefit and temporary custody of the property and a approved list of slums in Makkah Al-Mukarama Region.</td>
</tr>
<tr>
<td>Mechanism #3</td>
<td>The state, represented by the Saudi Commission for Tourism and Antiquities, or any other governmental body shall lease the building from its owner, rehabilitate, employ and benefit from it for a period of time not less than (15) years to redeem the amounts invested. This policy is applied on heritage buildings classified as distinctive urban properties, this increases the care in renting and re-use especially when there is a need for this policy to be done.</td>
</tr>
<tr>
<td>Mechanism #4</td>
<td>That the property owner is to hand over the building to the Commission or any other government, while maintaining the property but waives a benefit without charge for an agreed upon period of time (not less than 15 years), the government agency will then renovate, rehabilitate or invested the property over the agreed upon period, where the owner will commit after the expiration of the term not to change the function of the building except after obtaining the approval of the Commission.</td>
</tr>
<tr>
<td>Mechanism #5</td>
<td>The Commission, the Amana and other partners are to provide technical support for property owners that includes review and preparation of plans for restoration, rehabilitation and development, and provide specifications and contribute to supervise the implementation and promoting the site and marketing it, and supporting the establishment of events in it. Where the owner will provide the charges and finance the restoration and rehabilitation of his property, (and the application of this policy is extremely important and work must be done to motivate property owners to take part and specially those financially able from the property owners in historic Jeddah).</td>
</tr>
<tr>
<td>Mechanism #6</td>
<td>That the Amana and other concerned government agencies through coordination and support of the Commission in financing the pavement and rehabilitation of the squares and historical allies in Historic Jeddah, and providing electricity, water, sanitation, and communications services in the area, and the restoration and rehabilitation of public buildings and sites such as mosques and markets. This policy is existing and is applied in the framework of the of King Abdul Aziz project for the rehabilitation and development of the Historic Jeddah.</td>
</tr>
<tr>
<td>Mechanism #7</td>
<td>That the Commission will fund the restoration and rehabilitation works in some heritage buildings through approved clause in its budget, that will be spend on the implementation of rehabilitation projects in utilities and public buildings and private buildings and its use for a specified period through a contract to be signed between the property owner and the Commission.</td>
</tr>
<tr>
<td>Mechanism #8</td>
<td>Implementation of the restoration and rehabilitation in work some heritage buildings financed by the proposed Urban Heritage Preservation on the national level within the article of the new Antiquities law, which is a fund under construction that receives financial support from the state, grants and donations, and this policy is not expected to be applicable for several years.</td>
</tr>
</tbody>
</table>
### Mechanism #9
Where property owners renovation and rehabilitation costs are covered through loans from the Saudi Credit Bank, the Council of Ministers resolution No# (66) dated (Mar 02, 2009), which states in its article# (2), Paragraph# (3) “to give the property owner a loan from SCB in accordance with its law for restoration of the building, its maintenance and rehabilitation”, and this policy is now being in work with within the articles of a memorandum of cooperation to be signed between the Commission and Saudi Credit Bank, in accordance to the guidelines and mechanisms that brings benefits for the property owners and help protect and rehabilitate the built heritage. Priority is given for buildings that show economically feasible in the rehabilitation process and help to create new jobs and SME’s. It is important to convince the Saudi Credit Bank to provide loan that commensurate with the cost of the renovation and rehabilitation of heritage buildings, raising the amount of usual loans.

### Mechanism #10
Providing loans from the Ministry of Finance for those wishing from property owners or investors to convert historic buildings into heritage (boutique) hotels, and requests the Ministry of Finance to support this project by providing (50%) of its costs, on the grounds of establishing a hotel project, similar to those provided to modern hotel projects.

### Mechanism #11
A government agency is to adopt the restoration of a building or urban heritage site from its budget in coordination with the Commission, in order to employ it culturally and economically, such as: a museum of modern art, or folk art clubs.

### Mechanism #12
Providing support from the Commission (no more than 40% of the total cost) according to the heritage building’s classification, so that the owner can restore and employ his property under the supervision of the Commission.
Non-Governmental Financing Mechanisms:

Due to lack of easy access to government funding, the need calls to search for policies to deal with the heritage buildings in Historic Jeddah that do not rely on government funding in whole or in part, as follows:

<table>
<thead>
<tr>
<th>Mechanism #13</th>
<th>The establishment of a Cooperative Assembly by the local community to embrace the restoration and rehabilitation of property owners’ buildings in the framework of specific agreements, and the support the Assembly from the public and private sectors (illustrated in detail in item 10).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanism #14</td>
<td>Establishing a company for the Renovation, Rehabilitation and investment of heritage buildings and sites in Historic Jeddah, where Commission play a lead role this company in the study of mechanisms for the establishment of this company and facilitate its approval from relevant government agencies, similar to the company that the Commission operates on its establishment to invest state-owned heritage buildings (Historic Jeddah Owner's company illustrated in detail in the item 9).</td>
</tr>
<tr>
<td>Mechanism #15</td>
<td>The establishment of a specialized company or a consortium to develop a specific heritage site under a comprehensive investment agreement, with or The city Trusts or concerned municipalities.</td>
</tr>
<tr>
<td>Mechanism #16</td>
<td>With the consent of the property owner, the Commission is to market heritage building to investors as investment opportunity based on the idea of turning them into heritage hotels or restaurants or any appropriate use, where the Commission will play the role of mediator between the owner and the investor as a solution to the problem of its disabled benefit and preventing the owner from demolishing it. If the building is classified, the investor will study the feasibility and the Commission will provide support both technically and morally to the governmental and non-governmental bodies, and the relationship can be regulate between both of the owner and the investor through one of the following alternatives:</td>
</tr>
</tbody>
</table>
• The investor is to purchase the heritage building from its owner, and in this case the owner chooses not to enter in the project ownership, and the property’s value can be paid in a number of premiums over an appropriate period of time to be agreed upon so that it does not exceed (5) years.

• The restoration and rehabilitation work will be done by the investor in a partnership with the property owner, and this is done by assessing the value of the heritage building and to engagement in its ownership through project shares equivalent to the estimated price of the property.

• The Building is to be Invested in the (Built Operate and Transfer BOT) manner, where the investor is to execute the project and operate it for a medium-term period of time and the owned elements of the project at the end of this period return to the owner, or the investor is to lease the heritage building from its owner and shall rehabilitate, employ and utilize it to recover invested expenses through a specific long-term annual lease, the investor shall pay an annual fee from the end of the first year of the project operation, whereas the restoration and equipping is not to exceed (3) years from the date of signing the contract.

And there is more than one type to estimate the lease:
- Ascending lease increases annually by an agreed upon fixed rate at least (5%) per annum.
- A premium in accordance with the hotels accounting system, where revenues are distributed according to the following proportions: (60%) operating expenses, (20%) for the owner and (20%) for the investor.
- Ascending lease that increases every (5) years in agreed upon increased percentage, for example: (5%) in the second five years, (7.5%) in the third five years, (10%) in the fourth five years, and (12.5%) in the next (5) years, or less.
- Fixed annual rent in addition to a share of the net profit to be agreed upon, so that it is not less than (10%) per annum from the beginning of operation.
8th: Providing technical & financial support for buildings rehabilitation projects in historic Jeddah presented by property owners

 Procedures for requesting projects support to rehabilitate the built heritage sites and buildings:

**Step (1): Filling and Presenting Support Request Form, through the following:**

1. The Property Owner/Developer presents a formal support request, including a support request form with its requirements to the receiving body (Historic Jeddah Municipality), through one of the following ways:
   a. By Postal Mail
   b. In person at the Historic Jeddah Municipality headquarters.
2. A complete information is recorded for the applicant, and comprehensive description of the heritage building/site to be rehabilitated as follows:
   a. Personal data of the applicant, and his relationship to the building/site.
   b. Attaching proof of ownership of the building/site.
   c. Data and information on the building/site in terms of architectural, structural, and type of materials used, attaching photos and drawings.
   d. Determine the initial perception of the applicant regarding the suitable support alternative (showing in the application form the support alternatives available).

**NOTE:** the applicant will receive, the following attachments:

- a. The proposed mechanisms (in a simplified form).
- c. A pledged Form forcing the applicant to abide by all rules and regulations mentioned in the Building Code and renovation manual.

3. The receiving administration (Historical Jeddah Municipality) is to review the request in coordination with the Antiquities Office of Historic Jeddah, identifying deficiencies if any and filling this data in the form and registering:
a. Fill the receptor-party application (registering the request and subject number for follow-up).
b. Filling the data of the party concerned (which studies the case from technical point).

**STEP (2): STUDYING AND EVALUATING THE SUPPORT REQUEST:**
After receiving the request from the receptor-party, it is then coordinated with the Jeddah Antiquities Office, study of application and analyze the information provided therein and viewing the heritage building/site (in nature) and making the technical opinion of the initial approval/rejection with reasons given.

**STEP (3): CONSULTING THE RELEVANT AUTHORITIES:**
After the completion of the study and technical evaluation phase, the Historic Jeddah Municipality is to consult with the relevant authorities to express their respective opinions, in addition the Historic Jeddah Antiquities Office shall consult with relevant departments in the Commission (Legal Department, the investment and marketing sector, The General Management of Regional Tourism Offices Support and Commission branches in the concerned area).

**STEP (4): THE APPLICATION RESULT:**
The Property owner/applicant is then to be notified, with the result including the type of support proposed.

**STEP (5): MONITOR EXECUTION:**
Follow-up over the applicant’s commitment to the implementation of the renovation and rehabilitation works according to the specifications and standards set by the Historic Jeddah Municipality and Commission’s Historic Jeddah Office in accordance with the clear mechanisms provided.
Sequence of procedures for requesting technical and financial support
**Heritage Buildings Priority selection criteria for Technical & Financial support:**

Heritage buildings/sites are selected to receive support priority through the following criteria:

1. The importance of the building/site from a historical perspective, and chronological age.
2. The basic function of the building/site
3. Scarcity of the type of building/site and architectural excellence
4. The building/site structural condition and rate of deterioration or demise
5. The possibility of the building/site re-utilization for the purposes of tourism or investment
6. Provision of basic services close to the building/site, and its proximity to populated sites
7. Ease of access to the building/site
8. Linkage of the building/site to other sites of investment and tourism development
9. Acceptance of the building/site owner to investment
10. Provision of existing cultural and tourist events close to the building/site
11. Provision of a willing investor is to invest the building/site
12. Possibility of waiving some of these conditions if the condition of the area needs some kind of tourism revitalization
13. Location of the heritage building/site and its proximity to the population density

**Types of financial and technical support from the Commission, the Amana, the government & other non-government agencies:**

1. Material support in the framework of the above-mentioned policies,
2. Technical support through specialized staff in the Amana, or experts assigned by the Commission or the Amana under the previous policy.
3. Technical support through accredited specialized institutions by the Commission and the Amana, and to be dealt with in accordance with services contracts to beneficiaries, approved by the Commission and the Amana in advance, and in the framework of the above-mentioned policies.
Bodies involved in providing Technical and Material Support to Build Heritage Sites & Projects in Historic Jeddah:

1. The Ministry of the Interior (Represented by the Police, Civil Defense, Immigration):
   a. Provision of needed Security Requirements

2. The Ministry of Municipalities & Rural Affairs (Jeddah Amana/Historic Jeddah Municipality):
   a. Provision of ancillary municipal services (Landscaping, paving, Lighting, cleaning and maintaining).
   b. Issuance of building permits in coordination with the Saudi Commission for Tourism & Antiquities
   c. Preparation of Technical reports for traditional buildings/sites required for renovation and utilization.

3. The Ministry of Finance:
   a. Providing Financial support through hotel projects and the Saudi Credit Bank
   b. Properties expropriation.

4. The Ministry of Islamic Affairs, Endowments, Da’wa & Guidance:
   a. The restoration and reconstruction of mosques in the heritage sites in under the antique mosques program, which is implemented by Al-Turath Foundation under the supervision of the Ministry of Islamic Affairs, according to a restoration plan developed by the Saudi Commission for Tourism and Antiquities in the Built Heritage development requirements.

5. The Ministry of Social Affairs:
   a. The contribution in the development of Heritage buildings through the Manufacture families Program and social development centers.

6. The Private Sector:
   a. The contribution in financing Heritage buildings/sites development program.
   b. Execution and management of welfare and investment projects in heritage buildings/sites (e.g., Hotels, Commercial shops, Restaurants, services, etc.)
9th: Establishment of the Historic Jeddah Property Owners Company:

The vision of the Historic Jeddah Property Owners Company will be:
"Property Owners Company to maintain Historic Jeddah and its heritage buildings and rehabilitate them in a sustainable manner through investments, leading to achieving the conservation goals and its development and growth, and that this company stems from the local community due to the conviction that it has to maintain the heritage both tangible and intangible".

It is proposed to do a feasibility study built on the aforementioned vision and determined through this study the company’s mission, objectives and scope of work and to clarify the expected returns with God’s willing. The Commission has supported of the formation of partnerships that aims to care for the built heritage, redevelopment and investment as such the development of RIJAL ALMA’ village as a successful example, following is an Abstract about it:

RIJAL ALMA’ Village Company:

The idea started with the formation of a local committee to develop the village whose functions are to find a mechanism to unify efforts and incorporate society that operates with a contemporary language from planning and investment wise, and to reduce somewhat the effort and action making and to facilitate a number of services. And then in the year (2000) presented the idea of establishing a company for the village inhabitants to take the role of the aforementioned company aims to provide tourism and commercial services and for the village and its proximity and a communication between the village inhabitants, and then was the following:

1. An initial capital been identified of SAR (2,000,000) by contributing from both men and women
2. It was agreed upon the idea, and a consensus was to determine the contributions
3. Registration of the company was assigned to a law firm to complete the legal and regulatory procedures, and to issue a commercial registration and the founding contracts, etc.
4. Work began by choosing the Board of Directors and handed over the amount of SAR (2,000,000) to start in any investment project or operational in Abha, or RIJAL ALMA’ village.

5. A building was rented to be used as the company headquarters, and is now about ten years from the company’s establishment, and the profits are distributed annually to subscribers, which reached about 60% of the share values.

6. The company is now involved in the reconstruction of heritage forts project, and the establishment of a hotel in the RIJAL ALMA’ village financed through a loan from the Saudi Credit Bank worth SAR (7,000,000) and the Saudi Commission for Tourism and Antiquities helped in facilitating the financing through its partnership with the Credit Bank.

10TH: THE ESTABLISHMENT OF HISTORIC JEDDAH COOPERATIVE ASSOCIATION: STEPS FOR THE FOUNDATION OF A MULTI-PURPOSE COOPERATIVE ASSOCIATION:

1. Meeting with the community and illustrate the benefit of the Cooperative Association to them in the presence of a representative from the Ministry of Social Affairs branch in Jeddah.

2. Formulate the objectives of the historic Jeddah property owners multi-purpose cooperative Association, and can be as follows:
   a. The preservation of Historic Jeddah, and investing it through tourism;
   b. Contribute to the management of Historic Jeddah and its surrounding areas;
   c. Formulate a unified umbrella for coordination with the Historic Jeddah property owners
   d. Achieve appropriate financial returns to the Historic Jeddah property owners;
   e. Coordination with governmental and non-governmental bodies to develop Historic Jeddah sites and its surrounding
   f. Organizing events and occasions, which entrusts activating the tourism movement in Historic Jeddah;
   g. Marketing Historic Jeddah for tourism in cooperation with the other competent authorities
h. Imposing entry and accommodation fees, and establishment of investment facilities and collection of revenues
i. Investment of squares surrounding the site.
j. Activate and revive handicrafts which Historic Jeddah was famous for.
k. Training and preparing local community to do the technical and administrative work for future projects in the area;
l. Creating jobs for the local community and productive families;
m. Marketing Historic Jeddah products locally and nationally; and
n. Adopting SME’S within the Historic Jeddah and its surroundings and supporting it technically and financially.

3. Prepare a statement of the names of the local community who will support the establishment of the Association, and their personal data, for example the Civil Registry computer number.
4. The request is submitted accompanied by a statement of the names to the Regional Governor, as a major backer by the inhabitants themselves. And the Antiquities Office can help at this stage.
5. Application is then referred to the Social Affairs Ministry representative in Jeddah, which in turn will be presented to the Ministry of Social Affairs, and then the subject is presented to the Minister to be approved
6. After approval, the application is returned to the region, and the local community is informed of the application’s approval and then they start raising capital and deposited in a saving account for the association in a bank.
7. The local community informs the Ministry of Social Affairs regional representative of the members names of the Association’s Interim managing council (which is under construction). And making lists of the names of the shareholders from the local community and the amount of each person’s contribution, in addition to the bank notice of the amount deposited in the account.
8. The registration rationale is presented to the Ministry of Social Affairs by the Ministry’s Regional Representative for issuing a registration certificate for the Association to be declared and to obtain
financial support for the Assembly from the Ministry as stated in the cooperative societies system (annexed) and inform the community to hold the general assembly of their association.

9. During the meeting, the Association President and Members are elected for the specified work period listed for Cooperative Associations.

10. The Association Assembly starts work and establishing the rules governing the association work and to accomplish their tasks.

11. The General Assembly meets at least (12) times per year.

12. The founding members of the association meet each once a year, to review the achievements summary to of the association Assembly (the association’s financial situation for a full year) and present the results to the Ministry of Social Affairs regional representative.

11th: THE ESTABLISHMENT OF THE HISTORIC JEDDAH FRIENDS GROUP: GUIDING RULES:

ARTICLE (1): DEFINITIONS:

For the following words, the meaning will be set out in front of which, unless the context requires otherwise:

**The Commission:** The Saudi Commission for Tourism and Antiquities.

**The Amana:** Jeddah Prefecture Municipality.

**The Municipality:** Historic Jeddah Municipality.

**The Antiquities Office:** The Commission’s Office in Historic Jeddah.

**The Group:** Historic Jeddah Friends Group.

**The Volunteer:** everyone who contributes by all means possible to support heritage in Historic Jeddah and whose work is done voluntarily, which does not require a financial profit.

**ARTICLE (2): THE GROUP’S MANAGEMENT:**
The historic Jeddah Municipality in cooperation with the Jeddah Antiquities Office is to coordinate the Group’s process for its management.
ARTICLE (3): THE PURPOSE OF THE GROUP:
Encourage volunteerism efforts directed to maintain the built and intangible heritage of Historic Jeddah.

ARTICLE (4): THE GROUP’S OBJECTIVES:
The Group aims to achieve several objectives, most important of which are:
1. Upgrading the levels of communication and broadcasting knowledge inside the community, individuals and similar committees.
2. To encourage and support the formation of committees and task forces promoting volunteer work in Antiquities and Heritage.
3. Establishing a communication bridge between the local community on one hand, and officials of the Commission, the Amana and the Municipality on the other hand.
4. To define Historical Jeddah heritage through lectures, seminars, publications, awareness, etc.
5. Financial supporting funding campaigns, donations and care for conservation projects for built heritage in Historic Jeddah.

ARTICLE (5): THE VOLUNTEER MEMBER’S TASKS:
The Group member performs any of the following tasks:
1. Providing tangible support for programs and projects to be implemented in the area of supporting and maintaining heritage in Historic Jeddah.
2. Allocation of time from the volunteer to implement tasks assigned to him by his desire and ability.
3. Provide expertise in one of the areas of tangible and intangible heritage in Historic Jeddah.
4. A commitment to work at the agreed time and its period.
5. To participate in the membership of specialized Antiquities and Heritage committees in Historic Jeddah.

ARTICLE (6): TYPES OF MEMBERSHIP IN THE GROUP:
Membership in the group are for volunteer people, and the membership is divided into a supporting member, who provides financial support for the Antiquities and Heritage activities, programs and projects in Historic
Jeddah. And active member who volunteers to work as agreed upon with the Historic Jeddah Municipality and the Antiquities Office.

**Article (7): Membership Rules:**

1. Fill out the membership application form and attach required documents;
2. A Guardian’s consent for those under the age of (18) years of age;
3. Applicants are to be of good behavior;
4. Should not be sentenced in a case involving moral turpitude or dishonesty unless rehabilitated;
5. To be physically fit and free from communicable and infectious diseases; and
6. Historic Jeddah Municipality has the right to reject the membership application without given reasons.

**Article (8): Membership Obligations:**

1. To help achieve the vision and goals relating to the Antiquities and heritage in Historic Jeddah.
2. To engage in any training programs Historic Jeddah Municipality and The Antiquities Office find be useful to raise the volunteers capacity in the work assigned to them.
3. Teamwork with other volunteering groups and collaborators with the Antiquities Office of and its staff.
4. Comply with all instructions issued by the group and abide by the laws, rules and regulations of Antiquities and government and private Museums in the Kingdom.
5. To carry the official identity card issued by the Antiquities Office during work performance.
6. Not to communicate or represent the Antiquities Office relative to external bodies, whether government or private, without an official authorization from the Antiquities Office.
7. The obligation to preserve information confidentiality of and non-disclosure, only after coordination with the Antiquities Office.

**Article (9): Membership Benefits**

1. A membership card.
2. Acquire a free copy of publications issued by the Commission.
Historic Jeddah Management Plan
In view of the nomination as a World Heritage Site

Saoudi Commission for Tourism & Antiquities
Operational Summary

Decisions that should be implemented immediately or in a short term, in the view of preparing the nomination application to the World Heritage List

### Institutional Steps and General Policy Decision

**IMMEDIATE ACTION**

- Legal protection of all old (pre-1950) buildings within the perimeter of Historic Jeddah
- Formal appointment of the Developer, with precise terms of reference

**Operational Steps Implementation Measures**

- Effective installation of the Management framework, with appropriate financial and personal resources, especially:
  - Historic Jeddah Municipality, as a driving force
  - SCTA local office, with monitoring and control authority
- Adoption of a Rehabilitation Handbook (similar to the handbook of ‘Case of Innovation’) for adaptation of traditional buildings to modern uses
- Risk preparedness programme, with special action plan for prevention of fire
- Emergency inventory of old buildings requiring urgent intervention
- Edition of a scientific book on Historic Jeddah: history, urban and architectural values, cultural life, economic and social aspects, contemporary Jeddah, perspectives for the future
- Public awareness campaign, with particular attention for the owners

### SHORT TERM ACTION

1. **URBAN MANAGEMENT**
   - Adopting the strategic plan for Greater Jeddah, on the basis of the available studies.
   - Elaboration of a Master Plan for Historic Jeddah and the Buffer Zone, based on urban, architectural and functional analysis and proposing clear objectives and interventions for the next ten years.
   - Legal protection of all old (pre-1950) buildings within the perimeter of Historic Jeddah
   - Formal appointment of the Developer, with precise terms of reference

2. **CONSERVATION MANAGEMENT**
   - Adopting comprehensive conservation guidelines for buildings:
     - Historic environment integration
     - Buildings restoration: transformation, re-use, contemporary interventions...
     - Technical measures: materials, bindings, techniques, materials, transformation, re-use, integration of contemporary interventions...
     - Adopting guidelines for Archaeology

3. **ECONOMIC AND SOCIAL POLICY**
   - Adopting a global economic and commercial policy for both the Perimeter and the Buffer Zone
   - Adopting a comprehensive social policy, with special consideration of the situation of the foreign residents
   - Adopting a development programme for public and welfare services (including schools)
   - Programme of presentation and interpretation

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4.21. Analysis of the Present Situation
   - The Historic Core
   - The Buffer Zone

4.22. Urban Regeneration Objectives

4.23. Guidelines for Action
   - The Historic Core
   - The Buffer Zone

4.3. Conservation Management
   Introduction

4.3.1. Conservation Issues
   - In terms of Historic Environment
   - In terms of Building Conservation
   - In terms of Archaeology

4.3.2. Conservation Objectives
   - Introduction
   - The Charter on Vernacular Architecture
   - List of Objectives

4.3.3. Guidelines for Action
   - Introduction
   - Historical Environment
   - Buildings Conservation and Archaeology
   - Recommended Technical Measures

4.4. Visitors Management
4.5. Research
4.6. Presentation and Interpretation
4.7. Traditional Handicraft
4.8. Intangible Heritage
4.9. Community Involvement
4.10. Risk Preparedness

5. Appendices
   1. Relevant Protective Legislation
   2. Urban Management:
      - Specific Issues
      - Morphology of Contemporary Urban Planning
      - Souks and Commercial Facilities
      - Gateways
      - Pathways
   3. Operational Summary.
1. Introduction

Presentation

The cultural heritage of Historic Jeddah is a priceless and irreplaceable asset. The Management Plan intends to ensure that it endures for the benefit of all.

The present Management Plan intends to define clear guidelines for action. The presentation is deliberately concise and even schematic, in order to avoid too detailed developments and to draw the attention to the specific points to be taken into account.

The Management Plan takes into consideration the Budapest Declaration on World Heritage (2003) which states, in its art 3:

"that in view of the increasing challenge to our shared heritage, we will:
- seek to ensure an appropriate and equitable balance between conservation, sustainability and development, so that World Heritage properties can be protected through appropriate activities contributing to the social and economic development and quality of life of our communities;
- join to cooperate in the protection of heritage, recognising that to harm such heritage is to harm, at the same time, the human spirit and the world’s inheritance;
- promote World Heritage through communication, education, research, training and public awareness strategies;
- seek to ensure an active involvement of our local communities at all levels in the identification, protection and management of our World Heritage properties."

For these, the following general approach has been adopted:

- The present Management Plan is a National Project for the regeneration of Historic Jeddah on the long term (a framework of some 10 years). It is part of the global "Greater Jeddah 2050 Plan".

- The project makes full application of the international principles of "Integrated conservation", considering the urban regeneration and the heritage conservation as particular aspects of a holistic social and economic development plan.

- The public authorities should lead the project in order:
  - To strike the proper balance between profitable business and sustainable social life;
  - To take direct care of the public realm.

- To promote and control private investment (housing, commerce, tourism...) and the management of the facilities.

A specific "Historic Jeddah Municipality" will be set up, in order to prepare particular master plans and to supervise the day-to-day operations in the nominated site and the buffer zone.

When necessary, the Municipality of Jeddah will take development initiatives of its own, through its private company: "Jeddah Development & Urban Regeneration Co" or through other companies acting on its behalf.

- The private sector is to be fully involved.

A private company has been appointed, "Historic Jeddah Developer", with special financial arrangements balancing investments in Historic Jeddah and in the surrounding areas, considered as complementary operations, with extended delegation to the private company : "Urban Development Co" (in charge of the so-called "500ha area").

Several proposals for major development schemes in and around Historic Jeddah are emerging, and the Management Plan does not seek to resist the principle of new development. It recognises that Jeddah is a dynamic city: the Plan promotes appropriate new development as being essential to the regeneration of the city. But it requires that the design of the infill buildings should take into consideration their historic context and the particular significance of the Old Town.

- The Management Plan foresees the planning of successive stages, limited in scope, in order to keep a good command of the operations and of their funding. The Management Plan also envisages immediate actions in significant areas, considered as pilot projects intended to launch the regeneration movement.
11 Aims of the Management Plan

111 By adopting the present Management Plan, the Saudi public authorities convey their determination to regenerate the Old City of Jeddah both as a historical living place and as the emblematic centre of Greater Jeddah. They intend to inscribe the Management Plan within a social, economic and cultural development project over the next few years.

112 The Management Plan is to be considered as part of a global urban project within Greater Jeddah, defining the role and the functions of Historical Jeddah, of the public authorities, the private sector and of the population.

113 The Management Plan, which includes the strategic options and the official guidelines for the heritage conservation and urban management within the World Heritage perimeter and buffer zone, is to be observed by all stakeholders and actors: public authorities (State, Province, Municipality), private sector and local community.

114 The Management Plan intends to define a policy planning and an institutional framework, to meet the requirements of UNESCO for the nomination of Historic Jeddah as a World Heritage Site.

12 Status of the Management Plan

121 The Management Plan has been approved by the Municipality of Jeddah, the Governorate of Makkah and Ministries concerned. It has been presented to His Majesty the King for his endorsement. It is of the highest legal and political strength and will be compulsory for all the actors.

122 The Management Plan has been adopted in line with the provision of the new Antiquities and Museums Law concerning the whole cultural heritage of the Kingdom.
13 Limitation of the Management Plan

13.1 The Management Plan defines additional strategic objectives for Historic Jeddah, to be implemented through complementary concrete plans and operational steps and to be adopted by both the Ministries concerned and the Municipality. Detailed measures will be taken to transform the strategic objectives into operational steps and master plans, in an ongoing process. Regular monitoring combined with assessment of the realizations on the field, will allow appropriate corrective measures.

13.2 More concretely, the municipality of Jeddah, in coordination with the central authorities, will undertake the following steps:

1. Adoption of a Strategic plan for Greater Jeddah, implementing the regional effects and vice versa, taking into account the study by Happeeld concerning "Jeddah 1450 – Plan Rules and Regulations": Depending on the destination of the different functions, a general traffic and public transport proposal will have to be incorporated.

2. Elaboration of a Master Plan for "Historic Jeddah", including the historic core, the unplanned settlements and the 500 ha development zone. This master plan will be based on the recommendations of the present Management Plan and will take into account the crucial study of the King Abdulaziz University, the proposals of prospective "Historic Jeddah Developer", the ZFP - and the Space Syntax and other available preparatory studies (see 13.1).

3. Elaboration of specific action plans recommending in detail, different parts (districts) of "Historic Jeddah". Concrete rehabilitation proposals for each dwelling/construction will be formulated on a scale 1/500 in balance with renewal proposals for the infrastructure, the streets and squares.

14 Preparation of the Management Plan

14.1 Previous studies

In the last thirty years, several studies and plans have been commissioned in order to identify the historical buildings to be protected. However, despite the real efforts of the Authorities, it has not been possible to implement an effective rehabilitation programme and to prevent the deterioration of the Old City of Jeddah. See highlighted below, three of these plans:
- 1978: Jeddah Master Plan Study (Sir Jacksun Saudi Consultants)
- 1979: Jeddah Historical Area Study (Robert Mathew and Partners)
- 1987: The Development of Jeddah Master Plan (At Sommet Consultants)

Until the present time, the conservation planning guidelines were based upon Robert Mathew's 1979 conclusions and recommendations. However, the situation is no longer the same due to the powerful real estate pressure and to the lack of a strong management system capable of controlling the rapid economic and social developments in the Old City.

During the last few years, the Authorities have made it a priority to safeguard Old Jeddah and several initiatives have been implemented. Workshops have been organized with a multi-disciplinary participation and numerous new reports have been prepared in order to allow the Authorities to adopt a long term programme of urban regeneration and heritage conservation:
- 2005: Historical Jeddah Master Plan (King Abdulaziz University)
- 2005: Jeddah Tourism Development Plan – (Scott Wilson)
- 2005: "The 42 Priority Projects" of development and regeneration of Historical Jeddah (SCTA and Municipality of Jeddah)
- 2006: Spatial and Transportation Studies (Space Syntax)
- 2007: Central Unplanned Areas (Zuhair Fayez & Partners and Municipality)
- 2007: Government Historical Buildings Restoration Projects (Municipality)
- 2007: Tourist Pathways Development in Historical Jeddah (Municipality)
The present Management Plan has been prepared jointly by the Supreme Commission for Tourism and Antiquities (SCFTA) and the Municipality of Jeddah, from Mid-November 2007 to end of October 2008. It takes into consideration the last available studies and reports, as well as the development projects in preparation.

2. Old Jeddah as a Historic City

21 Significance of Historic Jeddah as a World Heritage Site

Archaeological resources and historical documentation refer to the history of Jeddah as dating back to some 2,500 years ago as a small fishing settlement, with a privileged natural harbour provided by a gap in the reef and a strategic location on the Red Sea and the maritime routes. The city was also located on the caravan route of spices and incense from Yemen to the North. According to a legend, Eve was buried in Jeddah.

The major change in the history of Jeddah occurred in 647 AD, when the third Caliph Uthman Bin Affan chose Jeddah as the main port for pilgrims heading to Makkah for Hajj. When the City was walled there were four gates, with Bab Makkah facing East and Bab Madinah in the North. Nowadays, Jeddah is still the gateway to the two Holy Mosques in Makkah and Madinah, the pilgrims arriving by sea and, increasingly, by air.

Jeddah is highly representative of the Islamic culture. The intangible heritage is clearly connected with Hajj like the traditional preparation song for the trip to the mosque of Madinah, called "The song of visiting the Prophet" clearly shows. The houses and the roof terraces are designed so as to respect the privacy of the neighbours, while wooden screens safeguard family privacy. Therefore, Jeddah has a universal value for the Islamic and the Arab World and for all mankind.

Jeddah was protected by a wall and watch-towers that made it possible to resist a siege of three months by the Portuguese in 1516 AD. The fortifications were dismantled in 1847.

For centuries, it was also known as the "City of Consulates": Balad Al-Qaswani. The foreign embassies were established in Jeddah until recently, giving the city a cosmopolitan atmosphere.
Traditional buildings in Jeddah are tall and graceful, constructed of coral limestone from Mangafi bay, north of the city, and reinforced by timber bonding pieces, coming from as far as Indonesia. The stone courses are interrupted with timber gondol bonding courses that strengthen the structure and provide easy repairs. The base of the binding mortar mix comes from the sea bed. The coral stones are protected against humidity by plaster work that allows graceful carving and the facades are decorated with intricately beautiful wooden screens, known as rowshun. These are designed not only to break the sun glare, but also to take advantage of the cooling sea breezes and to safeguard privacy.

The most important family houses were built by wealthy merchants in the 19th century. They are large and outstanding in comparison to other towns on the coast. Jeddah style has influenced architecture and building tradition of other urban centres along the Red Sea coast. The houses are airy and spacious, usually with shops on the ground floors. They are up to four to five stories high, in order to accommodate the increase of population within the city walls. The houses have no courtyards, probably for the same reason, and open space is provided by the open terraces on the roof.

Beautiful projection balconies, with wooden screens in Javanese teak, adorn and ventilate the houses as well as shade the narrow streets. The walls are generally 80 cm thick at the lower level and get slightly thinner at each level to create support for the wooden floor beams. Openings are left in the structure, with stone and timber corbels to hold the balconies and the rowshun.
II.3 Urban Values

Thanks to its strategic location on the Red Sea, Jeddah has always been an "open city", in contact with other countries and cultures. With its specific harbour functions, the town welcomes visitors and pilgrims from all over the Islamic world.

The direct access to the sea and the transportation roads linking Jeddah with Makkah and Madinah created the structural backbone of the historic town, expressing until today an authentic and exemplary urban pattern as the result of a spontaneous, organic growth in space and time. With narrow streets, alleys and plazas, quads and market places (Souks), a homogeneous urban fabric provides an outstanding living example of a genuine Arab city. Several historical mosques are also important gathering centres in each quarter.

Besides a rich architectural tradition making use of traditional materials, its high quality townscape continues until now to convey the proud personality of the city, despite the fact that the old town presently hosts a majority of non-Saudi people, forming a multi-cultural habitat.

The vernacular architectural morphology and the organic urban pattern have always taken into account the extreme climate conditions in a semi-desert environment. As such, the nominated site is exemplary in a world becoming more and more aware of the necessity of a renewed sustainability.

Historical town planning and architecture offer an excellent basis for a meaningful new Arab architectural and urban creativity.
22 Determination of Historic Jeddah Boundaries

For centuries, Jeddah had a constant population of some 25,000 inhabitants, most of them living within the walled town in an area covering little more than one square kilometre. In 1947, when the wall was dismantled, Jeddah still had only a population of some 30,000 inhabitants. Since, it has experienced an exponential growth and in 2006 it reached a population of 3 millions inhabitants.

Nowadays, Greater Jeddah covers an area of over 600 square kilometres, extending 50 kilometres North and 50 kilometres South of the Old City, along the coastline. Various boundaries are to be defined, in view of an appropriate management.
231 The Proposed World Heritage Site

The perimeter is defined so as to include the area of the entire former walled town, taking into consideration the logical approach of the UNESCO Guidelines.

The present Management Plan aims at safeguarding or restoring the authenticity and the integrity of Historic Jeddah over a multi-annual programme of urban rehabilitation.

Within the World Heritage Site perimeter, various protection and rehabilitation measures are to be taken, according to the specific characteristics and needs of each area.

232 The Buffer Zone

The Buffer Zone covers part of the "informal settlements", considered as the historical extension of Old Jeddah, up to the existing circular highway.

The Buffer Zone is to be managed as an accompanying area. The Buffer Zone is divided into several sectors in order to receive specific conservation and regeneration treatments, in a flexible approach, with measures and provisions calling for a different treatment, whether the sectors are close to the former walled town or whether they are located close to the urban surrounding highway.
2.23 The 500 Ha Development Zone

The nominated site has been included within a larger area extending to the North and to the West, where major real estate developments are in preparation. After an open call for proposals, an important concession was awarded to a private developer, "Urban Development Co", on the basis of his global Master Plan and the accompanying funding mechanisms.

The objectives of this plan are:
- To strike an appropriate urban balance between the new developments and Historic Jeddah;
- To combine profitable investments outside the nominated site while funding regeneration operations on the nominated site;
- To realise, effectively and in a short period of time, the regeneration of the nominated site thanks to the flexibility and the effectiveness of a private company.
3. Management Framework

3.1 Legislation

According to the UNESCO Guidelines, the nominated World Heritage site benefits from the highest legal protection according to the legislation of the Kingdom of Saudi Arabia.

Given the global approach and the complexity of the programmes to be implemented, besides global legal measures, specific regulations have been adopted at the local level.

3.1.1 Guidelines for Action

1. Special reference is made to the provisions of the new Antiquities and Museums Law (in phase of formal adoption by the Saudi institutions — see appendix 1) dealing with Architecture, Archaeology and Urban Heritage, in particular:

- Chapter 2: Archaeological and Historical Sites; Urban Heritage
- Chapter 5: Surveying and Excavating
- Chapter 6: Urban Heritage
- Chapter 8: Penalties

Those provisions determine the legal requirements of any interventions.

2. On a global level, reference is made to the World Heritage Convention (ratified by the Kingdom of Saudi Arabia on 07.08.1978) and to the UNESCO World Heritage Operational Guidelines.

3. On the local level, reference is made to the specific regulations already adopted (or to be adopted) by the Municipality of Jeddah.

4. Last but not least, complementary effective legal instruments and the provisions of the present Management Plan:

- Allow a public real estate policy, for instance via the principle of Transferable Development Rights (TDR), whereby high rise buildings will be allowed in the
32 Institutional framework

32.1 Issue and strategic objectives

The Institutional framework is intended to be an operational management structure:
- effective in its actions;
- with the required authority;
- under the leadership of the various public authorities concerned;
- involving the private sector (owners, investors);
- involving the local civil society;
- implementing international standards of heritage conservation and urban regeneration.

32.2 Organisational setup

Description of the new institutional framework responsible for the implementation of the "Historic Jeddah Management Structure":

1. "High Authority"

   In charge of the overall supervision of the Management Plan implementation. Meeting regularly in Jeddah (in principle twice a year).
   Chaired by the Governor of Mecca and bringing together:
   - Governor of Jeddah,
   - Secretary General of GCTA,
   - Mayor of Jeddah,
   - High level representatives of all the Ministries involved,
   - Representatives of the private sector and main stakeholders,
   - Representative from the Antiquities Sector,
   - Head of Historic Jeddah Municipality,
   - Historical Jeddah Developer

2. "Executive Committee”

   In charge of the effective implementation of the Management Plan. Meeting regularly in Jeddah, on a monthly basis.
Chaired by the Mayor of Jeddah and bringing together:
- Representatives of the GCTA
- Representatives of the Ministries concerned
- Representatives of the private sector
- Head of Historic Jeddah Municipality
- Historic Jeddah Developer

3. A new, specific “Historic Jeddah Municipality” has been set up, under the responsibility of a Head of Municipality, with the full authority of a Municipality, distinct from the existing more extended Baizad Municipality, in order to organise the whole range of municipal services exclusively for Historic Jeddah (both the nominated site and the buffer zone).

Historic Jeddah Municipality will have a team of professionals qualified and experienced in urban and conservation management. This municipality is namely in charge of the implementation of the Management Plan via:

- The preparation of detailed urban and conservation regulations, according to the specific needs of the different areas, within the nominated site and within the buffer zone.
- The monitoring of the implementation of these regulations.

GCTA will operate a local office, close to Historic Jeddah Municipality, in order to promote and control the respect of conservation standards:

- It will be duly informed of any project taking place within the World Heritage Site, its formal agreement being required for any intervention in a protected building.
- Within 30 working days following the submission of a project, GCTA has the possibility to ask for complementary information.
- There is an additional delay of 30 days after reception of the complementary information.
- In case of formal disagreement of GCTA, the issue can be referred to the Executive Committee for final decision.

Main conservation management tasks of Historic Jeddah Municipality, with a formal supervision of the local SCTA office:

- Gather all archives and documentation.
- Update Historical Area GIS Data Base, adding new criteria according to the Master Plan.
- Process and follow-up of all requests for restoration and construction, forwarded from the Central Permits Department, or presented directly to ICOM. Provide technical assistance to the owners when necessary, or provide them with adequate resources (reference documents and people).
- Process and follow-up of all requests for Commercial Licensing based on compatibility with Jasaied Design to Historical Area.
- Field Monitoring for violations of building regulations in the Nominated Site, with dismissive fines’ policies.
- Follow-up and assistance on Contracts and Private Projects.
- Coordinate civil and infrastructure works conducted in the Historical Area by other governmental actors.
- Coordinate community efforts to restore, protect and adapt (new uses, improvement of comfort etc.) traditional buildings.
- Coordinate works of joint committees of civil defence, police, traffic, and Passport authorities to protect and defend against arson, including deliberate fires.
- Coordinate with Developer of CBD area and the SCTA, notably regarding the respect of the requirements for a World Heritage Site.
- Field Survey of the state of conservation of historical buildings, recording changes regularly.
- Preparation of a legally adapted Master Plan for the Bald area, including Urban Design Criteria for places, traffic and parking facilities, shop-fronts and signage, sidewalks, hard and soft surfaces, and street furniture.
- Inform the public, and raise awareness through public campaigns, publications etc.
4. The day-to-day development and regeneration operations have been delegated to a specialised private company, the “Historic Jeddah Developer” in charge of the whole process of Urban Planning, Management and Financing, Public-Private partnerships, Architecture, Restoration and Conservation, Promotion and Tourism... for the 580 ha Development Zone.

Historic Jeddah Developer works in close co-operation with:
- Jeddah Development & Urban Regeneration Co., a private company, controlled by the Municipality of Jeddah and able to take part, when appropriate, in real estate operations.
- GCTA, namely through its special office operating in Jeddah, in charge of supervision of conservation and restoration operations.
- Heritage conservation experts.
- Private sector and the local community.

Historical Jeddah Developer will work on the basis of the comprehensive studies already realised, detailing all the aspects of the development and regeneration of Historic Jeddah, that have been subdivided into a hundred of separate blocks of an operational size.

5. The establishment of a “Scientific Board” is being considered, in line with the World Heritage Guidelines, bringing together Saudi members and 2 or 3 international experts, in order to assure the appropriate respect of international standards in Heritage Conservation and Urban regeneration.
33 Funding

33.1 Public Funding

Central Government Ministries, and in particular the Ministry of Municipalities and Rural Affairs (MOMRA), are directly involved, through the High Authority and the Executive Committee, in the implementation of the Management Plan. This means that each Ministry will allocate the appropriate resources through a multi-annual programme of public infrastructures that will be defined by the High Authority.

The Municipality of Jeddah is also prepared to mobilise the necessary funds for municipal infrastructure and for the development of the necessary public local services.

A system of public financial support to the owners is being considered, in order to offer an incentive to the restoration works by private initiative. It could be through loans at low interest rate, or even grants for specific interventions, as outlined below.

33.2 Private Funding

According to the traditional Saudi approach to urban development, the main financial resources necessary for the implementation of the Management Plan are expected from the private sector:

Historic Jeddah Developer is endowed with the front line responsibility of the whole urban regeneration programme, in real estate investments as well as in activities to be developed. The Developer has the possibility to set up financial schemes involving the 500 ha development zone, balancing the profitability of new operations outside the nominated site and the areas lying to the North and to the West, with conservation and restoration projects within Historic Jeddah.

The development schemes will ask, as a priority, the private owners of protected buildings to take initiatives for the restoration and revitalisation of their ancestor’s properties. A grant system is being considered, whereby a subsidy of some 30% could be allocated to projects respecting conservation standards, to alleviate the costs of restoration of the façades and the roofs. Also, the possibility of long term loans, at low interest rates, is being considered.

The development programmes will also address the endowments in charge of community buildings with similar financial encouragements for a global regeneration effort of Historic Jeddah.

On the other hand, when necessary, the Jeddah Development & Urban Regeneration Co, the private company under municipal control, can also develop public/private partnerships.
34 Capacity building

Junior experts will be involved in the multidisciplinary task force of the Historic Jeddah Municipality, in order to enlarge the competences for the years ahead, and to prepare professionals able to set up concrete regulations for the regeneration and restoration projects and to monitor the implementation of the Management Plan.

Restoration workers of various specialities will also receive training, including training on the site, in order to have enough qualified manpower, bearing in mind the necessities of regular maintenance. Special attention will be given to the training of foremen able to lead a team of workers on a restoration site.

35 Monitoring

Once the project is launched, regular monitoring will be organised, in order to control its implementation and to make the necessary adjustments brought to light through experience. Monitoring will be all the more important in that the whole process of urban planning and regeneration and of conservation and restoration of the nominated site will be delegated to Historic Jeddah Developer, a private company.

Monitoring will take place under the responsibility of Historic Jeddah Municipality, in close liaison with SCTA representatives. The Head of Municipality will regularly report to the Executive Committee and to the Mayor of Jeddah; SCTA representatives will regularly report to the Deputy Secretary General of SCTA. One of the very first tasks of the Municipality will be to establish a programme of systematic monitoring and reporting.
4. Management Guidelines

41 Historic Jeddah as a Living City

411 The Past and Present Situation

For centuries, Old Jeddah has been a balanced, dynamic city:
- with a large variety, of activities (commerce, small industry, handicraft, housing, mosques, schools, hotels, recreation areas)
- with strong external relations, cosmopolitan atmosphere, openness
- with a stable population of about 25,000 to 30,000 inhabitants.

Over the last 50 years, dramatic changes have taken place, as everywhere in the world, but at a higher pace from 30,000 to 3 millions inhabitants:
- extension of new areas, in the "unplanned settlements" around the old town and in the large development along the coast, extension of the seaport, land reclamation
- modern economic development outside the old town
- progressively, a new resident population of poor, marginalised people, with more and more non-Saudi inhabitants (single wage workers, illegal immigrants...), with low education, moved in the nominated site and in the "unplanned settlements" of the buffer area.
- negative effect on the heritage safeguard
- difficulty to determine the exact number of inhabitants (some empty houses, other houses overcrowded...): 35,000 in the nominated site? 30,000 in the "unplanned settlements".

412 Objectives

1. To restore a "normal" urban life and strike an appropriate balance of activities with a mix of housing, commerce, services, hotels, manufactures, handicraft...

2. To take into consideration the whole area of both the nominated site and the buffer zone, as well as the surrounding neighboring zones as complementary living areas.

3. To reach an appropriate balance between Saudi and non-Saudi inhabitants; at least 50% Saudi citizens in Historic Jeddah


413 Guideline for Action

1. Economic and Employment Policy

Orienting the economic policy is a joint responsibility of Historical Jeddah Municipality and of Historical Jeddah Developer.

In planning the reuse of ancient building and the construction of new ones, both in the Nominated Site and in the Buffer Zone, priority will be given to the restoration of a mix of complementary urban functions: housing, commerce, private and public services, handicraft, tourism facilities, small manufactures, recreation facilities...

Besides supporting a sound balance of activities and a diversity of professional occupations, such a policy will also generate a higher income level for the Historic Jeddah population.

Two main levels of initiatives are to be taken in order to enhance the economic life in Historic Jeddah, while improving the living conditions:

- Developing public initiatives (by the Municipality, with the help of Central Government Ministries):
  - Garbage collection, cleaning of public spaces
  - Restoration pilot projects in official buildings
  - Public facilities (permeage...)
  - Improvement of public spaces (street paving, street furniture, signage...)

- Supporting Private initiatives (by the owners, the commercial sector, the developers):
  - Building sector, both in restoration works and in new constructions
  - Commercial sector, in an effort to diversify the type of products on sale
  - Tourism activities: hotels, restaurants, specialised shops

2. Social Policy

An active social policy will bring back to the nominated site a significant population with a higher income, especially targeting young professionals and families, Saudi and non-Saudi, who would be attracted by a requalified urban...
environment. This requires, in parallel, a programme to relocate some marginal families into the buffer zone and the neighbouring areas.

A complementary housing policy will aim at making it attractive to move into the nominated site, with mechanisms of low interest loans to acquire a property and of financial interventions to lower the cost of the rent.

On the other hand, given the objective of having a mixed population, Historic Jeddah Municipality will develop specific housing and social programmes in order to offer the foreign residents who have already been living in Jeddah for several years the necessary training, in the view of their integration in the working market and in a decent urban life, whether in the Nominated Site of in the Buffer Zone.

3. Public and Welfare Services

Existing public services will be maintained and improved, and new ones created when necessary, in order to provide the future inhabitants with the desired regular urban facilities:
- Post offices,
- Local police offices,
- Local municipal services,
- Schools (in the nominated site and in the buffer zone),
- Social services,
- Local health centres.

4. Education and Vocational Training

Education programmes have been promoted in order to improve the general social level of the inhabitants. The target is to reach, within ten years, a proportion of 50% of the population with secondary or higher education degree, taking advantage of the extended network of schools, open to boys and girls, open to Saudi citizens and non-Saudi regular residents alike.

The very important projects of regeneration of Historic Jeddah and the development of new economic activities and services will be accompanied by vocational training programmes, in order to enhance the professionalism of local manpower.

Introduction

Jeddah authorities are perfectly aware of the fact that each town, as an expressive and living human settlement, is developing in its own way, with its own specificity, based on social, cultural and economic vectors. Each case is unique, and therefore Historic Jeddah deserves a specific urban management.

Historic Jeddah has suffered dramatic urban changes; Outstanding values were destroyed (as has happened in many cities all over the world) in the period 1950s-1990s. The town was cut off from the sea due to the development of a new harbour in front of the historic city, and entire plots inside the ancient city walls were destroyed with the opening of a new North-South axis cut through the original historic urban pattern. International style buildings replaced traditional Jeddah architecture in most of the western part of the old city.

The Management Plan aims at achieving a balance between development and conservation not only within the Nominated Site, but also in its buffer zone and, at large, in the 500 ha area.

Therefore, each proposed project development will have to take into account the complementarities between the Historic Core as a continuous central donor function and its broader environment.

The historic core needs a new vision and innovative solutions that can keep, preserve and build on what is left from Historic Jeddah. This vision should bring a real sustainable development which should reinforce the outstanding local identity and heritage.
4. A divided space

The Historic Core has become schematically divided physically in two parts:
- A "modern" Western district, characterised by a majority of big scale offices and commercial activities.
- A "historic" Eastern district characterised by a high density of traditional ancient buildings, hosting a rather poor and marginalised population.

The Western district
- It expresses a formal physical and functional rupture with the Eastern one.
- Large parts of the original street pattern have been changed to allow easier access for private cars, with few original historic pathways remaining.
- The new "modern" architecture is of a low quality. It exceeds the volumes and the heights of the original buildings and does not respect the traditional alignment on the streets.

- Some historical buildings (mosque, madrasas, houses etc.) still remain within the zone, but they are now scattered within the new dislocated fabric.
- Few original commercial patterns remain, transformed from the physical point of view, but still hosting traditional activities: fish restaurants, parallel "souk streets".
- The Northern and Southern part of this District are still characterised by some traditional buildings and patterns, although in a derelict state. The surviving elements of the original urban pattern remaining in the southern and northern parts of the district are dilapidated.

The Eastern district:
- It continues to be characterised by its "maze" pattern of small pedestrian oriented streets and informal squares.
- Its urban character is characterised by small housing blocks with small traditional houses or medium-sized town houses.
- It still hosts representative buildings such as mosques, former caravanserais (khans), storehouses, large merchant houses and palaces and public buildings.

- It continues to be a very vivid and colourful living place, an expression of a cultural "melting pot" of many cultures and traditions. Shops and souks in the historic core have preserved the traditional Arab system of small commercial transactions despite changes.

b. A beautiful, damaged architecture

- The majority of the houses still belong to the specific historic typology of Jeddah and have generally 4 to 5 levels. The average building height is 14 meters (4.5 x 6 meters) and does not exceed 22 meters. Thanks to the use of local building materials such as coral limestone (Mangal), sand, lime and clay, tamarind and palm wood, the Eastern townscape is still characterised by a common architectural style, full of personalised diversity.
- The integrity of most buildings (as a measure of their originality and completeness) was already at stake in the late 1980s, as Robert. Matthew already mentioned: "Most have suffered minor changes (the replacement of decayed woodwork, the introduction of air-conditioners, the application of facing stone...). Some have suffered considerable changes (additional floors, blocking up of windows...)"
- Since Matthew's diagnosis, the conditions of most buildings further declined due to the lack of maintenance, expressing the lack of intrinsic interest by their owners and the change in occupation. Most houses are occupied by too many people, resulting in the exponential decline of these magnificent houses: interior spaces are damaged, original doors and ceilings replaced or modified, etc.
- Despite these conditions, most houses still hold on from the structural point of view, though several buildings are in a bad condition and a few need urgent interventions to prevent their immediate collapse. (See conservation section).

- In this regard, it is important to underline that numerous buildings are owned by several owners (ten to twenty or more, as a result of heritages spread over different generations), making any intervention difficult.
c. A deteriorated public space

- Last but not least, the decline of the architectural quality is reflected as well in the "horizontal architecture" of the Historic Core.
- Most pavements — even recently refurbished — are in a very bad state; old furniture and garbage can be found all over the town; inappropriate service buildings (high tension cabins) obstruct the intimate squares; trees are exceptional and all streets over three meters wide are occupied by cars, obstructing what should be a normal pedestrian passage way. Similarly, squares and footpaths are predominantly occupied by parked cars. Public transport is absent.
- The underground infrastructure (sewerage, TV and computer cabling, electricity, water supply) needs an upgrading to modern standards, while the specific infrastructures inside the houses need full revision, notably to avoid short circuits (risk of fire) or waste waters running into the public areas.
- As a result of these bad conditions, combined with the high density in the area, fires regularly devastate neighboring houses simultaneously, creating large voids within the housing blocks.

5212 The Buffer Zone

- Although more recent, most of the observations concerning the Historic Core can be repeated for the Buffer Zone surrounding it: an unplanned growth pattern predominantly based on pedestrian relations.
  - Unplanned growth
  - Marginalized populations
  - Public spaces invaded by car
  - Lack of public transportation
- Weak, or nonexistent infrastructure, as well as a lack of green areas and of public facilities (such as schools, medical centers, recreation areas, etc.) accentuate the intrinsic problems. As the result of these negative elements, there is a higher level of insecurity.
- With some interesting modernistic buildings worth being protected, some buildings pre-dating the 1950s, and a traditional street pattern, the area stands as a natural extension of the Nominated Site, despite its being of poor quality, and a relatively low cohesion in volumes, expression, materials.
- On the general town planning level, these settlements create obstacles to the traffic flow between Historic Jeddah and Greater Jeddah; however, they have their own character and specificity, and they are meaningful as quarters directly related to the old town.
- Their pattern guarantees a real "proximity" as part of the need for human contacts and social control.
4.2 Urban Renovation Objectives

The Management Plan presents short and long term intervention aiming at improving the living quality and the condition of the historic town, encouraging active participation of the owners and the inhabitants.

Based on an up-to-date and explicit survey of the buildings and infrastructure quality and scale, of the different functions, of the occupation of the buildings and of the specification, of its population, and its ownership, the following objectives have been put forward:

1. The cultural, social and economic status of the community is enriched through the re-creation of a living historic city. Everybody profits from the renewed opportunities generated by the rehabilitated environment and its ability to sustain change.

2. All developments are fully compliant with the character the Historic City, with high quality schemes taking into account the "personality" of Historic Jeddah and its outstanding values as a World Heritage Property. A mix of complementary urban functions will be promoted, revitalising the vibrant socio-economic fabric supported by public investments.

3. With respect to the pedestrian infrastructure, physical accessibility is to be guaranteed by an appropriate traffic, public and integrated (small-scale) transport network and an effective parking infrastructure. The layout of streets, squares and paths improved in favour of all inhabitants and visitors.

4. The necessary increase in the general quality of the offer shall also be associated with the re-occupation of the historic town by (young) Saudi families, in order to sustain the Arab culture of Historic Jeddah.

(*) In this regard, reference should be made to the Nairobi Recommendation concerning the Safeguarding and Contemporary Role of Historic Areas (UNESCO, 1991), and the Reference Study "Urban Design Middle East, a Primer for Development" (Shimizu, Dwin & Merrill - 1976), from which the illustrations provided below were selected.

N.B. Some specific issues are addressed in appendix 2, with objectives and guidelines concerning very important aspects of urban management, that should be considered as reference for the development of particular master plans;
4.23 The Historic Core

Objectives may differ depending on the specific characteristics of the areas, notably between and within the Western and Eastern districts. In implementing the Management Plan, the sub-zones have to be specified and should respond to appropriate rules, depending on the existing pattern, building impact, architectural qualities and scale.

HIM is responsible for reviewing the plans for the 500 ha Development Zone to verify that it respects the overall Management Plan objectives aiming at achieving a balance between private profit and the interest of the whole community.

a. A Connected Space

- The physical segregation between the Western and the Eastern district will be remade by reducing through traffic and by the creation of an attractive urban avenue.
- Public transportation will be organised as part of an integrated system to benefit of both Historic Jeddah and Greater Jeddah.
- Commercial axes will be improved and reconnected with the neighbouring areas, with regard to the Greater Jeddah Master Plan.
- Traditional squares will be refurbished and developed, with traditional pavements improving the quality of the "horizontal architecture" of the town.

b. A Beautiful and Restored Architecture in use with its original Scale and Identity

- After completion of a full diagnosis, traditional architecture is systematically preserved, adapted and rehabilitated in its original shape. Whenever change is necessary, the original building volumes and morphology, with its typical terrace roofing, remain the basis for adaptation.
- The Nominated Site is a unique ensemble of premises grafted onto a maze pattern of streets in which the house is the basic element. Existing alignments and volumes, defining the street and square pattern of the city, will be respected when new "infill" volumes are needed.
- The facades and signage of the shops will be improved in order to attract a maximum of inhabitants of Greater Jeddah, as well as tourists.

- Out-of-scale office blocks, malls and apartment buildings will be reduced or replaced progressively, whenever possible within a period of 25 to 30 years, to the maximum authorised heights, downsizing the scale back to the original ones. This rule should be applied to all high buildings present within the Nominated Site.
- Empty lots (resulting from fires or other destruction) will receive a new infill with dwellings expressing a contemporary translation of the traditional architectural typology, respecting the scale and the morphology of the district.
- Excessively dense occupation rate of the original housing stock is reduced to appropriate standards and improved by the insertion of modern infrastructure and comfort.
- The general height is limited to 14 m. Only if a specific study demonstrates that the historic buildings (pre-1950s) were higher, or that the size of the plot allows higher buildings without affecting the overall townscape, a maximum height of 22 m for the Eastern district may be exceptionally allowed.
- The Management Plan aims at reaching a mixed population in the area: Saudi and non-Saudi, male/female, rich/poor, owners/renters.
- As stated in the conservation section, traditional elements such as the rawashi are essential features to be associated to or referenced in each and every building situated inside the perimeter of the Nominated Site, even in the case of contemporary architecture which will be challenged to express these elements in a new creative way.
- The rawashi are also a significant part of the performing ventilation of the buildings in Historic Jeddah, alongside with their complex volumes, their orientation toward the sea breeze, the spatial organisation with gradual terraces, kiosks, and courtyards, sometimes associated with narrow street patterns. This ventilation factor shall remain valid and in use for all constructions.
c. A Clean, Convenient, Pedestrian Oriented and Lively Public Space

All historical cities were originally built for the pedestrians and not for cars, for small building schemes and not for large ones, for small shops, workshops and offices and not for large commercial or administrative concentrations, the Nominated Site shall retain its human character. As part of its adaptation to modern life:

- The historical pattern of streets and squares is respected and improved, next to the reinforcement of the urban character, specified by a juxtaposition of separate buildings and smaller plots.
- Car traffic is restricted to the shopkeepers and inhabitants for delivery, at certain hours only (early morning and late evening for example), as well as for emergency services, notably the fire department and medical assistance.
- Car access to the Nominated Site is physically controlled through semi-automatic physical elements (posts/piles, barriers), and supervised by a parking and traffic brigade. Some temporary parking spaces are provisioned for delivery, and indicated as such.
- To the largest possible extent, cars should be kept outside Historic Jeddah, in the direct vicinity, on parking lots on the outskirts of the Historic Core.
- The street pattern is brought back as much as possible to the original pedestrian pattern (alongside with the renewal of infrastructures and the burial of cables and pipes), with simple, refined stone paving in homogeneous shapes and colours, carrying a strong identity throughout the Nominated Site. Alongside with this effort, a specific set of simple signage and street furniture, and a matching treatment and design for the public spaces is designed and put in place.
- In the Western part notably, the paramount commercial and office district are improved by integrating small scale housing (apartments), enhancing mixed use and human presence.
- Buildings in bad condition are progressively replaced by buildings appropriate to their setting.
- A garbage collecting system is organised in order to increase the necessary respect of all citizens for the quality and the sustainability of their immediate environment.
- Arcades, souks, covered and shaded paths are essential features of Historic Jeddah as a friendly and welcoming pedestrian area (see section 4/42).
4232 The Buffer Zone

a. A Connecting Space

- The Buffer Zone will function as a natural transition zone between the Nominated Site and Greater Jeddah.
- The spontaneous pattern of labyrinthine streets and paths will be respected as much as possible, taking into account necessary improvements to the general accessibility.
- The Management Plan approves and integrates HOK plan for the airport area foreseeing the creation of a public park linking the Old City with the new development.
- The radio concentric axes, connecting Greater Jeddah with the Historic Core are indispensable to facilitate the connection between the epicentre of Jeddah and the recent extensions of the town.
- A fine mesh public transport system will be installed as part of a general system linking the Historic Core with the densely populated areas around.

b. A Restored Architecture, In Use and Inhabited, with a Moderate Scale and a Solid Identity

- The physical impact of the architectural volumes and the architectural expression of the buildings will be the leading norm for renewal and rehabilitation.

- The living potential of the houses will be improved. In parallel, the decreased density will improve the quality of the habitation in general, and more specifically of family life. In addition, the mixed composition of the inhabitants is respected and, if possible, reinforced. A policy of stimulating a social mix of inhabitants will concretely “normalise” these settlements, as a natural extension of Historic Jeddah. A funding system to incite inhabitants and owners to restore and rehabilitate their houses will be installed.
- All existing houses will be evaluated with regards to the ways by which this (modest) architecture can be improved: by improving the installation or adding the necessary infrastructure (sewerage, water, electricity supply) and bathrooms, kitchen and toilets as basic for contemporary hygienic standards. A system of grants will help sustain these elementary interventions. Whenever some houses need to be replaced because of their physical condition, the new architecture will respect the guidelines concerning the building height.
- Valuable architectural buildings will be identified as significant starting points for the improvement of the housing blocks in the vicinity.
- As a general rule, the building height for new constructions will not exceed the existing height of 3 to 4 levels. Exceptions could be proposed following the approved directive building regulations for the informal settlements.
- Large-scale demolitions and complete erasure of the existing urban pattern are forbidden to avoid creating a complete rupture within an already vulnerable fabric that should be, as much as possible, improved and reinforced more than demolished.
- Different regulations for specific districts: based on a precise assessment of their situation will be put in place, improving the specific spirit of each of them.

c. A Clean, Convenient and Lively Public Space

Urban Fabric, Street Patterns

- The existing street pattern is respected and improved as much as possible.
- The Management Plan aims at preserving the pedestrian street pattern. Widening of “informal” streets will be allowed only when imposed by security needs.
- The urban revitalisation foreseen by the Management Plan requires the improvement of all infrastructure networks (sewerage, water, electricity, etc.). The streets within the blocks are optimised as pedestrian roads. A garbage collection system is organised to favour the necessary respect by all.
residents towards the quality and the sustainability of their urban environment.

Public Facilities, Pedestrian Zones and Parking Spaces
- The living potential of the area is guaranteed by the integration of public services, an essential part of a good functioning habitat. Next to indispensable open spaces, schools, care or medical centres, public offices will have to act as essential public facilities for their direct environment.
- Parking facilities shall be predominantly installed around the Historic Core and under the ring highway (the border of the Historic Jeddah Municipality area). Additionally, a restricted speed (of for instance 30 km/hour) could be enforced in the different districts, to guarantee the safety of playing children, elderly people and pedestrians in general.
- Although the creation of a public transport system does not belong to the objectives of the Management plan, it is to be adapted to the existing street pattern, respecting the patchwork of the different environmental areas.
- The accessibility will be as optimal as possible to serve as many users as possible.

Shopping, Market Use
- The Management Plan aims at achieving, next to a social mix, a functional mix within Historic Jeddah.
- Shops and offices of town level will be installed along the already existing ring way and the proposed radio concentric streets. Whenever possible, dwellings will be integrated at the upper levels to reinforce the social control and the quality of life.
- Extended commercial surfaces are forbidden outside of the new shopping facilities along the new radio-concentric axes, to avoid destroying the extant granular structure of small plots. Quality stores, boutiques and specialized shops will improve the general quality of the commercial offer.
- The Management Plan recommends the setting up of a service infrastructure under the ring motorway to link the two parts of the spontaneous settlements with attractive functions, as took place for instance in Paris / London / Berlin at the end of the 19th and the beginning of the 20th century, under railway or metro-infrastructures.

Conservation management

INTRODUCTION

This section is concerned with issues of conservation, care and maintenance for all the components of Historic Jeddah, including buildings, gardens, parks, archaeology, and public realm. Ownership, protection & methodology, capacity-building, and funding – although issues intimately connected to urban conservation – are not discussed in this section, but only briefly referred to.

The Management Plan describes how, within the proposed World Heritage Site, the historic elements are conserved and managed to ensure that the city’s universal significance will not be lost, and that as many people as possible become aware and profit from the city’s outstanding historic environment.

Despite its relatively poor condition at the present time, the Historic Core of Jeddah still has a considerable amount of original traditional buildings. Although this architectural wealth greatly suffered from lack of maintenance and repair, and from the overall transformation processes related to the exponential growth and changes of the city of Jeddah in the last 30 years, the old city can still be rehabilitated and revitalized.

Responsibility for maintaining and conserving Historic Jeddah primarily rests with individual owners. The designated area is owned by several thousands of individual owners; it is essential to define a coordinated and comprehensive conservation approach for the whole site. The conservation of the fabric and character of the Old City will continue to depend mainly on the enthusiasm and understanding of the private owners, yet this Management Plan aims at defining possible mechanisms (and identifying possible financing sources) to achieve a better conservation of the site.

Conservation in Jeddah concerns not only the use of correct building materials and techniques, but also – and maybe even more – education and awareness raising campaigns for the residents. Therefore, the allocation of human and financial resources to the Old City should accompany the definition of rules aiming at guaranteeing that conservation works are carried out in accordance with international standards.

Most of the elements of Historic Jeddah, particularly the buildings, have desperately lacked any substantial repairs over the last fifty years; there is therefore an urgent need to reengage this work. The conservation section of the Management Plan aims at upgrading the...
physical conditions of the Old City and at enhancing its overall appearance according to the
criteria and values set for the regeneration and restoration of the Historic Core, consistent
with international conservation standards.

Archaeology might greatly contribute to the understanding of the values of the
World Heritage Site. Archaeological methods can, and should, be applied not only when
dealing with buried remains of all periods, but also when analyzing standing structures and
urban spaces. Until now, there has been little experience and understanding of the methods
and opportunities related to a proper archaeological research in the Old City. The
Management Plan aims at setting up a management system that could provide guidance and
assistance to private and public owners in this crucial field.

4.3.1 CONSERVATION STRATEGY

4.3.1.1 In Terms of Historic Environment

- Conservation and management of individual elements is based upon a
  thorough understanding of their relation with the area as a whole. (Planning
  scale)

The complex interactions developing between the buildings, the streets and
the squares within the Old City, need to be detailed and understood to
define the most appropriate actions.

The character and condition of the different parts of Historic Jeddah need to
be assessed to ensure appropriate action is taken to secure the continued
survival of the Heritage Site and its outstanding universal values. Securing
continued conservation and authenticity of Historic Jeddah and its different
features requires the consideration of appropriate materials, techniques,
workmanship, design, monitoring, recording and research, as well as a
through understanding of the outstanding universal values of the Site.

There is a need for comprehensive analysis and guidance to identify and
source appropriate materials and techniques for use in the repair and
maintenance. In this regard, the Jeddah Municipality has already conducted
and called several studies, among which the rehabilitation handbook under
completion with the technical assistance of l’Ecole d’Avignon is to be used
and outlined as a reference for further works on traditional old buildings of
Jeddah.\footnote{1}

1. As part of the study by Michael R. Murphy and Associates (2001).

- Disused or damaged buildings, structures and sites deteriorate faster than
  those in use, and do not contribute to the local economy. Securing the
  appropriate repair and reuse of historic structures can be a difficult and long
  process. At present, there is a lack of (and a need for) appropriate materials,
  design and workmanship.

- Historic buildings are a valuable resource for people’s enjoyment and
  understanding of Historic Jeddah, and can be adapted to adequate standards of
  living, or places of business and leisure.

4.3.1.2 In Terms of Building Conservation

- The buildings of Historic Jeddah should be considered in the larger context
  of their immediate surroundings and of the overall value of the area.
  (Building scale)

The knowledge of the historic fabric, design and workmanship of the historic
buildings is still incomplete and the records of this are diverse in location and
compatibility. There is a need for comprehensive analysis and guidance to
identify and source appropriate materials and techniques for use in the
repair and maintenance of the traditional architecture. As an example, the
interiors of historic buildings, their contribution to our understanding of the
place and their vulnerability, are often overlooked. In addition, the materials,
design and workmanship used to construct the historic buildings are
essential to the visual homogeneity and authenticity of Historic Jeddah and the
aesthetic values placed upon the place by local and visiting communities
and people. Connecting buildings for structural or spatial reasons,
homogenizing or contrasting neighbouring colours are potential outcomes of
this diagnosis.\footnote{2}


- All historic buildings in Old Jeddah, whatever their importance and their
  state, should be protected. It is essential to overcome the protective
  mechanisms set 30 years ago, in a different context. Methods and principles
  to allow for a systematic diagnosis and a correct restoration should be set up.
The historic buildings of Old Jeddah are fragile and vulnerable due to inappropriate or inadequate maintenance. Those two factors can be summarized as follows:

- **Structural fragility** caused by:
  1. The great number and size of the openings transforms load-bearing walls between the openings into small pillars, behaving as such.
  2. The materials used. The stones are of small size, grossly cut in trapezoidal shapes, in depth, in order to save material, laid on beds of mortar in sea mud — with a low elasticity modulus. Both require a wooden anchoring to distribute the loads.
  3. **Vulnerability to insects** (Carcinocne beetle and termites mainly).
  4. Minor problems linked to humidity and dampness.

- **Use and maintenance**
  1. Without adequate maintenance and effective protective layers, water infiltrates the mixed masonry and serious structural problems might arise, threatening the buildings.
  2. **Transformations and addition of new partition walls not only damage the appearance, but might also cause structural problems to the houses, not being through the modification of the transfer of loads.**
  3. **Lack of maintenance and mismanagement of water drainage and evacuation** (waterproofing of the terraces, clogging of the water outlets, etc.) is problematic. Technical solutions for the correct management of water drainage and evacuation are provided by the Conservation Manual and should be applied all over the Old City.

The majority of conservation work is, at its best, carried out reactively (i.e. as problems occur) rather than proactively (i.e. preventative maintenance). It is difficult to ensure that conservation work is of the highest quality. Application of some techniques and materials suitable for modern buildings can result in damage or further deterioration of historic buildings. It is important to note that conservation techniques and materials do not necessarily cost considerably more than standard techniques.

- Arson and accidental fires are a major threat to Jeddah’s conservation. As long as a management plan is not being strictly implemented, some owners are tempted to set their old buildings in flames, in order to obtain the permission to raise a modern, higher building at the same place. Once the appropriate measures will come into force, with the impossibility of such an alternative, there should no longer be arson fires observed (see 4.20 Risk Preparedness).

- Roshans are one main “symbol” of the city’s identity and heritage. They should therefore be preserved, restored and if needed adequately replaced. They are made with turned wood or simply cut out and assembled on main wooden structures, usually connected with the wooden tie-beams of the masonry. Roshans are found in a variety of shapes and styles that express the craftsman’s skill, talent and cleverness. These structures undergo two kinds of damages: when they were opened and pierced carelessly, or when the walls, through compression or constriction, deformed the structures irreversibly.

- Most of the traditional construction materials for Old Jeddah are still available locally, although replacements could be proposed for some carefully selected alternatives. The Mangabi stone, the lime renderings and washes, the wood are the most representative materials for Old Jeddah traditional buildings. Since the wood essences (cedar, juniper, etc.) originally imported have become scarce and expensive, selected alternatives are necessary. Some new materials and techniques should be used to replace, strengthen, reinforce or improve the existing works, according to the specifications proposed in the rehabilitation handbook, in preparation, by l’Ecole d’Avignon, for the Municipality. As another example, a more solid, though still permeable, lime-based mortar could replace the traditional sea-mud used for the wall filling.
Aging Pathologies in Historic Jeddah

A detailed examination of aging pathologies witnessed in Historic Jeddah for vertical and horizontal structures, mineral surfaces and woodwork.

The techniques developed for the restoration of the buildings in the old town of Jeddah must aim at reducing significantly the effect of aging pathologies to increase the life expectancy of the building.

As regards structural damage, the main load bearing framework pathologies of the historical buildings in Jeddah are due to three primary factors:

- Water, in all its forms and mostly due to a lack of maintenance,
- Poor flooring (low quality of the subfloor) causing irregular foundation subsidence,
- Alteration works and demolition, carried out poorly and irrationally, in an often fragile building and where the stability of the structure is often linked to strains of one building leaning against another, and reciprocally.

b. Horizontal structures

In Jeddah, the floors are diverse in composition: simple structures in wooden beams, squared or not, covered with boards for some smallest areas, and much heavier and thicker solutions with several layers for larger rooms. These are most often superposing one or two layers of large squared beams and secondary beams, large wooden boards, woven vegetal mats, a thick layer stone and mortar, compressed and smoothed lime flooring and eventually floor slabs.

As regards the wooden beams and boards, they undergo pressure due to the addition of the heavy weight of the floor with the usual loads due to inhabitation.

These combined loads can cause:

- Deformation (swelling, sagging)
- Splits or splitting in the wooden elements.

The other mineral constituent, the flooring and floor coating, is not usually in contact with the wooden elements, has a good level of resistance to punching and wearing, and provides good thermal and acoustic insulation. Unlike the wooden part of the floors, it can undergo the pathologies of any hard mineral element subject to distortion: cracking, crushing followed by an accelerated crumbling and wearing of materials.

c. Woodwork, joinery and structures

Regardless of the period of construction, exterior woodwork in Jeddah suffers from lack of maintenance. In addition, there are no traces of restoration. Three other factors have further increased the damages to the exterior woodwork.

1. Deformation of the masonry (particularly sagging), generating damages to the structure.
2. A weakening of wooden elements due to termite and carpenter beetles, causing excessive thrusts in the woodwork.
3. Recently added modern materials or equipment (air-conditioning units, for example, that damage the harmony and quality of original woodwork, sometimes to the point of destruction).

d. Mineraled surfaces

Jeddah's facades were traditionally coated by a layer of whitewashed lime rendering, sometimes with decorative patterns directly carved in the plaster or in fine grains limestone.

Mineral materials undergo stress and deterioration of various kinds: chemical (disintegration of the binding material), physical (swelling and shrinking, surface stress and deterioration, particular swelling), biological (disintegration and disappearance of material), deterioration of the surface with aesthetic disorders such as colour spots and staining.

- Of the preliminary analysis for the “Manual for the rehabilitation of old walls”, prepared by Flora of Amezcua, (Department Culture) Seawall Commission for Tourism & Antiquities
4.32 In Terms of Archaeology

- The historic town of Jeddah is thousands of years old, and was built in different phases. However, the archaeology of Old Jeddah is not fully understood. Today’s urban layout dates from the Ottoman period. The city’s history lays buried underground and its archaeological wealth is invaluable.

- Archaeological excavations should not be carried out without a detailed overall plan and a preliminary conservation programme for the remains, with details regarding their storage, their presentation, their analysis etc.

- Archaeological excavations should be carried out with caution to avoid destabilizing load bearing walls or shifting loads and creating collapse. Preliminary study for rehabilitation requires a perfect knowledge of the subsurface both from a geological and a historic point of view. Eventually, this knowledge is essential to understand the historical evolution of a building.

4.32.1 Introduction

Historical nucleuses are affected by a number of complex issues. In the case of ‘Historic Jeddah’, we can divide the threats into four major groups, sometimes complementary or simultaneous, and with differing degrees of influence:

- Nucleuses in the process of overpopulation due to migration (south-north or country-city) with the subsequent physical (over-occupation and modification of dwelling), social (constitution of ghettos, insecurity, etc.) and environmental (insalubrity, lack of comfort, pollution) deterioration of the urban environment;

- Nucleuses in the process of depopulation due to the abandonment of the historic fabric for the city, with the subsequent loss of social values and the deterioration of buildings and architectural heritage;

- Nucleuses affected by heavy-handed urban renovation work (demolition of heritage, destruction of the historic fabric with the creation of new expressways, incoherent insertion of new architectures);

- Finally, nucleuses affected by processes of urban reinvestment, in which we can distinguish three main processes as potential risks for Historic Jeddah: the development of tourism, tertiarization (especially in historic centres) with the possible loss of the residential function, and gentrification (the installation in a run-down neighbourhood of residents from a high-income bracket), all processes that can have a counterproductive effect in social terms, but also on the conservation side.

International organisations concerned with heritage, like UNESCO and ICOMOS, have issued repeated alerts concerning the threats to the conservation of urban heritage. Notably, mention should be made of the Nairobi Recommendations concerning the Safeguarding and Contemporary Role of Historic Areas (UNESCO, 1976), and especially of the Charter on Built Vernacular Heritage (ICOMOS, 1999) presented below as a guideline for Historic Jeddah’s rehabilitation principles.

Both charters, in addition to providing criteria for interventions, stress the need for long-term action in the form of education and sensitisation measures. These measures should involve some training and specialization programmes in the
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**VOLUME 2 – MANAGEMENT PLAN GUIDELINES**

**HISTORIC JEDDAH, THE GATE TO MAKKAH**

Kingdom of Saudi Arabia

preparation of traditional architecture for the benefit professionals and politicians who head the policies for the assessment and rehabilitation of this heritage, in parallel, additional measures should seek the complicity of the population, an active protagonist and participant in this shared legacy.

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**CHARTER ON THE BUILT VERNACCULAR HERITAGE (1999)**

Ratified by the ICOMOS 1999 General Assembly, in Mexico, October 1999.

**INTRODUCTION**

The built vernacular heritage occupies a central place in the affection and pride of all peoples. It has been accepted as a characteristic and attractive product of society. It appears informal, but nevertheless orderly, it is utilitarian and at the same time possesses interest and beauty. It is a focus of contemporary life and at the same time a record of the history of society. Although it is the work of man it is also the creation of time. It would be unworthy of the heritage of man if care were not taken to preserve these traditional harmonies which constitute the core of man’s own existence.

The built vernacular heritage is important; it is the fundamental expression of the culture of a community and relationship with its territory and, at the same time, the expression of the world’s cultural diversity.

Vernacular building is the traditional and natural way by which communities house themselves. It is a continuing process including necessary change and continuous adaptation as a response to social and environmental constraints. The survival of this tradition is threatened worldwide by the forces of economic, cultural and architectural homogenization. How these forces can be met is a fundamental problem that must be addressed by communities and also by governments, planners, architects, conservationists and by a multilateral group of specialists.

Due to the homogenization of culture and of global socio-economic transformation, vernacular structures all around the world are extremely vulnerable, facing serious problems of obsolescence, internal equilibrium and integrity.

It is necessary, therefore, in addition to the Venice Charter, to establish principles for the care and protection of our built vernacular heritage.

**GENERAL ISSUES**

1. Examples of the vernacular may be recognized by:
   a) A manner of building shared by the community;
   b) A recognizable local or regional character responsive to the environment;
   c) Coherence of style, form and appearance, or the use of traditionally established building types;
   d) Traditional expertise in design and construction which is transmitted informally;
   e) An effective response to functional, social and environmental constraints;
   f) The effective application of traditional construction systems and crafts.

2. The appreciation and successful protection of the vernacular heritage depend on the involvement and support of the community, continuing use and maintenance.

3. Governments and responsible authorities must recognize the right of all communities to maintain their living traditions, to protect these through all available legislative, administrative and financial means and to hand them down to future generations.
**PRINCIPLES OF CONSERVATION**

1. The conservation of the built vernacular heritage must be carried out by multidisciplinary expertise while recognizing the inevitability of change and development, and the need to respect the community’s established cultural identity.

2. Contemporary work on vernacular buildings, groups and settlements should respect their cultural values and their traditional character.

3. The vernacular is only seen through by single structures, and it is best conserved by maintaining and preserving groups of similar architectures of a representative character, region by region.

4. The built vernacular heritage is an integral part of the cultural landscape and this relationship must be taken into consideration in the development of conservation approaches.

5. The vernacular embraces not only the physical form and fabric of buildings, structures and spaces, but the ways in which they are used and understood, and the traditions and the intangible associations which attach to them.

**GUIDELINES IN PRACTICE**

1. Research and documentation
   Any physical work on a vernacular structure should be carried out and should be preceded by a full analysis of its form and structure. This document should be lodged in a publicly accessible archive.

2. Site, landscape and groups of buildings
   Interventions to vernacular structures should be carried out in a manner which will respect and maintain the integrity of the site, the relationship to the physical and cultural landscape, and of one structure to another.

3. Traditional building systems
   The continuity of traditional building systems and craft skills associated with the vernacular is fundamental for vernacular expression, and essential for the repair and restoration of these structures. Such skills should be retained, recorded and passed on to new generations of craftsmen and builders in education and training.

4. Replacement of materials and parts
   Alterations which legitimately respond to the demands of contemporary use should be effected by the introduction of materials which maintain a consistency of expression, appearance, texture and form throughout the structure and a consistency of building materials.

5. Adaptation
   Adaptation and reuse of vernacular structures should be carried out in a manner which will respect the integrity of the structure. Its character and form while being compatible with acceptable standards of living. Where there is no break in the continuous utilization of vernacular forms, a code of ethics within the community can serve as a tool of intervention.

6. Changes and period restoration
   Changes over time should be appreciated and understood as important aspects of vernacular architecture. Conformity of all parts of a building to a single period, will not normally be the goal of work on vernacular structures.

7. Training
   In order to conserve the cultural values of vernacular expression, governments, responsible authorities, groups and organizations must place emphasis on the following:
   - Educational programmes for conservationists in the principles of the vernacular
   - Training programmes to assist communities in maintaining traditional building systems, materials and craft skills
   - Information programmes which improve public awareness of the vernacular especially among the younger generations.
   - Regional networks on vernacular architecture to exchange expertise and experiences.

Seoud Commission for Tourism & Antiquities
**List of Objectives**

- **Putting an immediate halt to the rapid degradation of Historic Jeddah:**

- **Restoring the largest number of historical buildings with a contextual approach:** whenever possible, securing the repair, maintenance and appropriate sustainable use of any damaged or restored buildings or structures within Historic Jeddah.

- **Involving the private sector:** owners and users of historic properties within Historic Jeddah (or any property that impacts upon the area) are aware of the specific requirements, have access to appropriate guidance and advice, and endeavour to maintain and repair their properties to an appropriate standard.

- **Ensuring that adequate funding is available and is appropriately used for the conservation of Historic Jeddah:** Developing incentives and technical support programs for owners and residents.

- **Ensuring that all conservation work (for enhancement, maintenance, repair or restoration) carried out within Historic Jeddah is of the highest standard:** it uses materials, design and workmanship appropriate to the character of the place and takes into account the immediate location of the work, its relationship to the rest of the area, and its setting, and the need to protect the outstanding universal values carried by the traditional architecture.

- **Assessing the availability and sustainability of materials required to conserve and enhance the character, outstanding universal values and authenticity of the area, and securing appropriate sources for long-term conservation and rehabilitation work.**

- **Encouraging the timely use of planned maintenance programmes**

- **Preparing building conservation action plans** to reduce the loss of historic fabric and authenticity through intermittent repair work, and to ensure that properties and sites remain sympathetic to the original character and authenticity.

**Obtaining a World Heritage listing**

- Maintaining a consistent and clear management approach to conservation across Historic Jeddah to be, taking into account the character of the different sub-zones within the Site and the impact individual areas and their needs have on the wider city (in addition to all above-mentioned objectives).
3. Assess the quality of conservation work required for the area (including materials, techniques, workmanship and design) and produce and encourage the use of best practice guidance for both professionals and the general public considering forthcoming guidelines.

4. Investigate establishment of an accreditation scheme for the contractors and professionals that will intervene in the old city for conservation work.

5. Establish an award scheme for best conservation practice in Historic Jeddah.

6. Identify appropriate materials for use in conservation of the traditional architecture and investigate the availability and sustainability of sources.

   The Mangabi stone, lime renderings and washes, the wood are the most representative materials for Old Jeddah's traditional buildings. However, some new materials and techniques can be used to replace, strengthen, reinforce or improve the existing works, notably according to the specifications proposed in the rehabilitation handbook in preparation by l'Ecole d'Avignon, for the Municipality. As an example, the traditional mud used for the wall filling could be replaced by a more solid, though still permeable, lime-based mortar.

7. Identify all the sites in need of conservation and specific action plans when needed.

8. Identify all historic assets at risk and encourage repair and appropriate reuse to ensure their future protection and conservation.


10. Upgrade the rules for public works and introduce a monitoring system allowing for continuous feedback (i.e., air quality, traffic).

**4.3.3.3 Actions - Building Conservation and Archaeology**

Conservation in Jeddah is as much about education and raising awareness as ensuring the right materials and techniques are used. Equally, facilitating conservation through appropriate understanding and resources, and ensuring work is of the highest quality and is carried out in the context of the entire Historic Jeddah area, should be indivisible activities.

1. The obvious lack of maintenance and protection has been observed in Old Jeddah for several years, and there is a need for immediate action, at three levels:
Making the buildings structurally sound: Severe structural problems weaken and threaten the buildings’ safety. There might be some problems related to the subsurface, but the inside transformations and partitioning definitely damage not only the aesthetics but also the operational and structural quality of the buildings.

The lack of efficient drainage systems (terrace waterproofing, clogged drainage structures, etc.) is a problem. Making buildings properly waterproof and tight, protecting them from the damages caused by moisture, is an absolute priority. It is essential to better manage water installations and drainage systems.

A complete restoration and cleaning of the outer elements and facades, as a matter of presentation, for awareness raising, to change the image of Old Jeddah.

Note: Larger sites should benefit from tailor-made conservation and action plans with specific diagnosis studies.

2. Collect and analyse technical material concerning consolidation and restoration techniques applied to similar sites in the Kingdom and abroad. Set up a scientific cooperation with UNESCO World Heritage Centre and with other World Heritage Listed sites having similar characteristics (notably the Stone town of Zanzibar, Tanzania). Also, grounds and soils need to be carefully studied within the diagnosis, notably since Historic Jeddah lies on salty ground.

3. Define maintenance criteria and “best practices” to deal with “minor” issues and set up a maintenance unit within the Historic Jeddah Municipality.

4. Ensure that all Municipality and Amanah owned historic properties are exemplary in terms of conservation, according to the following recommended measures, the Rehabilitation Manual under preparation, and the principles defined in the ICOMOS Charter on Vernacular Heritage.

5. Scale down, wherever possible, existing out of scale recent construction to recreate gradually a cityscape more in tune with traditional Old Jeddah. New buildings should also comply with the traditional scale. Compensatory mechanisms could be considered to pay for the minor height.

6. Carry out an accurate and detailed update of the survey of the Old buildings in Jeddah. For instance, complete the work started by the developer Dr. A. Kamil and the Municipality, preferably on a practical GIS format allowing for regular updates. Ensure that the results of the survey are acted upon and integrated into future conservation and traffic management programs.

7. Elaborate a “risk map” of the whole area, identifying the most fragile and endangered elements in order to establish a list of priorities for future conservation and restoration interventions based on scientifically based assessments.

8. Develop and implement strategies for open spaces, trees, and street planting within Historic Jeddah, alongside with a refined strategy for infrastructures, paving, and street furnishing. Identify squares in need of conservation and implement rehabilitation, restoration works (see urban management section).

9. Design and implement a comprehensive strategy for archaeological research in the Old City of Jeddah. The archaeology of Old Jeddah is not fully understood, as the extent and quality of survival of remains of all periods is not fully known yet. Excavations can become an essential part of the historical revival of the area. A proper understanding will allow managing, conserving, and displaying the archaeological deposits, fragile and highly vulnerable to development.

10. Promote raising awareness campaigns focusing on the historic architecture (and elements), such as decorated ceilings, and archaeology of Historic Jeddah, improving the accessibility and management of historic buildings and archaeological artefacts and information.

11. Take into account the historical and archaeological issues in the design and implementation of projects involving repair, maintenance, reuse, and upgrading of historic buildings and public areas. Ensure the development of associated facilities and methodologies when needed.

12. Prevent accidental fires. Organise a public awareness campaign, overhaul the electricity network, and define precise rules and bylaws concerning the use of flammable material in working sites. Set up precise mechanisms of intervention of the Fire Brigade in case of emergency.
The survey of the building has shown that the most significant issue is the traditional methods of construction, which are common in most buildings. However, the structural design and the materials used are often inadequate. The survey highlighted the importance of regular maintenance of the building.

In general, it is essential to complete a full diagnosis for each building in the historic area. The recommendations are based on the findings of the survey and the best practices in the field. The works will be carried out in phases, with the final report to be submitted at the end of the works.

Reinforcement solutions are the most effective way to improve the structural integrity of the building. The principles guiding the works are:

- Preserve the original design.
- Incorporate the modern elements.
- Enhance the safety and stability of the building.
- Ensure the sustainability of the building.

The works are expected to be completed within the next six months.
Some of these joineries need to be remade; a careful layout must be drawn to reproduce the unit exactly as it was. Joinery plays a "functional role first", but the workmanship and beauty of woodworking are linked to the slightest details in proportions, sections and moldings.

3. Renderings and Limeswashes

The renderings of traditional buildings are usually lime-based renderings, carried out in two layers, made with sand and local white lime. The two layers constitute a coating which plays two roles: it creates the scratch coating and the finishing coating. It gives the surface its final aspect.

The finishing is smoothed with a tool and lime-washed. The masonry is entirely covered with this protection layer, giving the construction its final look. Lime wash is white.

Complementary techniques include agglutination techniques; used on external facings. In the old city, we can also find engraved renderings, carried out with metal pointing tools (the engravings are usually a few millimetres wide) and paintings in fresco. The dry lime technique is by far the most common and widespread: it is applied and reapplied for the maintenance of mineral facings, each coat washed over the older one.

The ageing pathologies of the mineral layers (constituting both the protection and final appearance) are linked to the deterioration and loss of bonding power of the renderings with their supports, coral limestone rubble and wooden wall ties, as well as a deterioration of the materials by soluble salts.

The best measures to cure these issues involve replacing the deteriorated renderings and lime washes, totally or partially, and re-bonding the disconnected surfaces that are the most richly processed and decorated, thus that would require the longest time for restoration. White is the traditional colour.
4. Roofing

Terrace waterproofing is essential for the good preservation of buildings. In Jeddah, several types of defects have been observed in the roofing of the historical houses. When initiating the rehabilitation of these houses it is absolutely necessary to reconsider the whole geometry of the terraces, optimizing slopes and increasing the number of drainage points. Modern waterproofing solutions can be implemented but the finishing layer should be carried out with traditional materials and techniques to preserve the genuineness of the heritage. When studying solutions, it is crucial to take into account materials, construction systems, modern technologies and the availability of such materials and solutions, both locally and elsewhere.

On an aesthetic level, it would be necessary to improve the surveying of traditional drainage systems, namely vertical trenches dug in the wall rendering. If this element is part of a buildings aesthetic value, it should be restored for decorative purposes. The operational drainage systems, however, should be implemented with tight materials such as PVC pipes.

In the same line of aesthetic concerns, we should consider safeguarding and restoring the multiple elements and volumes on terraces, such as chimneys, decorated cupolas, balustrades... based on a general study of the historical centre, taking into account the characteristic elements and evolution of the city through time.

5. Installations

Today, rehabilitation must absolutely incorporate modern and comfortable installations and services for its inhabitants. Modernisation is one of the major assets of rehabilitation.

Incorporating modern elements is no easy task, especially as these improvements are numerous and complex in our day’s modern comfort and lifestyle. This is where we face our greatest challenge: finding a balance between the adapted modern elements and the quality and value of traditional heritage. Standard methods foresee the creation of central columns grouping all systems and cabling in vertical structures as a first step. In horizontal structures, the filling, wooden elements and paving can be used to install and conceal these elements. In the case of the traditional buildings in Jeddah, we should avoid embedding any pipe work in the masonry work as this would weaken the structure considerably.

Water

Water installations are made with steel pipes and plastic. Fittings and pipes are often disorganised and placed randomly, either on the facade or inside the building. The renewal and replacement of most installations should be considered.

Large water tanks are often found on the terraces; this should be avoided first for hygienic reasons and secondly because of the tremendous weight and risks they therefore represent for the terrace and the structure. Collective water tanks can be set in some specific locations, preferably in existing and unused caves and basements.

Drainage Work (waste water)

Before the urban renewal took place, a few WCs existed, with little drainage work associated. Waste water is often connected to PVC pipes coming down from the terraces. The drainage work network must always be carried out carefully, correcting any imperfection in the wall, basement or subfloor, taking into account the structural risks for the buildings.

Electricity

Electricity is also an issue: installations are chaotic with wires hanging randomly, here and there, and yet distributing only minimal service to the buildings. These faulty installations are a major hazard for both the inhabitants and the building. Short-circuits could easily trigger fires.

Air conditioning

Some of the buildings surveyed had air-conditioning installations. At best, the installation was made with compressors fitted outside and cooling units inside the rooms. But compact units were often spotted, placed on windowills, causing significant damage to the woodwork and facades.

Televisions

Every observation that applies to electricity can be applied to television installations. The specific problem in this case concerns antennas and satellite dishes, found everywhere, on every terrace. Grouping antennas and satellite dishes together for shared services would reduce this problem. Seeking spots where these installations could be concealed would greatly improve the preservation of the historic city’s fabulous skyline.
Visitors Management

- The regeneration of Historic Jeddah is part of a global tourism development programme being developed by SCTA. The main idea is to put Saudi Arabia and its main historical sites on the map and to enhance the image of the country. Besides being a modern, fast-developing economy, Saudi Arabia also wants to be considered, with all its specificities, as a country with an old civilisation, rich cultural traditions and heritage sites, supporting a living culture.

In the case of Jeddah, the country wants to be well prepared to meet the responsibilities in welcoming the millions of pilgrims on their way to the Holy Mosques. Once rehabilitated, Historic Jeddah should be a source of pride as an outstanding testimony of a traditional Arab town.

Last but not least, the aim is also to take advantage of the growing economic opportunities of the continuing expansion of the tourism industry and to identify the possible areas needing improvement.

- Jeddah can already be considered as the nation’s leading business and leisure destination. There are around 2.5 million international visitors and 10 million domestic overnight trips. There is a high proportion (55%) of domestic visitors who come for "holiday and leisure" and 15% of them, to visit friends and relatives. On the other hand, a large proportion of the foreign visitors are quite poor and are elderly.

The capacity to attract visitors will depend, to a large extent, on the reputation of Historic Jeddah and the effectiveness of the regeneration programme.

The transportation connections with the airport, namely by train, make the access to Historic Jeddah much easier. Historic Jeddah Developer is also expected to provide:

- Specific infrastructures (hotel, shops, restaurants, leisure facilities ...) whether in restored historical buildings or in new contemporary buildings
- Appropriate services (information, car rental, guided tours, cultural activities ...)

- Specific target publics are to be addressed according to their expectations and needs, under the responsibility of SCTA, including its local branch:
  - Pilgrims;
  - National visitors;
  - Arab and Islamic visitors;

Seaoll Commission for Tourism & Antiquities
45. Research

It is important to support on-going research programmes with regard to the various aspects of Historic Jeddah: history, architecture, archaeology, urban social life, in relation with similar historic cities and with the Organisation of World Heritage Cities.

45.1. Issues and Objectives

1. Permanent reference to the international heritage and urban conservation standards.

2. Involvement of the University and the scientific community (at local, national and international levels).

3. Regular reporting on the regeneration and restoration work for consideration by the heritage community (at local, national and international levels).


5. Planning of archaeological excavation.

45.2. Guidelines for Action

1. Signing a special agreement with the interested research centres or universities, namely the King Abdul Aziz University.

2. Identification of the existing studies, reports and publications.

3. A basic documentation about the UNESCO guidelines and the International urban and heritage conservation principles and practices.

4. Preparing a publication on Jeddah (history, architecture, urban life...)

5. Preparing a workshop on "Historic Jeddah", with 50% national and 50% foreign participants.
46 Traditional Handicraft

Local actions will take place within the framework of the “National Development Strategy for Handicrafts" and its Five-Year Executive Plan.

The following handicrafts are related to Jeddah traditions: carpentry and worked wood, pottery, goldsmiths, silversmiths, copper work, embroidery, palm leaf and leather products. A revival could be based on existing important collections and a better status for craft workers. Furthermore, the offer could include a wider range of Saudi handicraft products.

Besides the preservation of traditional products that are part of the identity of the old Jeddah, the main objective is to support tourism initiatives while taking advantage of the tourism frequentation, by providing shopping opportunities of traditional goods and, at the same time, to provide economic resources for the specialised handicraft professions.

Special training programmes will address carpentry and woodcarving, based on the experience of the Jeddah Historic Quarter Preservation Department by evening upon retired craftsmen to train new specialists. This is essential also in view of restoring and maintaining historic buildings in order to maintain their authenticity.

The sector will rely mainly on private initiative. However, Historic Jeddah Municipality will take some encouraging measures, such as special awards for good quality products or exhibition of reference handicrafts, with recommended prices for the visitors.

47 Intangible Heritage – Culture

Jeddah is a place with a living culture, with both traditional and modern activities. All types of activities will be encouraged, for the satisfaction of both the local community and the outside visitors, based on the experience of the annual Jeddah Festival which is being organised from mid-June to the end of July.

Jeddah also has a strong reputation for its diverse cuisine, with influences from the whole Islamic world and specialities of seafood and fish from the Red Sea.

Antiques shops are active in the vicinity of the major hotels. They will be encouraged, but at the same time controlled in order to avoid a damaging traffic of architectural ornaments from the historic houses of Old Jeddah.

Contemporary works of art on the Corniche make it clear that the cultural life is open to contemporary cultural events. Several Art Galleries are offering exhibition opportunities for exhibitions to the numerous artists who have made Jeddah an important art centre.
48 Community Involvement

To the largest possible extent, the local community will be involved in the planning and the implementation of the regeneration programmes. The task will not always be easy, given the high number of illegal foreign residents presently living in Historic Jeddah. However, the appropriate information and awareness of the inhabitants will be a constant concern.

In doing so, special reference will be made to the "Jeddah Commitment for a Sustainable Development" adopted in December 2006, after an international meeting, and in particular:

- Commitment VI: "Support to the participation of women, of young people and of the civil society."
- Commitment VII: "Islamic democracy and participation in the decision making process."

49 Presentation and Interpretation

Public awareness efforts will be made, addressing:

- Inhabitants, in view of community involvement, to inform them of the projects, to make them proud of their city and to obtain their active participation in the regeneration of Historic Jeddah, through their actions and their economic investments.
- Young people, through special action programmes in the schools.
- Visitors, in order to make them aware of the past and the values of Historic Jeddah, and make them appreciate and respect the restored city.

A programme of training and accreditation of City Guides will be developed, with the support of SCTA.
410 Risk Preparedness

The main risk to face in Historic Jeddah is fire.

Arson: as long as the Management Plan is not strictly implemented, certain owners are tempted to set their buildings on fire, with the intention of obtaining the permission to raise a modern, higher building in the same place. Once the appropriate measures come into force, no longer allowing owners to rebuild, these intentional fires should stop.

Accidental fire: will remain a danger. In order to prevent accidental fires, a public awareness campaign will be organized, electricity equipment will be overhauled, the use of flammable material will be strictly controlled before granting a building permit. In case of emergency, a fire brigade will be on duty, ready to intervene.

A special co-operation has been established with the French authorities in order to:

- Develop a comprehensive preventive strategy, according to the recommendation of the ICCROM publication "Risk Preparedness: a Management Manual for World Cultural Heritage" (Herb Stovel, 1998)
- Install fire detection and warning systems
- Develop a network of water supply
- Train the fire brigades.

5. Appendixes

1. Relevant protective legislation

The New Antiquities and Museums Law
2. Urban Management: Specific Issues

The morphology of contemporary urban planning

Through a multitude of particular public and private places and buildings, all (historic) towns express their specific spirit. As the expression of a living community, change and adaptation create a permanent challenge in all towns to improve their quality in a dynamic way.

As a Nominated Site for the UNESCO World Heritage List, Jeddah wants to promote itself as a high-quality living and working community in which future development has to take into account the environmental qualities achieved by former generations.

Until today each (architectural and urban) project has been bound to a spatial and temporal dimension: man-made things, constituting the environment, always reflected the personal and common identification and meaning. Improving the existing environment means that each intervention has to reinforce the specificity of the place. This requires an intelligent understanding of the town, its culture and its morphology as a base of managing change successfully: A thorough analysis and understanding of the vulnerability and the potential of the building site is the very first step in order to be able to project, within the continuity of the urban culture, "a new thing of beauty as a joy forever".

As Skidmore Owings & Merrill mention in their remarkable analysis of "Urban Design in the Middle East – a Primer to Development" [1978] ... the roots of vernacular design are relevant in the creation of contemporary desert habitats. They stress as well that "the spreading of Islam, a highly assimilative movement, absorbed many of the architectural practices of the cultures with which it came in contact", and that "present trends rely disproportionately on the importation of Western concepts. Planning and design continuity such as it exists is largely restricted to the vernacular design context. ... Perhaps the most relevant movement in Islamic urban development today is in the cities of the Arab world. Here, organic forms and a vernacular design responding to desert and semi-desert conditions are often overlooked, but logical precursors to what should become an emerging development pattern, containing the seeds of a significant new Islamic tradition."

Historic Jeddah belongs to this day - without any doubt - to the outstanding examples of an intelligent, spontaneous town planning and a genuine Arab architectural expression.

These historic town planning and architectural styles contain all the elements to interpret and extrapolate to the future, without falling into the trap of mimicry.

The real challenge in town planning and architecture consists in the reinterpretation of all spatial and material values which have proved to be essential for the creation of a human environment, taking into account all delicate dimensions of public, semi-public and even private spaces. Based on this pattern language (as expressed by Christopher Alexander), new, contemporary techniques and materials should be able to create a sustainable, high-quality architecture, which should have the ambition of belonging to the monuments of tomorrow, expressing the continuity of the identity of the community.

As part of the timeless way of building, we still need to interpret spatial hierarchy, transitions between public and private (public life versus enclosed private spaces), gateways as social and functional demarcations, streets and pathways, landmarks, public buildings, meeting places and last but not least, dwellings, to optimise the private life of all citizens.

The architectural expression of these dwellings is structurally based on limestone and wood and composed with plastered façades, screened windows and balconies in wood reducing solar glare and permitting movement of air, also providing an outward view while maintaining privacy. All the architecture is characterised by flat, accessible roofs. Some dwellings take advantage of the creative use of courtyards, lessening dependence upon energy-consuming mechanical systems. Sometimes wind towers capture wind, channeling it throughout the building in a sustainable way.

The real challenge of new architecture is to find a creative answer with the help of new techniques and alternative materials, in order to express the ultimate life of the inhabitants respecting the traditions, and therefore to reinterpret the morphology based on new ways of dealing with light, sun and wind.

To quote Skidmore, Owings & Merrill: "...an understanding of the human needs which generated existing physical forms, can ensure that modernisation is not achieved at the expense of cultural discontinuity."

Most contemporary architecture seems to be "autistic", "exclusive", living its own life and creating distance from the essence of settlements which consists in gathering, bringing different meanings and expressions together within a final harmony. As C. Norberg Schultz mentioned it in "Genius Loci - Towards a phenomenology of Architecture": "The architecture of exclusion taught us that the modern World is 'open'. A statement which, in a certain sense, is anti-urban. Openness cannot be gathered. Openness means departure, gathering means return."

The return to real, intensive, civic life continues to be the challenge of many cities in general. Jeddah possesses the potential to become an example of the Greek term "sumbailein" (gathering), which until today continues to be the essence of community life.
77. SHOPPERS AND COMMERCIAL ACTIVITIES

Streets and paths in most cities in the Middle East are often lined with shops, creating a permanent commercial attraction and even an informal meeting place, for both the inhabitants of the town itself and the people living in the immediate vicinity. As retailing activities depend on a visual exposure and a direct contact, merchants try to “exteriorise” the interior space, either by exposing their goods out of the alignment of the shops, or by adding a supplementary construction on the street.

Be able to create indispensable shade, some parts of commercial streets have been covered, sometimes as a constructed gallery, sometimes with banal materials, such as plastic roofs or canvas.

It is important to stress that the small traditional shops, craftsmanship places and restaurants (such as the small fish restaurants) have provided, until today, an important attractive activity downtown, which should be sustained and even reinforced.

As exquisite retailing places, souks are the most intensive meeting places in Arab towns. They function as an extended organic market, as in the Nominated Site. The commercial activities of the souks in Jeddah mirror the social and cultural melting pot of today and provide an exquisite place for social contacts of all the various ethnic groups living in the city.
3.3 Gates

Since the demolishing of the wall, the relationship between the historic core and the surrounding area have become confused. In the past, the entrance of the town was conditioned by seven gates as specific places of spatial, social and functional transition between in and out. In an attempt to evoke these essential demarcation symbols, some city gates, and small parts of the city wall, have been recreated. However, these elements, often look just like abstract objects without reference to the current city pattern.

On the borders of the historic town, one feels a kind of "loss of place", as is the fact in many cities all over the world in which modern architecture exists in a "nowhere" space. As Christian Norberg Schultz expressed it in "Genius Loci": "They are not related to a landscape and not to a coherent urban whole, but live their abstract life in a kind of mathematical-technological space which hardly distinguishes between up and down.... "Planning" does not help much as long as the concrete, qualitative nature of places is ignored."

The intrinsic urban quality may be reinforced by recreating gateways in a contemporary way, as part of an integral architectural volume, expressing the renewed dwelling potential and covering the transition between "inside" and "outside".
2.2 PATHWAYS

The essence of pathways is their exclusive pedestrian role.

The Nominated Site presents an extensive network of paths, organically organised with various angles, patterns, proportions, therefore achieving a multiplying effect in terms of space; when walking through the old city, we feel it is much larger than its actual size.

This statement remains valid beyond the Nominated Site, in the Buffer Zone. It is therefore essential to extend and enhance the pathways in the World Heritage Site as a whole, from the new development taking place in the old airport area in the Northeast sector to the sea, on the Western front.

Shade is a major element associated with pathways; especially given the climate of Jeddah. This is achieved either through high walls, narrow alleys, trees, covered segments, shopfronts’ eaves, arcades, etc., creating a more convenient environment for pleasant shopping and informal contacts.

A covered path, a shaded path
Municipality decisions and contracts for the Old City
Projects List:
All projects are managed by the construction agency supervised by the Historic Jeddah Municipality, except the Municipality Operations Plan and the district cleaning project.

<table>
<thead>
<tr>
<th>№</th>
<th>Project Name</th>
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<tbody>
<tr>
<td>1</td>
<td>Contracting with a consultant to develop the historic district and sub-municipal support Project</td>
</tr>
<tr>
<td>2</td>
<td>Historic district lighting project</td>
</tr>
<tr>
<td>3</td>
<td>Demolition and rundown buildings debris removal project in the historic district</td>
</tr>
<tr>
<td>4</td>
<td>Issuing reports for two hundred old building and restoration mechanism project</td>
</tr>
<tr>
<td>5</td>
<td>Restoration of buildings in the historic district project</td>
</tr>
<tr>
<td>6</td>
<td>Sidewalks and Plazas pavement project competition in the historic district</td>
</tr>
<tr>
<td>7</td>
<td>Firefighting network completion project</td>
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<tr>
<td>8</td>
<td>Cleaning and Operations development project in the historic district</td>
</tr>
<tr>
<td>9</td>
<td>Municipality real estate investment project in the historic district</td>
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1) Contracting with a consultant to develop the historic district and sub-municipal support Project

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<th>Project Description</th>
<th>Project Budget</th>
<th>Condition of the Project</th>
</tr>
</thead>
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<tr>
<td>The Amana</td>
<td>Tasks and Projects Consultant</td>
<td>8,000,000</td>
<td>Contract Awarded</td>
</tr>
</tbody>
</table>

- Notification of Contract Award
Communicé No# 3300500802
Dated: 17 December 2012
Attachments: Parcel

H.R.H Prince Dr. Mansour ibn Met’ib ibn Abdulaziz Al-Saud
Minister of Municipal and Rural Affairs

Peace be upon you and Mercy from Allah and Blessings

Jeddah Prefecture Municipality has undergone the process of tendering the architectural and engineering studies project related to the historic buildings, accesses and paths located within the jurisdiction of Historic Jeddah number 19/316/001/4060/04/4 as it was technically analyzed and concluded with preparing a report by the Tender Examination Committee concerning awarding the contract to Al-Turath foundation with a total amount of #7,900,000.00#. Seven million and nine hundred thousand Saudi Riyals only, for matching to the project’s Terms and Specifications, for a period of (24 Hijri months).

I hereby report to your highness the complete bidding process documents, and the report by the Tender Examination Committee so that Y.H can be enlightened and approve the report attached.

And Y.R.H please accept my best regards and respect,

Mayor of Jeddah Prefecture
Dr. Hani M. Aburas
2) Historic district lighting project

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<thead>
<tr>
<th>Project Owner</th>
<th>Project Description</th>
<th>Project Budget</th>
<th>Project Condition</th>
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<tr>
<td>The Amana</td>
<td>Decorative Light Posts Works</td>
<td>7,000,000</td>
<td>Contract was awarded and circulated to related department on 25, December 2012</td>
</tr>
</tbody>
</table>

- Notification of Contract Award
Communiqué No#
Dated on: 5, August 2012
Subject: Contract award
P.O Box 123225
Postal Code: 21362
Tel: 96622074456
Fax: 96622574356

Dear Mr/Mrs. Eastern Construction for Contracting

Peace be unto you and Mercy from God and Blessings

Wherein the awarded contract Lighting Maintenance in the Historic district in Jeddah Prefecture - First Stage), tender number: 5/5/2/001/0001/2/5/19 for the sum of #6,640,000.00# Six million and six hundred and forty thousand Saudi Riyals only, and for a period of (24 Gregorian months).

We anticipate your quick presence or those formally authorized by you to the Purchasing and Contract dept. In the Amana accompanied by the following documents: Final insurance in an average of (5%) of the operation cost valid for (36 months), an insurance policy from a certified company covering the entire value and contract duration, a copy of the Zakat and income certificate, a copy of the company's Commercial Record, a copy of the Chamber of Commerce Membership, copy from the valid social Cover certificate indicating tolerance to all corporate commitments, so that the contract can be forged with you within the next ten days from this notification.

With my regards and appreciation,

Financial & Managerial Affairs General Manager
Tareq Ibn Abas Jammal
3) Demolition and rundown buildings debris removal project in the historic district

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<tr>
<td>The Amana</td>
<td>Removal of rundown building debris</td>
<td>5,000,000</td>
<td>Contract Awarded</td>
</tr>
</tbody>
</table>

- Notification of Contract Award
Building Locations

<table>
<thead>
<tr>
<th>Building Conditions</th>
<th>Total # of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolished</td>
<td>20</td>
</tr>
<tr>
<td>Partially Demolished</td>
<td>65</td>
</tr>
<tr>
<td>Rundown</td>
<td>6</td>
</tr>
</tbody>
</table>
4) **Issuing reports for two hundred old building and restoration mechanism project**

<table>
<thead>
<tr>
<th>Project Owner</th>
<th>Project Description</th>
<th>Project Budget</th>
<th>Project Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Amana</td>
<td>Issue of Technical Reports for the renovation of 200 property</td>
<td>1,400,000</td>
<td>Contract Awarded, Contract signed with the consultant to be circulated</td>
</tr>
</tbody>
</table>

- Notification of Contract Award
Communique No. 3400009854
Dated on 5, December 2012

Subject: Contract award

P.O Box 10693
Postal Code: 21443
Tel: 51058662669
Fax: 21208662669

Dear Mr/Mrs. Caders Development est., owner Mohammad Ali Mustafa Ameen Yousif

Peace be unto you and Mercy from God and Blessings

Wherein the awarded contract (issuing technical reports for buildings requiring renovation in the Historic district), tender number: 19/521/001/0604/04/04/04 for the sum of $1,400,000.00. One million and four hundred thousand Saudi Riyals only, and for a period of (12 Hijri months).

We anticipate your quick presence or those formally authorized by you to the Purchasing and Contract dept. in the Amana accompanied by the following documents: Final insurance in an average of (5%) of the operation cost valid for (24 months), a copy of the Zakat and income certification, a copy of the company’s Commercial Record, a copy of the Chamber of Commerce Membership, copy from the valid social Cover certificate indicating tolerance to all corporate commitments, so that the contract can be forged with you within the next ten days from this notification.

With my regards and appreciation,

Financial & Managerial Affairs General Manager
Tareq Ibn Abas Jammal
5) **Restoration of buildings in the historic district project**

<table>
<thead>
<tr>
<th>Project Owner</th>
<th>Project Description</th>
<th>Project Budget</th>
<th>Project Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Amana</td>
<td>Renovate a number of buildings in the Historic District</td>
<td>8,000,000</td>
<td>Postponed to be studied by the consultant and to allocate a budget</td>
</tr>
</tbody>
</table>

- A list of the buildings needed to be renovated
- Contract Award Notification
6) Sidewalks and Plazas pavement project competition in the historic district

<table>
<thead>
<tr>
<th>Project Owner</th>
<th>Project Description</th>
<th>Project Budget</th>
<th>Project Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Amana</td>
<td>Pavement of sidewalks, plazas and streets inside Historic Jeddah district</td>
<td>33,000,000</td>
<td>Postponed to be studied by the consultant and to allocate a budget</td>
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</tbody>
</table>

- Notification of Contract Award
7) **Firefighting network completion project**

<table>
<thead>
<tr>
<th>Project Owner</th>
<th>Project Description</th>
<th>Project Budget</th>
<th>Project Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Amana</td>
<td>Completion of the</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Firefighting network</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>to all locations in</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>the Historic District</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Notification of Contract Award
8) Cleaning and Operations development project in the historic district

- The Cleaning of the Historic district contract is signed.

- The work plan for Historic Jeddah Municipality in relation to the following:
  - Cleaning shops and applying the list of fines and sanctions.
  - Shutting down storage areas in the district.
  - Emptying workers residences from the district.
Communique No: 3300433290
Dated on: 4 September 2012
Attachments:

Subject: Report Amendment

H.R.H Prince Dr. Mansour Ibn Met‘ib Ibn Abdulaziz Al-Saud
Minister of Municipal and Rural Affairs

Peace be upon you and Mercy from Allah and Blessings

Jeddah Prefecture Municipality has undergone the process of tendering a Cleaning project for collecting and transporting garbage in the city of Jeddah related to the contract district six number 19/5/200/0179/25/003 as it was technically analyzed and concluded with preparing a report by the Tender Examination Committee and awarding the contract to Abdullah Abdul Mohsen Al-Khudhari est. with a total amount of #239,784,000.00# Two hundred and thirty nine million and seven hundred and forty eight thousand Saudi Riyals only, for matching to the project's Terms and Specifications, for a period of (5 Gregorian Years).

I hereby report to your highness the complete bidding process documents, and the report by the Tender Examination Committee so that Y.H can be enlightened and approve the report attached.

And Y.R.H please accept my best regards and respect,”

Mayor of Jeddah Prefecture
Dr. Hani M. Aburas
Execution Plans for Historic Jeddah Sub-Municipality

The Municipality Plan in cleaning the commercial shops and applying the list of sanctions

- Divide the area to four quadrants (A, B, C, D).
- Dispatch four Sanitation supervisors to follow-up the shops cleaning contracts, each supervisor is responsible for his area in the project, with a number of workers to direct trash removal, and to make a daily report regardless to paths, enforcements and other tasks, and to enforce the penalties and sanctions list on violators.
- The Municipality Head, Supervisory Dept. Manager, and Cleaning Div. Head will make daily processes rounds to evaluate cleanliness level, and taking notes to develop cleanliness level with the enacting the penalties list on violating shops, and reporting the company violations if any.

Municipality Execution Plan to shut-down warehouses in the area:

- Divide the area to four quadrants (A, B, C, D).
- Dispatch four shop supervisors to these quadrants to fully follow-up the area, focusing on shops, eliminating Hawkers, and to enforce the list of sanctions and penalties.
- Seeking assistance from the formed committee from a number of departments to eliminate warehouses and establish necessary procedures for its closure.
- The Had of the Municipality, Supervisory Dept. Manager, and Shops Dept. head will make extensive daily rounds to evaluate the level, and to record notes if any.

Work plan to evacuate labor residences from the area:

- Eliminate Hawkers and Income source for labor living in the district.
- Closing warehouses supplying them, through daily rounds for Shop Supervisors and the formed committee for such.
- Coordination with Junior Mayors and the district inhabitants, motivate them to renovate their properties, and rehabilitate warehouses and labor residences to traditional buildings with excellent financial return.
9) Municipality real estate investment project in the historic district

e-mail from: Abdulmajeed Saeed Talib Albatat

to: Awad Hashem Ahmed Al-Malki

Attachments: List of Municipality Real estates in the Historic District

H.E Eng. Awad Al-Malki

This is a brief report concerning the municipality properties in the historic district. Kindly coordinate with the consultant to study best ways to establish initial concepts to rehabilitate it professional or investment wise for these locations, while preserving its historic character, then to meet with colleagues noting their remarks to detail a final concept and execution mechanism, and indicating the execution body concerned, and our cooperation with them to create motion in the area and to kick-start the development process. There is also a property for the Amana next to Al-Bal‘ah Hotel, if is not listed within the report, kindly include it also with you.

Kindly coordinate contracting procedures for the consulting office, and inform me of what is done with the Procurements and Purchasing dept. this matter is not to be delayed.

With my best regards,

Abdulmajeed Saeed Talib Albatat

Under secretary for Sub-Municipalities
9) Municipality real estate investment project in the historic district

- Table of Municipality real estate in the Historic District

<table>
<thead>
<tr>
<th>No</th>
<th>Building #</th>
<th>Type</th>
<th>Use</th>
<th>Building</th>
<th>State</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>101084</td>
<td>Traditional House</td>
<td></td>
<td>Municipality Museum</td>
<td>Fair</td>
<td></td>
</tr>
<tr>
<td>02</td>
<td>101083</td>
<td>Building</td>
<td></td>
<td>Al-Balad House</td>
<td>Good</td>
<td>Municipal Council HQ</td>
</tr>
<tr>
<td>03</td>
<td>206023</td>
<td></td>
<td></td>
<td>Bab Al-Bant Museum</td>
<td>Fair</td>
<td>Next to the Post Bldg.</td>
</tr>
<tr>
<td>04</td>
<td>206024</td>
<td>Parking</td>
<td></td>
<td>---</td>
<td>Good</td>
<td>Al-Bant Museum Parking</td>
</tr>
<tr>
<td>05</td>
<td>116108</td>
<td>Traditional House</td>
<td></td>
<td>Nassif House</td>
<td>Fair</td>
<td>Next to His. Jeddah Municipality</td>
</tr>
<tr>
<td>06</td>
<td>117034</td>
<td></td>
<td>Governmental</td>
<td>Basiuoni House</td>
<td>Good</td>
<td>His. Jeddah Municipality HQ</td>
</tr>
<tr>
<td>07</td>
<td>117040</td>
<td></td>
<td></td>
<td>Abu Safiyah House</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>08</td>
<td>117039</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09</td>
<td>117038</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>117037</td>
<td>Store/Yard</td>
<td></td>
<td></td>
<td>Good</td>
<td>His. Jeddah Municipality HQ</td>
</tr>
<tr>
<td>11</td>
<td>112069</td>
<td></td>
<td></td>
<td></td>
<td>Dem.</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>117040</td>
<td>Traditional House</td>
<td></td>
<td>Abu Safiyah House</td>
<td>Good</td>
<td></td>
</tr>
</tbody>
</table>
Higher Committee 26th June 2012, minutes of meeting
Subject: The 4th meeting of the Higher Committee for Development and progress of the historical Jeddah Project

Location: Makkah Region Amara - Office of H.R.H Prince Khalid Al-Faisal bin Abdulaziz, Governor of Makkah Region

Date: Tuesday, 6/8/1433H 26/06/2012

Time: 01:30 to 02:15

The meeting was held in order to follow up the historical Jeddah project and to make necessary decisions for the project implementation, and this meeting was led by H.R.H Prince Khalid Al-Faisal bin Abdulaziz, Governor of Makkah Region, Chairman of Higher Committee for progress and development of the historical Jeddah Project, and attended by H.R.H Prince Sultan bin Salman, President of the Saudi Commission for Tourism and Antiquities and vice Chairman of the Higher Committee, HE Mayor of Jeddah Dr. Hani Abu Ras, and absent from this meeting was H.R.H Prince Mishaal bin Majed bin Abdulaziz, as he apologize due to other tasks at the time of the meeting, also attended the meeting were:

Makkah Region Amara

Hassan I. Baitelmal  Appointed Assistant Deputy Governor

Saudia Commission for Tourism & Antiquities

Prof. Ali I. Al-Ghabban  SCTA, V.P. for Antiquities & Museums
Dr. Mshari Al-Nuaim  Urban Heritage Center Supervisor
Dr. Hassan Hajara  SCTA Advisor
Dr. Hisham Madani  SCTA Makkah Branch Advisor

Jeddah Municipality

Eng. Hmoud Al-Shalawi  Supervision & Services Coordination Dept. Head

Jeddah Municipal City Trust

Eng. Abdulmajeed Albattati  Secondary Municipal Vice Trustee
Eng. Ahmad Al-Heijari  Deputy Trustee
Eng. Sami Nawar  Head of H. Jeddah Municipality

Ministry of Islamic Affairs, Endowments, Da’wa & Guidance

Mr. Abdallah Al-Nasser  Makkah branch manager

Introduction:

The meeting was opened by H.R.H Prince Khalid Al-Faisal bin Abdulaziz, Governor of Makkah Region and Chairman of Higher Committee for progress and development of the historical Jeddah Project with a welcome speech addressing the attendees, and stressed the importance of working intensively to save historical Jeddah and to develop and restore it in accordance with the requirements relating to the site’s enlisting in the UNESCO World Heritage List, he also emphasized the importance of documenting historic Jeddah’s buildings and the implementation of the comprehensive plan for the historic Jeddah project in accordance with a specific timetable, and the need for the participation of all relevant government agencies in this project, and requested the completion timetable to be within two weeks.

Intrusion on behalf of H.R.H the President of SCTA and vice Chairman of the Higher Committee:

H.R.H the President of SCTA and vice Chairman of the Higher Committee Thanked H.R.H the Governor of Makkah, Chairman of Higher Committee for the project for his continued support for this working Committee, and stressed his importance concerted efforts between relevant authorities and the adoption of the new path to deal with historical Jeddah during the coming period, and to the need to develop the historical Jeddah area parallel with the development other Jeddah projects, through the involvement of historical Jeddah buildings owners and the community being a key element in the implementation of this path, as indicated by the need to expropriate buildings inside the historical Jeddah perimeter style similar to what has been done in the development of historical Adder’iyah, He also noted his that the Royal approval on the registration of historic Jeddah in the World Heritage List is first and foremost step for the development of historic Jeddah, and praised the special attention enjoyed by the project by HE Jeddah director, and pointed out that the Commission and the Jeddah City Trust are working continuously with lasting and full confidence to move forward on this project.

Intrusion on behalf of HE Mayor of Jeddah:

HE the Mayor pointed that the Municipality has worked to gather and consolidate studies prepared for historical Jeddah to outline a comprehensive unified development plan and development of historical
Jeddah and to push the project forward, and that the Mayor was committed within two weeks to submit a timetable for completion of the comprehensive plan and the process of documenting buildings.

The Presentation by SCTA V.P. for Antiquities and Museums:
- The SCTA V.P. for Antiquities and Museums gave his presentation on the status quo of historic Jeddah project and the proposed activation route for future work on the project, and reviewed the most important points contained in this proposed route, which included the following key points:
  o The status quo (the current deterioration and reasons for seeking support).
  o Future Vision for the historic Jeddah Project.
  o Reconsideration of the committees’ formation that oversee the project
  o Financial support Request for the rescue works.
  o Registration of historic Jeddah in the UNESCO World Heritage List
  o The new route to deal with historic Jeddah

Recommendations and resolutions:
After an exchange of views the following decisions were taken:
First:
Restructuring historic Jeddah committees to be as follows:
- A higher committee under the chairmanship of H.R.H the Governor of Makkah, and the membership of:
  o HRH President of the Saudi Commission for Tourism and Antiquities
  o HRH Governor of Jeddah
  o HE Mayor of Jeddah
  o Undersecretary of the Finance Ministry
- An executive committee under the chairmanship of H.H the Governor of Jeddah and its deputy H.E Mayor of Jeddah, and the membership of the following government agencies:
  o A Member from Makkah Region Amara
  o From SCTA: Executive Director of the Urban Heritage Center, Executive Director of the SCTA branch in Makkah, and adviser from the Antiquities Sector.

- A Member from the Endowments
- A Member from the Ministry of Water and Electricity
- A Member from the Civil Defense
- A Member of the General Security
- A Technical committee headed by H.E the Mayor of Jeddah and the membership of:
  o Jeddah Municipality: Deputy Mayor, the Deputy Secretary of sub-municipalities, the mayor of historic Jeddah.
  o SCTA: Executive Director of the Urban Heritage Center, Executive Director of SCTA in Makkah, Antiquities sector adviser.
  o Jeddah Municipality: Head of Supervision and services coordination.

Second:
Guided by the implementation of the High legislator, Jeddah municipality will provide the funds necessary for the implementation of the rescue work for historic Jeddah.

Third:
The Saudi Commission for Tourism and Antiquities, in coordination with the Jeddah Municipality shall prepare a nomination file for historic Jeddah in the World Heritage List.

Fourth:
The Commission and the Municipality shall prepare a comprehensive plan for the new phase in dealing with historical Jeddah, and present it to the Higher Committee for approval.

Fifth:
Jeddah Municipality will establish a center to document built heritage in historic Jeddah, according to the prepared terms and conditions document and providing the necessary funds to finance the center’s operation.

Sixth:
Provide technical support for historic buildings rehabilitation projects in Historic Jeddah presented by the landlords through the following:
- Jeddah Municipality is to establish a technical support unit in the Jeddah municipality on the basis of the terms and conditions document prepared by the Municipality.
- The Municipality is to complete the contracting procedures with a specialized consultancy office to work in the Technical Support Unit.
- Discover a clear path to enable landlords to direct develop in accordance with the adopted building regulations for historical Jeddah and what is adopted from additional policies to deal with the site.

**Seventh:**
Jeddah Municipality is to speed-up the necessary procedures to take out the former developer of the Jeddah historic center development project and discontinuing the contract as directed by H.R.H the Governor of Makkah at the 3rd meeting of the Higher Committee for Historical Jeddah Project held on 27/03/1432AH.

**Eighth:**
The technical committee is to review current policies to deal with the built heritage and the use of global expertise to final approval

**Ninth:**
The Jeddah Chamber of Commerce shall work to provide the necessary financial resources to activate work on the historical Jeddah projects support fund established in the Jeddah Chamber of Commerce, and work on naming three selected officials to be appointed by H.R.H Chairman of the Higher Committee, and preparation of a Fund list in a period not exceeding two months.

**Tenth:**
The Committee and the Municipality are to review previous plans and the adoption of a comprehensive plan that fits the direction and required standards from the Higher Committee and in accordance with the approved schedule.

**Eleventh:**
A team from the Commission and the Municipality are to coordinate with the General Directorate of Endowments and Mosques in the following:
- Restoration of historic Jeddah mosques from the Endowments revenues and what increases from this revenue is to be spent on the restoration of buildings endowed to the mosque and the rest is to be spent on restoration of other historic Jeddah mosques.
- Premises and Lands Rental belonging to the endowments for a prolonged time by government agencies wishing to rehabilitate and reuse.

- Suspended Properties under the responsibility of public administration for endowments that are historic buildings sites of crumbled buildings and some used as car parking lots and others abandoned are to be invested in a manner in line with the required standards for historic Jeddah.

- Preparation of a study that include inventory of endowed buildings in historical Jeddah and perceptions of the possible mechanisms for dealing with them, investment and integration into the overall project to develop historical Jeddah.

**Twelfth:**
Historical Jeddah Municipality and the SCTA historical Jeddah Office are to follow-up modernization of basic services in historical Jeddah, such as electrical and telephone wiring and compel competent authorities.

**Thirteenth:**
SCTA shall explore relevant authority’s visions on the study prepared by the Commission on the funding sources for the historical Jeddah project prelude to assimilate and begin adoption and implementation.

**Fourteenth:**
Jeddah Municipality and SCTA are to prepare a study of the urgent tasks required for the historic Jeddah rescue work and begin its implementation.

**Fifteenth:**
Jeddah Municipality in coordination with SCTA are to adopt a plan for a number of proposed projects over the next ten years, and to start its implementation procedures.

**Sixteenth:**
A committee from the owners is to coordination with SCTA to work on establishing cooperative procedures contributing to the growth and development of historic Jeddah, and to be formed by the owners to meet their aspirations.

**Seventeenth:**
Jeddah Municipality shall commission a consulting office to prepare a feasibility study for the establishment of historic Jeddah company through the following vision:
"A Company to maintain historical Jeddah and its heritage buildings and to rehabilitate them in a sustainable basis through investments leading to
achieving the conservation goals, progression and development being from
the local community based to a conviction of maintaining the existing
heritage legacy in its material and immaterial level”.

Eighteenth:
Jeddah Municipality and SCTA are to assess consulting offices and its
qualifications, as well as contractors and develop programs for rehabilitation
and training of craft workers in the historic Jeddah project

Nineteenth:
Work to enable Jeddah Municipality to directly contract consultants,
companies and international institutions specialized in the restoration and
rehabilitation of heritage buildings, and request an exception to that effect
for a period of five years, and the Committee is to write to H.R.H the
Minister of Municipal and Rural Affairs in so.

APPROVED

H.R.H GOVERNOR OF MAKKAH ALMUKARAMA
REGION
CHAIR OF THE HIGHR COMMITTEE FOR THE
PROGRESSINON AND DEVELOPMENT OF HISTORIC
JEEDHAH PROJECT
Khaled ibn Faisal Ibn Abdulaziz