



**THE LATIN PATRIARCHATE  
OF JERUSALEM**

**Conclusion Report**

**Rosary Sisters' House Rehabilitation, Birzeit**

GA 262/21



General Administration  
Project Development Office  
August 2022

## **Introduction:**

### **Birzeit**

Birzeit is a Palestinian Christian town located 7.5 km north of Ramallah, in the central West Bank. It's home to Birzeit University and the Birzeit Brewery. Birzeit is a predominantly Christian town with various Christian denominations, mainly Roman Catholics, Orthodox and Anglican. The demographics of the town began to change as Christians opted to emigrate to Western countries or nearby towns seeking economic opportunities, political and social freedom. Currently, Birzeit is home to 10,000 residents, of whom 6,500 are Christians (1,500 Catholics).

### **Rosary Sisters in Palestine**

In 1880, Mother Maria Alfonsine Ghattas, a young Palestinian from Jerusalem, co-founded the Congregation of the Rosary in Jerusalem with the help of the Latin Patriarchate. She lived through tough conditions, overcoming male dominance in Ottoman times, in addition to enduring poverty and poor health while helping others. She is also said to have received apparitions of the Virgin Mary and continued to be in close communication with Her. She remains a role model and a heroine of peace, education, justice and fraternity.

The Rosary sisters came to fill a need and make a difference in the lives of local Christians in the Holy Land by adapting to the needs of a changing world and managed to expand their ministry to run several kindergartens and schools across the wider region. The mission of the congregation is centred on apostolic works in the educational and social field, but also on medical assistance. The spiritual legacy of the Rosary Sisters has been rooted in the Holy Land through multiple kindergartens, schools, guesthouses, and medical facilities. The Rosary sisters continue to live faithfully the 140-year-old tradition of the Rosary order, seeking God, praying daily and sharing their lives and ministries with others.

### **Project Background**

The Rosary Sisters' house in Birzeit had not seen any renovation works in decades and did not offer a suitable living place for the sisters which affected their daily prayer schedules. The place had a severe problem of humidity and did not comply with the minimum health and safety standards for residency. The bathroom and the rooms were in a deplorable condition and the kitchen was not functional and lacked basic items used essentially for eating or living in this house.

### **Project Description**

The project has significantly transformed the residence of the Rosary Sisters' in Birzeit. The scope of work included replacing the old steel window frames with aluminium ones which played a major role in solving the persistent water leakage problems and containing the issue of humidity which plagued many parts of the building. The works also included maintenance for the water cistern as well as waterproofing works. The project also carried out renovation works for the kitchen, which included replacing old tiles and other general repairs to make it more functional. Significant attention was given to providing the whole

building with a fresh look by adding a new layer of paint to all of its interior walls. All of these activities were implemented in conjunction with all the associated civil and electrical works as follows:

#### **Civil Works**

- Demolishing and cleaning works
- Floor finishing works
- Painting works
- Aluminum works
- Water cistern waterproofing and maintenance works
- Concrete and miscellaneous works

#### **Electrical Works**

- Electrical switchboards and earthing
- Installation points
- Lighting fixtures and accessories

#### **Beneficiaries**

The direct and ultimate Beneficiaries of the project are the three Rosary sisters living in Birzeit in addition to all visitors and community members who frequent the house. The indirect beneficiary is the Latin Patriarchate of Jerusalem that strives to provide the best for its people and to allow the continuity of the LPJ biblical mission in serving its communities in the Holy Land.



Photos  
Before



Photos  
After





## Financial Summary

### Project statement of Activity

#### Financial Summary

Project Name  
**Rosary Sisters house rehabilitation in Birzeit, Palestine**

Project Code  
**30099**

Reported Period  
Expectation Period

**04/03/2021 - 23/08/2022**  
04/03/2021 - 23/08/2022

#### Project Statement of Activity

Currency  
**USD**

<u>Donations</u>		
	Grand Magisterium / Austrian Lieutenancy	\$38,947
	Other contribution	\$741
	<b>Total</b>	<b>\$39,688</b>

<u>Expenditures</u>		
	Civil Works	\$32,148
	Electrical Works	\$4,796
	Management & Supervision	\$2,744
	<b>Total</b>	<b>\$39,688</b>
	<b>Surplus/Deficit</b>	<b>\$0</b>

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Chief Executive Officer

Sami El-Yousef  
24/8/2022



## Financial Summary

### Budget VS Expenditure

#### Budget VS Expenditures

Project Name  
*Rosary Sisters house rehabilitation in Birzeit, Palestine*

Project Code  
**30099**

Reported Period  
Expectation Period

**04/03/2021 - 23/08/2022**  
04/03/2021 - 23/08/2022

#### Project Budget VS Expenditure

Currency  
**USD**

<u>Donations</u>				
		Actual	Budgeted	Variance
	Grand Magisterium / Austrian Lieutenancy	\$38,947	\$38,997	\$50
	Other contribution	\$741	\$0	-\$741
	<b>Total</b>	<b>\$39,688</b>	<b>\$38,997</b>	<b>-\$691</b>

<u>Expenditures</u>				
	Civil Works	\$32,148	\$32,000	-\$148
	Electrical Works	\$4,796	\$4,497	-\$299
	Management & Supervision	\$2,744	\$2,500	-\$244
	<b>Total</b>	<b>\$39,688</b>	<b>\$38,997</b>	<b>-\$691</b>
	<b>Surplus/Deficit</b>	<b>\$0</b>	<b>\$0</b>	

*Azen Hama*

*Le Gatto*

*Sain El-Yamf.*





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