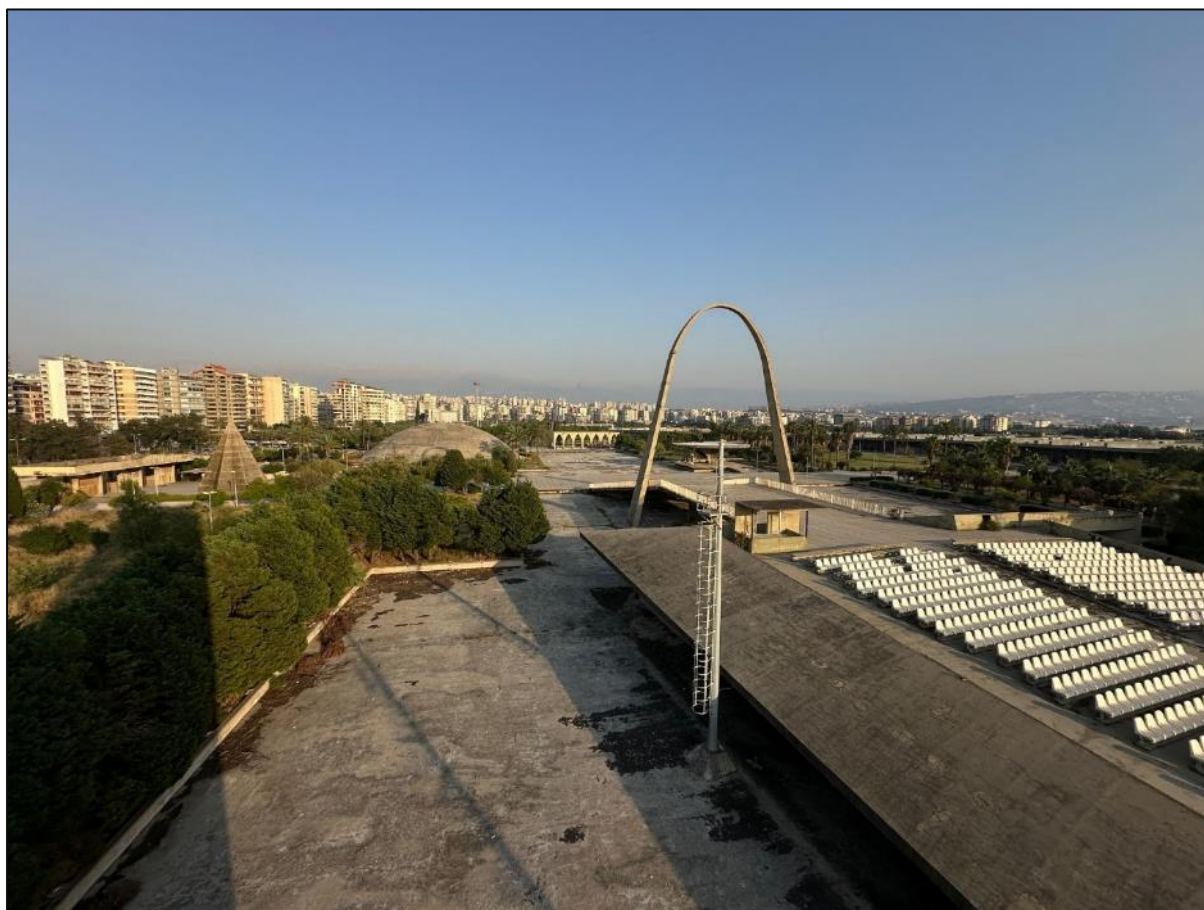


REACTIVE MONITORING MISSION REPORT
RACHID KARAMI INTERNATIONAL FAIR-TRIPOLI
(Lebanon)



3 -7 June 2024

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Acronyms

CPM	Conservation Management Plan
DGA	Directorate General of Antiquities
DGU	Directorate General of Urban Planning
DSOCR	Desired State of Conservation for Removal
HIA	Heritage Impact Assessment
ICOMOS	International Council on Monuments and Sites
KIC	Knowledge and Innovation Centre
MoE	Ministry of Economy and Trade
MoC	Ministry of Culture
NGO	Non-Governmental Organization
OEA	Order of Engineers and Architects
OUV	Outstanding Universal Value
RKIF	Rachid Karami International Fair
FU/BEI	UNESCO Multisectoral Regional Office in Beirut
UNESCO	United Nations Educational, Scientific and Cultural Organization
UNHCR	United Nations High Commission for Refugees
WMF	World Monument Fund

The following words in this report shall stand for:

The Fair:	Rachid Karami International Fair
The Mission:	The joint World Heritage Centre/ICOMOS Reactive Monitoring Mission
The Committee:	The World Heritage Committee
The Board:	Board of Directors of the Rachid Karami International Fair
Niemeyer:	Oscar Niemeyer

Acknowledgements

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In addition, the mission would like to express its gratitude to the UNESCO Office in Beirut, its Director Costanza Farina, and Culture Specialist Elena Constantinou, and in particular to Mr Joe Kreidi, who established the mission programme and visits, and to Ms Maya Hmeidan, consultant, who both accompanied the mission in their meetings and site visit. Last but not least, our thanks Mr Wissam Barakat, who drove the mission safely to all meetings in Beirut and to Tripoli.

Youmna Tabet (UNESCO), Nicholas Clarke and Guido Stegen (ICOMOS).

EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

At its 18th Extraordinary Session in January 2023 in Paris, the World Heritage Committee inscribed the “Rachid Karami International Fair-Tripoli” on both the World Heritage List and the List of World Heritage in Danger (**Decision 18 EXTCOM.5.1**). Following an invitation from Lebanon by letter dated 16 February 2023, a mission – comprising representatives from the World Heritage Centre and two ICOMOS experts – was conducted from 3 to 7 June 2024.

The mission was warmly received by Lebanese authorities, who facilitated site access and stakeholder meetings with support from local experts and the site manager. This cooperation was pivotal in assessing the key vulnerabilities that justified the site’s inclusion on the List of World Heritage in Danger and in advancing the common objective of safeguarding the Fair through an appropriate conservation and development strategy.

1. Conservation Challenges:

The RKIF faces critical conservation issues requiring urgent stabilization measures:

- Alteration of Design: While most structures adhere to Niemeyer’s original design, aesthetic and functional losses have occurred due to incomplete finishes, post-war modifications, and conceptual alterations at the Grand Canopy and the Collective Housing.
- Deterioration of Concrete Structures: Although the concrete material and construction is conventional and the deterioration and pathologies are very common, some specific defects, such as honeycombs and overpour have induced major threats. Alarming conditions include carbonation, chloride-induced corrosion, and water damage exacerbated by inadequate roof sealing and drainage systems.
- Structures at imminent risk:
 - the Water Tower, the umbrella of which risks collapse,
 - the Outdoor Amphitheatre, with a partially collapsed soffit likely due to conceptual defects,
 - the Grand Canopy which has unstable precast fascia, collapsed secondary beams, and principal beams showing significant deflection.
- Documentation Gaps: A lack of detailed documentation hinders damage assessment, decision-making, and long-term planning for the Fair’s preservation.

2. Management Challenges:

- Dysfunctional management system impacted by Lebanon’s political and economic instability.
- Lack of national heritage designation for the Fair.
- Insufficient governance structure under Law 27,
- The Conservation Management Plan (CMP) lacks emphasis on the site’s OUV, structured timelines, priorities, and responsibilities.
- Inconsistent urban planning and absence of a buffer zone to integrate the Fair into its urban and social context.

3. Potential Threats from Development:

- Absence of a clear overall vision for RKIF’s conservation and sustainable development.
- Fragmented past decisions, though adaptive reuse efforts like the “Minjara Project” demonstrate potential.

- Limited strategies for raising awareness, promoting the site's value, or securing funding.

Based on the observation and analysis of the conservation of the site, the mission proposes a DSOCR and related corrective measures and timeframe to the State Party.

The mission's findings confirm the significant threats to the RKIF that warranted its inclusion on the List of World Heritage in Danger. However, this inscription has sparked a renewed sense of urgency and commitment among stakeholders to tackle these challenges. The dynamic created by the site's inscription, combined with the strong will of stakeholders to support its protection and sustainable development, offers a promising foundation for progress. In this report, the mission aims to propose practical solutions for conservation and management, carefully crafted to address the complex political and economic context in Lebanon.

RECOMMENDATIONS

The mission recommends the following measures:

A. Emergency measures to address immediate threats to OUV:

Conditions Assessment:

- Gather detailed information on the condition of the the concrete structures to inform necessary emergency measures related to ventilation and water management, particularly for addressing infiltration and leaks at structures most at risk. **[urgent]**
- Measure and analyse concrete carbonation and chloride levels using non-destructive methods to understand decay origins and prevent over-restoration. **[urgent at structures at risk]**
- Reassess cement composition to interpret lab results accurately and preserve original rebars made of low-corrosive steel.

Emergency Interventions at Risk Structures:

- **Water Tower:** Stabilize and repair the umbrella of the Water Tower with temporary metal shoring **[immediate action]**. Repair rainwater systems and concrete. Consider applying for Emergency International Assistance from the World Heritage Fund.
- **Outdoor Amphitheatre:** Safely remove collapsed soffit sections **[immediate action]** at the Outdoor Amphitheatre and develop a strategy to restore the degraded oblique parts, ensuring minimal removal.
- **Grand Canopy:** Remove unstable precast concrete panels and collapsed secondary beams at the Grand Canopy **[urgent]**. Reconstruct missing roof sections, repair rainwater systems, and study the post-tensioning of principal beams, including chloride testing and deflection measurements to determine appropriate intervention.
- Secure, clean **[urgent]**, ventilate, and repair water runoff systems (as part of the global intervention on water systems) at the Entrance Complex, Space Museum, Administration Building, Firehouse, and Model Residence.

Other Emergency Measures:

- Repair and restore water runoff systems, including roof sealing, piping, and reflecting pools; apply appropriate materials like asphalt and watertight cement plastering. **[urgent]**
- Refill reflecting pools after re-alkalization and repair.

B. Protection and Management

Legal Protection

- Register the site as a national cultural heritage monument to align with its international protection status.
- Modify Law No. 274 to further support the site's management and conservation. **[urgent]**
- Align Tripoli and El-Mina Master Plans with Law No. 274 by updating the provisions of zones P4 and M14.
- Conduct an urban study to identify the boundaries for the creation of a buffer zone, enhance connectivity with nearby urban areas and protect the Fair's visual scope, and submit a minor boundary modification proposal to the World Heritage Centre.

Institutional Framework and Management

- Maintain the current Board of Directors as the sole management body, ensuring it has an adequate budget and includes an expert in conservation and heritage management and a representative from the DGA to ensure the World Heritage protection and preservation processes are followed. **[urgent]**
- Establish an Advisory Council to involve all major stakeholders, including government, professional organizations, and civil society and provide guidance to the Board.
- Allow the Board to consider qualitative aspects in tendering procedures related to conservation, recovery and maintenance of the integrity and authenticity of the property's OUV.
- Form a specialized Conservation, Maintenance and Development Division under the Fair's administration, to oversee contractors work and implement physical interventions. The team should receive training on conservation, including historic concrete repairs. **[urgent]**
- Integrate the CMP into the Management System, by developing an Action Plan (with distinct short-, medium-, long-term, and recurrent actions), and ensuring that the OUV guides all decisions. The Conservation guidelines should remain adaptable, allowing for the Fair's operation. **[urgent]**
- Develop a Management Plan with a strategy for conservation, development, and operation. Include short-, medium-, and long-term conservation actions, documentation of interventions, and a cyclical inspection and maintenance plan.
- Engage Tripoli and El-Mina municipalities to strengthen community relationships with the Fair and improve urban integration.

C. Conservation and Development

Overall Vision

- Develop an overall vision for the future of the Fair focusing on restoring and using existing structures over new construction, prioritizing the preservation of integrity and authenticity. **[urgent]**
- For the Grand Canopy, adhere to Niemeyer's original concept of distinct installations, ensuring proper ventilation in enclosed sections.
- At the Collective Housing, recover original architectural elements while adapting the structure for modern use.
- Use the Minjara Project as a model for adaptive reuse.

Documentation and Studies:

- Conduct a scenic study to restore visual harmony between the central axis and key buildings, considering vegetation adjustments.
- Establish a centralized digital archive to store and organize site-related documents, including drawings, reports, and photographs.
- Perform geometric and material studies, including geo-located 3D scanning and photogrammetry, while leveraging the UNESCO “Dive into Heritage” project.
- Collect structural data on carbonation, chlorides, rebars, and water systems and assess damage in detail.

Development Planning and project proposals

- Use the overall vision to solicit restoration proposals for existing structures, if needed. Focus on activating existing buildings for activities rather than building new facilities.
- Notify the World Heritage Centre about major renovations or proposals and conduct Heritage Impact Assessments (HIA) (capacity-building training on HIA processes shall be provided by UNESCO).
- In particular, evaluate alternative solutions for the Solar Lighting Project like lightweight roofs over parking areas or a temporary ground-based PV field in the southwest, base reuse plans of the Experimental Theatre (Reflection One Project) on thorough archival and physical research, maintain original paving levels, and avoid adding external ticketing structures. Based on the overall vision, promote the recovery of original architectural features at the Collective Housing/Hotel, using 3D modelling to attract investors. Temporary repairs should be minimal, short-term, and submitted to the World Heritage Centre for review.
- Create rules and protocols for temporary events in existing structures, ensuring installations are reversible and supervised by qualified personnel. **[urgent]**

Awareness Raising, Promotion, and Fundraising:

- Organize awareness and community engagement campaigns targeting particularly children and youth, with the help of UNESCO, municipalities, ICOMOS Lebanon, and NGOs. **[urgent]**
- Set up a permanent exhibition at the Fair to present its Outstanding Universal Value and history.
- Use the 3D model to promote the Fair’s evolution and to showcase future plans and support fundraising efforts.
- Capitalize on Tripoli’s reputation as a hub for creative industries to market the Fair’s unique visual identity.

D. DSCOR and Corrective measures

Regarding DSCOR, Corrective measures and timeframe, the proposals made by the mission should be completed/confirmed by the State Party.

THE PROPERTY

1. Name of the property and inscription history

The property 'Rachid Karami International Fair-Tripoli' was inscribed on the UNESCO List of World Heritage and on the UNESCO List of World Heritage in Danger in 2023 simultaneously at the 18th extraordinary session of the World Heritage Committee (Paris, 2023) with Decision **18EXTCOM 5.1**, and as a 'cultural property' under criteria (ii) and (iv).

The Rachid Karameh International Fair of Tripoli was the flagship project of Lebanon's modernization policy in the 1960s. Designed by the Brazilian architect Oscar Niemeyer and built in collaboration Lebanese engineers on a 70-hectare site located between the historic centre of Tripoli and the El Mina port, it is one of the major representative works of 20th century modern architecture in the Arab Near East.

2. Summary of the Statement of Outstanding Universal Value

By Decision **18EXTCOM 5.1**, the World Heritage Committee adopted the Statement of Outstanding Universal Value (OUV), as summarized below (*see full version in Annex 4*):

"The Rachid Karami International Fair-Tripoli has been erected in Tripoli, the second largest city in Lebanon and the capital of the Northern Governorate, and was designed by Oscar Niemeyer between 1962-1967 and built until 1975. The main building of the International Fair consists of a huge oblong covered exhibition space, the Grand Canopy¹, under which the exhibition pavilions of several countries could be freely installed. The entrance to the International Fair complex begins at the southern end of the Grand Canopy: a vast ramp leads to a raised portico from where the visitors can discover the entire composition. A series of educational, recreational and cultural facilities were immersed within a "Brazilian Tropical Garden" and connected by water pools and pedestrian passages. In the northern part, a ceremonial ramp leads to the outdoor amphitheatre, surmounted by a monumental arch forming a symbolic gateway to modernity and a landmark of the city of Tripoli."

The property met the following criteria:

- **Criterion (ii):** The Rachid Karami International Fair-Tripoli expresses in an exceptional way the successful integration of Brazilian modernist concepts into the context of the Arab Near East in Tripoli and is a vivid example of cultural exchange in the field of architecture. The collaboration between Oscar Niemeyer, the architect of the complex, and the Lebanese engineers and contractors has given them valuable experience in sophisticated large-scale reinforced concrete structures and concrete shells, while a new generation of Lebanese architects was inspired by Niemeyer's "Brazilian modernism", which is reflected in several of their works, whether in Lebanon or in the Arab Near East.
- **Criterion (iv):** Oscar Niemeyer's monumental International Fair project in Tripoli is an outstanding example of world fairs that emerged in the newly independent Arab countries to express national pride and take part in the universal process of modernisation. It constitutes an outstanding architectural example of a large-scale modernist exhibition complex, which defines an architectural typology characterised by

¹ The Conservation Management Plan (CMP) refers to this structure as the 'Grand Cover', but it is named the 'Grand Canopy' Nomination Dossier and in the Statement of Outstanding Universal Value, a term which is used consistently in this report.

simplicity and discipline where a single main large structure hosts the pavilions; a set of smaller structures serve social- reformative and educational purposes.

3. Threats for which the property was inscribed on the List of World Heritage in Danger

The State Party, included in the Nomination Dossier for the RKIF, the request that the Fair be inscribed **simultaneously on an emergency basis on the World Heritage List and on the List in Danger**, particularly due to the endangered integrity of several components due to the aging of concrete. The Nomination Dossier also outlines five factors affecting the property as:

1. Structural deterioration (as noted directly above);
2. Persistence of the current state of marginalisation;
3. Introduction of new uses that might be in contradiction with the character of the property;
4. Developments in the buffer zone that might be in contradiction with the character of the property;
5. Lack of a comprehensive urban policy that would guide the development of the Fair area and the area around the Fair complex.

The factors affecting the property as defined at the inscription are the following:

- Local conditions affecting physical fabric (state of critical conservation conditions and need for emergency stabilisation measures);
- Management and institutional factors (lack of management structure, lack of defined buffer zone, lack of financial resources);
- Buildings and Development (Vulnerability to potential inappropriate developments).

The property was, simultaneously with its inscription on the List of World Heritage, inscribed in January 2023 on the List of World Heritage in Danger for the following reasons:

- The state of critical conservation conditions at the Fair and need for emergency stabilization measures;
- The Fair's vulnerability to potential inappropriate developments;
- The lack of management structure.

4. Identification of the RKIF key tangible elements

The draft Conservation Management Plan (CMP), submitted to the World Heritage Centre in April 2024, lists elements that are of exceptional or considerable significance. These, relating to two categories, the fairground buildings and the built landscape, can be considered as among the main attributes of the site's OUV; as follows:

Fairground Buildings:

- | | |
|---|--|
| • Ticket Booth [1] ² | • Manège-Annex (Ticket/guard booth) [13] |
| • Entrance Portico and Reception Centre (current administration building) [2] | • Outdoor Amphitheatre (referred to as 'Open-Air Theatre' in the CMP) [14] |
| • Guest House [3] | |

² The 2024 CMP uses names and numbers (see p.64) for identifying buildings and landscape elements, which differ from the ones in preceding and historical documents (see p.35). Names and numbers in this report follow the IDs from the CMP (as referred to p.64); they complete them when IDs are missing in the CMP (like for the Fairground Built Landscape).

- Grand Canopy (referred to as 'Cover' in the CMP) [5]
- Restrooms [6]
- Transformer Rooms [7]
- Lebanon Pavilion [9]
- Experimental Theatre [10]
- Space Museum and Helipad [11]
- Manège [12]
- Water Tower [15]
- Bars [16]
- Housing Museum [18]
- Model Residence [19]
- Collective Housing (now defunct Quality Inn Hotel) [20]
- Administration Building [21]
- Customs-Firehouse-Depot [22]

Fairground Built Landscape:

- Reflecting pools
- Main entrance Plaza/Car Park
- Underground spaces (Shelters, Cisterns)

The actual fairground vegetated landscape has some significance and no physical negative impact on the attributes. Although a later addition, it can be also considered as it is in line with Niemeyer's concept of "Tropical Garden" landscape.

5. Boundaries

At the time of inscription of the property on the World Heritage List, the Committee considered that the property encompasses the area of 72 ha inside the fenced oval (Zone A + Zone B – see Section 7.1) and requested to be provided with its exact geographical coordinates (see Section 5).

The establishment of a buffer zone, recommended by the World Heritage Committee at the time of inscription (Decision **18EXTCOM 5.1**) a still needed, as well as detailed land-use and zoning guidelines for the planning of the immediate setting of the RKIF to ensure an added layer of protection to the property. Buffer zone delineation is outlined in paragraphs 103 to 105 of the *Operational Guidelines*.

6. Summary reference to key decisions

At the time of inscription of the property on the World Heritage List, the World Heritage Committee recommended that the State Party give urgent consideration to the following (Decision **18EXTCOM 5.1**, <https://whc.unesco.org/en/decisions/8047>):

- Providing the exact geographical coordinates of the boundaries of the property,
- Considering, with the assistance of the joint World Heritage Centre/ICOMOS Reactive Monitoring mission, the establishment of a buffer zone as per paragraphs 103 to 105 of the *Operational Guidelines* to ensure an added layer of protection to the property,
- Developing detailed land-use and zoning guidelines for the planning of the immediate setting of the Rachid Karimi International Fair-Tripoli and of the portion of the oval within the property outside the nationally relevant "core zone",
- Setting up a management structure for the property that also includes among its members representatives of the cultural heritage protection institutions, professionals and academic organisations and the civil society,

- Carrying out a geometric and architectural survey and a detailed condition assessment of Niemeyer's structures as a knowledge basis for emergency stabilisation measures, conservation and structural rehabilitation interventions,
- Considering a digital project of the documentation preserved at the various publicly accessible archives, to promote research and ensure that the original project documentation is not lost due to disasters or accidents,
- Developing and implementing a Heritage Impact Assessment for any project proposals that may have an impact on the Outstanding Universal Value of the property (including the "Knowledge and Innovation Centre" (KIC) project) and for the revision of the master plans of El Mina and Tripoli.

7. Summary of the National Management System for the Preservation and Management

7.1 Legal Framework

The Law no.274 published in the Official Journal on 10 March 2022 on the Reorganization of Rachid Karami International Fair is the main legal instrument that governs the property and includes basic protection mechanisms in terms of protection and management.

The Law sets out differentiated protection mechanisms for Zone A (800x500 metres rectangular area (40 ha), also named core zone) encompassing all Niemeyer designed structures, and Zone B, for the extant part of the oval (also named buffer zone in the law). All the components (buildings and open spaces) designed by Oscar Niemeyer are included in Zone A. Any new construction in this zone is forbidden and any intervention for restoration, reconstruction, or internal development must be approved by the Ministry of Culture. Zone (B) covers the rest of the premises (an area of 32 ha). Any construction or intervention in this zone is subject to the approval of the Ministry of Culture (see Law no. 274 in Annex 6).

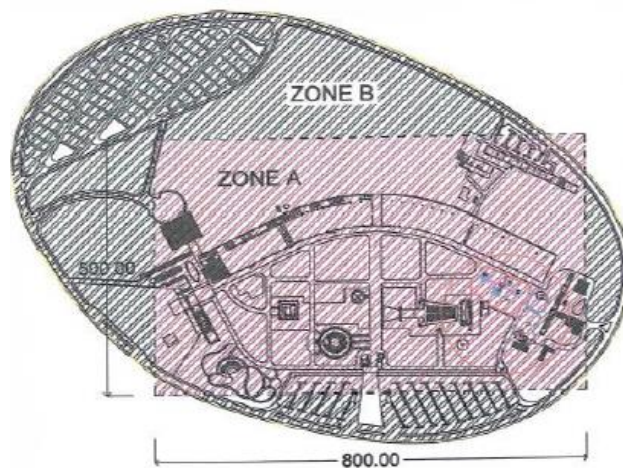


Figure 1: Map of the Zones, as presented in Law no.274

7.2 Management system

Law no.274 also sets the status, management mechanisms and requirements for the Fair, as follows:

- "The RKIF is a public entity with moral identity, as well as financial and administrative autonomy." The Ministry of Economy and Trade, exercises sole administrative tutelage over the Fair, appointing the Board of Directors (referred to in the

Conservation Management Plan for the Fair as the 'Administrative Board'), by providing approvals, notably for operations, regulations, contracts, budget, loans and donations.

- The Board of Directors assumes the authority of decision making in the Fair. It is composed of a chairman and six members (with defined expertise), appointed for a renewable five-year term by a decree of the Council of Ministers upon the recommendation of the Minister of Economy and Trade. It shall meet twice a month.
- The Board's duty is to manage, exploit, develop and maintain the Fair; and for this purpose, it shall initiate all necessary construction, administrative, financial, and commercial work and establish investment projects.
- The Board, investors, and occupants must preserve the authenticity of the built structures in the Fair and take into consideration the external architectural character and cultural value of these structures, as confirmed by its inclusion in the UNESCO World Heritage Tentative list³.

The Management system of the RKIF is represented by the following graphics:

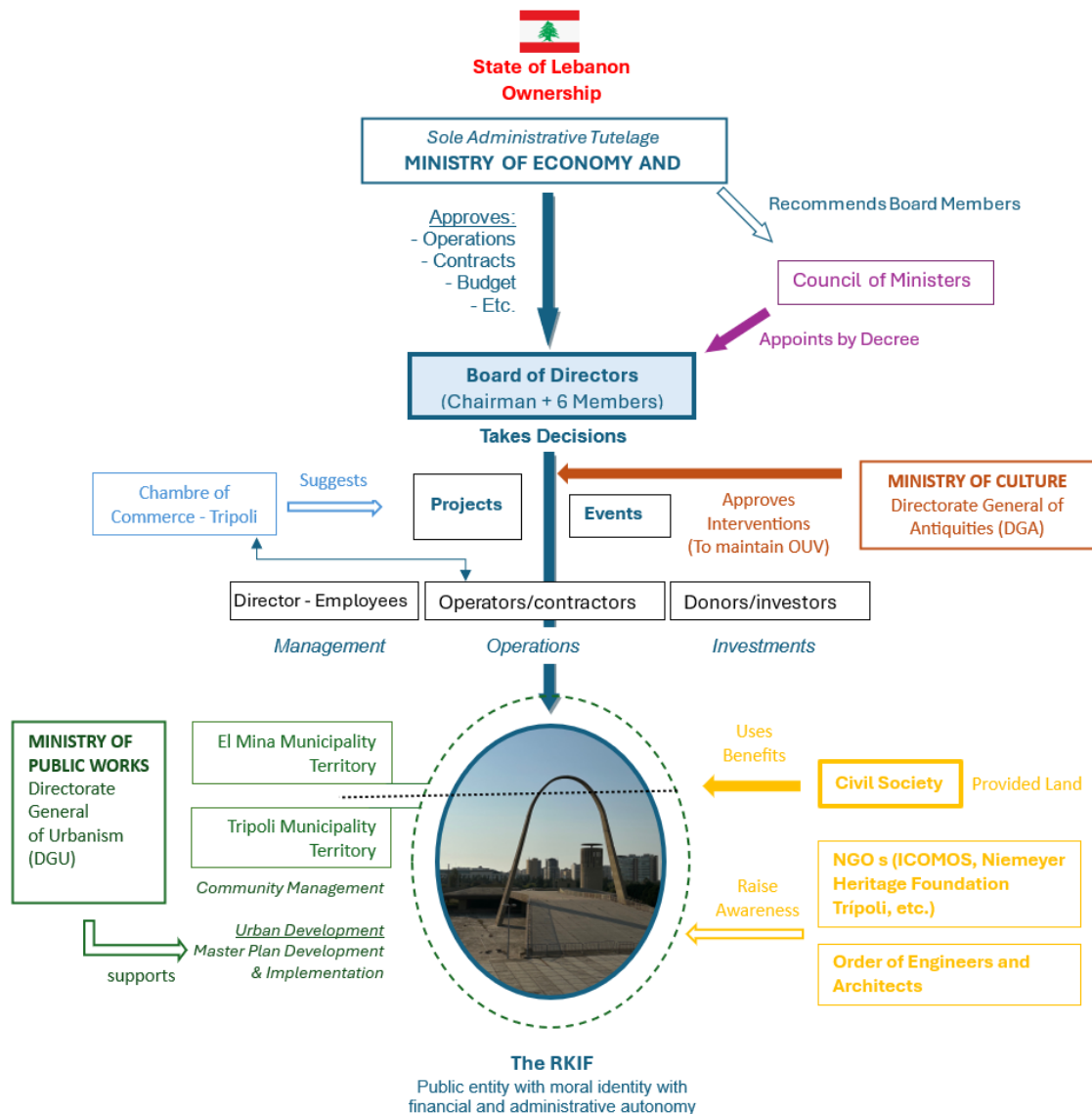


Figure 2. Graphics representing the property's management system

³ The site was not inscribed on the List of World Heritage yet when Law no.274 was published.

The day-to-day operation of the Fair is entrusted to the Director, who oversees the Administration. The director is a member of the Board. The Administration consists of Financial, Operational, Marketing and Legal divisions. The total staffing component provided for the operation of the Fair, including guards, is 64 persons⁴.

I. THE MISSION

The mission was requested by the World Heritage Committee during its 18th Extraordinary session (Paris, January 2023), at the time it inscribed the “Rachid Karami International Fair-Tripoli” on the List of World Heritage and on the List of World Heritage in Danger (Decision **18 EXTCOM.5.1**). The State Party invited the mission by letter dated 16 February 2023. Composed of the representative of the World Heritage Centre and of two experts from ICOMOS (one being specialized in the conservation of modern concrete), the mission took place from 3 to 7 June 2024. It was accompanied by two member staff from FU/BEI (the National Officer for Culture and the consultant in charge of the elaboration of the CMP) and by the property’s site manager (DGA), and also, most of the time, by the Lebanese expert who prepared the nomination file. The meetings in Beirut took place on Tuesday June 4 and Friday 7 June 2024. The visit to the RKIF in Tripoli took place from 5 to 6 June 2024 (see Mission Team details and Programme in Annexes 2 and 3).

Note: At the RKIF, the mission visited all structures, with the exception of the interior spaces of the guesthouse, the hotel, and the Housing Museum, which could only be viewed from the outside. The mission team members also visited the urban areas around the property.

The mission met with the main stakeholders involved in the management of the property:

In Beirut with:

- The Prime Minister's Office
- The Ministry of Culture
- The Directorate General of Antiquities (DGA)
- The Directorate General of Urban Planning Department (DGU)
- ICOMOS Lebanon
- Director of FU/BEI

In Tripoli with:

- The Board of Directors
- The Mayor of Tripoli Municipality
- The Mayor a.i. of El-Mina Municipality
- The Order of Engineers and Architects (OEA)
- The Chamber of Commerce
- The Oscar Niemeyer Foundation – Tripoli

The mission was not able to meet with the Minister of Economy and Trade for reasons beyond his control, the Director of the RKIF, or the “Minjara project” team (see Section 1.1.B).

In accordance with Decision **18EXTCOM 5.1**, the mission aimed to:

1. Assess of the overall state of conservation of the property, having particular regard to identified attributes of the property which support its Outstanding Universal Value (OUV);
2. Assess the conservation policies and actions outlined in the Conservation Management Plan submitted to the World Heritage Centre on 30 April 2024. This includes examining measures stabilizing, protecting, repairing, and adaptive reusing

⁴ UNESCO, 2024. *Conservation Management Plan : Rachid Karami International Fair – Tripoli*, p. 60.

key buildings. Specifically, assess how the policies align with the national legal framework, the management structure, World Heritage obligations regarding land-use within the property and its setting, the creation of a buffer zone, and the development of an overall vision for the property and its surroundings. Additionally, review efforts to raise international awareness of the RKIF's significance, and evaluate implemented actions, projects and adherence to World Heritage processes.

3. Assess identified threats, damages and proposed interventions, as well as implemented projects, and provide advice regarding the Desired State of Conservation for the removal of the site from the World Heritage List in Danger (DSOCR) and corrective measures for the property.

The detailed Terms of Reference are available in Annex 1. Many documents were provided before, during and after the mission. They are listed in Annex 5. The most recent document is the Conservation Management Plan, assessed in paragraph 2.3.B.

II. ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

The mission addressed the following key issues. It assessed the overall conservation of the RKIF, focusing on changes to Niemeyer's original design, architectural transformations, landscaping, and the conservation of concrete structures (structural integrity, steel corrosion, concrete ageing), identifying urgent documentation and structural intervention needs. (Issue 1). Additionally, the mission reviewed conservation policies in relation to the legal national framework, management structure, World Heritage obligations, land use planning, buffer zone establishment, and the development a unified overall vision for property. It also examined efforts to promote of international awareness and evaluated implemented actions and projects (Issue 2). Lastly, the mission identified threats, and the corrective measures needed to achieve a proposed DSOCR (Issue 3).

Issue 1: State of Conservation of the Property

This section addresses the RKIF's overall conservation, focusing on conceptual changes to Niemeyer's design, landscaping, architectural transformations, and the condition of concrete structures, highlighting documentation needs and urgent structural interventions.

While most structures align with Niemeyer's design, there is a noticeable decline in his original compositional and scenographical concept, with aesthetic losses due to incomplete or altered structures. Some facilities were added after the war. The Grand Canopy [5] and the Collective Housing [20] were conceptually altered. The state of the reinforced concrete is alarming, with widespread deterioration stemming from common defects such as honeycombs and overpouring, exacerbated by carbonation and water saturation leading to steel corrosion. High chloride concentrations from environmental and/or construction sources further accelerate decay.

Urgent measures are needed to mitigate imminent risks affecting the OUV and ensure safety. Priority actions include:

- **Addressing documentation gaps**
- **Implementing immediate interventions to resolve water infiltration issues,**
- **Stabilizing the Water Tower's umbrella at risk of collapse,**
- **Repairing the partially collapse soffit of the Outdoor Amphitheatre,**
- **Rectifying structural defects at the Grand Canopy.**

1.1 Overall Assessment of the Conservation of the RKIF⁵

A. Preserving Niemeyer's Compositional and Scenographic Concept

Niemeyer's concept for the Fair and its evolution, as outlined in the CMP⁶, emphasizes a central axial space defined by the main walkway. This walkway begins at the highest entrance viewpoint and extends between the Grand Canopy on one side and a series of cultural and recreational buildings set within the garden on the other. Curved and shaded by the Grand Canopy, the walkway was designed to provide a dynamic and ever-changing perspective of the Fair's architecture.

However, this harmonious interaction has been disrupted. **The landscape**, once a blend of open spaces, pathways, and greenery that supported Niemeyer's "architectural promenade," **has undergone significant alterations**. Access under the Grand Canopy's cantilever edge is now restricted due to the instability of added precast concrete panels (see Section 1.3.B). The vegetation has also deviated from Niemeyer's original⁷ scenic layout, diminishing the intended interplay between the buildings and the overall sense of cohesion. Additionally, all reflecting pools – central to Niemeyer's concept of mirroring and amplifying the monumental forms – are now dry. Later additions, such as fountains, further detract from the intended reflective effect.

Within Zone A (an 800m x 500m rectangular area), there is a stark contrast in maintenance. The southern section, including the Entrance Complex [2], Lebanon Pavilion [9], and Experimental Theatre [10], is well-maintained and accessible, while the northern, northeastern, and eastern sections around the Grand Canopy are in significantly poorer condition.

The mission recommends conducting a comprehensive scenic study to evaluate and restore the mirroring effects of structures and reestablish the visual connection between the central axis and the key buildings dispersed throughout the garden. This study should guide targeted interventions in the garden, particularly regarding vegetation, which is not necessarily in contradiction with a high density of greenery and trees.

B. Preserving Niemeyer's Architectural Approach

While most buildings and structures were preserved according to Niemeyer's original design, there is a noticeable loss of aesthetic expression due to the incomplete or deteriorated finishes. The expansive surfaces of structures, combined with their sun-exposed colours and textures play a crucial role in their overall visual impact. Available documentation does not always align with the nuances revealed by stratigraphical analysis. Regardless of the original colours, the contrast between exposed concrete and flat coloured surfaces is a key element of the architectural expression and should be thoughtfully addressed in any restoration work.

The transformation of the Fair is evident in the map of the current RKIF, which highlights the 'Post-Niemeyer Additions' (PNA). These include the Post-War Utility Buildings [8], the Secondary Entrance Structure [17], the additional facilities in the Collective Housing, and UNHCR buildings. **Architecturally, the most significant changes occurred in the Grand Canopy and the Collective Housing**. Notably, the Minjara project demonstrated a compelling adaptative reuse of the Guesthouse.

⁵ CMP Reference: Chapter 3.2.3

⁶ CMP Reference: Chapter 1.1 and 1.2.

⁷ In this report, Niemeyer's initial project relates to the 1970 project, with the concave side of the Grand Cover oriented towards the old city of Tripoli, North-East (as per map p.35).

a) Grand Canopy

The southeastern portion of the Grand Canopy has been enclosed, transforming it from a cover into a building. This alteration not only affected the architecture integrity and special character of the structure but also significantly the conservation of the enclosed concrete. The enclosed section is now subject to inversions and climate gradients, which exacerbate moisture accumulation and concentration (see Section 1.2.C).

The mission recommends preserving the remaining open section of the Grand Canopy in line with Niemeyer's original concept, who envisioned it as a space for distinct installations and activities beneath, not as an enclosed structure. Until a definitive decision is made regarding the enclosed section, mitigation measures such as ceiling ventilation are advised to minimize the effects of climate-related stressors.

b) Collective Housing

The Collective Housing was originally designed as a distinctive frame with clear interplay of open and closed areas. The voids were integral to the original landscape, positioning the housing as the endpoint of the central movement axis. However, in its current state, the structure has lost its architectural significance and functionality. The Board is currently developing a business plan for the hotel's operation, which includes provisions for recovering the façade's original design principles.

The mission recommends that provisions for restoring the building's original shape, including its colour and texture principles, be integrated with a reuse strategy that addresses contemporary needs.

c) Minjara Project

The Minjara Project, a reuse of the Niemeyer-designed Guest House [3], received the Aga Khan Award for Architecture 2022. However, the mission was not able to visit the building, as it was locked due to a conflict between the Board and the Minjara Project Team. Initially funded by the European Union for five years to preserve and revive Tripoli's woodcraft heritage, the project was not extended, reportedly because the Board withheld approval due to changes in the scope of the new proposal that diminished its added value. The mission was also unable to meet with the Minjara Project Team.

Based on available information, the mission concludes that this initiative serves as an inspiring model of adaptive reuse, offering valuable insights for future restoration efforts at the property.

1.2 Overall Assessment of Concrete Structures⁸

A preliminary assessment of the RKIF structures has been completed, though a detailed damage mapping is available only for exterior surface of the Experimental Theatre. In the absence of comprehensive studies, it remains challenging to quantify the extent of damage across structures throughout the complex. From a stability perspective, while exposed concrete⁹ often appears more compromised than it truly is due to surface-level degradation, repairs should focus on minimal-impact interventions, resembling maintenance operations rather than full-scale restoration projects.

⁸ CMP Reference: Chapters 3.2.2 & 3.2.4

⁹ Exposed concrete is meant here as concrete construction that is intentionally left visible as an architectural expression.

The overall state of conservation of the reinforced concrete of the RKIF is alarming.

Although the materials and construction methods are mostly conventional (with the exception of the Grand Canopy's post-tensioned beams), common deterioration patterns have led to significant threats. These threats vary in severity depending on conceptual, execution-related, chemical, or mechanical factors.

A. Damage and/or threats due to conceptual errors

No conclusive evidence was found in the CMP, upstream studies or during the mission to suggest that damages are due to conceptual errors. While contemporary reinforced concrete design and specifications differ significantly from the standards applied during the construction of the RKIF, these differences do not generally correlate with damage in heritage concrete structures. At the RKIF, the collapse of the soffit in the Outdoor Amphitheatre appears to be the only instance of damage potentially linked to a conceptual oversight (see Section 1.3.B).

Concrete distortions and deflections, such as those observed in the main beams of the Grand Canopy or the canopies of the Bars [16], can occur over time. These deformations are not necessarily indicative of miscalculation or instability but are often a natural consequence of aging. Secondary factors, such as water penetration through cracks, can exacerbate chemical threats and deterioration (see Section 1.2.D).

Each instance of damage requires individual assessment. Detailed digital documentation of all concrete structures including rebars and formwork drawings, is essential for determining whether apparent damage stems from conceptual errors or factors, as well as for predicting future deterioration (see Section 1.3.B).

B. Damage and/or threats due to execution errors

The concrete structures of the RKIF are at risk, primarily due to execution errors. Honeycombs (gravel nests) and concrete overpour are the most common causes of decay. While such issues are generally not a significant threat to exposed concrete – since they are visible and can be addressed before becoming serious problems – this is not the case at the RKIF. The site has numerous inaccessible voids between the ceilings, beams, and floor slabs, where honeycombs are both frequent and severe. These voids are exposed to water infiltration and are poorly ventilated, creating conditions that can quickly become critical if water infiltrates, exacerbating the damage.

C. Damage and/or threats due to mechanical impacts

In this report, “mechanical impacts” refer to force resulting from unintended or deliberate actions, rather than from calculated resistance forces (e.g. impacts from war, voluntary modifications such as creating new openings, or adding structures). The only¹⁰ significant voluntary change identified by the mission, based on the site visit and available documentation, is the addition of a façade on the south-western side of the Grand Canopy. This façade, made of concrete columns, beams, and masonry, interferes with the dynamic behaviour of the 12-meter cantilever, particularly due to thermal exposure. This disruption will likely affect the other sections of the beams in the long term, especially the central 46-meter span. To prevent further degradation, the cantilever's free movement should be restored through a careful operation, which requires close monitoring of the entire beam structure (see Section 1.3.B).

The most significant accidental impact with far-reaching damaging effects is the overpouring of concrete in the voids between the floors and the soffits/ceilings. Many buildings in the RKIF

¹⁰ The Collective Housing was not accessible

incorporate floor and ceiling designs that conceal the beams, some of which use temporary wooden formwork while others use lost metal formwork. Both methods present specific issues requiring tailored solutions (see Section 1.3.B). The excess concrete adds weight to the thin soffits, increasing the load beyond the original calculations. This is the primary cause of the soffit collapse in the basement of the Outdoor Amphitheatre [14] (also see Section 1.3.B).

The collapse does not appear to result from overpouring during construction, but rather from the failure of the wooden formwork, which caused excess concrete to settle on the pre-existing soffits without being cleared from the voids. This type of issue is more likely in buildings with taller beams, such as the Outdoor Amphitheatre. The additional weight of the concrete on the ceilings poses a critical threat to the structures, as it is often random and difficult to predict. Post-calculation of these risks is challenging due to the unpredictable nature of the excess weight. This presents an immediate life-threatening hazard for visitors and significant danger for researchers and contractors. To avoid overreaction or unnecessary preventive destruction, assumptions about probable overweight and associated risks can be made based on the height of the beams.

D. Damage and/or threats due to chemical processes

The aging of concrete primarily results from chemical transformations. Discussions around the service life (SL) or life expectancy (LE) of reinforced concrete structures typically centre on chemical factors. However, a key limitation of concepts like SL and LE is their inability to account for the non-linear relationship between time and damage. The extent of damage depends on a combination of factors, particularly those influencing rebar corrosion and expansive reactions within the concrete aggregate.

a) Water

Archived documents provide limited but critical information about water runoff, drainage and evacuation systems. While some runoff channels are visible on-site, they are in poor condition, contributing significantly to the degradation of concrete structures. Ineffective water management and uncontrolled runoff are primary drivers of this damage. Blockages in the drainage system can lead to pressure buildup upstream, forcing water into the concrete structures and exacerbating deterioration. **The mission considers that addressing water management issues is, therefore, critical for the effective conservation of these structures.**

Emergency measures to restore and maintain water runoff systems are essential. Much of the alarming degradation observed at the RKIF results from the expansive corrosion of rebar, caused by a combination of execution errors (particularly gravel nests) and prolonged water saturation. This is not due to simple rain exposure but rather to the inadequate maintenance of rainwater evacuation systems, including roofing, piping, and sewerage.

In the case of the Space Museum [11], significant loss of concrete volume in the basement's retaining walls is primarily due to expansive reactions within the concrete, such as Ettringite formation or Alkali-Silica Reaction (ASR), or incomplete cement hydration during pouring. These expansive reactions are aggravated by excessive water saturation. Although the damage appears severe, it does not currently threaten the stability of the structure and poses no immediate risk.

To effectively manage water protection and runoff, several construction elements and equipment require attention:

- i. Roof sealing: The original construction plans provide limited details about roofing systems, but observations of the structures suggest the following:

- Roofs with raised eaves and reflecting pools for the bottoms: These appear to have been covered with a layer of asphalt, extending 3–5 cm up against the eaves. The eaves themselves retain the distinct imprint of vertical wooden formwork. Proper maintenance of the asphalt layer is critical; cracks should be repaired promptly by heating or filling with bitumen to ensure continued water resistance.
 - Exposed rooftops (e.g., Experimental Theatre, Firehouse): These were likely finished with watertight cement mortar plastering. Such finishes should be inspected regularly to address potential wear or cracks that could compromise waterproofing.
- ii. Membrane-based roof systems: Some roofs have been retrofitted with membrane-based waterproofing systems. In certain cases, even upright elements, such as the main beams of the Grand Canopy, have been covered with membranes. However, these systems can introduce risks. Daily or seasonal temperature fluctuations cause hot and cold cycles, leading to condensation beneath the membrane at the interface with the underlying construction. This trapped moisture poses a significant threat to the integrity of the concrete structure, accelerating deterioration over time. Regular inspections and tailored repairs are essential to mitigate these risks and ensure the longevity of both original and modified roofing systems.
 - iii. Vertical rainwater runoff systems: The vertical rainwater runoff systems at RKIF buildings typically consist of cast iron pipes sealed with vegetable fibres and lead, with interiors coated in bitumen. This traditional technique can remain effective for 100–150 years. However, if the exterior of these pipes is compromised, they deteriorate more rapidly. At RKIF, the vertical rainwater pipes are enclosed within concrete columns. It is unclear whether these pipes were directly poured into the concrete or placed in dedicated voids within the formwork—both methods were common during the site's construction. Where the pipes are visible, such as at the base, they show significant corrosion. Leaks from these rainwater pipes within columns are a major source of structural decay, particularly if the rainwater contains chlorides. Understanding whether the pipes were poured-in or placed in voids is essential to developing an appropriate repair strategy.
 - iv. Horizontal rainwater runoff: Extensive underground piping likely exists, but its current state is uncertain. Defects in underground drainage systems exacerbate the deterioration of aboveground structures,
 - v. Reflecting Pools: Water offers vital protection to reinforced concrete by preventing carbonation. However, after years of being empty, the concrete in the pools may have undergone significant carbonation, which must be assessed (see Section 1.2.Db). If carbonation levels are high, refilling the pools with water could cause further damage. In such cases, the concrete must first be repaired and re-alkalized, potentially using electrochemical methods, to ensure structural integrity before the pools are refilled.

b) Carbonation

The alkaline component in concrete (calcium hydroxide) passivates and protects the rebars from corrosion. Carbonation occurs when carbon dioxide reacts with hydroxides, reducing the protective alkalinity. Alkaline water itself is not harmful to rebars; in fact, it protects them from carbon dioxide. However, once the concrete around the steel becomes carbonated, water becomes a significant threat.

At the RKIF, carbonation was measured in two core samples, revealing lower pH levels (11.5 and 9.2) compared to non-carbonated concrete (12–13).

To improve risk assessment and management, the mission recommends the following:

- **Measure carbonation depth instead of relying solely on the pH values of cores**
- **Collect and analyse a large number of samples (more than 100 for extensive structures like those at the RKIF)**
- **Use non-destructive/minimally invasive sampling methods (e.g. 6mm drill samples instead of larger cores ranging from 30 to 120mm)**
- **Focus the analysis on hydroxide presence (using phenolphthalein tests) rather than carbonates (via petrography).**

The distribution of carbonation depths provides a detailed map of risks and potential remedies. Within the same structure, or even over a span of just 15 cm, carbonation depth can vary by as much as 300%. These variations are influenced by factors such as exposure, orientation, the water-to-cement ratio of the concrete, and the quality of post-pouring care.

c) Chlorides

Detailed studies¹¹ have identified the presence of chlorides, which can exacerbate the corrosion of carbonated concrete. Chlorides act as electrolytes that trigger macro-cell currents, resulting in pitting corrosion. This type of corrosion often remains hidden until it becomes hazardous. Extremely high concentrations of chlorides, observed but not measured at the RKIF, are likely to exceed contemporary standards. The degradation of rebars, unprotected by alkaline mortar, suggests that chlorides may continue to accelerate damage, complicating and increasing the costs of conservation strategies.

The studies, however, provide limited measures specific to RKIF's coastal context. Being adjacent to the sea, chlorides may originate from salty rain and air or from the use of saline sand and water during construction – common in coastal regions. Distinguishing between these sources is critical, as the associated risks and mitigation strategies differ.

The mission recommends a research study employing a methodology different from core sampling. It advises conducting a step-by-step analysis of chloride distribution from surface to depth to determine whether elevated chloride levels are a result of the original mixture or have penetrated over time due to the marine environment. This should be achieved by drilling small powder samples and measuring chloride concentrations in accordance with NBN B15-250¹² standards. This non-destructive, cost-effective, and efficient method will provide valuable insights into chloride gradients, helping to identify their origin and inform the development of targeted conservation strategies.

For accurate chloride and sulphate percentage calculations by weight of cement, the CMP assumes a concrete composition of 20% cement. However, since some coarse and fine aggregates may consist of limestone, this assumption requires verification.

The mission recommends determining the precise cement percentage to ensure laboratory results are accurately interpreted and to avoid unnecessary or excessive restoration actions.

Chloride-induced risks are significantly higher in pre- and post-tensioned concrete, such as the Grand Canopy's post-tensioned primary beams. These rebars are more prone to corrosion, which often remains undetected until structural failure occurs. Given the critical spans of these beams, any collapse would be catastrophic. Without detailed information on chloride distribution and origins, the risks to the Grand Canopy remain speculative, underscoring the urgent need for comprehensive chloride gradient studies.

¹¹ CMP Reference: Appendix 6

¹² Potentiometric titration (verify what would be the equivalent normalised method in Lebanon).

d) Steel Rebars

The alloy composition of the rebars determines the rate and speed of corrosion. Soft steel and low-carbon steel, which were commonly used until the 1960s, are less prone to corrosion. In the exposed concrete of modernist buildings from this era, rebars placed in gravel nests near the surface typically show no active corrosion as far as they can dry easily. At the RKIF, the most noticeable corrosion occurs in non-ventilated voids or in areas with saturated concrete due to water infiltration and leakage.

The mission recommends gathering more detailed information on the condition of the steel to inform necessary emergency measures related to ventilation and water management, particularly addressing infiltration and leaks.

1.3 Key Priority interventions

The mission identified key priority interventions, focusing on improving site documentation and implementing urgent measures to mitigate risks and protect the structures most vulnerable to further damage.

A. Documentation Gaps

Although some documentation and studies exist, significant gaps remain, making it necessary to conduct further archival research, gather additional data, and carry out in-depth surveys and studies to address the preservation of the Fair.

a) Archiving

Collecting and cross-checking archival information is essential for gaining a comprehensive understanding of the Fair, supporting informed decision-making, and anticipating potential issues. While there is a wealth of documentation on the RKIF, covering its planning, design, construction, and post-construction interventions, it is currently dispersed across various archives.

The mission recommends establishing a centralized digital archive repository to consolidate and organize all relevant documents, including drawings, studies, calculations, research, reports, correspondence, illustrations, photographs, and more.

b) Surveys and Studies

Additional studies are essential to guide the restoration and recovery strategy for the RKIF:

- i. A geometric model has been created for the Grand Arch to assess mechanical forces, based on drawings, a 3D vectorized model, and field measurements. However, no similar data is available for the other structures on the site. Scanning, combined with photogrammetry, offers an efficient and accessible method to record structural geometry (such as form, deformation, and other key details), especially for exposed concrete, which reveals valuable insights into construction processes. This data can then be compared with archival documentation. Before initiating any restoration, it is crucial to document the original formwork details, as well as any modifications made over time. Scanning and photogrammetry also provide useful imagery to identify and locate specific areas in need of repair.

The mission recommends conducting comprehensive geometric studies, including geo-located 3D recording (scanning and photogrammetry), prioritizing the following:

- 1) High resolution 3D data for the exterior and interior of the Grand Canopy, the Arch and the Outdoor Amphitheatre, the Bars and the Water Tower,
- 2) Low resolution 3D data for the entire site, documenting the exterior of all buildings,
- 3) High resolution 3D data for the exterior and interior of key attributes.

Note: The mission was informed that 75% of the site has already been digitally recorded by drones for the creation of a 3D model. The mission recommends that the State Party leverage the opportunity to collaborate with the UNESCO “Dive into Heritage” project “Dive into Heritage” (<https://whc.unesco.org/en/dive-into-heritage/>) to complete the 3D imagery and feature the site on the project's dedicated webpage. This would enhance the visibility of the site and contribute to its digital preservation.

- ii. Technical data on the material characteristics is available for the Arch and the Outdoor Amphitheatre. The mission recommends conducting that similar material assessments, including testing for carbonation, chlorides levels, and conditions of rebars steel, for the remaining buildings at the RKIF. This will provide a comprehensive understanding of their structural condition and guide the restoration strategy.
- iii. There is very limited information on the rainwater piping and underground water runoff systems. This infrastructure should be thoroughly inventoried and mapped as part of the urgent interventions to be undertaken mitigate risks at the Fair's structures (see Section 1.3 Ba).
- iii. No detailed damage mapping is available for the Fair. This mapping can efficiently carried out using ortho-imaging derived from the 3D-recordings. These images offer a clearer understanding of the issues and serve as an essential tool for planning urgent repairs.

The mission recommends undertaking a damage mapping for all structures at the RFIK.

c) Documentation of future interventions

Documenting all future conservation and adaptation projects is essential for evaluating conservation interventions and providing information for future conservation and adaptation efforts. This documentation should be incorporated into the centralized digital archive repository in a format that ensures long-term accessibility, even as digital programs evolve.

The mission recommends developing and implementing a comprehensive plan for the documentation of all interventions in the existing structures and landscape, along with a clear protocol for the depositing this documentation in the central archive repository.

B. Concrete Structures¹³

Priority interventions should focus on mitigating risks of water penetration within the concrete structures and implementing emergency measures at three critical buildings that require immediate attention: namely at the Water Tower, the Outdoor Amphitheatre, and the Grand Canopy:

a) Water Infiltration and Leakages

As described in Section 1.2 Da, preventing water infiltration into the concrete structures is so crucial for their conservation. **Therefore, the mission recommends undertaking the following urgent interventions to address the water protection and runoff system issues:**

- i. **Water Runoff System: The mission recommends the following actions to address issues with the water runoff system:**
 - 1) Clean and maintain both vertical and underground piping,
 - 2) Conduct an inventory and map the entire water runoff infrastructure,

¹³ CMP Reference: Chapter 3.3

- 3) **Inspect the system using cameras to identify and locate any existing problems,**
- 4) **Develop and implement both provisional and long-term solutions,
Take immediate action to halt any leakage within the concrete structures.**

ii. **Roof Waterproofing: To ensure effective waterproofing of the roofs, the mission recommends the following actions:**

- 1) **Inspect all roofs with added membranes, and assess the underlaying original finishes,**
- 2) **Clean and repair original roofs (e.g. the roof of the Model Residence) covered with a layer of asphalt, including testing crack repairs using heat treatment and/or bitumen filling.**

b) The Water Tower

The central column of the Water Tower [15], which supports the spiral staircase, has suffered significant damage due to expansive corrosion and concrete loss at the roof level. As detailed in the damage assessments and calculation reports (See Annex 5), the umbrella is at imminent risk of collapse. The exposure to water saturation, particularly from rainwater runoff pipe connected to the umbrella, is a likely cause of this localized degradation.

To address this **urgent issue, the mission recommends the following interventions:**

- 1) **Stabilize the umbrella's edges with temporary metal shoring,**
- 2) **Implement necessary repairs to the rainwater systems, as outlined in Section 1.3 Ba,**
- 3) **Locally repair the concrete damage to restore the structure's stability,**
- 4) **Dismantle the metal shoring once stability is assured.**

Note: The State Party may wish to consider applying for an Emergency International Assistance from the World Heritage Fund to support the implementation of these measures.

c) The Outdoor Amphitheatre

No detailed archival information is available regarding the Outdoor Amphitheatre [14] soffit's construction and reinforcement. The collapse of a section at the lower level of, as detailed in Section 1.2, is attributed to several factors: excessive uncalculated weight on the thin soffit slab due to damage to the wooden formwork, significant gravel nests concentrated at the bottom of the beams, and water infiltration and stagnation that have weakened the sparse suspension rebars. The collapsed concrete weighs tens of tons, with some sections poorly connected to the beams. These sections exert additional downward force on adjacent areas, increasing the risk of further unpredictable collapse. Immediate intervention is required to ensure public safety and the structural integrity of the building.

Obtaining precise information on the soffit's risks and sustainably stabilizing its condition through secure methods is unlikely. Given this, the only viable strategy to preserve most of the ceiling is to carefully remove the collapsing sections. This process should proceed gradually, as localized overweight might indicate less severe conditions elsewhere, allowing for a more conservative approach where possible.

The ceiling's sloping edges, which transition into a flat central soffit, are architecturally significant. These oblique areas, visible from a distance, contribute to the building's slender profile and help reduce its visual massiveness. Therefore, priority should be given to preserving these sloped sections. Investigations should assess whether similar issues affect these areas while ensuring that the investigations themselves do not induce further collapses. Only the collapsing horizontal soffit should be removed, and restoration of the oblique sections should be undertaken if needed.

Shoring the soffit, as suggested in the CMP¹⁴, is an extremely delicate operation. Any localized pressure during the process could trigger the collapse of adjacent zones, underscoring the need for careful planning and execution.

The mission recommends the following urgent interventions:

- 1) **Capture detailed 3D imaging to document the ceiling and voids before removal,**
- 2) **Develop a removal strategy for the collapsing and degraded horizontal planes, prioritizing worker safety and minimizing the impact on adjacent sections that are to be preserved,**
- 3) **Proceed with the removal of collapsing sections, limiting the extent of removal based on ongoing assessments,**
- 4) **Capture high-resolution 3D imaging of the voids between the beams after the removal of degraded sections to inform restoration strategies,**
- 5) **Design a restoration strategy for the degraded oblique planes of the soffit, ensuring both structural integrity and the conservation of the architectural details.**

d) The Grand Canopy

Several areas of the Grand Canopy require urgent interventions, including security measures:

- i. **The precast concrete fascia** panels of the canopy edge, which Niemeyer had originally opposed, are unstable and pose a risk to visitors. Unlike all other exposed formwork, their formwork planks are arranged horizontally.

The mission's inspection of the Grand Canopy roof revealed the following:

- Some fascia elements have been removed and now lie on the roof, likely to prevent further collapse,
- The panels are not properly anchored,
- Two additional layers of fascia have been placed in front of the original concrete, thickening the edge with more than 10 cm in total,
- Most of them are moving up to sometimes several centimetres away from the structure.

The mission recommends the immediate removal of these two layers of precast concrete fascia panels to mitigate risks.

- ii. On the northwest side of the Grand Canopy, near the firehouses [21 & 22], several **secondary beams** of the canopy have collapsed. While this collapse is not related to the presence of fascia panels, its exact cause remains undetermined. The mission hypothesizes that the failure may have occurred in two stages, due to:

- A lack of space in the expansion joints of the beam section that lies freely at the end of the two cantilevers,
- Structural stress at the transition point between the straight and convex sections of the canopy, which is particularly vulnerable to compression caused by thermal expansion.

This stress could have led to sudden buckling, significantly impacting adjacent parts. Observations on-site revealed beam buckling across three bays.

The mission recommends the following urgent interventions:

- 1) **Remove unstable adjacent sections,**
- 2) **Establish a provisional raised eave in areas where roof sections are missing,**

¹⁴ CMP reference: Appendix 6 (WJE - p.30)

- 3) Verify the free space in the expansion joints after removing the fascia panels (see Section 1.3Bdi).
 - 4) Reconstruct the collapsed parts of the roof in the longer term.
- iii. The inspection of the roof also revealed that some roof drains are blocked, possibly due to missing or damaged pipes. **The mission recommends to urgently restore the functionality of all roof drains, and repair or replace missing piping where necessary. (see Section 1.3Ba).**
- iv. The Grand Canopy's post-tensioned 70-meter-long principal beams show significant deflection. It remains unclear if this deflection is due to construction-related factors or a loss of tension in the cables. Visible tension jacks, located where the precast fascia panels are missing, align with the patterns found in archival drawings. Given the potential presence of chlorides, which pose heightened risks to tensioned concrete (see Section 1.2Dc), **the mission recommends a detailed assessment study on of the canopy construction to inform necessary interventions, with the following actions:**
- 1) Test for chlorides presence in post-tensioned concrete beams,
 - 2) Measure beams deflection, using high-resolution 3D modeling (see Section 1.3Ab),
 - 3) Investigate archival records for details about the tensioning procedure,
 - 4) Assess the residual tension of 2 – 3 tension jacks,
 - 5) Verify whether voids around tensioning cables were properly sealed after the post-tensioning process.
- e) Other pressing interventions
- Although less critical than those described above, several additional structures are at risk and require prompt attention:
- i. Entrance Complex [2]: The soffit at the base of the slope and the bridge above the reflecting pool has partially collapsed. The collapse is similar to that of Outdoor Amphitheatre, caused by excessive mortar loading on a thin soffit slab.
 - ii. Space Museum [11]: The retaining walls in the basement show severe damage from expansive reactions (e.g., alkali-silica reactions or secondary ettringite) likely due to prolonged water exposure. Significant portions of the concrete have crumbled.
 - iii. Administration building [21], Firehouse [22] and Model Residence [19]: Local ceiling collapses have occurred, even without excessive mortar loading. The soffit slabs are unreinforced, and degradation stems from expansive corrosion of the primary rebars at the bottom of the beams. This is exacerbated by honeycombing around the steel and prolonged water exposure. Missing water drainage pipes compound the issue.

The mission recommends the following:

- 1) Secure and stabilize the buildings as needed,
- 2) Remove vegetation and debris,
- 3) Ensure proper ventilation,
- 4) Address water infiltration and leakage issues, as detailed in Section 1.3Ba.

Issue 2: Management, Conservation Policies and Development Planning

The mission assessed the conservation policies related to the Fair within the framework of national legislation, management structure, World Heritage obligations, land-use, buffer zone establishment, and the development of a unified overall vision for the property and its setting.

Lebanon's ongoing political and economic challenges are significantly impacting the capacity to manage the Fair effectively. The Fair's administrative Board is in a precarious position. While the finalized Conservation and Management Plan (CMP) addresses some site issues, it lacks a robust Action Plan for effective implementation. Additionally, the Fair suffers from isolation within its urban and social context, exacerbated by the absence of a designated buffer zone and a cohesive framework for its conservation and development.

These challenges underscore the urgent need for an integrated and strategic approach to the Fair's protection, management, and promotion

2.1 Legal National Framework

Law no. 274 of 10 March 2022 establishes a protection framework for the Fair, recognizing the values that warrant its inscription on the World Heritage List. It prohibits construction in Zone A and mandates Ministry of Culture approval for any construction in Zone B (Article 18). The law also defines administrative and financial mechanisms to provide financial flexibility and streamline decision-making, facilitating the Fair's operation and development. Additionally, it outlines the management structure (Board of Directors), granting it a degree of autonomy under the supervision of the Ministry of Economy and Trade.

Following the site's inscription on the World Heritage List, the protection provided by Law No. 274 is considered adequate concerning developments within Zones A and B (the boundaries of the World Heritage property). However, it does not extend protection to the property's surrounding areas (see Section 7.1). The law specifies that restoration, reconstruction, or internal development in Zone A, as well as construction or interventions in Zone B, must receive prior approval from the Ministry of Culture. To align with the requirements of the World Heritage Convention, the role of the Directorate General of Antiquities (DGA) within the Ministry of Culture must be strengthened (as detailed in Section 2.2).

The mission was informed that the national list of cultural heritage sites and monuments in Tripoli is being revised. The Ministry of Culture plans to include the Fair on this list, ensuring consistency with its international protection status.

The mission recommends registering the Fair on the national list of cultural heritage sites and monuments to align its national protection level with the international level of protection, as was already noted by ICOMOS in its evaluation of the Nomination of the Fair.¹⁵

2.2 National Institutional Framework and Management Structure

A. Administration Board

Lebanon's challenging political and economic situation significantly affects the management, conservation, operation, and development of the Fair, particularly the appointment of new members to the Board of Directors. The lack of state-level financing has placed the Fair's administration in a precarious position, with a shrinking operational budget that barely covers salaries. Meanwhile, a study commissioned by the Board estimates that rehabilitating the Fair's buildings would cost approximately \$35 million. At the time of the mission's visit, the Board comprised only three members: the President, Vice President, and the Director General of the Fair. In this context, promoting the Fair's value and raising international awareness of the outstanding significance of the RKIF is a pressing priority to attract investments (see Section 2.7B).

Law No. 274 outlines the required Board composition, specifying the inclusion of an architect, lawyer, IT specialist or computer engineer, finance expert, management or business

¹⁵ ICOMOS, Evaluation of the nomination of the Rachid Karami International Fair (Lebanon) No 1702, p. 5 (available at : <https://whc.unesco.org/document/198688>)

development professional, civil engineer, and entrepreneur. The Board's primary mandate is to operate the Fair. However, with its designation as a World Heritage property, the Board's current composition is inadequate to meet the Lebanese government's responsibilities under this international status. The Directorate General of Antiquities (DGA), responsible for implementing the 1972 Convention in Lebanon, should play a more active role beyond development oversight. Its involvement should encompass decision-making on conservation, monitoring, and maintenance to safeguard the Outstanding Universal Value (OUV) and ensure compliance with World Heritage processes.

In its evaluation of the Fair's nomination, ICOMOS recommended establishing a management committee that includes representatives from heritage protection institutions, professional organizations, academic institutions, and civil society. Similarly, in Decision **18EXT.COM 5.1**, the World Heritage Committee requested the establishment of a management structure that involves these stakeholders. Given Lebanon's current circumstances, the mission considers it more practical and realistic to extend the existing management mechanism rather than create a new administrative structure, which may take time to establish and become operational.

The mission recommends maintaining the existing Board as the sole and autonomous RKIF management structure but proposes the following enhancements:

- 1) Provide the Board with sufficient operating funds to fulfil its mandate effectively,**
- 2) Include a representative from the DGA in the Board to participate in decision-making processes related to conservation, monitoring and maintenance efforts at the site, in addition to its role in site development, to ensure the preservation of the OUV and the implementation of the World Heritage Convention processes,**
- 3) Ensure the elected architect on the Board has preferably a proven track record in conservation and heritage management, along with an understanding of World Heritage processes,**
- 4) Augment the management structure by establishing an Advisory Council to the Board (See 2.2A)**
- 5) Amend Law No. 274 to reflect these changes and ensure alignment with international obligations.**

B. Advisory Council

The purpose of the Advisory Council would be to provide guidance on policies and directions for the management of the Fair, evaluate events and development proposals, and advise the Board on their implementation. The Council should have the authority to offer recommendations both upon the Board's request and independently. While its recommendations would not be binding, they should carry substantial weight in the decision-making process. The Advisory Council should have the ability to report directly to the Board's Director, the DGA's Director, and the Ministers of Culture and Economy, as necessary. Additionally, it could be asked to publish an annual report detailing the development and operations of the Fair.

The mission recommends that the Advisory Council should include representation from all key stakeholders at the central and local government level (concerned Ministries - including the DGA, Governorate, Municipalities), professional and academic organizations civil society, and heritage organisations at both local and national levels.

C. Principles and Processes

To avoid conflicts of interest, a strict principle should be established: no member of the Board, the Advisory Council, or employees of the Fair may be commissioned in any capacity to develop or implement projects at the Fair or to prepare Heritage Impact Assessments (HIAs) for development proposals. This restriction should extend to a two-year period following their association with the Fair. HIAs must be conducted by independent experts.

The mission was informed that Lebanon's legal framework allows only financial criteria to be applied in tender processes for selecting development proposals. This limitation restricts the Board's ability to include qualitative criteria essential for preserving the Outstanding Universal Value (OUV) of the property. A case in point is the Collective Housing building, which was converted into a hotel but now stands vacant. At the time of the mission, a new tender for its operation was being prepared, but the Board could not include conservation principles in the tender requirements, as its mandate is primarily financial. Such limitations pose significant challenges to the property's conservation and development.

It is worth noting that Law no. 274 stipulates that both the Administrative Board and investors must "preserve the authenticity of the constructions built in the Fair and take into account their external architectural character and cultural value, as confirmed by their inclusion on the UNESCO World Heritage Tentative List."¹⁶

The mission recommends establishing a strict conflict-of-interest policy, including for Heritage Impact Assessments (HIAs) developments, to ensure the independence of decision-making. Additionally, it suggests facilitating an exception that allows the Board to include qualitative criteria in tendering procedures, particularly those related to maintaining the integrity and authenticity of the property's OUV.

2.3 Preservation and Conservation tools

A. Management System

The current management system of the Fair is severely hindered, primarily due to financial constraints. The Board comprises only three members appointed under the now-defunct Law 30 of 1980, as the current political situation in Lebanon prevents the formation of a new Board as stipulated under Law no. 274.

Additionally, the Fair's administration suffers from significant understaffing. According to the 2024 CMP, two-thirds of administrative positions remain vacant¹⁷. This was corroborated during the mission's meeting with the Board, which revealed that the Fair is currently staffed by only 16 individuals, half of whom are security personnel. This critical shortage of human resources impedes operations and limits the Director and the Board's ability to develop and implement a meaningful framework for the Fair's maintenance and financial sustainability. A staffing review is urgently needed to determine the minimum personnel required to operate the Fair effectively and guide it toward financial independence.

While Law no. 274 provides a legal framework for the Fair, the latter lacks a comprehensive management plan. Although the CMP addresses the Fair's conservation significance, it does not offer an overarching management strategy to direct the Board's actions. This gap is reflected in the ad-hoc nature of past development proposals, which were often inappropriate due to the absence of a clear framework for the Fair's future development. Relying solely on

¹⁶ Quoted from the CMP, p. 62.

¹⁷ CMP, p. 59.

market-driven proposals has proven ineffective, underscoring the urgent need for a coherent approach and strategic planning.

The current administrative structure, which includes operational, financial, legal, and marketing sections, is inadequate to address the pressing conservation needs of the Fair's built structures. Establishing a dedicated Conservation, Maintenance, and Development Division is essential. This new division should include technical expertise in conservation, with a small team skilled in concrete conservation and repair. A technically competent construction staff component would enhance the division's capacity to address both urgent and ongoing maintenance needs.

To address these issues, **the mission recommends the following:**

- 1) Develop a Management Plan, based on a clear overall vision statement for the Fair's future conservation development and operation which should include ¹⁸:**
 - **An action plan for the implementation of conservation measures in short, middle and long-term (see Section 2.3B),**
 - **A plan for the documentation of all interventions in the structures and landscape (see Section 1.3A),**
 - **A cyclical inspection and maintenance plan of the structures and landscape.**
- 2) Establish Conservation, Maintenance and Development Division led by an expert in physical conservation, supported by a small team trained in the investigation, analysis, conservation, and repair of concrete structures. It should also be equipped to supervise external contractors and carry out direct conservation interventions as needed (see Section 2.3 Bd). Rapid establishment of this division is crucial to allow staff to learn from the implementation of urgent conservation measures,**
- 3) Ensure that the architect member of the Board, has preferably proven track record in conservation, to oversee the division's activities and participate in all recommended conservation and management training, particularly the initial training on historic concrete repairs (See section 2.2A)**

B. Conservation Management Plan (CMP)

The Conservation Management Plan (CMP) was authored by the UNESCO Multisectoral Regional Office in Beirut and funded by the Getty Foundation through its *Keeping it Modern* programme. Completed in 2024, the CMP aims to explore the significance of the Fair and, based on this significance, provide "a roadmap for the management of the RKIF as a place of significance."¹⁹

The document consolidates and enhances previous research, reports and historical information. It is very well-structured and, due to its thorough research and detailed insights, will serve as foundational reference work for understanding the creation, history, evolution, urban context, and development of the RKIF. The CMP offers an excellent overview of the Fair's historical and developmental trajectory while also identifying deficiencies in its current management.

a) The CMP in relation to the OUV

The CMP applies the ICOMOS Australia Burra Charter process to respond the site's significance. While the Burra Charter is relevant, 1964 Venice Charter would be more appropriate as it aligns with the conservation principles referenced in the *Operational*

¹⁸ As identified in Policies 15 and 16 of the CMP, p.135.

¹⁹ CMP. P. 14.

Guidelines for the implementation of the World Heritage Convention. The Burra Charter, along with other referenced documents such as the Madrid-New Delhi Document and *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties*, are not specific to World Heritage. Their principles should therefore be contextualized and adapted to the World Heritage framework.

The CPM develops a statement of cultural significance for the Fair, based on an analysis of its OUV, comparative assessments, and national significance. This statement situates the Fair in its historical context and emphasizes its innovative qualities. However, it is crucial that this statement do not replace the Statement of OUV, which must remain central to decision-making processes. The CMP, referencing the Burra Charter, notes: '*The impact of proposed changes, including incremental changes, on the cultural significance of a place should be assessed with reference to the statement of significance*'.²⁰ In a World Heritage context, this statement should be refined to refer explicitly to the Statement of OUV and other identified significances.

The mission recommends that the application of the CMP within the property's management plan and system be explicitly framed to prioritize the Statement of Outstanding Universal Value as the primary reference for decision-making regarding projects or interventions within the property or its setting. While other values of the cultural significance statement in the CPM may be considered, they should remain secondary to the OUV.

b) Treatment Guidelines

The CMP includes an analysis of the character defining features of the Fair, such as its campus-like setting, exposed concrete, and geometric shapes. Building on its evaluation of the Fair's significance and character-defining elements, the CMP assigns levels of significance to these elements on a scale ranging from *Exceptional* to *Considerable*, *Some*, *None*, and *Intrusive*. These levels are then associated with specific conservation treatments to decide what should be done.

For elements deemed of *Exceptional* significance, the prescribed treatment is defined as "*conservation, preservation, restoration, and reconstruction*."²¹ Levels of significance are assigned to the various buildings within the Fair, with distinctions made between interiors and exteriors. However, these distinctions can, in practice, lead to unrealistic or impractical scenarios. For example, while the exteriors of the Restrooms [6] are classified as *Exceptional*, the interiors are classified as *Considerable*. The corresponding treatment for the interiors prescribes "*adaptation and/or interpretation where significant layout, feature, or fabric is altered, missing, or deteriorated*." In practical terms, adaptation might require creating openings in the façade or roof, actions that may conflict with the *Exceptional* classification and its associated treatment guidelines.

Another example of conflicting guidelines is *Policy 9*, which calls for the evaluation and documentation of Civil War evidence across the complex to determine appropriate levels of conservation or interpretation²². This Policy could conflict with essential conservation actions such as *Policy 12*, which seeks to mitigate water infiltration by applying new waterproofing membranes while maintaining the integrity of the structures. A specific example is the Dome: the need for waterproofing might necessitate covering or altering bullet holes that serve as significant evidence of the Civil War. While such evidence is undoubtedly of historical importance, it does not contribute to the OUV of the Fair, as the Statement of OUV

²⁰ CMP, p. 130

²¹ CMP, p. 120.

²² CMP, p. 134.

acknowledges the war's impact on the property's integrity but does not identify the war itself as a contributing factor to its value.

The mission recommends that the conservation treatments outlined in the CPM be applied as flexible guidelines rather than rigid restrictions. Adaptation of many structures will be essential to ensure the continued operation of the Fair while preserving its integrity and character.

c) Policies and Actions

The CMP outlines a total of 186 conservation policies, addressing both local and global conservation and management issues as well as providing recommendations. Upon review, it becomes evident that these policies represent a mix of overarching strategies, short-, mid-, and long-term actions, and aspirational goals. Many of these policies, particularly those that pertain to actions, relate to different levels of significance and, when implemented, may also conflict with one another.

For instance, *Policy 22* –proposes the establishment of an independent conservation management team²³ – that would duplicate the role of the Board and Administration.

The mission recommends the following:

- 1) Reframe *policies* and *actions* by separating the CMP's policies into a standalone *Action Plan Annexure* that distinguishes between *policies* and *actions* and categorizes actions (e.g., once-off, short-, medium-, long-term, or recurrent). Include detailed short-term goals with timelines, priorities, and responsibilities. Append this Action Plan to the CPM as a practical management tool.**
- 2) Ensure that the implementation of the CMP is overseen by the Board of Directors, with the proposed Advisory Council evaluating and tracking the Action Plan progress.**
- 3) Specify responsible parties for each action and link urgent to the corrective measures needed to achieve the Desired State of Conservation for Removal from the List of World Heritage in Danger (DSOCR).**

d) Capacity Building

The CMP highlights “the provision of relevant training in historic concrete repairs” as a priority requiring UNESCO’s support²⁴. The mission emphasizes the importance of initiating such promptly, as many conservation and maintenance interventions for the concrete structures can be carried out effectively and cost-efficiently by a well-trained specialized team.

Additionally, the CMP underscores the importance of adhering to paragraph 172 of the *Operational Guidelines* by notifying the World Heritage Centre of all proposed large- or small-scale projects. It also emphasizes the necessity of conducting Heritage Impact Assessments (HIAs) for any project or event that might affect the Outstanding Universal Value (OUV) of the site. These tasks should be integrated as continuous actions in the Action Plan. UNESCO, in collaboration with Advisory Bodies, has already planned an HIA training session²⁵ supported by the World Heritage Fund for properties inscribed on the List of World Heritage in Danger.

The mission also recommends prioritizing capacity-building programs on historic concrete repairs to ensure effective implementation and preservation of the site's OUV and on HIAs to guarantee adequate developments.

²³ CMP, p. 137.

²⁴ CMP Reference: Chapter 4.9 (page 270)

²⁵ Initially planned for November 2024, the session has been postponed to June 2025 due to the outbreak of war in September 2024

C. El Mina and Tripoli Master Plans

In the 1960, the RKIF was conceptualized and designed as a strategic economic hub straddling the territories of the municipalities of Tripoli and El Mina. Approximately three-quarters of the Fair is situated within Tripoli's administrative boundaries, while the boundary line separating the two municipalities intersects key structures, such as the Grand Canopy and the Outdoor Amphitheatre.

The urban framework is currently governed by two separate master plans: the 2006 Master Plan for El Mina and the 2009 Master Plan for Tripoli. These plans, however, are limited to land use regulations and lack coherent urban policy guidance for the integrated development of the Fair and its surrounding areas. Furthermore, these plans contradict both the Urban Planning Law, which mandates master plans to cover homogeneous territories, and the provisions of Law no. 274. These discrepancies in zoning provisions create inconsistencies in the application of regulations and hinder cohesive planning for the Fair

The Tripoli Master Plan permits construction in Zone P4 with prior approval from the High Council of Urban Planning, despite Article 18 of Law no. 274 explicitly forbidding construction in Zone A. Conversely, the El Mina Master Plan imposes stricter regulations in Zone M14, prohibiting any construction on the Fair's territory within El Mina, even though Article 18 of Law no. 274 permits construction in Zone B also (refer to Figure 1).

The mission recommends updating the provisions for Zone P4 (Tripoli Master Plan) and Zone M14 (El Mina Master Plan) to align with Article 18 of Law no. 274, ensuring consistency regarding the specificities of Zones A and B. This revision should also address the arbitrary boundary line between the two municipalities, particularly where it intersects significant structures like the Grand Canopy, to provide a more unified planning framework for the Fair and its surrounding areas.



M14 (El-Mina): It is forbidden to add new structures in the Fair area, while rearranging the site to recover the aesthetic purity of the initial concept and the elegance of the sculptural forms and spaces. The site cannot be fragmented.

P4 (Tripoli): Any Addition of new structures must be subject to a volumetric scheme which will be presented to the High Council of Urban Planning to obtain prior approval, while maintaining the site layout to recover the aesthetic purity of the initial concept and the elegance of the sculptural forms and spaces.

Figure 3: Cadastral map showing the Master Plans zoning with the below table flagging related provisions

	P13	M13	M7	C3	M10	P10	P9
	Residential & Commercial Zone	Residential & Commercial Zone	Residential Area– Possible exhibition areas on ground floor	Master Plan of 1971	Residential Area–Luxurious Zone	Touristic & Residential Zone	Residential & Commercial Zone

Building Footprint Area (%)	60/40	60/40	40	40	40	40	30
Total Building Area	3	3	1.6	1.6	1.6	1.2/1.6	0.9/1.2
Maximum Building Height	42m	37m	18	Constructi on Law	18	18	18
Maximum Number of floors	-	11	6	-	6	6	6

Table 1. Summary of the provisions of the Tripoli and El Mina master plans.

D. Boundaries of the property

At the time of inscription of the property on the World Heritage List (Decision **18EXT COM 5.1**), the Committee designated a 72-hectare area within the oval boundary covering Zone A and B (see Section 7.1) as the World Heritage property. It also requested the submission of the exact geographical coordinates of the property boundary to the World Heritage Centre.

Based on a site visit and an analysis of Master Plan provisions, the mission provides the following observations and recommendations regarding the potential establishment of a buffer zone:

- The current Master Plan provisions in the immediate setting of the Fair require minimal adjustments to align with the specific requirements of a designated buffer zone that would support ~~safeguard~~ the property's Outstanding Universal Value (OUV)
- In Zones P13 and M13, which permit construction up to 42 and 37 meters, the development creates a consistent skyline that frames the northwestern side of the Fair. This contrasts harmoniously with the Fairground's open space and evokes the spatial dynamic seen in New York City, where Central Park serves as a green lung amid skyscrapers.
- Controlled development in the less dense northern and western zones is not seen as a threat to the property's OUV. However, future developments within the buffer zone will require stricter architectural guidelines to avoid negative impacts from inappropriate height, shape, function, materials, or colors (e.g., tinted mirror glass)
- The Fair's visual connection to the mountains and ocean is significant. The mission recommends preserving this asymmetry by maintaining lower building heights in ocean-facing zones (Zones P10 and M10) than in the northern and northwestern areas.

Based on this analysis, the mission recommends the following:

- 1) **Mostly align the buffer zone boundaries with the zoning delineation of the two Master Plans to cover areas that enhance urban connectivity and protect the Fair's visual scope. A preliminary proposal to stimulate discussions is provided in Annex 9,**
- 2) **Current view axes (streets) connecting the buffer zone to Tripoli and El Mina should remain open and, where possible, decluttered to enhance connectivity with the urban environment (see Section 2.4A)**
- 3) **Submit a minor boundary modification proposal²⁶ clarifying the buffer zone's extent to the World Heritage Centre for review by the Advisory Bodies. Submissions made by 1 February can be considered in the same year's World Heritage Committee session.**

²⁶ The requirements of the Minor Boundary Modification proposal are listed in Annex 11 of the *Operational Guidelines*.

The mission recalls that any major conservation projects or new developments within the property, its buffer zone, or wider setting that might impact the OUV must be submitted to the World Heritage Centre for review by the Advisory Bodies, in compliance with Paragraph 172 of the *Operational Guidelines*, before irreversible decisions are made.



Figure 4: Map showing the potential Boundaries of the Buffer Zone (to be confirmed by studies) – Also see Annex 9

2.4 The Fair within its context

A. The Fair's Enclosure

encompassing Zones A and B (see Section 7.1) is inscribed as the World Heritage property. While most of this oval is fenced, the northeastern and southern parking zones fall within its boundaries but remain outside the fenced perimeter. The fence generally follows the oval road, except near the parking spaces and the main entrance, where it transitions into an open-work metal structure. Controlled access is facilitated through the main Entrance Complex and a secondary entrance [17] added at the northeastern parking area.

Currently, the edge of the Fair serves as an inactive interface, neither inviting from the inside nor engaging from the outside. Despite the Fair's strategic location between El-Mina and Tripoli, this potential dynamism is not reflected at its boundaries, which fail to integrate with the surrounding urban environment.

To conceptualize this dynamic, consider a round or oval table. Such a shape fosters interaction and visibility among those seated around it, as they share a common centre. However, when the table edges are extruded upwards, the shared visibility and interaction are obstructed, isolating participants. Similarly, the fenced oval Fair creates a barrier, pushing interaction and urban life away from its edges. While properties near the Fair may benefit from its views, the surrounding public spaces lose vitality and social engagement.

The lack of interaction between the Fair's edges and its urban context results in a disconnection, with activity and movement occurring in spaces and streets distant from the oval. To transform the Fair into a shared middle space, it is essential to establish walkable, intuitive pathways through the grounds, complemented by strategically placed gates.

The mission recommends developing an access plan to activate the interaction between the Fair's edges and the surrounding urban fabric, at least in some strategic areas. This could include the creation of new entrances, commercial hubs, or recreational areas and may require adjustments to the ring road encircling the Fair. Such interventions should be designed to foster connectivity and engagement between the Fair and its urban surroundings (see Section 2.4B). The proposed access plan should be submitted to the World Heritage Centre for review prior to its adoption.

B. Urban connectivity

The CMP notes: “*At the local level, the value of the fair is mainly economic*”²⁷. However, the actual economic potential of the RKIF is trans-spatial and global. Presently, the Fair is disconnected from the daily life of the city, a result not only of the physical fence at its boundary but also the lack of attractive transversal connections with the surrounding urban fabric. In densely populated areas – such as those surrounding the Fair – walkability and bikeability are key spatial qualities for fostering sustainable, long-term local development.

Despite the architectural allure of RKIF's iconic elements, these landmarks are largely hidden from the perspective of the surrounding urban environment. They are seldom visible beyond the oval highway, and when visible, the perspective often lacks coherence. Moreover, the Fair's open spaces fail to integrate into the urban connectivity system of Tripoli and El-Mina, creating no natural flow or movement to or through the site. This lack of integration undermines the Fair's potential for socially controlled and attractive use of the Fair.

The sheer scale of the fairground presents another challenge, as its vastness exceeds the typical distances (500–700 meters) conducive to sustainable and locally impactful interactions. The secondary entrance [17], added later and not part of Niemeyer's original design, has not resolved this disconnection. A strategically located gate could improve fluidity, foster interaction with the city, and ensure visibility from key urban vantage points.

Niemeyer himself opposed the decision to fence the Fair for security reasons²⁸, warning that the fence would render the buildings almost invisible from the outside. He proposed a 2-meter-high concrete fence with vertical openings that allowed partial views while restricting access. Over time, however, the outskirts of the Fair have transformed significantly: highways were constructed, railway infrastructure disappeared, and new buildings emerged. The landscape now circumvents the 3-kilometer-long oval ring road, which acts as a barrier rather than fostering interaction with the Fair.

The mission emphasizes that improving the Fair's integration with the city requires addressing several parameters, including the boundary fencing, city skyline and visual permeability, visibility of landmarks, and managing the height, shape, material, and colour of surrounding structures. These elements should be considered in a comprehensive urban study, encompassing an area defined as the Fair's potential buffer zone, in accordance with paragraphs 103–105 of the Operational Guidelines (see Section 1.7 and 2.3D). This study should provide a roadmap for developing these connections and re-establishing the Fair as an integrated, vibrant component of the urban landscape

The mission recommends carrying spatial modelling study²⁹ to measure and predict human dynamics in complex urban networks. The spatial study should encompass Tripoli, El-Mina, and the proposals from the scenic study (see Section 1.1A). This

²⁷ CMP Reference: Chapter 2.6.4 (page 88)

²⁸ See Nomination File <https://whc.unesco.org/en/list/1702/documents> (page 14)

²⁹ The State Party might wish to seek the support of expertise in spatial modelling (see for example the work undertaken by the [Syntax Lab](#) in the UK).

modelling can help assess whether spatial dynamics within and around the Fairground are synergistic, and whether modifications, such as adjustments to the oval shape near the northeastern parking area, could enhance connectivity. The study could also clarify the benefits of adding a third entrance in the northern zone of the Fair.

Note: As part of this effort, the mission conducted a visual exploration of the Fair's surroundings and identified several potential connections that could be enhanced (see Figure 5 and Annex 8).



Fig 5: Map clarifying the potential connections with the city (also see Annex 8)

C. Relationship to Communities

The Fair's isolation is not merely spatial but also deeply rooted in the collective memory of the populations of Tripoli and El-Mina. This stems from painful experiences related to land expropriations, the project's incompletion, and the dangers posed by military use of the site during the war. At an institutional level, the municipalities of Tripoli and El-Mina feel excluded from the Fair's management, expressing a sense of disconnection. Enhancing the connectivity of surrounding communities and environments with the Fair is crucial, and their involvement should be actively encouraged.

Despite its troubled history, the Fair holds significant value for the local population. Many inhabitants appreciate its openness and perceive it as an urban oasis within the dense city.³⁰ Its primary appeal lies in offering space for leisure activities such as walking, biking, and exercising.

At the national level, the Fair has drawn Lebanese visitors primarily through cultural events. Those the mission engaged with expressed immense pride in the Fair's inclusion on the World Heritage List and harboured high expectations that this recognition would catalyse the city's cultural and economic revitalization. They hope to see the Fair transformed into a dynamic hub that serves both the local community and the nation as a whole.

³⁰ CMP Reference: Appendix 1 (page 298 and 303)

2.5 Development Planning

As already noted, and also highlighted in the CMP, recent project proposals for the Fair have primarily originated from external parties rather than its administration:

...the current Administration has been keen on preserving the identity and function of the RKIF structures as much as practically possible when negotiating with potential investors and developers. However, this has led to the adoption of a fragmented approach to the conservation and development of the RKIF complex.³¹

This ad-hoc approach, though understandable given the challenging operational conditions, leaves the Fair vulnerable to risks affecting its integrity and authenticity. It also prevents the adoption of a comprehensive, unified strategy. A major contributing factor to this situation is the Board's inability to function at full capacity, an issue requiring urgent resolution.

To address these challenges, **the mission recommends the following:**

- 1) Develop a clear framework for the Fair within the management plan, emphasizing an evolutionary approach that prioritizes economic activation, restoration, and adaptive reuse of existing structures over new construction. This framework should focus on preserving the Fair's integrity and authenticity at its core, which means maximizing the use of the Grand Canopy for events and temporarily activating structures, such as the Lebanese Pavilion, ensuring these activities do not compromise their integrity or future utility.**
- 2) Utilize the overall vision as a framework for inviting proposals from interested parties for the restoration and adaptive reuse of the Fair's structures. These proposals must align with the core objectives of preserving the site's integrity, ensuring sustainable development, and supporting its long-term conservation.**
- 3) Assess all third-party proposals using Heritage Impact Assessments and within the context of the developed overall vision. For the Fair This ensures that proposed projects contribute positively to the Fair's heritage value and long-term sustainability.**

2.6 Project Proposals

A. Knowledge and Innovation Centre (KIC)

The Knowledge and Innovation Centre (KIC) project emerged from an international competition held in 2019, prior to the site's inscription on the World Heritage List. The proposed development site spanned the open fields between the Grand Canopy and the western property boundary (ring road), encompassing the Administration Building, Customs Firehouse-Depot facilities [22], and one of the Restrooms. The project was awarded but has yet to be implemented due to the country's challenging economic conditions.

The ICOMOS evaluation preceding the property's inscription highlighted the halt of the KIC project as an opportunity to assess its potential impacts on the Fair's OUV³². In Decision **18 EXT.COM 5.1**, the World Heritage Committee requested that Heritage Impact Assessments (HIAs) be conducted for future projects, including the KIC.

The competition provided valuable insights into approaches for the Fair's development. A core goal of the competition was to enhance the Fair's role as an economic catalyst for northern Lebanon, in alignment with its original governmental purpose. The awarded design respects Niemeyer's structural principles, with submerged building volumes preserving the prominence of the Fair's original complex. It also includes plans to renovate the Administration Building

³¹ CMP Reference : Appendix 1 (page 61).

³² ICOMOS Evaluation, p. 7. Available at: <https://whc.unesco.org/en/list/1702/documents/>

[21] and the Customs-Firehouse-Depot [22]. However, the design does not sufficiently address the western edge of the Fair, perpetuating its isolation from El Mina.

The mission recommends a shift in focus toward activating and utilizing the Fair's existing buildings, with new facilities designed to support its activities. Any future consideration of development in the western green area should be informed and guided by the following analyses:

1. An evaluation of the western area's value and potential as green/production space,
2. An urban strategy to engage and establish a strong linkage between the Fair and El Mina.

The mission recalls that any future development in this area should be subject to an iterative HIA process to ensure alignment with the Fair's OUV and its conservation priorities.

B. Chamber of Commerce/Solar lightning Project

The mission was presented with a proposal by the Tripoli Chamber of Commerce, supported by the United Nations Development Programme (UNDP) to develop a photovoltaic (PV) installation on the roof of the Grand Canopy. The project aims to provide Tripoli's inhabitants with a more reliable electricity supply, addressing the city's current challenges. The project is designed to be financially sustainable and would require establishing a shareholder structure to manage the RKIF's and private investors' interests.

The project scope includes:

- *Renovation of the roof of the exhibition centre;*
- *Rehabilitation of the Infrastructure;*
- *Revitalizing and reactivation of the Centre activities by inviting different private sector entities to come invest and operate in the Centre.*
- *Building an Independent Power Producer through building solar panels on the roof of the exhibition centre.*³³

Any proposal of this nature would require assessment through Heritage Impact Assessment procedures, as mandated by paragraph 118bis of the *Operational Guidelines*, which should also include the investigation of alternatives.

At the face of it, the proposal could be beneficial as it includes roof repairs for the Grand Canopy, generates income for the Board to support conservation activities, and improves electricity access for local communities. However, the project would also involve installing connection and transformer stations, as well as cable runs from the roof to the ground, which could be challenging to integrate without compromising the structure and appearance of the Grand Canopy.

Given the complexity of the necessary repairs for the long-term conservation of the Grand Canopy and the potential for visual and structural negative impacts, the mission recommends exploring alternative locations for the PV installation. Possible alternatives within the RKIF grounds include:

- 1) Installing light-weight roofs over the parking structures at the north-western entrance (entrance 2) to the Fair,
- 2) Installing a ground-based PV field to the southwestern area between the Grand Canopy and the western boundary. This option should either be temporary or

³³ UNDP. *Concept Note for The Private Sector-Led Business Model for the Electrification of Rachid Karami Exhibition Fair.* (p. 2 – not numbered).

evaluated following an assessment of the value and potential of this area as green or productive space.

An iterative HIA could assess all three options: the Grand Canopy, the parking area and the green space options. However, the mission advises against the option of the Grand Canopy due to its complexity and potential impacts.

C. Niemeyer Heritage Foundation Tripoli/Reflection One Project

The Niemeyer Heritage Foundation, a Tripoli based-organisation, has proposed a project proposal to complete the unfinished Experimental Theatre in the Niemeyer-designed dome. While the theatre's main structure was completed in 1966, Niemeyer was still refining the interior programme when the Lebanese War interrupted progress in 1975. Additionally, the external paving was later raised to a higher level than originally intended.

The theatre faces significant challenges, including seasonal flooding at the lower level and the physical conservation of the concrete structure. Beyond these structural issues, the functional and design challenges are substantial, requiring solutions for acoustics, front- and backstage logistics, services, climate control, and interior aesthetics.

The Reflection One Project envisions the sensitive reuse of the Experimental Theatre, potentially restoring its original functional, spatial, aesthetic, and experiential intent. If executed with care, it could strengthen the Outstanding Universal Value (OUV) of the property. This would necessitate a comprehensive study of all existing architectural materials, a sensitive restoration of the concrete structure, and thoughtful design of the theatre's interior installations.

The Dome One project could in principle be welcomed: the project aligns with the advised strategy of prioritizing the activation of existing infrastructure over new construction. Its location near the northeastern entrance and parking makes it a feasible part of the first phase of rehabilitation efforts. However, substantial obstacles remain and must be addressed to ensure its success

The mission advises that:

1. Develop the reuse project based on thorough archival and physical investigations;
2. Re-establish the paving level around the theatre should be at the original level;
3. Develop any project for the theatre rehabilitation in alignment with an iterative HIA process.
4. Consider the remains of the original Ticket Booth [1] as a component of any re-use project,
5. Avoid adding additional external structures for ticketing and other ancillary facilities,
6. Ensure that project proponents operate independently of the RKIF Board to maintain transparency and uphold impartiality in decision-making processes.

D. Further use of the Collective Housing Block/ Hotel

- a) Restoration
- b) Short term use
- c) The Collective Housing Block is considered one of the Fair's most significant attributes, yet it has undergone the most extensive alternations. The adaptation of the complex for hotel use in the year 2000 significantly compromised the original architectural intent of the Niemeyer's design. This transformation erased much of the architectural integrity and severed the building's functional relationship with the Fair.

In its evaluation of the nomination dossier, ICOMOS highlighted that: “*The transformation of Niemeyer’s Collective Housing Prototype has seriously affected its architectural quality and erased the traces of the original design*”³⁴ and that: “*Some interventions (e.g., on the Collective Housing Prototype) have also had serious negative impacts on the attributes of the proposed Outstanding Universal Value.*”³⁵

Currently vacant, the building is under consideration for leasing by the Board. While a careful restoration, guided by thorough physical and archival research, would be the optimal approach to restoring the building’s contribution to the property’s OUV, current constraints may render this approach unfeasible.

Given the building’s deteriorated state, every effort should be made to address the damage caused by decay, war, and previous adaptive reuse. Future adaptations should aim to bring the building closer to its original design. New leasing arrangements should emphasize the recovery of its architectural qualities, particularly the restoration of the double-storey loggias facing the Fairgrounds.

The current Board has expressed an intention to lease the building on a short-term basis, allowing for a reassessment of its long-term approach. Short-term use would require essential façade repairs, which should prioritize minimal intervention and avoid extending the lifespan of unsympathetic changes made since 2000.

To address these issues, **the mission recommends the following:**

- 1) Develop a comprehensive strategy for recovering the original architectural characteristics of the Collective Housing Complex, ensuring its reintegration as a functional component of the Fair**
- 2) Construct a physical model of the original design to visually communicate Niemeyer’s’ architectural intent to potential investors.**
- 3) Create a three-dimensional digital model of the original design to evaluate and test proposed interventions.**
- 4) Limit repairs for short-term use to essential façade work, ensuring interventions are minimal, have a short life-cycle, and are submitted to the World Heritage Centre before implementation.**
- 5) Notify the World Heritage Centre of any large-scale renovations or restorations under paragraph 172 of the *Operational Guidelines* and conduct Heritage Impact Assessments where required.**

The need for incorporating qualitative criteria into tender processes, as noted in Section 2.2C, remains critical.

E. Temporary projects

The RKIF Board, in fulfilling its mandate, occasionally rents out certain structures on the Fair grounds, such as the Grand Canopy and the Lebanese Pavilion, for special events. These temporary uses will inevitably require some interventions in the buildings. To ensure clarity for lessees and maintain the integrity of the structures, it is essential to outline what interventions are permissible and which are not.

The mission recommends that:

- 1) The Board, in collaboration with the DGA develop a prospectus for the temporary use of these structures which should include;

³⁴ ICOMOS Evaluation, p. 10.

³⁵ ICOMOS Evaluation, p. 6.

- A clear explanation of the significance of the structures
 - Guidelines for installing temporary infrastructure and service connections,
 - Rules for interacting with the existing buildings, including requirements for any interventions to be fully reversible (e.g., temporary fixing of elements to the building)
 - Protocols for the approval process of temporary installations by the Board,
- 2) All proposals for temporary use should be thoroughly evaluated by the Board before approval.
 - 3) The construction and removal of temporary interventions should be overseen by a qualified professional, such as the architect member of the Board or the head of the proposed Conservation, Maintenance and Development Division (refer to Section 2.3A), to ensure compliance with preservation standards and best practices

2.7 Awareness raising and Promotion

A. Awareness Raising

The survey included in the CPM³⁶ reveals that respondents identify the open spaces and built structures of the Fair as its primary qualities, while half of the residents of Tripoli either lack certainty about the Fair's historical significance or do not place value on its heritage. This reflects a broader perception that modern architecture often lacks heritage value. Modern heritage, in fact, remains an underrepresented category on the World Heritage List, making it crucial to raise awareness of its importance, particularly among younger generations.

ICOMOS Lebanon has made valuable contributions by organizing conferences and guided visits of the Fair, including at universities, which is commendable and could be further expanded. The Order of Engineers and Architects of Tripoli is particularly attuned to the challenges of restoring concrete structures from the 1960s and is eager to facilitate capacity-building initiatives, especially through workshops on Heritage Impact Assessments (HIAs). This could help transmit the Fair's values to students in architecture and engineering departments in the North region.

The municipalities of Tripoli and El-Mina have expressed interest in being involved in awareness-raising and engagement activities for local communities, with the hope that the development of the Fair will also stimulate job creation. They have offered support in organizing activities for children and youth, which could further engage the local population.

The mission recommends the development and implementation of targeted awareness and engagement activities, with a particular focus on children and youth. These initiatives should be carried out with the support of UNESCO and in collaboration with the municipalities, the Order of Engineers and Architects of Tripoli, ICOMOS Lebanon, and other relevant NGOs. Activities like the "Tripoli Fair: The Way I See It" artistic competition³⁷, serve as excellent examples and should be further encouraged and expanded to strengthen connections between the younger generation and the heritage of the Fair.

Additionally, the mission recommends establishing a permanent exhibition at the Fair to present its Outstanding Universal Value (OUV) and its history, ensuring that visitors and locals alike can fully understand and appreciate the Fair's significance.

³⁶ CPM Reference: Appendix 1 (page 266)

³⁷ Launched by the Embassy of Brazil to Lebanon in 2023, the competition featured 180 creative works by young Lebanese artists.

B. Promotion and fundraising

The Fair's management and conservation efforts are facing a severe budget shortage due to the country's prolonged political and economic instability. The site's inscription on the World Heritage List in Danger was intended to draw international attention to its plight. While the Fair's monuments possess impressive visual quality, there is a lack of promotional materials to effectively showcase this value. It is crucial to further promote the Fair's OUV, raise global awareness of its conservation challenges, and seek international support. Developing an overall vision and plans for the future development of the RKIF is essential for fostering long-term partnerships and attracting donors and investors.

The corrective measures outlined for achieving the Desired State of Conservation for the Removal of the Site from the List in Danger (DSOCR) will serve as the roadmap for the emergency safeguarding of the site. The State Party could apply for support through the UNESCO World Heritage Fund, and additional efforts may be further supported by the international community. The State Party could apply for support through the UNESCO World Heritage Fund, and additional efforts may be further supported by the international community.(see Section 3).

The mission recommends the following:

- 1) Use the 3D-model of the RKIF as a promotional tool to highlight the Fair's evolving transformation based on the overall vision and plans for its future and present it on the UNESCO "Dive into Heritage" platform (see Section1.3A)**
- 2) Leverage the opportunity to leverage Tripoli's status as the Arab Capital of Culture 2024 and the Lebanese capital of creative industries³⁸, to market the Fair's visual identity**
- 3) Foster initiatives like the Brazilian Embassy's competition as a model for further promotion.**

Additionally, upon the mission suggestion the side event "Conservation of Modern Heritage in the Arab Region," co-organized by the Arab Region Centre of World Heritage and UNESCO, was presented in New Delhi on 25 July 2024 (see annex 10).

Issue 3: DSCOR and Corrective measures

The mission terms of reference include to assist the State Party through identifying the pertaining threats and proposed interventions, which would contribute to the establishment of the Desired State of Conservation for the removal of the Property from the List of World Heritage in Danger (DSOCR) and associated corrective measures.

A. General Comments

It is important to recall the following principles of the DSCOR development:

- The DSOCR should place Outstanding Universal Value at the centre of decision-making.
- The preparation of the DSCOR, including corrective measures should be a collaborative effort between the State Party, the World Heritage Centre and the Advisory Bodies.
- The DSOCR should specifically address those reasons/circumstances that resulted in the inscription of the property on the List of World Heritage in Danger.
- The DSOCR should include specific requirements to be met and measurable indicators.
- The Corrective Measures should specify the tasks to be undertaken to achieve the DSOCR.
- The DSOCR may also consider other factors which do, or which may, adversely impact attributes which contribute to OUV, but only where these factors represent an ascertained

³⁸ UNDP mapped more than 430 types of craftsmanship in the Governorate of Tripoli.

or potential threat to OUV in conformity with paragraph 179 of the Operational Guidelines. If additional threats are to be included in a DSOCR, these should be agreed by the Committee.

- The State Party should be encouraged to initiate works to address impacts of all of these factors on the attributes; however, this cannot be considered as a ground for requiring that all threats and issues be fully addressed before the removal of the property from the World Heritage List in Danger.
- In all cases the Committee should be provided with sufficient evidence to show that the requirements specified in the DSCOR have been fulfilled, prior to removing a property from the List of World Heritage in Danger.
- The DSOCR, including corrective measures, should be considered and adopted by the Committee prior to subsequent consideration of the removal of a property from the List of World Heritage in Danger.

B. DSOCR and Corrective Measures proposal

The DSOCR and corrective measures proposal as well as the General DSOCR Framework Table available in Annex 11, would have to be completed/agreed upon by the State Party before it is submitted to the endorsement of the World Heritage Committee.

The reasons identified by the State Party when requesting the inscription of the property on the List of World Heritage in Danger can be summarised as:

- The state of critical conservation conditions at the Fair and need for emergency stabilization measures;
- The Fair's vulnerability to potential inappropriate developments;
- The lack of management structure.

The maintenance of the OUV of the property relies on three 'pillars':

1. The property meets the criteria under which it was inscribed;
2. The property maintains the conditions of authenticity and integrity;
3. The property is governed through a protection and management system that guarantees the transmission of the OUV to future generations.

The three reasons for the inclusion of the property on the List of World Heritage in Danger have the potential to affect all three 'pillars' of its OUV. The corrective measures defined to achieve a Desired State of Conservation for the removal of the Property from the List of World Heritage in Danger would therefore need to address the maintenance of the integrity of the property, without affecting its authenticity and also achieve a protection and management system appropriate to the maintenance of the OUV, so as to ensure the property continues to meet criteria (ii) and (iv).

The mission proposes a Desired State of Conservation, for the removal of the Property from the List of World Heritage in Danger, and associated corrective measures and timeframe is available in Annex 12, which should be reviewed and augmented by the State Party.

CONCLUSIONS AND RECOMMENDATIONS

The mission extends its heartfelt gratitude to the Lebanese authorities for their warm reception of the mission. Their support, along with the invaluable collaboration of key stakeholders, Lebanese experts, and the site manager, greatly facilitated the mission's work and ensured its success. This cooperative spirit was instrumental in advancing in the common objective of safeguarding and the Rashid Karami International Fair through an appropriate conservation and development strategy.

The Rashid Karami International Fair (RKIF) retains much of Niemeyer's original design, offering immense potential for revitalization despite current challenges. Promising initiatives like the Minjara project showcase innovative restoration and adaptive reuse, providing a model for future efforts. Strengthening its management system, updating legal frameworks, and creating a clear conservation and development strategy will unlock the Fair's full potential. With enhanced stakeholder collaboration on its conservation and reinforced focus on its promotion, the RKIF could become a vibrant cultural and architectural landmark, bridging its rich heritage with a sustainable future.

The inscription of the site on the World Heritage List has generated a positive *momentum*, reflecting the commitment of all stakeholders to support the protection and sustainable development of the Fair. In this report, the mission aims to propose practical and achievable solutions for conservation and management, thoughtfully tailored to the broader challenging context.

RECOMMENDATIONS

The mission recommends the following measures:

A. Emergency measures to address immediate threats to OUV:

Conditions Assessment:

- Gather detailed information on the condition of the the concrete structures to inform necessary emergency measures related to ventilation and water management, particularly for addressing infiltration and leaks at structures most at risk. **[urgent]**
- Measure and analyse concrete carbonation and chloride levels using non-destructive methods to understand decay origins and prevent over-restoration. **[urgent at structures at risk]**
- Reassess cement composition to interpret lab results accurately and preserve original rebars made of low-corrosive steel.

Emergency Interventions at Risk Structures:

- **Water Tower:** Stabilize and repair the umbrella of the Water Tower with temporary metal shoring **[immediate action]**. Repair rainwater systems and concrete. Consider applying for Emergency International Assistance from the World Heritage Fund.
- **Outdoor Amphitheatre:** Safely remove collapsed soffit sections **[immediate action]** at the Outdoor Amphitheatre and develop a strategy to restore the degraded oblique parts, ensuring minimal removal.
- **Grand Canopy:** Remove unstable precast concrete panels and collapsed secondary beams at the Grand Canopy **[urgent]**. Reconstruct missing roof sections, repair rainwater systems, and study the post-tensioning of principal beams, including chloride testing and deflection measurements to determine appropriate intervention.
- Secure, clean **[urgent]**, ventilate, and repair water runoff systems (as part of the global intervention on water systems) at the Entrance Complex, Space Museum,

Administration Building, Firehouse, and Model Residence.

Other Emergency Measures:

- Repair and restore water runoff systems, including roof sealing, piping, and reflecting pools; apply appropriate materials like asphalt and watertight cement plastering. **[urgent]**
- Refill reflecting pools after re-alkalization and repair.

B. Protection and Management

Legal Protection

- Register the site as a national cultural heritage monument to align with its international protection status.
- Modify Law No. 274 to further support the site's management and conservation. **[urgent]**
- Align Tripoli and El-Mina Master Plans with Law No. 274 by updating the provisions of zones P4 and M14.
- Conduct an urban study to identify the boundaries for the creation of a buffer zone, enhance connectivity with nearby urban areas and protect the Fair's visual scope, and submit a minor boundary modification proposal to the World Heritage Centre.

Institutional Framework and Management

- Maintain the current Board of Directors as the sole management body, ensuring it has an adequate budget and includes an expert in conservation and heritage management and a representative from the DGA to ensure the World Heritage protection and preservation processes are followed. **[urgent]**
- Establish an Advisory Council to involve all major stakeholders, including government, professional organizations, and civil society and provide guidance to the Board.
- Allow the Board to consider qualitative aspects in tendering procedures related to conservation, recovery and maintenance of the integrity and authenticity of the property's OUV.
- Form a specialized Conservation, Maintenance and Development Division under the Fair's administration, to oversee contractors work and implement physical interventions. The team should receive training on conservation, including historic concrete repairs. **[urgent]**
- Integrate the CMP into the Management System, by developing an Action Plan (with distinct short-, medium-, long-term, and recurrent actions), and ensuring that the OUV guides all decisions. The Conservation guidelines should remain adaptable, allowing for the Fair's operation. **[urgent]**
- Develop a Management Plan with a strategy for conservation, development, and operation. Include short-, medium-, and long-term conservation actions, documentation of interventions, and a cyclical inspection and maintenance plan.
- Engage Tripoli and El-Mina municipalities to strengthen community relationships with the Fair and improve urban integration.

C. Conservation and Development

Overall Vision

- Develop an overall vision for the future of the Fair focusing on restoring and using existing structures over new construction, prioritizing the preservation of integrity and authenticity. **[urgent]**

- For the Grand Canopy, adhere to Niemeyer's original concept of distinct installations, ensuring proper ventilation in enclosed sections.
- At the Collective Housing, recover original architectural elements while adapting the structure for modern use.
- Use the Minjara Project as a model for adaptive reuse.

Documentation and Studies:

- Conduct a scenic study to restore visual harmony between the central axis and key buildings, considering vegetation adjustments.
- Establish a centralized digital archive to store and organize site-related documents, including drawings, reports, and photographs.
- Perform geometric and material studies, including geo-located 3D scanning and photogrammetry, while leveraging the UNESCO "Dive into Heritage" project.
- Collect structural data on carbonation, chlorides, rebars, and water systems and assess damage in detail.

Development Planning and project proposals

- Use the overall vision to solicit restoration proposals for existing structures, if needed. Focus on activating existing buildings for activities rather than building new facilities.
- Notify the World Heritage Centre about major renovations or proposals and conduct Heritage Impact Assessments (HIA) (capacity-building training on HIA processes shall be provided by UNESCO).
- In particular, evaluate alternative solutions for the Solar Lighting Project like lightweight roofs over parking areas or a temporary ground-based PV field in the southwest, base reuse plans of the Experimental Theatre (Reflection One Project) on thorough archival and physical research, maintain original paving levels, and avoid adding external ticketing structures. Based on the overall vision, promote the recovery of original architectural features at the Collective Housing/Hotel, using 3D modelling to attract investors. Temporary repairs should be minimal, short-term, and submitted to the World Heritage Centre for review.
- Create rules and protocols for temporary events in existing structures, ensuring installations are reversible and supervised by qualified personnel. **[urgent]**

Awareness Raising, Promotion, and Fundraising:

- Organize awareness and community engagement campaigns targeting particularly children and youth, with the help of UNESCO, municipalities, ICOMOS Lebanon, and NGOs. **[urgent]**
- Set up a permanent exhibition at the Fair to present its Outstanding Universal Value and history.
- Use the 3D model to promote the Fair's evolution and to showcase future plans and support fundraising efforts.
- Capitalize on Tripoli's reputation as a hub for creative industries to market the Fair's unique visual identity.

D. DSCOR and Corrective measures

Regarding DSCOR, Corrective measures and timeframe, the proposals made by the mission should be completed/confirmed by the State Party

ANNEXES

- Annex 1: **Termes of Reference**
- Annex 2: **Composition**
- Annex 3: **Programme and itineraries**
- Annex 4: **Statement of Outstanding Universal Value**
- Annex 5: **List of documents provided to the mission**
- Annex 6: **Law no. 274**
- Annex 7: **Master Plans**
- Annex 8: **Potential Connectivity with the City**
- Annex 9: **Map showing the potential Boundaries of the Buffer Zone**
- Annex 10: **Side Event « " Conservation of the Modern Heritage in the Arab Region" (Thursday, 25 July 2024)**
- Annex 11: **Illustrations**
- Annex 12: **DSOCR Framework Table (to be completed/agreed upon by the State Party)**

PROPOSED TERMS OF REFERENCE

Joint Reactive Monitoring Mission World Heritage Centre/ICOMOS

**Rachid Karami International Fair-Tripoli
(Lebanon)**

Tentative dates : 3-7 June 2024

At its 18th extraordinary session (Paris, 24-25 January 2023), the World Heritage Committee inscribed the property 'Rachid Karami International Fair-Tripoli' (RKIF) (Lebanon) on the World Heritage List and on the List of World Heritage in Danger, and requested the State Party to invite a joint World Heritage Centre/ICOMOS Reactive Monitoring Mission to visit the site (Decision **18 EXT.COM 5.1**) (Annex 1), subsequently invited by State Party in a letter dated 16 February 2023.

The Committee requested that the joint mission assist the State Party in establishing a Desired state of conservation and a programme of corrective measures for the removal of the property from the List of World Heritage in Danger (DSOCR), as well as an adequate buffer zone.

The mission will be carried out by Youmna Tabet, representing the UNESCO World Heritage Centre, and Nicholas Clarke and Guido Stegen representing ICOMOS.

In particular, the mission will address the following:

1. Assessment of the overall state of conservation of the property, having particular regard to identified attributes of the property which support its Outstanding Universal Value (OUV); and in particular consider:
 - Progress with a geometric and architectural survey and a detailed condition assessment of the 15 structures designed by Oscar Niemeyer as a knowledge basis for emergency stabilisation measures, conservation and structural rehabilitation interventions,
 - Progress with a digital project of the documentation preserved at the various publicly accessible archives, to promote research and ensure that the original project documentation is not lost due to disasters or accidents
 - The structural integrity of the unfinished structures in relation to their acknowledged 'precarious' state;
 - Any inherent difficulties presented by the original materials of the structures in relation to aging processes accelerated by their unfinished state, in particular severe steel corrosion and the ageing of concrete.
 - Adaptations made to structures such as the Grand Canopy and Collective Housing Prototype use as a hotel and their reversibility.
2. Assessment of conservation policies and actions proposed in the Conservation Management Plan submitted to the World Heritage Centre on 30 April 2024, and aimed at the stabilization, protection, repair, and adaptive reuse of the important buildings in relation to:
 - The acknowledged need for 'immediate stabilisation measures, maintenance, and structural repairs to preserve their integrity':
 - How such interventions will respect the authenticity and integrity of individual structures in relation to their original materials
 - How the Integrity of the whole landscape area will be sustained

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3. Progress with protecting the fairground and the buildings comprised within it as cultural heritage according to national legislation;
4. Progress under Law N°274-10/03/2022 with ensuring the coherence of the EI-Mina and Tripoli Master Plans with each other and with the obligations of World; Hertiage status in relation to land-use for the property and its immediate setting;
5. Progress with the elaboration of one vision for the entire property and its setting in advance of partial initiatives, such as the Knowledge and Innovation Centre (KIC), being brought forward;
6. Progress with the implementation of Heritage Impacts Assessments within planning processes;
7. Assessment of potential impacts of the KIC Project on OUV;
8. Progress with the introduction of effective management structure for the property'
9. Given the need for international support for the safeguarding of this property, consider progress with the promotion of international awareness of the outstanding importance of the Rachid Karami International Fair-Tripoli to help attract investments;
10. Assessment of implemented actions and projects, as well as review of the identified threats, damage and proposed interventions, which would contribute to the establishment of the DSOCR and corrective measures;
11. Specific advice regarding the DSOCR and potential corrective measures;
12. Specific advice regarding the establishment of a buffer zone as per paragraphs 103 to 105 of the Operational Guidelines to ensure an added layer of protection to the property, as well as related land-use and zoning guidelines for the planning of the immediate setting of the Rachid Karimi International Fair-Tripoli and of the portion of the oval within the property outside the nationally relevant "core zone";
13. Any other matter that may be relevant.

The State Party will facilitate the necessary field visit, as well as meetings with stakeholders, including the Ministry of Culture and its Directorate General of Antiquities (Ministry of Culture), the Ministry of Economy and Trade, the Directorate General of Urban Planning (Ministry of Public Works and Transport), the RKIF Board of Directors and employees, the Municipality of Tripoli, and other authorities and stakeholders involved in the management of the property, including the academic sector, experts and NGOs representing the local communities.

In order to enable the preparation of the mission, it would be necessary that the State Party provides to the World Heritage Centre and ICOMOS prior to the mission, photographic documentation that is relevant to clarify the evolution of the state of conservation of the property overtime, and of its concrete structures in particular (note there is no need to provide the documentation already presented in the nomination file and conservation management plan documents).

In case further documentation is requested during the mission, this information would need to be made available 10 days after the end of the mission, at the latest.

Based on the results of the above-mentioned reviews, assessments and discussions with the State Party representatives, authorities and stakeholders, the mission will prepare a concise report on the findings and recommendations as soon as possible after the completion of the mission, following the standard format (Annex II), for review by the World Heritage Committee. The recommendations will be provided with the mission report, and not during the course of the mission.

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ANNEX 1:

Decision 18 EXT.COM 5.1

The World Heritage Committee,

1. Having examined Documents WHC/23/18.EXT.COM/5 and WHC /23/18.EXT.COM/INF.5,
2. Inscribes the **Rachid Karami International Fair-Tripoli, Lebanon**, on the World Heritage List according to the emergency procedure, on the basis of **criteria (ii) and (iv)**;
3. Adopts the following Statement of Outstanding Universal Value:

Brief synthesis

The Rachid Karami International Fair-Tripoli has been erected in Tripoli, the second largest city in Lebanon and the capital of the Northern Governorate, and was designed by Oscar Niemeyer between 1962-1967 and built until 1975. The main building of the International Fair consists of a huge oblong covered exhibition space, the Grand Canopy, under which the exhibition pavilions of several countries could be freely installed. The entrance to the International Fair complex begins at the southern end of the Grand Canopy: a vast ramp leads to a raised portico from where the visitors can discover the entire composition. A series of educational, recreational and cultural facilities were immersed within a “Brazilian Tropical Garden” and connected by water pools and pedestrian passages. In the northern part, a ceremonial ramp leads to the outdoor amphitheatre, surmounted by a monumental arch forming a symbolic gateway to modernity and a landmark of the city of Tripoli.

The use of traditional elements of local architecture was intended to express the aspirations of the newly independent Arab peoples to take part in the universal process of modernisation. For its scale, its daring structural solutions, its architectural expression, its vast modernist public spaces and gardens, its links to post-independence identity buildings, and despite the deterioration of most of its structures and the endangered integrity of several of its components due to the ageing of the concrete, the Rachid Karami International Fair-Tripoli is one of the most representative works of modern architecture of the 20th century in the Arab States.

Criterion (ii): The Rachid Karami International Fair-Tripoli expresses in an exceptional way the successful integration of Brazilian modernist concepts into the context of the Arab Near East in Tripoli and is a vivid example of cultural exchange in the field of architecture. The collaboration between Oscar Niemeyer, the architect of the complex, and the Lebanese engineers and contractors has given them valuable experience in sophisticated large-scale reinforced concrete structures and concrete shells, while a new generation of Lebanese architects was inspired by Niemeyer’s “Brazilian modernism”, which is reflected in several of their works, whether in Lebanon or in the Arab Near East.

Criterion (iv): Oscar Niemeyer’s monumental International Fair project in Tripoli is an outstanding example of world fairs that emerged in the newly independent Arab countries to express national pride and take part in the universal process of modernisation. It constitutes an outstanding architectural example of a large-scale modernist exhibition complex, which defines an architectural typology characterised by simplicity and discipline where a single main large structure hosts the pavilions; a set of smaller structures serve social- reformative and educational purposes.

Integrity

The Rachid Karami International Fair-Tripoli covers an elliptical area corresponding to the limits of the fairground as it was built and contains all buildings designed by Niemeyer. Almost all buildings and structures were preserved according to Niemeyer’s original design but lie in a state of abandonment, while outdoor and landscaped areas are maintained. Despite the loss of interior finishes, fixtures, glazing, doors and equipment due to the war, the attributes of Outstanding Universal Value have retained sufficient integrity. Some interventions on the Grand Canopy dictated by modern uses are reversible;

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the transformation of Niemeyer's Collective Housing Prototype has seriously affected its architectural quality and erased the traces of the original design, but attempts have been made to restore the structure to its original conditions. However, the integrity of the property is extremely vulnerable, with the main threat coming from the precarious state of conservation of most buildings, which face serious stability problems due to the severe steel corrosion and the ageing of concrete.

Authenticity

The layout and almost all buildings of the Rachid Karami International Fair-Tripoli have been preserved according to Niemeyer's design. In most of the buildings of the complex, the structure defines their form and volume and is proudly exhibited to the audience. The main original structures of the International Fair complex, most of which are made of authentic materials, credibly reflect their period of construction and the quality of their execution. Despite the loss of interior finishes, fixtures and equipment, the transformation of the collective housing prototype into a hotel, and the interventions to the southern part of the Grand Canopy, the surviving attributes credibly convey the Outstanding Universal Value through the overall layout, the design of the structures, their sculptural conception, and the construction materials. The reflective pools and the hard landscape elements around the buildings are preserved according to Niemeyer's design, the tropical gardens are still present and retain their "Brazilian spirit". The International Fair complex in Tripoli still bears witness to an era of modernisation and social liberalisation in Lebanon and the Arab Near East.

Protection and management requirements

The Law N°274-10/03/2022 on the Reorganization of Rachid Karami International Fair is the main legal instrument that covers the property and includes basic protection mechanisms. The law sets out differentiated protection mechanisms for the rectangular area (800x500 metres) encompassing all Niemeyer designed structures and the extant part of the oval. Most of the buildings on the fairground need immediate stabilisation measures, maintenance, and structural repairs to preserve their integrity; the Conservation Management Plan that is being developed for the entire property should be finalised urgently to guarantee the conservation of its cultural and historical values in any future development processes.

The long-term conservation of the Outstanding Universal Value of the property will benefit from the recognition of its cultural value under the national legislation for heritage protection, beyond the 2022 special law. An inclusive management structure involving heritage protection authorities, professionals and academic organisations and civil society representatives can guarantee a shared vision for the future of the property and its long-term protection. The systematic application of a Heritage Impact Assessment approach and related mechanisms provides the framework for ensuring compatible conservation, rehabilitation and reuse of the Rachid Karami International Fair-Tripoli.

4. Also inscribes the **Rachid Karami International Fair-Tripoli, Lebanon**, on the List of World Heritage in Danger;
5. Recommends that the State Party invite a joint World Heritage Centre/ICOMOS reactive monitoring mission to the property to establish a Desired state of conservation and a programme of corrective measures for the removal of the property from the List of World Heritage in Danger;
6. Also recommends that the State Party give urgent consideration to the following:
 - a) Providing the exact geographical coordinates of the boundaries of the property,
 - b) Considering, with the assistance of the joint World Heritage Centre/ICOMOS Reactive Monitoring mission, the establishment of a buffer zone as per paragraphs 103 to 105 of the *Operational Guidelines* to ensure an added layer of protection to the property,

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- c) Developing detailed land-use and zoning guidelines for the planning of the immediate setting of the Rachid Karimi International Fair-Tripoli and of the portion of the oval within the property outside the nationally relevant “core zone”,
 - d) Setting up a management structure for the property that also includes among its members representatives of the cultural heritage protection institutions, professionals and academic organisations and the civil society,
 - e) Carrying out a geometric and architectural survey and a detailed condition assessment of Niemeyer’s structures as a knowledge basis for emergency stabilisation measures, conservation and structural rehabilitation interventions,
 - f) Considering a digital project of the documentation preserved at the various publicly accessible archives, to promote research and ensure that the original project documentation is not lost due to disasters or accidents,
 - g) Informing the World Heritage Centre of the intention to undertake or authorise any major projects which may affect the Outstanding Universal Value of the property, in line with paragraph 172 of *Operational Guidelines*,
 - h) Developing and implementing a Heritage Impact Assessment for any project proposals that may have an impact on the Outstanding Universal Value of the property (including the “Knowledge and Innovation Centre” (KIC) project) and for the revision of the master plans of El-Mina and Tripoli;
7. Requests the State Party to submit to the World Heritage Centre by **1 February 2024**, a report on the implementation of the above-mentioned recommendations for examination by the World Heritage Committee at its 46th session.

ANNEX 2

Mission Team

The mission was composed of the following members:

- Youmna **Tabet** Representative of the UNESCO World Heritage Centre
- Nicholas **Clarke** (ICOMOS Expert)
- Guido **Stegen** (ICOMOS Expert - specialized in the conservation and restoration of reinforced concrete structures of the Twentieth Century)

The mission was accompanied by:

- Joe **Kreidi** (UNESCO Office in Beirut)
- Jad **Tabet** (Lebanese Expert)
- Samar **Karam** (Site Manager, DGA)

Other experts joined the mission:

- Maya **Hmeidan** (Consultant, UNESCO Office in Beirut)
- Mousbah **Rajab** (Architect and Urban Planner)

ANNEX 3

Programme

Reactive Monitoring Mission to Rachid Karami International Fair-Tripoli (Lebanon)

(3 – 7 June 2024)

Arrival to Beirut (Lebanon)	
Monday, 3 June	Arrival at Rafic Hariri International Airport <i>Smallville Hotel, Beirut</i>
Day 1: Meetings in Beirut + Travel to Tripoli	
Tuesday, 4 June	<p>Meetings:</p> <ul style="list-style-type: none"> - 09.30 – 10.30 Mrs. Costanza Farina-UNESCO Multisectoral Regional Office in Beirut, with CLT/BEI Team. - 11.15 – 12.15 Mr. Ali Ramadan – Director General of DGU - 13.00 – 14.00 Mr. Ziad Mikati – Prime Minister Office - 14.30 – 15.45 Mr. Sarkis Khoury – Director General of DGA with the presence of Jad Tabet <p>Departure to Tripoli: 17h00 Arrival:19h00</p> <p><i>Hotel: Via Mina Hôtel, Tripoli</i></p>
Day 2: Visit of the RKIF	
Wednesday, 5 June	<ul style="list-style-type: none"> - 9.30 – 10.30 am Meeting with RKIF Administration Board: Mr. Akram Oueida (president of the Board), Radwan Moukadem (vice-President) and Antoine Bou Rida (Director General) - 10.30 – 14.00 RKIF site visit. - 14.00 - 15.30 Lunch Break - 16.00 – 16.30 Planned works at the Dome and recent condition assessment of the Arch, Dome, Grand Arch and Water Tower central roof column Mahmoud Hachem (structural engineer) and Wassim Naghi (Architect) - 16.30 – 18.30 Continuation of RKIF site visit
Day 3: Meetings in Tripoli	
Thursday, 6 June	<ul style="list-style-type: none"> - 9.00 – 10.00 Mr. Chawki Fatfat President of the Order of Engineers and Architects and Ms. Hala Tamer (vice president- OEA-Tripoli) - 10.15 – 11.15 Municipality of Tripoli (Mayor Riyad Yamaq) and el Mina (acting Mayor Mrs. Iman El Rafie) - 11.30 – 12.30 Eng. Ziad Yazbek – East Architecture Studio - 12.30 – 13.30 Meeting with the RKIF board - 13.30 – 14.30 lunch Break - 14.30 - 16.30 site Visit <p>Departure to Beirut: 16h30 Arrival:18h00</p> <p><i>Smallville Hotel, Beirut</i></p>
Day 4: Debrief and Departure	
Friday, 7 June	<ul style="list-style-type: none"> - 9.30 – 10.30 Debrief Mrs. Costanza Farina-UNESCO Multisectoral Regional Office in Beirut, with CLT/BEI Team - 11.30 – 12.30 Meeting with ICOMOS- Lebanon at UNESCO Beirut - 13.30 – 15.30 Meeting at the Directorate General of Antiquities in the presence of Sarkis Khoury and Jad Tabet. - 16.00 – 17.00 Debrief Ministry of Culture <p>End of Mission</p> <p>Departure in the evening or next day morning</p>

ANNEX 4

Statement of Outstanding Universal Value

The following Statement of Outstanding Universal Value is as presented on the World Heritage Centre website (<https://whc.unesco.org/en/list/1702/>)

Brief synthesis

The Rachid Karami International Fair-Tripoli has been erected in Tripoli, the second largest city in Lebanon and the capital of the Northern Governorate, and was designed by Oscar Niemeyer between 1962-1967 and built until 1975. The main building of the International Fair consists of a huge oblong covered exhibition space, the Grand Canopy, under which the exhibition pavilions of several countries could be freely installed. The entrance to the International Fair complex begins at the southern end of the Grand Canopy: a vast ramp leads to a raised portico from where the visitors can discover the entire composition. A series of educational, recreational and cultural facilities were immersed within a “Brazilian Tropical Garden” and connected by water pools and pedestrian passages. In the northern part, a ceremonial ramp leads to the outdoor amphitheatre, surmounted by a monumental arch forming a symbolic gateway to modernity and a landmark of the city of Tripoli.

The use of traditional elements of local architecture was intended to express the aspirations of the newly independent Arab peoples to take part in the universal process of modernisation. For its scale, its daring structural solutions, its architectural expression, its vast modernist public spaces and gardens, its links to post-independence identity buildings, and despite the deterioration of most of its structures and the endangered integrity of several of its components due to the ageing of the concrete, the Rachid Karami International Fair-Tripoli is one of the most representative works of modern architecture of the 20th century in the Arab States.

Criterion (ii): The Rachid Karami International Fair-Tripoli expresses in an exceptional way the successful integration of Brazilian modernist concepts into the context of the Arab Near East in Tripoli and is a vivid example of cultural exchange in the field of architecture. The collaboration between Oscar Niemeyer, the architect of the complex, and the Lebanese engineers and contractors has given them valuable experience in sophisticated large-scale reinforced concrete structures and concrete shells, while a new generation of Lebanese architects was inspired by Niemeyer’s “Brazilian modernism”, which is reflected in several of their works, whether in Lebanon or in the Arab Near East.

Criterion (iv): Oscar Niemeyer’s monumental International Fair project in Tripoli is an outstanding example of world fairs that emerged in the newly independent Arab countries to express national pride and take part in the universal process of modernisation. It constitutes an outstanding architectural example of a large-scale modernist exhibition complex, which defines an architectural typology characterised by simplicity and discipline where a single main large structure hosts the pavilions; a set of smaller structures serve social- reformative and educational purposes.

Integrity

The Rachid Karami International Fair-Tripoli covers an elliptical area corresponding to the limits of the fairground as it was built and contains all buildings designed by Niemeyer. Almost all buildings and structures were preserved according to Niemeyer’s original design but lie in a state of abandonment, while outdoor and landscaped areas are maintained. Despite the loss of interior finishes, fixtures, glazing, doors and equipment due to the war, the attributes of Outstanding Universal Value have retained sufficient integrity. Some interventions on the Grand Canopy dictated by modern uses are reversible; the transformation of Niemeyer’s Collective Housing Prototype has seriously affected its architectural quality and erased the

ANNEX 4

traces of the original design, but attempts have been made to restore the structure to its original conditions. However, the integrity of the property is extremely vulnerable, with the main threat coming from the precarious state of conservation of most buildings, which face serious stability problems due to the severe steel corrosion and the ageing of concrete.

Authenticity

The layout and almost all buildings of the Rachid Karami International Fair-Tripoli have been preserved according to Niemeyer's design. In most of the buildings of the complex, the structure defines their form and volume and is proudly exhibited to the audience. The main original structures of the International Fair complex, most of which are made of authentic materials, credibly reflect their period of construction and the quality of their execution. Despite the loss of interior finishes, fixtures and equipment, the transformation of the collective housing prototype into a hotel, and the interventions to the southern part of the Grand Canopy, the surviving attributes credibly convey the Outstanding Universal Value through the overall layout, the design of the structures, their sculptural conception, and the construction materials. The reflective pools and the hard landscape elements around the buildings are preserved according to Niemeyer's design, the tropical gardens are still present and retain their "Brazilian spirit". The International Fair complex in Tripoli still bears witness to an era of modernisation and social liberalisation in Lebanon and the Arab Near East.

Protection and management requirements

The Law N°274-10/03/2022 on the Reorganization of Rachid Karami International Fair is the main legal instrument that covers the property and includes basic protection mechanisms. The law sets out differentiated protection mechanisms for the rectangular area (800x500 metres) encompassing all Niemeyer designed structures and the extant part of the oval. Most of the buildings on the fairground need immediate stabilisation measures, maintenance, and structural repairs to preserve their integrity; the Conservation Management Plan that is being developed for the entire property should be finalised urgently to guarantee the conservation of its cultural and historical values in any future development processes.

The long-term conservation of the Outstanding Universal Value of the property will benefit from the recognition of its cultural value under the national legislation for heritage protection, beyond the 2022 special law. An inclusive management structure involving heritage protection authorities, professionals and academic organisations and civil society representatives can guarantee a shared vision for the future of the property and its long-term protection. The systematic application of a Heritage Impact Assessment approach and related mechanisms provides the framework for ensuring compatible conservation, rehabilitation and reuse of the Rachid Karami International Fair-Tripoli.

ANNEX 5

List of documents provided to the mission

- 1. Conservation Management Plan (version 30.04.2024) and its Appendixes, and in particular:**
 - Appendix 1. Public Survey - Summary Report
 - Appendix 2. Interviews with Main Stakeholders and Interest Groups - Summary Report
 - Appendix 6. Open-Air Theatre: Assessment of the Arch and Collapsed Soffit
 - Appendix 7. Landscape Vegetation Survey
- 2. Master Plans Tripoli + El Mina**
- 3. General Assessment 2020**
- 4. Structural Analysis Reports:**
 - Structural Report 2022
 - The Open-Air Bridge Theatre 2017
 - The Grand Arch
 - Water Tower: Analysis of the damages in the structure supporting the umbrella-shaped roof (Modeling and Conclusion) 2018
 - General Structural Assessment 2013 (In Arabic)
 - The guesthouse Rehabilitation Project Technical Report
- 5. Reflection One - Experimental Theatre 2023**
- 6. Concept Note for The Private Sector-Led Business Model for the Electrification of Rachid Karami Exhibition Fair**
- 7. Road Map to addressing the potential challenges of electrification of the Rachid Karame Exhibition Center in Tripoli, Lebanon**

ANNEX 6

LAW N° 274

Dated 07/03/2022

Published in the Official Journal on 10/03/2022



REPUBLIC OF LEBANON - APRIL 2022

Law number 274 dated 7/3/2022

Official Journal, no. 11 dated 10/3/2022

Law

Reorganization of Rachid Karami International Fair

Article 1:

This law aims to reorganize the Rachid Karami International Fair, which was established by Decree 4027, issued on May 4, 1960 and its amendments. It defines the Fair's functions, aims at achieving the reconstruction of its structures and/or their rehabilitation and/or refurbishment, and/or their operation and/or maintenance, as well as determines the conditions of operating and managing the Fair and the works that can be commissioned.

The Rachid Karami International Fair is a public entity with moral identity, as well as financial and administrative autonomy. This public entity is exempt from the General Rules of Procedure for Public Agencies, promulgated by Decree No. 4517 dated December 13, 1972, and the General Rules of Procedure for Public Agencies, promulgated by Decree No. 4517 dated December 13, 1972.

Article 2:

These words in this law shall have the following meanings:

The Fair: Rachid Karami International Fair, in the sense of decree 4027, issued on May 4, 1960, and its amendments.

The Board: Board of Directors of Rachid Karami International Fair.

The Project: Every activity, whether permanent or temporary, held in the fair or any of its components.

The Occupant: The physical or moral person who, in exchange for a fee or free of charge, occupies a covered or an open-air area within the Fair for a set period in relation to an event or activity.

The Occupation Contract: is the contract between the Fair and an occupant who is occupying a specific space for a set period in exchange for a fee or free of charge to hold an event or activity.

The Operator: The physical or moral person who is responsible for operating all or some of the artistic, technical, administrative, and/or environmental sections of the Fair (for the benefit of the Fair management or on behalf of the Fair management)

Operation Contract: The contract that the Fair concludes with an operator in exchange for a fee. It outlines the services required, the action plan, the needed employees, the materials, tools, and all what is needed for routine maintenance and other things to complete the operator's mission.

The Investor: The physical or moral person who is responsible for implementing, on his own dime, a project within the Fair premises, such as the building the Fair constructions, and/or rehabilitating existing structures, and/or refurbishing all or some of its sections in order to exploit them, for a set period of time.

The Investment Contract: is a contract between the Fair and an investor for a set period of time, whereby the latter invests funds in all or part of the Fair facilities with the hope of making profit that will provide the investor a return on his funds.

Chapter 1: The Fair mission

Article 3:

The Fair oversees:

a- Organizing and/or hosting: exhibitions, conferences, seminars, meetings, festivals, and different celebrations particularly in the fields of economics, commerce, culture, art, tourism and sports.

b-Exploits the Fair's facilities or grounds to set up business ventures that do not contradict with the objectives of the Fair and/or provide various sorts of services, primarily in the domains of tourism, knowledge economy, information technology and sport.

Chapter II: The legal status of the Fair

Article 4:

The Fair is exclusively bound by the terms of this law and its own rules.

Article 5:

a- The Ministry of Economy and Trade, exercises sole administrative tutelage over the Fair in the following areas:

1- Approval of all regulations prepared by the Fair's Board of Directors pertaining to its operation, including the investment regulations at the Fair.

2- Approval of investment and operation contracts.

3- Approval of the annual budget, closing accounts, profit and loss account, public account balance, and annual materials inventory.

4- Loans;

5- Donations and reconciliation contracts.

b- The tutelage authority must make decisions subject to its approval within a period of one month from the date of receiving these decisions.

This time frame is reduced to 15 days when it comes to the authentication of bids, investment contracts and occupation contracts. Maintenance contracts are not subject to authentication.

Decisions subject to ratification are considered ratified by the expiry of the ratification deadline.

If the tutelage authority demands written clarifications or documents in connection to decisions subject to its authentication, it could do so all at once, then the period will be extended one time for a maximum of 10 days in the case of bids and 15 days in the case of other decisions, as of the date the clarifications and supporting documents are received.

Article 6:

a- The Fair is subject to post control of the Court of Account.

b- The Fair is neither subject to the Civil Service Board nor to the Central Inspection.

Article 7:

a- The Board shall establish the following Fair regulations:

- Rules of procedures of the Board of Directors.
- Financial regulations;
- Fair's cadre, ranking and salary scale of the employees, and procedure for their nomination and recruitment.
- Rules and regulations for employees.
- Investment and operation rules;

b- These decisions will become effective following their ratification by the minister of tutelage.

Article 8:

The revenues of the Fair consist of the following:

- a- Contributions allocated in the State budget;
- b- Revenues and allowances derived from the Fair management, as well as the operation and occupation of the Fair facilities;
- c- Other resources authorized by its laws and regulations;
- d- Donations and other earnings.

Article 9:

a- The Board assumes the authority of decision making in the Fair.

b- The Board is composed of a chairman and six members, appointed for a renewable five-year term by a decree of the Council of Ministers upon the recommendation of the Minister of Economy and Trade.

c- The chairman and members of the Board must meet the following requirements:

1-To have Lebanese citizenship for more than ten years, with full exercise of civil rights, and no conviction of an offense or have been removed from any position in a public administration or a public institution.

2- To have at least a recognized Bachelor's degree, with the Board having among its members an architect, a lawyer, an IT specialist or a computer engineer, a finance specialist, a management, business development and innovation specialist, a civil engineer, and an entrepreneur.

3- To be competent and to have at least 7 years of experience in their field of specialization.

The Board of Directors shall meet at least twice a month.

d- At the end of its term, the Board continues to carry out its functions until a new Board is appointed.

e- Two months before the expiration of the Board's term, the tutelage minister shall recommend to the Council of Ministers either the renewal of the Board for a second term or the nomination of a new Board.

Article 10:

According to paragraph (d) of Article (9) of this law, the chairman of the Board assumes the executive authority at the Fair in this capacity as well as in his capacity as a director general, and he shall exercise his functions in accordance with the provisions of this law and the Fair regulations throughout the term, including the extended one.

Article 11:

Throughout the Board's term and within two years of its expiration, the chairman, Board members, their spouses, parents, and children are prohibited from dealing and/or being associated directly or indirectly with any of the people or entities connected to the Fair through a contract or an agreement or a partnership or a proxy.

Article 12:

a- Except for resignation, the term of the Chairman and one or more of the Board members may be terminated by a decree of the Council of Ministers at the recommendation of the Minister of Economy and Trade, for a gross breach of the duty obligations, in accordance with Chapter 1 of Part 3 of the Second Book of the Penal Code, or for a grave error in conducting business, or for abandoning duties at the Board. If the chairman or any member of the Board is absent from four consecutive meetings or more than eight sessions in a calendar year without a legitimate reason, their membership will be automatically terminated. The Board must notify the minister of tutelage to begin the process of naming a replacement. The chairman's term will also be terminated for violating the full-time function requirement.

b- The chairman and members of the Board shall be removed if they commit an infraction or gross negligence as defined in the Penal Code, by a decree issued by the Council of Ministers upon the recommendation of the Minister of Economy and Trade.

Article 13:

The remuneration of the chairman and director general, and Board members is determined by a decree of the Council of Ministers at the recommendation of the Minister of Economy and Trade after consultation with the Minister of Finance.

Article 14:

I- The Chairman of the Board of Directors assumes the following duties:

a- Chairs Board meetings, moderates discussions and calls for regular and urgent meetings based on an agenda distributed to members at least 72 hours before the meeting date, except for urgent meetings.

b- As administrative director of all employees, supervises their work, guides them, and takes disciplinary measures against them in accordance with the Employees' status and general law.

c- Implements all decisions by the Board of Directors.

d- Represents the Fair both locally and internationally, as well as before courts, administrations, and third parties.

e- Signs on behalf of the Board.

- f- Works to ensure coordination with public administrations and institutions, municipalities, and other entities concerned with the Fair status.
- g- Exercises the powers delegated by the Board of Directors.
- h- Submits to the Board, the transactions subject to the Board's competence, within 10 days of receiving it.
- i- In the absence of the chairman or the vacancy of his position, the vice-chair – exercises all his powers, and if not available, the eldest member so does.

II: The Board's functions

The Board oversees all legal work and procedures required to achieve the Fair's objectives, particularly the following tasks and competencies:

- a- Establishes the rules and regulation of the Fair, especially:
 - 1- Financial regulations and accounting record design;
 - 2- Investment regulations, which should include investment rules as well as methods for containing infractions and imposing fines and sanctions;
 - 3- Employees' status and Fair's cadre, as well as recruitment requirements, categories, ranks, and salary scales, workers' status, and general by-laws;
- b- Establishes the annual budget and its closing accounts, as well as the annual public budget and the gain and loss account, the general balance of accounts, and the annual total inventory.
- c- Use of the general reserve, determining ways to allocate gains and cover losses.
- d- Loans.
- e- Procurement of supplies, services, or works through any procedure that complies with the provisions of the Public Procurement Law.
- f- Providing contributions and financial assistance to non-employed workers of the institution.
- g- Accept donations and voluntary contributions.
- h- Purchase of movable and immovable property.
- i- Prosecution before the judiciary.

j- Management, exploitation, development and maintenance of the Fair; and for this purpose, initiating all necessary construction, administrative, financial, and commercial work.

k- Grants the right to occupy parts of the facilities and spaces for a fee or for a short limited time free of charge.

l- Establishes investment projects in the Fair.

m- Oversees the quality of the services to be provided to the occupant, operator, and investor.

n- Approves operation contracts prior to ratification and signing.

o- Approves investment contracts prior to ratification and signing.

p- Receives applications for work permits for foreigners, submits applications for work permits for investors and issues these permits in accordance with a special legal status.

q- Any other tasks required for the proper functioning of the Fair.

Chapter III: Legal status of the Fair structures

Article 15:

The Board may enter contracts with investors to provide some services at the Fair and for the Fair's exclusive needs, such as the production of electrical energy, communication services, and water supply.

Article 16:

The operating contract for the Fair, as well as any similar or subsidiary contract, shall not exceed thirty years. Non-investment operating contracts can be signed for a maximum of 9 years and are renewable.

Article 17:

The Board or the investor may lease the occupant part of the covered interior spaces within the premises of the Fair or its open spaces and collect rent from the tenant, whether the tenant is the Fair or an authorized operator.

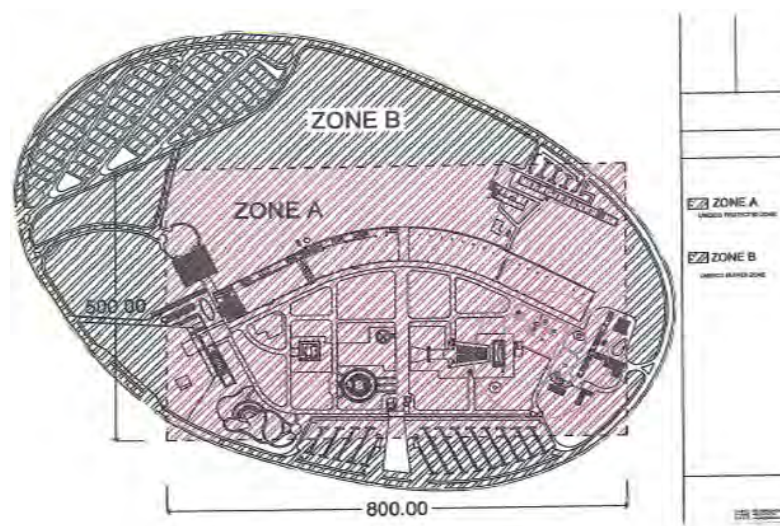
The Board may grant the investor the right to charge a fee to the occupants and other investors in exchange for performing certain services related to the investment activities that the investor offers or provides.

Article 18:

The Board, investors, and occupants must preserve the authenticity of the built structures in the Fair and take into consideration the external architectural character and cultural value of these structures, as confirmed by its inclusion in the UNESCO tentative world heritage list, in accordance to the attached image, which is considered an integral part of this law and divides the Fair premises into two parts: zone (A) is a red-hatched rectangle on the map 800 m long and 500 m wide. The rectangle includes the structures designed by Architect Niemeyer, and Zone (B) covers the rest of the premises and consists of the green-hatched area on the map and serves as a buffer zone for the heritage installations.

Zone (A) and its facilities are subject to UNESCO conditions for inclusion on the World Heritage List, and any intervention for restoration, reconstruction, or internal development must be approved by the Ministry of Culture.

Zone (B) is subject to the conditions of Buffer zones. Its uses, as well as new constructions in it are subject to UNESCO requirements for buffer zones of the sites nominated for the World Heritage List, and new constructions are subject to the approval of the Ministry of Culture.



Article 19:

Physical and moral persons who engage in an activity at the Fair are subject to the conditions specified in their permits, as well as all health and environmental requirements stipulated either in laws and regulations or in Board decisions.

Chapter 4: Labour and Social Security System

Article 20:

Notwithstanding any other provision, work relations between employees and entities operating at the Fair relating to terms of remunerations and dismissal are subject to the contractual Agreements between the Parties, provided that the indemnities set in the contracts in favour of the workers and employees, are no less than the rights provided for in Labour law.

Article 21:

Applications for work permits and renewals for foreign employers or workers who entered Lebanon to work at the Fair are submitted to the Board.

The Board has the right to grant or renew these permits according to the provisions of this law.

Article 22:

A foreigner who is the owner of an authorized investment project is granted a work permit at the Fair, regardless of the nature of the investment project, if the permit is consistent with the provisions of this law.

Article 23:

Employees and workers employed by the investment entities established at the Fair are exempt from the provisions of social security.

Employers who hire these workers at the Fair are exempt from the obligation to disclose, register, and pay contributions to National Social Security Fund.

Employers who benefit from the above-mentioned exemptions must provide health allocations to their employees and dependents, comparable to or exceeding the allocations provided by the National Social Security Fund to its subscribers.

The Board committee should confirm the employers' commitment to these obligations.

Chapter 5: Incentives and exemptions

Article 24:

The project that will be held within the Fair premises shall be exempt from custom fees, including the minimum fee charge, consumption tax, value added tax, and import and export tax, on the equipment, tools, materials, and products required for the project, provided that the fees and taxes are paid if any of these items are removed from the Fair and introduced to the Lebanese market.

If necessary, a Lebanese customs checkpoint can be set up within the Fair premises to collect the necessary custom fees if the products are withdrawn from the Fair and introduced to the Lebanese market.

Article 25:

Profits of projects established in the Fair are exempt from income tax if the following conditions are met:

- a- The value of the fixed assets used in the project or its capital should not be less than \$150,000 USD, or its equivalent in Lebanese pounds or any another currency.
- b- The percentage of Lebanese workers should be at least (50%) of the total number of employees and workers hired for the project.

Article 26:

Salaries and their supplements that are reimbursed to employees and workers hired in projects held at the Fair are exempt from income tax.

Article 27:

Construction license fees, allotment fees, municipality fees, and real estate tax are waived for buildings and structures built or to be built at the Fair.

Article 28:

Corporate companies whose goal is to establish and/or manage a project at the Fair will be exempt from the requirement of having a Lebanese citizen or a Lebanese moral entity on their board of directors.

Chapter 6: Transitional provisions**Article 29:**

All texts that are contradictory or do not comply with the provisions of this law and are included in the decree number 4027 dated 4 May 1960 and its amendments, as well as all decrees, implementing and regulatory decisions issued under the aforementioned decree, shall be repealed, providing that the regulatory decrees and implementing texts governing the Fair continue to be applicable, in accordance with this law, until they are amended or new regulations are enacted.

Article 30:

This law becomes effective once published in the Official Journal.

ANNEX 6

El Mina Master Plan



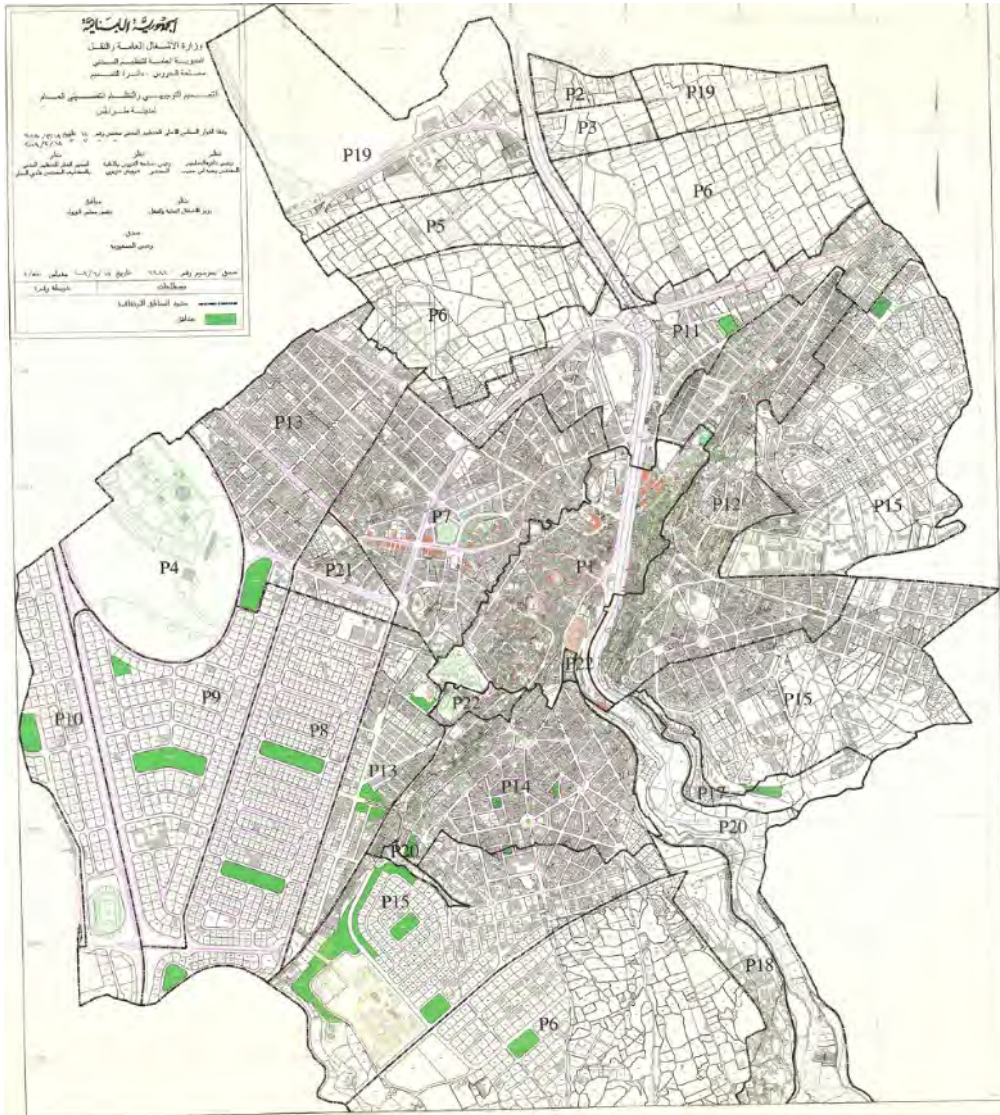
ملخص النظام المقترح لمنطقة الميناء

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(١) تشمل جميع المساحات المبنية راجع الشروط الخاصة.
(٢) وفق مرسوم التراخيص والبرامج المحدد على خريطة شبكة العروق.
(٣) بقرص الفلاصق على ترّاجع الكورنيش البحري.

ANNEX 6

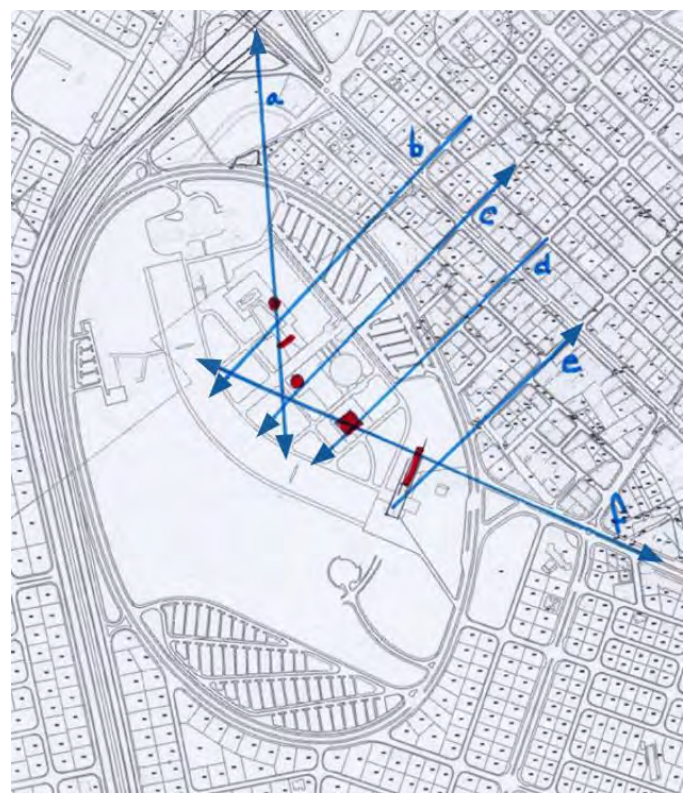
Tripoli Master Plan



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1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380

ANNEX 8 : Connectivity of the RKIF with the city

Map clarifying the potential connections with the city



VIEW A towards the Water Tower & Arch



VIEW A from the Water Tower & Arch



VIEW B towards the Arch, the Manège and the Experimental Theatre (hardly seen)



VIEW C toward the Fair



VIEW C toward the city



VIEW D towards the Fair



VIEW E towards the city



VIEW F towards the city






View F towards the Fair (google map)

ANNEX 9

Map showing the potential Boundaries of the Buffer Zone



-  Limits of the property, as inscribed
-  Potential limits of the Buffer Zone (to be further confirmed by studies)
-  Limits of the zones defined as in the Master Plans

ANNEX 10


Side Event at the 46th session of the World Heritage Committee (New Delhi, 2024)

You are cordially invited to attend the side event:

**"Conservation of Modern Heritage
in the Arab States region"**

Organized by the Arab Regional Centre for World Heritage (ARC-WH)
& UNESCO

Thursday 25 July 2024
13:00 to 14:30
Room 3 (MR 10)



Programme

Opening Remarks

Lazare Eloundou Assomo, Director of World Heritage (UNESCO)

Ebrahim Alkhalifa, Deputy Director (ARC-WH)

Overview on Modern Heritage in the Arab Region

ARC-WH

Case study of "Rachid Karami International Fair - Tripoli (Lebanon)"

Dr. Jad Tabet

"Conservation Management Plan of Rachid Karami International Fair - Tripoli (Lebanon)"

Joseph Kreidi (UNESCO Multisectoral Regional Office in Beirut)

Panel discussion moderated by Dr. Mounir Bouchenaki

Yasmine Makaroun

Zahra Ali Baba

Question and Answers Session

Closing Remarks

Lunch will be provided



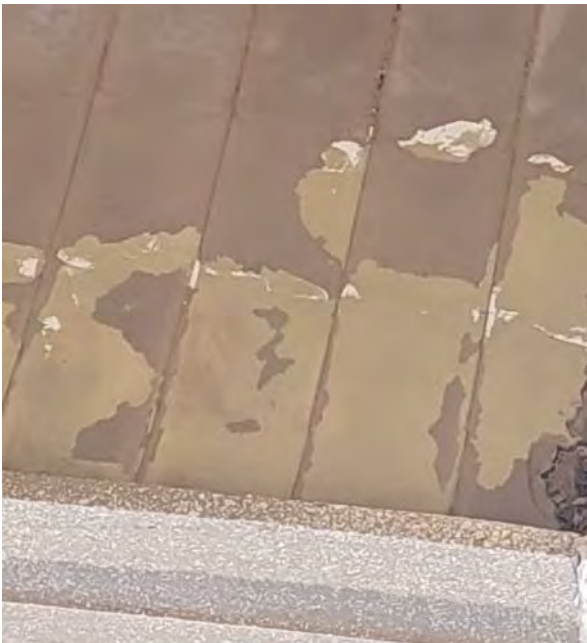
ANNEX 11

Illustrations

1. State of the structure's finishes at the entrance
© ICOMOS / G. Stegen



2.-4. Grand cover
© ICOMOS / G. Stegen



ANNEX 11

5.-6. Boundary wall
© ICOMOS / G. Stegen



7. Distortions and deflections at the
Grand Cover
© ICOMOS / G. Stegen



8. bars
© ICOMOS / G. Stegen



ANNEX 11

9. Honeycombs at the Open Air Theatre © ICOMOS / G. Stegen



10. Addition of a façade at the Grand Cover © ICOMOS / G. Stegen



11. Overpour at the Open Air Theatre © ICOMOS / G. Stegen



12. Metal lost formwork at a model residence © ICOMOS / G. Stegen

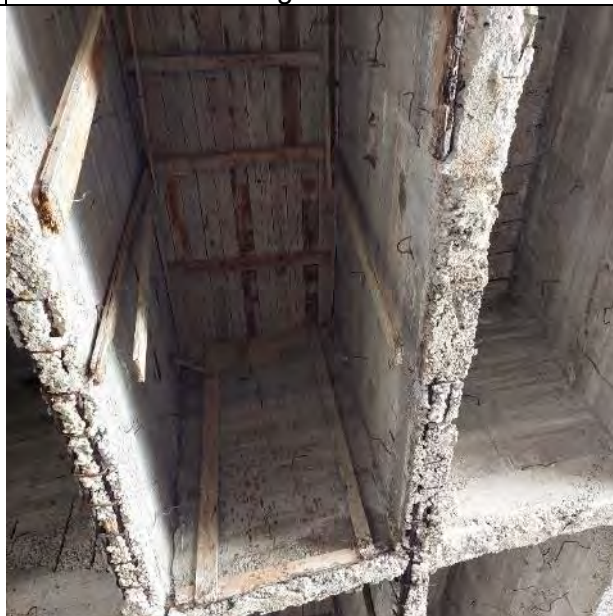


ANNEX 11

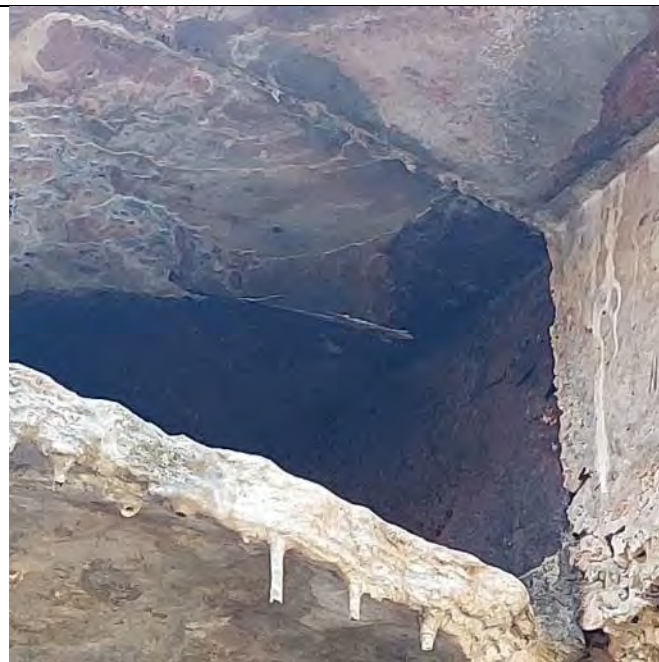
13. Collapse of the soffit at the Open Air Theatre
© ICOMOS / G. Stegen



14. Honeycombs at the lower rebars of the
Open Air Theatre
© ICOMOS / G. Stegen







15. Calcite formation due to continuous water
saturation
© ICOMOS / G. Stegen





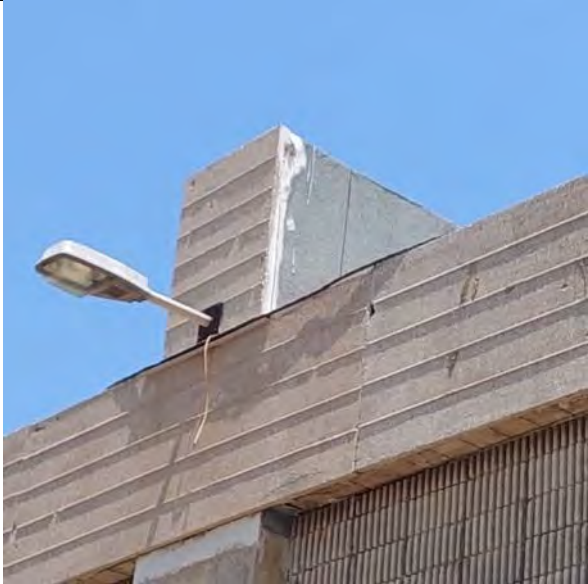

16. Pour maintenance at the Grand Cover ©
ICOMOS / G. Stegen



ANNEX 11

<p>17. Pour maintenance at the Entrance Portico © ICOMOS / G. Stegen</p> 	<p>18. Pour maintenance at a model residence © ICOMOS / G. Stegen</p> 
<p>19. Expansive reactions at the space museum © ICOMOS / G. Stegen</p> 	<p>20. A layer of asphalt, ascending, at the reflecting pools © ICOMOS / G. Stegen</p> 

ANNEX 11

<p>21. Asphalt cracks at a model residence © ICOMOS / G. Stegen</p>	<p>22. A watertight plastering at the Experimental Theatre © ICOMOS / G. Stegen</p>
	
<p>23. Membrane on upright elements at the Grand Cover © ICOMOS / G. Stegen</p>	<p>24. Cover for accessible roofs at the Open Air Theatre © ICOMOS / G. Stegen</p>
	

ANNEX 11

25. Cover for accessible roofs at the Open Air Theatre
© ICOMOS / G. Stegen



26. Iron rain piping enclosed in the concrete columns- Grand Cover
© ICOMOS / G. Stegen



27. Dedicated voids in the formwork-
Administration building
© ICOMOS / G. Stegen



28. Central column at the Water Tower
© ICOMOS / G. Stegen



ANNEX 11

29.-30. Thin edges, slope detail at the Open Air Theatre
© ICOMOS / G. Stegen



31. Elements on the roof of the boundary wall
© ICOMOS / G. Stegen



32. Precast concrete facia at the Grand Cover- thickening the edge and moving away
© ICOMOS / G. Stegen



ANNEX 11

33. Grand Cover- collapse of secondary beams
© ICOMOS / G. Stegen



34. Closed roof drains at the Grand Cover
© ICOMOS / G. Stegen



35. Entrance portico
© ICOMOS / G. Stegen



36. Entrance portico
© ICOMOS / G. Stegen



ANNEX 11

37. Space Museum
© ICOMOS / G. Stegen



38. Customs, firehouse, depot
© ICOMOS / G. Stegen



39. Model Residence
© ICOMOS / G. Stegen



40. Model Residence
© ICOMOS / G. Stegen



ANNEX 12

The mission proposes a Desired State of Conservation, for the removal of the Property from the List of World Heritage in Danger, and associated corrective measures and timeframe, which should be reviewed and augmented by the State Party.

Proposed Desired State of Conservation for the Removal of the Property from the List of World Heritage in Danger

- A. The threat to the concrete structures of the RKIF has been addressed through emergency stabilisation measures, based on a thorough understanding of the structures conditions and construction system and with maximised maintenance of their material authenticity. An appropriate monitoring and maintenance system is in place and supported by effective funding mechanisms;
- B. Development is framed and controlled to ensure the property sustainability in interaction with its environment, through planning and preservation measures based on an overall vision that prioritises the preservation of its Outstanding Universal Value while integrating its social and economic use;
- C. An efficient and representative management system operates the Fair.

Corrective Measures

- A.1 Clarify the core principles of the Fair's design and state of conservation of its concrete structures by gathering and examining archives, documentation (inventorying, mapping, modelling) and technical studies, collated in a single digital repository, as a basis for emergency stabilisation measures, conservation and structural rehabilitation interventions;
- A.2 Implement emergency stabilisation interventions, prioritizing the most endangered structures – namely the Water Tower, Outdoor Amphitheatre and Grand Canopy – and the conservation of their material authenticity;
- A.3 Implement emergency maintenance work identified through cyclical inspections.
- A.4 Develop and formally adopt an action plan for conservation measures for the structures and the landscape in middle and long-term, and put in place effective funding mechanisms to initiate its implementation by qualified people;
- B.1 Protect the Rachid Karami International Fair-Tripoli World Heritage property as nationally designated heritage;
- B.2 Identify a buffer zone and submit a Minor Boundary Modification proposal to the World Heritage Centre for review by the Advisory Bodies and adoption by the World Heritage Committee;
- B.3 Adapt laws, policies and plans to reflect the status of the World Heritage property and its boundary as inscribed by the World Heritage Committee;
- B.4 Frame and control developments by adopting an overall vision for the Fair which prioritises the beneficial use of the existing structures over new construction proposals;
- B.5 Develop an urban plan to enhance the physical and visual connectivity between the Fair and its urban environment, and initiate implementation;
- C.1 Reinforce the management structure for the property to include representation from the DGA and ensure conservation expertise, and allocate a sufficient budget to undertake basic operations;
- C.2 Establish an advisory mechanism to involve major stakeholders, including government entities, professional organizations, and civil society, to provide guidance to the management structure;

ANNEX 12

- C.3 Establish strategies for community involvement to ensure that communities benefit from the property's heritage status and create frameworks for partnerships development to enhance promotion and sustainable use of the property.

Timeframe

Taking into account the current situation in Lebanon in terms of scarcity of financial resources and its negative repercussions on funding, as well as the political instability in the country, the mission estimates that the all the corrective measures required to remove the property from the List of World Heritage in Danger, can be implemented within a **time frame of 6 years** bearing in mind the continuous nature of some of these projects. Urgent stabilization and repairs should be implemented as soon as possible.