

Dear Richard Lo Giudice
Programme Specialist
World Heritage Centre Africa Unit

Re: State of Conservation Report for Asmara - a Modernist City of Africa (ERITREA),
N°1550

Dear Richard,

Honorable Governor of Zoba Meakel had sent a letter to the World Heritage Centre dated on 27/11/2018 with ref. አማ/61.0/4411/18 concerning the State of Conservation report for Asmara - a Modernist City of Africa. However, after the submission of the report we have noticed that the report has not followed the format of the submission of the State of Conservation Report as per the requirement of paragraph 169 of the operational guidelines. Therefore, we are pleased to inform you that we have revised the report as per the requirement of the operational guidelines. ***We would also like to inform you that we have withdrawn the request for amendment to the name of the property.***

We kindly request the World Heritage Centre to replace the previous report with the attached revised report.

Thank you for your kind cooperation.

With best regards,

Medhanie Teklemariam
Site Manager,
Asmara World Heritage Site

State of Conservation Report by Eritrea on the implementation of the Decision 41 COM 8B.11 of the World Heritage Committee for Asmara - a Modernist City of Africa (ERITREA)

1. Executive Summary of the report

The State Party Eritrea has been working toward the implementation of the World Heritage Committee Decision on 41st Session for Asmara- a Modernist City of Africa. Since the inscription of the property, Eritrea has made progress and we would like to summarize as the following State of Conservation Report:-

The Integrated Management Plan for the World Heritage Property (IMP, 2016-2021) was endorsed by the Minister of Education, Governor of the Central Region Administration, and the Commissioner of Culture and Sports. The IMP serves as an official document and Eritrea has been working towards the implementation of the various programme outlined. In addition, the IMP fully recognized the delimitation boundaries of the World Heritage Property and the Buffer Zone.

Concerning the designation of the property, the Urban Conservation Master Plan (UCMP) and the Asmara Planning and Technical Regulation (APTR) documents are the necessary tools for the protection and managing of the World Heritage Property. The State Party understood the significance of these documents and has undertaken various activities toward achieving the objectives since 2015. The overall aims of these documents are to equip the local authorities with appropriate conservation planning framework and guidelines. The timeframe for the completion of the UCMP was planned for 2017- 2018. However, given the relevance and scope of the UCMP and APTR, the State Party has extended the timeframe for the completion of the CMP until end of 2019 in order to develop sound conservation framework to safeguard the city's Outstanding Universal Value and for the sustainable conservation and management of the World Heritage Property.

The State Party recognises the importance of developing strategies to ensure a steady influx of financial resources, including tax reduction or exemption measures; however, these have not yet been realized. Nevertheless, the Central Region Administration in collaboration with the Ministry of Finance, Commission of Culture and Sports and other key stakeholders have a plan to develop financial strategies and to establish a Conservation Fund for targeted on urban heritage conservation.

The State Party has been carrying out various capacities building programme in order to improve the institutional and technical capacity of the Central Region Administration (the Municipality of Asmara) and key stakeholders including staff. Through UNESCO and EU generous financial support, two programmes are under currently implementation. The ongoing capacity building programmes will result in significant improvement in skills and human resources to undertake conservation work as well as managing the World Heritage Property. In addition, various university partnership are currently being explored, which could further strengthen institutional and technical capacities.

Overall, the State Party has made progress in managing the World Heritage Property its Outstanding Universal Value. At present, Eritrea is focused to build its human resources capacity and public awareness raising activities on the property.

2. Response to the Decision of the World Heritage Committee

In Decision 41 COM 8B.11, the World Heritage requested the following information

- a) *Issuing of specific designation for the property as per the provisions of the cultural and natural Heritage Proclamation 2015 and developing an implementation calendar to monitor advancement in this regards.*

Response (4a):

Eritrea's first ever Cultural and Natural Heritage Proclamation was enacted in 2015. In order for this Proclamation to be fully implemented requires resources and institutional arrangements. For the implementation of the Proclamation, a Managing Director/institutional organ has to be established. This is yet to be realised, but the State Party has made some progress towards achieving this objective.

The Integrated Management Plan for Asmara World Heritage Property (IMP, 2016-2021) was prepared in collaboration with the Central Region Administration (Municipality of Asmara), the Commission of Culture and Sports and Ministry of Education in 2014-2016 with extensive consultation with public, private and community representatives. The overall aim is to protect and conserve the OUV of the site and to create common vision for managing the World Heritage Site. The IMP was endorsed on 14th of September 2016 by the Minister of Education, Governor of the Central Region Administration, and the Commissioner of Culture and Sports. The IMP serves as an official document and the State Party is working towards the implementation of the programme outlined. In addition, the IMP fully recognized the delimitation boundaries of the World Heritage Site and the Buffer Zone.

- b) *Finalizing the Urban Conservation Master Plan and the Asmara Planning and Technical Regulations, making consistent the zoning in the relevant plan and regulations, taking into account the 15 zones of the urban analysis, and developing action plans with clear priorities for the conservation interventions and budget proposals,*

Response (4b):

The State Party would like to take this opportunity to express its gratitude to the UNESCO World Heritage Committee for the generous financial support from the World Heritage Fund that enabled the successful partial implementation of the Master Plans. The overall aim of the Urban Conservation Master Plan is to provide the Central Region Administration (CRA) and the Department of Public Works Development (DPWD) the necessary tools for protecting and managing of the World Heritage Site with the general framework of conservation principles and practices.

The Asmara Heritage Project is the local institution responsible for the preparation of the Conservation Master Plan and the Asmara Planning and Technical Regulations. The Asmara Heritage Project has been working with an international heritage consultant Atelier P 95 S.r.l. Concerning the status of the preparation of the Conservation Master Plan excellent progress has been made. The following activities were carried out:-

The data collection for 4300 buildings, 257 roads (about 80km) and 38 public open spaces have been completed. Analyses of technical infrastructures and public open spaces are completed. Analyses of the conservation of the buildings have been carried out. Various technical plans and drawings for the urban Conservation Master Plan have

been produced. A World Heritage Steering Committee has been established during the nomination preparation and is still active. The final draft of the Asmara Planning Norms and Technical Regulation (APNTR) has also been produced and circulated for the Steering Committee to review it.

The cost of the Urban Conservation Master Plan (UCMP) is about 137,000USD. The State Party has received co-funding for the preparation of the CMP from UNESCO (30,000USD) and European Union to Eritrea (107,000USD). With the scope of study, which was funded by UNESCO, the State Party has submitted a report to UNESCO World Heritage Centre on the Asmara Urban Conservation Master Plan in September 2017. So far, part of the study of the UCMP is now complete and the remaining part will be completed by July 2019.

The area of the World Heritage Property is about 370ha comprising of 480 city blocks. The UCMP demands a complete understanding of the city; its past and present conditions. Over 75,000 documents, including architectural drawings, technical specification and other correspondences, have been digitally scanned and the archives are being stored at Department of Public Works and the Asmara Heritage Project. The studies are vast and require a multi-disciplinary approach that takes time.

The State Party understood the complexity of the study and has hired an international heritage consultant to prepare the Urban Conservation Master Plan since 2015. The consultant is working under the supervision of the Asmara Heritage Office and in collaboration with national experts. Atelier P95 Srl., is conducting analysis work for all raw data delivered by the national experts. Some of the analyses are being done by the team which includes: the urban analyses of 15 zones – characteristics of the building typology, current state of conservation of building and urban fabrics, functional and socio-economic analyses, current service compatibility of use and mobility analyses. The outputs expected are: Urban Conservation Master Plan for architecture, conservation for the urban fabric and townscape as part of the urban landscape, a plan for services, a plan for mobility and traffic, developing action plans with clear priorities for the conservation interventions, and budget proposals for restoration and renovation programmes. The timeframe for the completion of the UCMP was planned for 2017- 2018. However, given the relevance and scope of the UCMP, the State Party has extended the timeframe for the completion of the UCMP by one year (2019) in order to develop a sound new conservation legal framework to safeguard the city's stated Outstanding Universal Value (OUV) and for the sustainable conservation and management of the World Heritage Site. The 2011 UNESCO Recommendation is guiding this process.

The UCMP is expected to be finalized by June 2019 and the final report will be submitted to the UNESCO World Heritage Centre in July 2019.

The Asmara Planning Technical Regulation document has been finalized and has been circulated for review by the Steering Committee of the Asmara Heritage Project prior to its proclamation. The APTR is expected to be enacted by May 2019.

The State Party has identified and prioritised 14 prominent historical buildings for conservation and restoration interventions including budget proposals. A document containing the list has been shared with UNESCO and is attached as annex to this report. Any plans for conservation and restoration will be shared with World Heritage Centre, Advisory Bodies prior to engagement as per paragraph 172 of the Operational Guidelines. Discussions are also underway with UNESCO Regional Office for Eastern Africa to prepare further project portfolio in order to launch a fundraising campaign for donors.

- c) *Developing strategies to ensure a steady influx of financial resources, including loans and tax reduction or exemption measures, substantial qualified human resources, and considerable institutional and technical capacity.*

Response (4c):

The AHP receives regular funding support from the Government of Eritrea. AHP) has also received a grant from the European Union Delegation to Eritrea for the Capacity building for safeguarding Asmara Historic Urban Environment in 2016. The overall objective of the project is to support the implementation of the Integrated Management Plan (IMP, 2016-2021) of the Asmara World Heritage Property.

The AHP in collaboration with Politecnico Di Milano (PoliMi) is organizing a range of training programs in conservation and management techniques for two target groups. The training program aims to obtain a new common, shared and widespread attitude towards monuments and built heritage in general, empowering and strengthening local capacities in fulfilling plans and interventions. The aim is to strengthen the technical and management capacities and skills of the target groups. The training was conducted during November – December 2017. The main aim of the first phase training is to produce future conservators and managers of Heritage sites. The second phase of the training is planned to be conducted by February 2019, and it will focus on producing technicians that will participate in future restoration and conservation of cultural heritage sites. The participants of this training were selected from 16 different institutions that are directly relation with cultural heritages. There were about 60 participants of different professions during the first phase of the training.

The State Party has also received a grant from the Netherlands Funds-in-Trust through UNESCO to implement the project “*Conservation of Asmara: a Modernist City of Africa*”. The overall objective of the project is to assist the State Party in the further implementation of the recommendations of the World Heritage Committee and provides an excellent opportunity to build capacities in management and conservation using the Historic Urban Landscape (HUL) approach. This approach aims to balance conservation and development needs while taking into account the various aspect of conservation in integrated framework to preserve urban heritage. The State Party is working towards the implementation of this project.

The Asmara Heritage Project Office of the Central Region Administration in collaboration with UNESCO Regional Office for Eastern Africa have organised the first workshop on Historic Urban Landscape (HUL) Recommendation in Eritrea. The overall aim of the workshop is to reinforce the conservation and management of the World Heritage Site. The specific objective is to build staff capacity on the UNESCO - HUL Recommendation for Eritrean professionals including architects, urban experts and engineers of the Asmara Heritage Office, local stakeholders and decision-makers. Fifteen participants are selected for the upcoming HUL Workshop representing key stakeholder institutions. The first workshop will be held from 3-7th December 2018 in Asmara. The second HUL workshop is planned for January 2019.

The ongoing capacity building programmes will result in significant improvement in skills and human resources to undertake conservation work. These experts are necessary for the future maintenance of UNESCO standards and safeguarding of the OUV in the World Heritage Property and Buffer Zone of Asmara. Overall, the State Party has been carrying out various capacity building programmes in order to improve the institutional and technical capacity of the Central Region Administration (Municipality of Asmara) and key stakeholder staff. Furthermore, the Municipality of Asmara has realised the need of continuous training and capacity building programmes.

In addition, the State Party has invited university professors and student from Italy, UK, Norway, Switzerland, and Sweden to the World Heritage Property to explore possible partnerships and exchange programme for capacity building. This initiative will continue to be preserved by the site management authorities.

So far developing strategies to ensure a steady influx of financial resources, including tax reduction or exemption measures have not yet implemented. Nevertheless, the Central Region Administration in collaboration with the Ministry of Finance, Commission of Culture and Sports and other key stakeholders have a plan to develop financial strategies and to establish Conservation Fund targeted on urban architectural conservation.

As part of the Netherlands funded project, the Asmara Heritage Project is also planning a public celebration of the African World Heritage Day on 5 May 2019, during which time the results of the NFIIT project will be presented and more awareness will be raised among the local community about World Heritage status, responsibilities and benefits.

- d) *Setting up the central management body envisaged by the Integrated Management Plan, based on the existing capacities and functioning structures, and giving it the function to coordinate all relevant stakeholders, both public and private, acting within the property and its buffers zone and providing it with the necessary technical and financial means and adequate human resources;*

Response (4d):

The Central Region Administration (CRA) is the parent institution for Department of Public Works Development (DPWD) and the Asmara Heritage Project (AHP). Department of Public Works Development (DPWD) is responsible for maintaining and improving Asmara's infrastructure, as well as safeguarding its heritage through enforcement of planning and building regulations. It has more than 150 staff of diverse professionals which include: architects, planners, engineers, building engineers and technicians. The AHP is institutional situated within DPWD.

The AHP was established by the Governor of the Central Region Administration in March 2014. The CRA has made firm commitments and allocated 12 million Nakfa (equivalent to 800,000USD) towards the establishment of the project. The aim of AHP is to prepare Asmara nomination dossier for UNESCO inscription, the Integrated Management Plan (2016-2021), the Conservation Master Plan and other supporting documents. As a result, the AHP has achieved many of its goals successfully. The AHP operates as an independent office with its own staff and has the legal power to undertake various studies and research. Financially, it has its own independent annual operating budget and periodically submits reports and proposals for the World Heritage Site and its Buffer Zone. AHP is implementing agency for projects financed by donor organisations. At present, AHP has 25 staffs with diverse professionals include architects, urban planner, engineers, Auto CAD and GIS operators, archivists including management staff.

In our letter dated on 31.10.2017 ref. **አማዞ/61.0/3952/17** which was sent to the Director of the World Heritage Centre, the State Party expressed that the Asmara Heritage Project is the focal institution which is responsible for the management of the Asmara World Heritage Property.

Currently, AHP is also undertaking the role of coordination activity and working with the all stakeholders in collaboration, both public and private in managing the World Heritage Property and the Buffer zone.

Eritrea has expressed its commitment and engagement since the creation of the Asmara Heritage Project prior to the recommendation of the World Heritage Committee to set up an appropriate institution. There are on-going discussions with the Central Region Administration, Ministry of Education and Commission of Culture and Sports for AHP organizational restructure proposal. The proposed organisational structures of AHP will provide a range of functional responsibilities, better coordination and management of the World Heritage Site. This restructuring proposal is under way and will report to the World Heritage Centre (WHC) when it is endorsed.

Requests the State Party to submit to the World Heritage Centre by 1st December 2018 a report on the implementation of the above-mentioned recommendations for the examination by the World Heritage Committee at its 43rd session in 2019.

This report has been submitted on 1st December 2018 as requested.

3. Other current conservation issues identified by the State(s) Party (ies) which may have an impact on the property's Outstanding Universal Value

At present, there are no issues identified which could impact the property's OUV

4. In conformity with Paragraph 172 of the Operational Guidelines, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity.

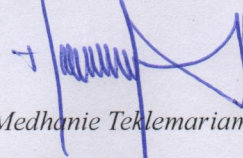
Currently, there are no major restoration projects or new construction in the world heritage property and the buffer zone which may affect potentially the Outstanding Universal Value of the property, including the authenticity and integrity. The State Party will send report to the World Heritage Centre when there are intended projects for major restoration, alteration and/or new construction in the World Heritage Property to comply with the Paragraph 172 of the Operational Guidelines.

5. Public access to the state of conservation report

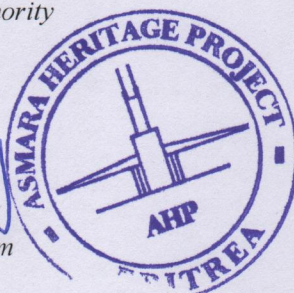
The State Party of Eritrea has no objection to this State of Conservation Report being uploaded on the World Heritage Centre's State of Conservation Information System web site.

6. Signature of the Authority

Sincerely yours,







Medhanie Teklemariam
Site Manager,


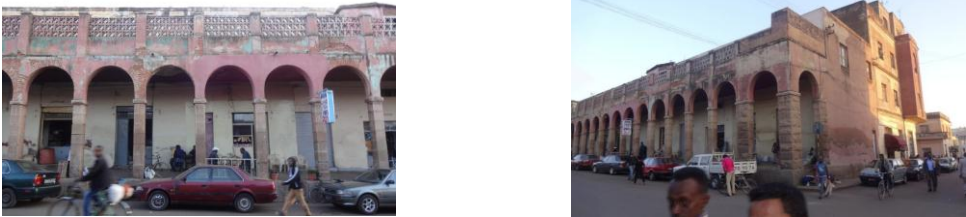
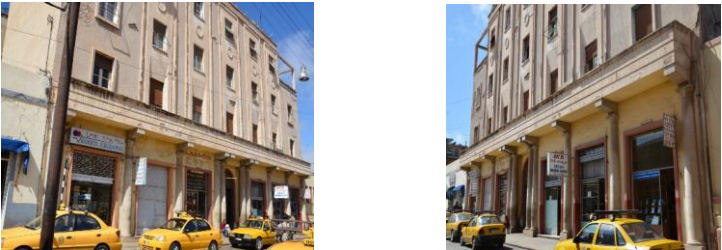
Asmara Word Heritage Site



List of Priority Prominent Buildings that Require major Maintenance Works (First Phase)

No	Building Name	Location	Owner	Type of Intervention	Preliminary Cost Estimate(USD)	Remark	
1	Theatro Asmara	Harnet Avenue	Public	Restoration	3,000,000.00	Generally the building is in a very bad condition. There is already a complete survey of internal and external damages in detail. In consideration to its architectural details and different styles in its exterior facades and unique internal elements, it requires a highly professional restoration intervention. There is a study for restoration works but it requires an indepth study and cost estimate.	 
2	Fiat Tagliero	Semaetat Avenue	-	Rehabilitation	2,500,000.00	The overall condition of the building is intact. However, some elements of the building such as the roof structure, ceiling, ground floor tiles, internal part and the supporting rooms in the west direction require renovation works. Above all the site and its surrounding traffic need a major rehabilitation and landscaping works by extending the site to the adjacent garage space. Asmara Heritage Project (AHP) has conducted data collection and survey works in collaboration with Eritrea Mapping and Information Center (EMIC).	  
3	Cinema Capitol	Denden Street	Public	Rehabilitation	4,000,000.00	The building is in a state of deterioration. There is already a complete study by international consultants for the restoration and rehabilitation works such as external, internal, acoustic system etc. which is ready for implementation. But a landscaping work is also required.	 
4	Alfa Romeo Bldg.	177-1 Street	Public	Restoration	2,500,000.00	The overall state of the building is in a very bad condition. Every part of the building, internal and external, are deteriorating rapidly, such as exposed foundation stones; falling plastering; doors, windows and shutters. It requires major restoration and rehabilitation works.	  
5	Cinema Odeon	Bihat Street	Public/Private	Restoration	2,000,000.00	The Building in general is in a bad condition. It requires external and internal renovation works, such as external facades, glass windows, spectator seats and major maintenance work for the CIS roofing.	  
6	Cinema Impero	Harnet Avenue	Public	Restoration	3,500,000.00	This building is in a dilapidating condition. In addition to falling wall parts, plastering, broken cornices and mosaics. The main façade on harnet avenue is in a very bad condition, with dampness and wet walls seen from the street. The internal parts also need serious renovation works such as sewer lines, external windows, doors and shutters require maintenance.	 

7	Post Office (Main building and Squares)	176-8/176-3	Public	Restoration	2,500,000.00	This building is in a relatively better condition due to periodic maintenance. But there had been internal and external alterations such as closing access, doors, additions and deminishing its bright ornamental exterior, and details of the facades. Therefore it requires restoration works to bring it back to its original condition.	
8	Fish and Vegetable Market	Harnet Avenue	Public	Rehabilitation	4,000,000.00	Generally both blocks are in a very bad condition with a falling wall parts, such as mosaics, frames, parapets, and cornices, particularly the fish market building is in a deteriorating condition. Total restoration work for the vegetable market and rehabilitation work for the fish market is required.	
9	Ministry of Education	Harnet Avenue	Public	Restoration	2,000,000.00	The overall condition of the building is in a very bad state. It requires an urgent restoration works of the external elemets of the building and needs major maintenance works of internal parts such as staircase, ceilings, halls, sanitary and electrical systems.	
10	Banco di Roma	Post Office Square	Public/Private	Restoration	2,500,000.00	The building in general is in a very bad condition. The plastering and some details on the front façade are falling apart. The windows and doors are in a very deteriorating stage. The roofing and gutters need maintenance works. Overall the building requires restoration works.	
11	Former Liyoid Building	Harnet Avenue	Public/Private	Restoration	2,500,000.00	The building is in a very bad condition, the external plastering especially the façade on Harnet Avenue is falling often; it also requires internal renovation as well as maintenance of external doors, windows and shutters.	

12	Ministry of Trade and Industry	Semaetat Avenue	Public	Restoration	2,500,000.00	The building is in a poor condition, with falling and deteriorating conditing plastering, wallframes and cornices, overall internal and externalparts of the building requires restoration.	
13	Mieda Eritrea Square - Urban Scale Intervention - (1km stretch)	Dekemhare Str./Barentu Street	Public/Private	Rehabilitation	45,000,000.00	The buildings on both sides of the square are generally in a bad shape, with many interventions (inapropriate additions on top). There is already a complete survey on the existng conditions of the area in general and on the maintenance and renovation of the building in particular to maintain its authenticity.	
14	Palazzo Menecci	176-1	Public	Restoration	1,500,000.00	This building is in a very bad condition. Some of its external details such as plastering are falling. Miscare and lack of repaire and refurbishment of its windows and shutters. The internal parts also lack maintenance works. It requires general restoration works.	
OVERALL PRELIMINARY COST ESTIMATE					80,000,000.00		