

## Abstract

This study aims at understanding and developing the role of the planning authorities and related regulations in Palestine based on laws and practices. The research starts with a historical review of successive eras of laws and legislations applied in Palestine

A parallel structure of the planning and the administrative levels has been introduced. In addition to defining the different planning levels, the research specifies planning levels and types to be carried out at each level and the processes at and between levels, and, at the same time, specifies other handling rules and public participation in the planning process. To avoid overlapping rules about the contents and purposes of the plans, the connection between the different types of plans is clarified. Correspondingly, rules on planning procedures, responsibilities, and roles of the different authority-levels that are in compliance with the administrative structure are well defined.

The planning process is suggested to be as a three-level pyramid. Three planning levels are defined: National Plan, District (governorate) Plans, and Local Level Plans (Master Plans, Detailed Plans, and Parcelation Plans). Similarly, three corresponding administrative levels are envisaged: the Higher Planning Council, District (governorate) Planning Committees, and the Local Planning Committees. All plans should be in line with the National Comprehensive Plan. Likewise, the Ministerial Cabinet is on top of the administrative pyramid.

Questionnaire was made through the shared services councils which were considered the best solution to solve the large numbers of the

local communities in order to be aware about the technical benefits, what kinds of services these councils provide to the people.

Finally the research listed all restrictions and problems (technical, administrative, legislative and implementer) which are facing the planning and regulation authorities and suggested solutions for these problems with some ideas to be taken during the preparation of the new building act.