

## RESUME

Nir Mualam, Associate Professor.  
Faculty of Architecture & Town Planning, Technion  
Head of the Planning Policy Lab  
Head: Center for Urban and Regional Studies, The Technion.

### 1. PERSONAL DETAILS

Full name: Nir Yona Mualam  
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### 2. Academic Degrees

2012 PhD, Faculty of Architecture and Town Planning, Technion-Israel Institute of Technology.  
Advisor: Prof. Rachelle Alterman

2004 MPhil (2:1), Land Economy Department, Cambridge University England. Advisor: Prof. Barry Pearce.

2002 LLB (Cum Laude), Buchman Faculty of Law, Tel Aviv University.

### 3. Academic Appointments

2026-present **Middle East Liaison:** The International Academic Association on Planning, Law, and Property Rights.

2024-present **Head:** Klutznick Center for Urban & Regional Studies (CURS)

2022-present **Associate Professor.** Faculty of Architecture and Town Planning, the Technion.

2022-2026 **Secretary General.** The International Academic Association on Planning, Law, and Property Rights.

2015-2021 **Assistant Professor.** Senior lecturer. Faculty of Architecture and Town Planning, the Technion.

2013-2014 **Senior Researcher.** Center for Urban and Regional Studies, the Technion.  
**Adjunct Lecturer.** Taught 2 compulsory graduate courses in the Urban and Regional Planning track.

2012-2013 **Visiting Fellow,** Gruss-Lipper Scholar, School of Public & International Affairs. Princeton University.

## **4. Professional Experience (outside academia):**

### **Positions in Brief**

2012-2015	<b>Private Consultant &amp; Legal Advisor</b> in urban renewal projects (self employed).
2004-2008	<b>Attorney. Litigator.</b> Tel Aviv Municipality and Tel Aviv Local Planning Commission.
2002-2003	<b>Apprentice.</b> Israel Ministry of Defense.
2000-2002	<b>Research Coordinator.</b> “Life and Environment”: The Israeli Umbrella Organization of Green NGOs.
2000-2001	<b>Researcher and Trainee.</b> Marom-Alback attorneys at law and Shibolet, Roberts, Zismann Law Firm.

### **Professional education**

2001	Diploma in Land Use and Municipal Law, Israel Bar Association.
1999	Diploma in the Law of Torts, Israel Bar Association.

## **5. Research Interests**

1. Preservation of Built Heritage.
2. Land use planning: policies and regulation.
3. Planning instruments, taxation, and value capture.
4. Institutional configuration and planning bodies.
5. Housing.
6. Comparative policy analysis.

## **6. Teaching Experience**

### **Courses taught (current)**

**1. Planning Theories.** Graduate | 3 Credits | Lecture (compulsory course) | ~40 students. Faculty of Architecture & Town Planning, Graduate Program in Urban and Regional Planning, Technion (Heb.) | **Fall 2014-present**

**2. Legal and Administrative Aspects in Planning** | Graduate | 3 Credits | Lecture (compulsory course) | ~40 students). Faculty of Architecture & Town Planning, Graduate Program in Urban and Regional Planning, Technion (Heb.) | **Spring 2015-present:**

**3. Housing Policy and Regulation** | Graduate | 2 Credits | Lecture (elective course) | 20 students. Faculty of Architecture & Town Planning, Graduate Program in Urban and Regional Planning, Technion (Heb.) | **Spring 2022-present:**

### **Courses taught (past)**

**4. Fall 2014-Fall 2020:** Planning Studio No. 1- Comprehensive City Planning (compulsory course). Co-teacher. ~50 students. Faculty of Architecture & Town Planning, Graduate Program in Urban and Regional Planning, Technion (Heb.).

**5. Fall 2014.** Legal Aspects in Heritage Preservation. Main teacher. Graduate (compulsory course). A new Course I developed. ~15 students, M.Arch program in Architecture and Preservation, Technion (Saron) (Heb.).

**6. Spring 2013.** Historic Preservation Conflict, and the Middle East. Main teacher. Graduate (elective). 6 students, Woodrow Wilson School of Public and International Affairs, Princeton (Eng.).

**7. Fall 2012.** Planning Theory and Process. Main teacher. Graduate (elective). 10 students, Woodrow Wilson School of Public and International Affairs, Princeton (Eng.).

## 7. Technion Activities

2024-Present Faculty's representative at the Technion's Industry Relations committee

April 2017-2021 Appointed as Tribunal member (judge) in the disciplinary court of the Technion.

## 8. Departmental Activities

2024-2025 Member of the Faculty's Tenure Committee

2022-2023 Associate Dean for Teaching

2017-present Member. Center for Urban and Regional Studies management committee.

2015-present Member of the Academic Committee of the Planning Department.

2015-2020 Member of the Students-Staff Committee.

2015-2022 Appointed Secretary General of the Faculty's Academic Assembly.

## 9. Public Professional Activities

### 9.1 Expert Committees

2004 **State committee for the selection and appointment of Israel's Head Planner (Head of the Planning Administration in the Ministry of Interior, in Israel).** Board member from Academia (appointed by government as expert in planning) as part of a 5-member committee of experts.

### 9.2 Editorial boards

2026- **Member, Editorial Board.** Humanities and Social Sciences Communications (by Springer Nature) [Q1]

2022-2026 **International Academic Association of Planning, Law, and Property Rights.** Editor of The [Monthly Newsletter](#) of the Association.

2011-2021 **Mekarkein** (Israel)- The journal of Property, Land Taxation, Urban Planning and Land Management, Ronen Publishing Tel Aviv (Heb). Co-editor.

### 9.3 Peer-reviewing: Occasional reviewer for journals, books & conference papers

Journal articles:

2026 Planning Theory

2026	Journal of Urban Design
2026	Smart & Sustainable Built Environment
2025	Tichnun (The Israeli Planners' Association Bulletin)
2025	European Planning Studies (+ revision)
2025	Cities
2025	Tichnun (The Israeli Planners' Association Bulletin) + revision.
2024	Cities
2024	Asian Architecture & Building Engineering
2024	Urban Research & Practice (+1 revision in 2025)
2024	Frontiers in Built Environment
2024	Architecture (MDPI) including 2 revisions.
2024	Societal Impacts
2024	International J. of Strategic Property Management, including 1 revision.
2024	Tichnun (The Israeli Planners' Association Bulletin)
2024	Planning Theory
2023-2024	Local Environment (including 4 revisions).
2023	JPER (Planning, Education, and Research).
2023	Cities (including 1 revision in 2023 & 1 revision in 2024)
2023	Urban Studies (including 1 revision).
2023	International Journal of Heritage Studies (including 1 revision in 2023).
2022	JAPA (The Journal of the American Planning Association)
2022	The Journal of Planning Education and Research (including 1 revision in 2023).
2022	Journal of Asian Architecture and Building Engineering
2021	The Journal of Planning Education and Research
2021	Bar Ilan University Law Review (Mehkarey Mishpat)
2021	University of British Columbia Law Review
2020-2021	Land Use Policy (3 reviews in 2020, 1 in 2021)
2020	Heritage & Society
2020	HABITAT international
2020	Smart & Sustainable Built Environment
2020	International Journal of Cultural Policy
2019 -2020	Sustainability (2 reviews)
2019	Journal of Urban Design
2019	The Journal of Planning Education and Research
2019	Housing in the Built Environment
2019	Town Planning Review
2018,2021	The International Journal of Heritage Studies (3 reviews)

- 2018 Mishpatim Law Journal, Faculty of Law, Hebrew University in Jerusalem  
 2015 Planning Theory & Practice  
 2015 Planning Perspectives

#### Review of Conference papers:

- 2021-2026 The Planning, Law, and Property Rights Association (PLPR). Conference Academic  
 2014-2018 Committee. Reviews for the annual PLPR conferences.
- 2017 Reviewer and member of the Scientific Committee of the Places & Technologies  
 conference – Belgrade, Serbia.
- 2014 The Writing Training Program of the Journal of Planning, Education & Research (JPER).

#### Review of Books/Reports:

- 2025 Reviewer of an edited book proposal submitted to Routledge- *The Routledge Handbook on Land Questions* (Eds. Thomas Hartmann, Deniz Ay, & Sina Shahab).
- 2022 Reviewer of 2 chapters in the Implementation Report of the *COST Action* No. CA17125 on Public Value Capture of Increasing Property Values.
- 2021 Reviewer of 2 chapters in an edited book on *Public Value Capture of Increasing Property Values Across Europe* (Eds. J.M. Halleux, A. Hendricks, B. Nordahl, V. Maliene). V.D.F. Publishing.
- 2021 Reviewer of one chapter in *Boundaries and Restricted Places: The Immured Space* (Eds. Kostantinos Lalenis and Balkiz Yapicioglu). Edward Elgar, 2022.
- 2017 Reviewer of one chapter in *From Student to Urban Planner: Young Practitioners' Reflections on Contemporary Ethical Challenges* (Eds. Tasan-Kok, Tuna & March Oranje). Routledge, 2017.
- 2015 Reviewer of several chapters in *Instruments of Planning: tensions and challenges for more equitable and sustainable cities* (Eds. Rebecca Leshinsky & Crystal Legacy). Routledge, 2015.

#### Review of competitions

- 2017 **Referee in a public competition** on new patterns of housing. A competition organized by the City of Tel Aviv-Jaffa and Israel United Architects Association. The competition invited groups of planners and architects to propose new modes for housing such as co-housing. I was part of a team of referees who had to grade the submissions.

#### Review of grants

- 2023, 2026 **Occasional Reviewer for the Israeli Ministry of Innovation, Science, & Technology.**
- 2022 **Reviewer for the German Research Foundation (DFG).** Reviewer of grant application.

2021 **Reviewer for the Israeli Science Foundation (ISF).** Reviewer of grant application.

## Review of theses

### PhD Thesis (Examiner 'Ex') & PhD Candidacy Exams ('Ca')

2026, Tel Aviv U. (Ex Rani Mandelbaum) ; 2025 FATP T (Ex Oshrat Assa); 2025 FATP Technion (Ex Nuriel Or); 2024 University of Pretoria, South Africa (Ex. Gert Andries van der Westhuizen); 2023 University of Haifa (Ca. Vitali Dubov-Dotan), 2023 Hebrew University (Ca: Eran Weinberg); 2022 FATP Technion (Ca.:Karen Zilberstein); 2022 FATP Technion (Ex.Daphna Levine); 2022 FATP Technion (Ex.Cygal Pellach); 2021 University of Tel Aviv (Buchman Faculty of Law) Ex. Gilad Lin; 2021 FATP\*\* Technion; 2020 FATP Technion; 2020 FATP-Technion; 2020 FATP-Technion; 2019 FATP-Technion; 2019 Department of Political Science, Hebrew University in Jerusalem (Cand); 2018 FATP-Technion; 2020 FATP-Technion; 2017 Faculty of Engineering, Built Environment, and Information Technology. University of Pretoria (South Africa); 2017 FATP-Technion;

MSc Thesis (Examiner) : 2024 University of Tel Aviv (School of Architecture, Ex. Odelya Bar Yehuda); 2024 Ben Gurion University (Faculty of Humanities & Social Sciences-Inbal Ben-Zioni); 2023 University of Tel Aviv (Architecture School-Osher Lapid); 2022 FATP- Technion (Liran Huri); 2022 FATP-Technion (Michael Ziv); 2021 University of Tel Aviv (Faculty of Social Sciences-Dana Shumia); 2020 FATP-Technion; 2020 FATP-Technion; 2019 FATP-Technion; 2019 Department of Environmental Studies, Tel Aviv University; 2017 Faculty of Humanities and Social Sciences, Department of Geography. Ben Gurion University; 2017 FATP-Technion; 2016 FATP-Technion; 2016 FATP-Technion; 2016 Faculty of Arts, School of Architecture. Tel Aviv University.

\*\* FATP- Faculty of Architecture & Town Planning

## 9.4 Participation in Organizing Life-Long learning Courses at the Technion's CURS center (for planners, architects, policy makers, and other practitioners):

2025-2026	<b>Rural Planning Course.</b> Academic Coordinator. Professional   160 hours   ~30 students   Center for Urban and Regional Studies (CURS).
2025-2026	<b>The Israeli City.</b> Academic Coordinator. Professional   60 hours   ~30 students   Center for Urban and Regional Studies (CURS).
2026	<b>Neighborhood 360.</b> Academic Coordinator. Professional   60 hours   ~30 students   Center for Urban and Regional Studies (CURS).
2026	<b>Urban Forestry Management.</b> Academic Coordinator. Professional   60 hours   ~30 students   Center for Urban and Regional Studies (CURS).

## 10. Membership in Professional Societies

2003-Present Licensed lawyer. Israeli Bar Association. Attorney License No. 35898.

2011- Present Member. PLPR. The International Association on Planning, Law, and Property Rights.

- 2010- Present     Member, Israel Planners Association.  
Elected as Chair in The Planners Association Management Committee (August 2018-July 2020).
- 2016-2017  
2021-Present     Member in ICOMOS-Israel.
- 2017- 2018        Member in ACSP (American Collegiate Schools of Planning).

## 11. Fellowships, Awards, Honors

### Personal Awards, Fellowships, Honors.

- 2025                November 2025: Technion Outstanding Teaching Excellence Award. Granted for the Legal Aspects in Planning Course taught during 2024-2025 (course grade was among the top 4%).
- May 2025: Technion Merit Award for Excellence in Teaching. Granted for the Planning Theories Course taught during 2024-2025 (course grade was among the top 12%).
- 2022                May 2022: Technion Outstanding Teaching Excellence Award. Granted for the Planning Theories Course taught during 2021-2022 (course grade was among the top 4%).
- 2021                2020 Most influential planner award. Awarded by Israel's Planners Association. I was voted together with 6 other planners through a popular vote by members of the Planners Association.
- 2019                Shortlisted for best paper award at the AESOP (Association of European Schools of Planning) 2019 conference (Venice, Italy). 3 papers were shortlisted in total (paper title: Margalit, Talia & Mualam, Nir (2019). "Selective Rescaling and Inequality.")
- 2013                Gruss-Lipper Scholar (Postdoc), Princeton University, the Woodrow Wilson School.
- 2013                Glass-Balaban Foundation Grant: in support of a research project about Historic Preservation Regulation in Israel.
- 2009                The Jacobs Prize for students, granted for academic excellence in the Technion.
- 2007                Prince of Wales Bursary for postgraduate Students, Cambridge University. England. (internationally competitive award).

## 12. Graduate Students

### 12.1 Technion Faculty of Architecture and Town Planning

#### 12.1.1 Completed PhD Thesis

1. Eynat Mendelson, Starting year: 2016. Year of graduation: 2021. Murals and the City: A study of Mural Art Policies, Supervisor: Nir Mualam. **Awards:** May 2022- Outstanding thesis award. Granted by the Faculty of Architecture and Town Planning, in the Technion; June 2022- Outstanding thesis award. Granted to Dr. Eynat Mendelson Shwartz by the Israeli Planning Association.

#### 12.1.2 Completed MSc Thesis

1. Amir Dominitz. Starting year: 2017. Year of graduation: 2020. The Last Supertanker? Evaluation of the Operation of the National Committee for Preferred Housing Plans. Supervisor: Nir Mualam. Current Position: Researcher at the national Ombudsman (Israel).
2. Iris Brodtkin. Starting year: 2018. Year of graduation: 2022. Gentrification in Israel: Mapping displacement of residents in urban renewal projects. Supervisor: Nir Mualam. Current position: Research consultant. The Technion Research & Development Foundation. **Awards:** June 2022- Outstanding MSc. thesis award, Granted to Iris Brodtkin by the Israeli Planning Association.
3. Cecile Bernstein. Starting year: 2019. Year of graduation: 2024. The Engagement of Non-Profit Organizations in Knowledge Transfer between Cities: The Case of Park and Open Space Development. Supervisor: Nir Mualam. Current position: ZenCity consultants. **Awards:** 2022: Best Student Lecture. Granted to Cecille Bernstein for her talk in the Faculty of Architecture & Town Planning at the Technion.
4. Ahdi Elhalal. Starting year: 2021. Year of graduation: 2025. Conflicts and Challenges of World Heritage Protection: The case of the White City of Tel Aviv. Supervisor: Nir Mualam Current position: senior architect in Derman Verbakel Architects (Tel Aviv). **Awards:** March 2025: Outstanding thesis award. Granted to Ahdi Alchalel by the Israeli Planning Association.

#### 12.1.3 Phd Thesis in progress

1. Gilat Lovinger, Starting year: 2021 [Field Research Stage], Elevated public spaces on structures. Supervisor: Nir Mualam (Expected Completion: 2026).

#### 12.1.4 MSc Thesis in Progress

1. Eve Wellish. Starting Year: 2026 [Field Research Stage]. The Public in the Private: Mixed Use Development and Vertical Allocations. Supervisor: Nir Mualam (Expected Completion: 2028).

#### 12.1.5 Completed Supervision of graduate students' (State Cadets) research in the NON-THESIS track:

1. Amit Peretz. 2016. Private open public spaces in three Israeli townships. Supervisor: Nir Mualam. Current Position: Project manager at "Dana Engineering LTD".

2. Sela Amir. 2016. The archives of local planning authorities in Israel: A cross-local comparison. Supervisor: Nir Mualam.
3. Barak Moshe. 2017. Neighborhood disputes in Israeli condominiums: An overview. Supervisor: Nir Mualam. Current Position: Urban planner in the municipality of Bet-Shemesh (Israel).
4. Gal Noihaus. 2017. Vertical allocations: Allocations of floor-space for public use in high-rise towers. Primary Supervisor: Nir Mualam. Current Position: Strategic Team member at Wix.com.
5. Ali Musa, Bayan. 2018. Comparative analysis of micro\small apartments. Supervisor: Nir Mualam.
6. Ori Zilberman. 2018. Private open public spaces – a comparative outlook on 5 cities. Supervisor: Nir Mualam. Current position: urban planner in the municipality of Ashkelon (Israel).
7. Rotem Shpigler. 2018. Vertical allocations: an examination of 2 case studies in Jerusalem and Tel Aviv. Supervisor: Nir Mualam. Current position: urban planner in the municipality of Bet-Shemesh (Israel).
8. Lior Olinik. 2019. Experts' Survey on vertical allocations: analysis of stakeholders' viewpoints. Supervisor: Nir Mualam.
9. Jonathan Nae. 2019. Small apartments in Israel, North America, and other Jurisdictions. A comparative evaluation. Supervisor: Nir Mualam. Current Position: Urban Planner in the city of Tira (Israel).
10. Roy Sasson. 2020. The impact of social movements on planning reforms. Supervisor: Nir Mualam. Current Position: Urban Planner in the city of Jaljoulia (Israel).
11. Daria Avramenko. 2021. Vertical Allocations: Opinion of developers and other incumbents. Supervisor: Nir Mualam. Current Position: Urban Planner in the city of Ashdod (Israel).
12. Gal Elazar. 2023. The provision of public floorspace in mixed-use development: Analysis of the existing situation in Tel Aviv in the years 2000-2021.
13. Amos Weingarten. 2024. Micro apartments- an overview. Current Position: Administrator in the Ministry of Environmental Protection.
14. Chen Strass: 2025. Comparing small-micro apartments: Israel and across the globe. Current Position: Community Planner in 'People'.

### **13. Sponsored Long-Term Visitors & Post-Doctoral Associates**

#### **Post-Doc visitors**

2018-2020. Nir Barak, PhD. Joint research on urban autonomy and city-state relationship (“Cities as Emerging Global Actors: Democratic City-zenship and National Citizenship”). Technion,

Faculty of Architecture & Town Planning. **Awards:** Received the Technion's Aly Kaufman scholarship. Current position: appointed as lecturer in the political science department, Ben Gurion University (starting Fall 2020).

2021-2023. Eynat Mendelson. Joint research on heritage protection (MOST research grant *infra*). Technion, Faculty of Architecture & Town Planning

## 14. Research Grants

### 14.1 Competitive:

- |                     |   |
|---------------------|---|
| July<br>2020-2024   | ISF (Israel Science Foundation). Amount: 122,000 USD. "Vertical Allocations as a value capture instrument: Evaluating policies to integrate public floorspace in privately-owned development." Principle Investigator: Nir Mualam.  |
| August<br>2020-2024 | MOST (Israeli Ministry of Science and the Austrian Science Fund). 176,786 USD to the Israeli Team + 256,000 EU to the Austrian Team. "Conflicts and Challenges of World Heritage Protection (CCaHP): A Cross-National Interdisciplinary Analysis of Austria and Israel". Principle Investigator: Nir Mualam (Israeli Team); Co-Investigators (in Austria): Karin Hiltgartner, Ulrike Herbig, and Renate Bornberg (Vienna University of Technology). |

### 14.2 Policy research centers (industry and other sources):

- |             |   |
|-------------|---|
| 2016        | Gazit-Globe Real Estate Foundation, 8,000 USD. "Allocation of Public Services in High-Rises." Principal Investigator (with Dr. Eyal Salinger as Co-investigator)  |
| 2018        | Lincoln Institute of Land Policy (US). 45,000 USD. "Implementing value capture in Israel: An examination of recent tools." Principal Investigator (with Dr. Eyal Salinger as Co-investigator).  |
| 2021-2022   | Heth Center for the Study of Regulation and Competition (College of Management, Israel), 5500 USD. "Municipal Autonomy: Inquiry into Changes in City-State Relationships in Israel". Principal investigator: Nir Mualam (with Dr. Nir Barak as Co-Investigator) |
| Additional: |   |
| 2019-2024   | Member (substitute) in <i>COST Action</i> No. CA17125 on Public Value Capture of Increasing Property Values.  |

## 15. Publications

(\* - students or post-docs under my supervision)

### Theses

- 2004 "Alternative Dispute Resolution in Planning Disputes: An Analysis of Israeli Structural Context". MPhil Thesis, Supervisor: Prof. Barry Pearce. Cambridge University (UK).

- 2012 “Conflicts Over Preservation of the Built Heritage: A Cross National Comparative Analysis of the Decisions of Planning Tribunals”. PhD Thesis, Supervisor: Prof. Rachele Alterman. Haifa: The Technion.

### Books (English, Peer Reviewed): Monographs

1. Eynat Mendelson-Shwartz\*, & **Nir Mualam**. Murals and the City: A Comparative Perspective on Practices, Policies, and Regulation. Routledge, 2025.
2. **Nir Mualam** & James White (Eds.). Planning Public Space in the Vertical City: A comparative study of mixed-use policymaking, property development and the practice of vertical allocation. UCL Press, 2026 (Forthcoming)

### Refereed papers in peer-reviewed journals

#### Published Papers

1.	<b>Nir Mualam</b> . “New Trajectories in Historic Preservation: The Rise of Built Heritage Protection in Israel.” <u>J. of Urban Affairs</u> , 37(5): 620-642. 2014.
2.	<b>Nir Mualam</b> . “Appeal Tribunals in Land Use Planning: Look-Alikes or Different Species?” <u>The Urban Lawyer</u> , Winter 2014, Vol. 46(1): 33-96. 2014.
3.*	<b>Nir Mualam</b> . “Where Planning Meets the Law: A Cross-National Analysis of the Role of Appeal Tribunals”. <u>Journal of Planning Literature</u> 29(4): 1-17, 2014.
4.	<b>Nir Mualam</b> & Martin Sybblis*. “The Functional Threshold of Modern Heritage: Form versus Function and the Struggle over Tel Aviv’s Concert Hall”. <u>International Journal of Heritage Studies</u> 22(2): 145-164. 2015.
5.	<b>Nir Mualam</b> . “Geddes Resurrected: The legacy of Sir Patrick Geddes in Contemporary Urban Planning in Tel Aviv”. <u>Landscape and Urban Planning</u> 166: 57-70. 2017.
6.	<b>Nir Mualam</b> & Rachele Alterman. “Looking into the Black Box of Heritage Protection: Analysis of Conservation Area Disputes in London Through the Eyes of Planning Inspectors”. <u>International Journal of Heritage Studies</u> 24(6): 599-618. 2018.
7.*	<b>Nir Mualam</b> . “Playing with Supertankers: Centralization in land use planning in Israel”. <u>Land Use Policy</u> , 75: 269-283. 2018.
8.	<b>Nir Mualam</b> & Rachele Alterman. “Social Dilemmas in Built Heritage Policy: The Role of Social Considerations in Decisions of Planning Inspectors”. <u>Journal of Housing and the Built Environment</u> 33(3):481-499. 2018.
9.*	<b>Nir Mualam</b> , Eyal Salinger, & David Max*. “Increasing the Urban Mix through vertical allocations”. <u>Cities</u> 87:131-141. 2019.
10.	<b>Nir Mualam</b> & Nir Barak*. “Evaluating Comparative Research: Mapping and Assessing Current Trends in Built Heritage Studies”. <u>Sustainability</u> , 11(3): 677. 2019.

11.	Demetrio Munoz-Gielen & <b>Nir Mualam</b> . “A Framework for Analyzing the Effectiveness and Efficiency of Land Readjustment Regulations: A Comparison of Spain, Germany, and Israel”. <u>Land Use Policy</u> , 87: 104077. <a href="https://doi.org/10.1016/j.landusepol.2019.104077">https://doi.org/10.1016/j.landusepol.2019.104077</a> . 2019.
12.*	<b>Nir Mualam</b> & Rachele Alterman. “Architecture is not Everything: A Multi-Faceted Conceptual Framework for Evaluating Heritage Protection Policies and Disputes”. <u>International Journal of Cultural Policy</u> , 26(3): 291-311. 2020.
13.	Eynat Mendelson-Shwartz* & <b>Nir Mualam</b> . “Taming murals in the city: A foray into mural policies, practices, and regulation”. <u>International Journal of Cultural Policy</u> , 27(1): 65-86. 2020
14.	<b>Nir Mualam</b> & Debora Sotto. “From Progressive Property to the Progressive Cities: Can Socially Sustainable Interpretations of Property Contribute toward Just and Inclusive City-Planning? Global Lessons”. <u>Sustainability</u> , 12(11): 4472; <a href="https://doi.org/10.3390/su12114472">https://doi.org/10.3390/su12114472</a> . 2020.
15.	Talia Margalit & <b>Nir Mualam</b> . “Selective rescaling, inequality and popular growth coalitions: The case of the Israeli national plan for earthquake preparedness”. <u>Land Use Policy</u> , 99, December 2020, 105123. 2020.
16.	<b>Nir Mualam</b> & David Max*. “Do Social Protests Affect Housing and Land Use Planning? The case of the Israeli 2011 Protests”. <u>Housing Studies</u> . <a href="https://doi.org/10.1080/02673037.2020.1853073">https://doi.org/10.1080/02673037.2020.1853073</a> 2021.
17.	Eynat Mendelson-Shwartz* & <b>Nir Mualam</b> . “The Picture on the wall: Challenges associated with the creation and placement of murals in the public domain”. <u>Journal of urban affairs</u> . 2021.
18.	<b>Nir Mualam</b> , Andreas Hendricks, Vida Maliene, & Eyal Salinger. “Value Capture and Vertical Allocations of Public Amenities”. <u>Sustainability</u> . 2021.
19.	Nir Barak*, Udi Sommer, & <b>Nir Mualam</b> . “Urban attributes and the spread of COVID-19: The effects of density, compliance and socio-political factors in Israel”. <u>Science of the Total Environment</u> . 2021.
20.	<b>Nir Mualam</b> & Ofer Lerner. “Teaching Generation Y”. <u>J. Planning Education &amp; Research</u> 2022 (published online, January 2022).
21.	Nir Barak* & <b>Nir Mualam</b> . “How do cities foster autonomous planning practices despite top-down control? <u>Cities</u> , 123, April 2022.
22.	<b>Nir Mualam</b> , Emil Israel, David Max*. “Moving to online planning during the COVID-19 pandemic: The perspectives of incumbents and Stakeholders”. <u>J. Planning Education &amp; Research</u> June 2022.
23.	Eyal Salinger, Daniel Shefer, <b>Nir Mualam</b> . “World heritage designation and property: The impact of preservation on the price of historic assets”. <u>International Journal of Strategic Property Management</u> , 26(5), 397-409 (December 2022).
24.	Eynat Mendelson-Shwartz*, Offir Shwartz, & <b>Nir Mualam</b> . “Protecting Street Art Rights Using an NFT-based system”. <u>Journal of Urban Technology</u> . 30(3), 81-100. March, 2023.
25.	Eynat Mendelson-Shwartz*, & <b>Nir Mualam</b> . “Compensation as a planning compass: Decision making in light of future claims and lawsuits”. <u>Urban Research and Practice</u>

	<a href="https://doi.org/10.1080/17535069.2024.2346735">https://doi.org/10.1080/17535069.2024.2346735</a> , May 2024.
26.	David Max* & Nir Mualam. “Managing public floors in private development: perceptions and challenges”. <i>Property Management</i> doi: <a href="https://doi.org/10.1108/PM-01-2024-0004">https://doi.org/10.1108/PM-01-2024-0004</a> , October 2024
27.	Nir Mualam. “Planning in the age of acceleration: A perspective on digital inclusion in online urban planning meetings.” <i>Frontiers in Sustainable Cities</i> . 6: <a href="https://doi.org/10.3389/frsc.2024.1392953">https://doi.org/10.3389/frsc.2024.1392953</a> July 2024.
28.	Eynat Mendelson-Shwartz, Ahdi Alchalel, Nir Mualam. “The impact of heritage-led transfer of development rights (TDR) on a city’s planning, bureaucracy, and administration: a view from the Middle East”. <i>Urban Research and Practice</i> . <a href="https://doi.org/10.1080/17535069.2026.2641613">https://doi.org/10.1080/17535069.2026.2641613</a> March 2026.

### Chapters in Books (English)(peer reviewed)

1. **Nir Mualam**. “Tracing the Effectiveness of Land Use Regulation: The Case of Heritage Protection Measures, Flexibility and Adaptations”. pp. 61-84. Chapter in *Measuring the Effectiveness of Real Estate Regulation*. Ronit Levine-Schnur Ed. Springer. 2020.
2. Rachele Alterman & **Nir Mualam**. “Israel”. pp. 127-136). Chapter in *Public Value Capture of Increasing Property Values Across Europe*. J.-M. Halleux, A. Hendricks, B. Nordahl, & V. Maliene Eds. vdf Hochschulverlag Zurich. 2023.

### Chapters in Books (English)(non-refereed)

1. **Nir Mualam**. “New Models of Ownership as a Means to Encourage Fair Housing: The Syndicates in Germany”. pp. 15-20. Short chapter in *From Berlin to Tel Aviv: Towards a New Set of Tools in Conservation and Urban Renewal*. Tel Aviv: A Tel Aviv Municipality and Heinrich Boll Publication. 2015.
2. **Nir Mualam**. “Cautious Urban Renewal as a Means to Rehabilitate Cities”. pp. 21-26. Short chapter in *From Berlin to Tel Aviv: Towards a New Set of Tools in Conservation and Urban Renewal*. Tel Aviv: A Tel Aviv Municipality and Heinrich Boll Publication. 2015.
3. Rachele Alterman and **Nir Mualam**. “Israel”. pp. 141-143. Short chapter in *Time Frames: Conservation Policies for Twentieth-Century Architectural Heritage*. Ugo Carughi & Massimo Visone (eds.). Abingdon, Oxon: Routledge. 2017.
4. **Nir Mualam**, “Looking at the US for Inspiration: Transfer of Development Rights in Israeli Land Use Planning”. pp. 238-242. Short chapter in *Instruments of Land Policy: Dealing with Scarcity of Land*. Jean-David Gerber, Thomas Hartmann, & Andreas Hengstermann (eds.) London: Routledge. 2018.

### Chapters in Books (Hebrew) (non-refereed)

#### Oriented towards Israeli National Policy Makers

1. **Nir Mualam**. “Development Levies: A Comparative International Analysis”. pp. 881-909. Chapter in *Development Levies in Local Authorities*. Ofer Shaffir (ed.). Tel Aviv: Nevo Publishing. 2003.
2. **Nir Mualam**. “The Legal Framework for Developer Obligations”. pp. 25-48. Chapter in *From Public*

*Goals to Private Obligations: Agreements between Planning Bodies and Developers*. Aviva Tzubari and Rachelle Alterman. Haifa: The Center for Urban and Regional Studies. 2008.

3. **Nir Mualam**. "Case-law Concerning Design Briefs". pp. 33-46. Chapter in *The Weakest Link: Design Supplements to Statutory Plans*. Sara-Gazit Weitzman and Rachelle Alterman. Haifa: The Center for Urban & Regional Studies. 2009.

### Refereed papers in conference proceedings

1. **Nir Mualam**. "How COVID Affects Decision Making in Planning? The Use of ICT in Planning Boards' Hearings". REAL CORP 2021: CITIES 20.50 Creating Habitats for the 3rd Millennium, Editors: M. Schrenk, V. Popovich, P. Zeile, P. Elisei, C.Beyer, J. Ryser, G. Stoglehner, REAL CORP conference proceedings, BOKU Vienna University, pp. 387-392, 7-10 September, 2021, Vienna Austria. ISBN 978-3-9504945-0-1

### Research Reports and other publications

#### Scientific reports (refereed)

1. **Nir Mualam**, Eyal Salinger, & Sarah Goldberg, "Implementing Value Capture in Israel: An Examination of Recent Tools and Policies for Urban Renewal and Earthquake Preparedness". Lincoln Institute of Land Policy Working Paper No. WP20NM1. 2020 (English).
2. Rachelle Alterman & **Nir Mualam**. "Israel". A chapter written for the Implementation Report of the *COST Action* No. CA17125 on Public Value Capture of Increasing Property Values. (Report on strategies for the implementation of new tools of public value capture or the optimisation of existing tools. Eds. J.M. Halleux, A. Hendricks, B. Nordahl, V. Maliene). December 2022: European Union.

#### Scientific Reports and Books (non-refereed) (Hebrew) Oriented towards Israeli National Policy Makers

1. Rachelle Alteman, Emily Silverman and Haim Fialkoff, with Michal Yukle and **Nir Mualam**. *Statutory Planning Tools for the Provision of Affordable Housing*. Haifa: The Technion. 197 pages. 2009.
2. **Nir Mualam** & Rachelle Alterman. *Affordable Housing in Israel: Legal Aspects*. Haifa: The Center for Urban & Regional Studies. 115 pages. 2013.
3. **Nir Mualam**. *Forever Young? The Maintenance of High-Rise Housing Estates in Israel: Towards a Comprehensive Policy Framework*. Haifa: The Center for Urban & Regional Studies. 125 pages. 2018.
4. **Nir Mualam**, Eyal Salinger & Gal Neuhaus\*. *Vertical Allocations: Allocations of Public Utilities in Multi-Purpose Buildings- Legal, Economic, and Planning Aspects*. Haifa: The Center for Urban & Regional Studies. 285 pages. 2019.
5. **Nir Mualam**, Eyal Salinger, & Sarah Goldberg. *Back from the Dead? National Outline Plan No. 38, Value Capture, and Perceptions of Stakeholders: An Evaluation Report*. Haifa: The Technion. 83 pages. 2020.
6. Iris Brodtkin & **Nir Mualam**. *Gentrification in Israel: Mapping Displacement of Residents in Urban Renewal Projects*. Haifa: The Center for Urban & Regional Studies. 173 pages. 2022.

- Jonathan Nae\*, Amos Weingarten\*, Bayan Ali-Musa\*, Chen Shtrass, & **Nir Mualam** (2025). *Small Apartments: Policy in Israel and Across the Globe*. Haifa: The Center for Urban & Regional Studies. 263 pages. 2025.

### Other publications (non-refereed)

- Nir Mualam**. "Rent Control: An International Comparative Analysis". A report for Tel Aviv's Mayor and CEO. 2014 (In Hebrew).
- Eynat Mendelson\* & **Nir Mualam**. "Comparing mural art policies and regulations: Devising a new conceptual framework". *Street Art & Urban Creativity* 3(2): 90-93. 2017 (English).
- Gilat Lovinger\* & **Nir Mualam**. "Elevated Public Spaces: The Extent of the Phenomenon and its Historical Roots". *Urbanology* February 6, 2024. At: [https://urbanologia.tau.ac.il/roofs\\_public\\_use/](https://urbanologia.tau.ac.il/roofs_public_use/)

### Papers in Israeli Academic Journals (Hebrew, Peer-Reviewed)

- Nir Barak\* & **Nir Mualam** (2023). "Urban Autonomy: Changes in City-State relationship in Israel". *Regulation Studies* 7:23-81 (Hebrew)
- Amos Wingarten\*, Jonathan Nae\*, Bayan Ali-Musa\*, & **Nir Mualam** (2024). "How Small is a 'Small Apartment': An International Comparison". *Tichnun- The Journal of the Israeli Planners Association* 21(1): 1-12. [https://www.aepi.org.il/sheetEssaysFiles/1534\\_file1.pdf](https://www.aepi.org.il/sheetEssaysFiles/1534_file1.pdf)

### Papers in Israeli professional-legal journals (Hebrew)(non-refereed)

- Nir Mualam**. "The Power of the Local Planning Authority to Determine the Design of Structures: Towards an Israeli Urban Renaissance?" *Real Property Journal (Israel)* 5(5): 12-63. 2006.
- Nir Mualam**. "Some Thoughts about Paradise Hotel: What is "A Building"? What Mandates a Building Permit?" *Real Property Journal (Israel)* 8(1): 3-23. 2009.
- Nir Mualam**. "A brave new yellow world? On aesthetic limitations and property rights" *Real Property Journal (Israel)* 9(2): 1-17. 2010.
- Rachelle Alterman (edited and translated by **Nir Mualam**). "Regulatory Takings of Property: Comparative International Analysis as a Basis for Reform" *Real Property Journal (Israel)* 9(5): 3-59. 2010.
- Nir Mualam**. "Agreeing to Build: Owners' objections during the process of development" *Real Property Journal (Israel)* 10 (3): 23-53. 2011.
- Nir Mualam**. "Property or interest in property? Who may initiate a plan under the Israeli Planning and Building Act" *Real Property Journal (Israel)* 11(5): 43-60. 2012.
- Nir Mualam** and Rachelle Alterman: "The cracked building block: Design briefs according to the Israel Planning and Building Law" *Real Property Journal (Israel)* 12(4): 17-80. 2013.
- Nir Mualam**. "Betterment taxes in Israel: The death of Kanit court decision?" *Real Property Journal (Israel)* 12(4): 17-80. 2016.
- Amit Peretz\* and **Nir Mualam**. "Private Open Public Spaces in Cities: An Overview" *Real Property Journal (Israel)* 17(2). 2018.

## 16. CONFERENCES

### 16.1 Plenary, Keynote, and invited talks

#### Keynotes and Plenary (abroad)

- “Maintenance and management of residential buildings: Technology and its impact on condominium living”. 7<sup>th</sup> International Academic Conference on Places and Technologies, Belgrade, Serbia [Online]. October 29, 2020.
- 20<sup>th</sup> year anniversary session of PLPR. The 20<sup>th</sup> annual conference of the Planning, Law, and Property Rights Association. Atlanta, GA. Georgia Tech. February 19, 2026.
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#### Plenary (Israel)

- *Center for Urban & Regional Studies Haifa and the North Annual Conference*. Hosting a Panel of experts on national-local relationship in planning. Haifa, 24 February, 2026.
- *Agmon Law Firm’s Panel of Experts on Vertical Allocations*. By invitation of the Annual Conference on Planning and Construction (Agmon & Co.). Shefayim, November 11, 2025.
- *Center for Urban & Regional Studies Haifa and the North Annual Conference. Hosting a Panel of experts on post-war planning following October 7<sup>th</sup>*. Haifa, 18 February, 2025.
- *Center for Urban & Regional Studies, 50 years anniversary celebrations: Past, Present and Future in Urban Planning Panel*. By invitation of The Center for Urban and Regional Studies at the Technion. Haifa, July 4, 2024.
- *Muni-Expo Panel of Experts on High Rise living*. By invitation of Israel’s ‘FORUM 15’ - The Forum of independent local governments in Israel. Tel Aviv, February 27, 2019.
- *The Future of the Housing Market*. Panel of experts organized by invitation of the Israel Bar. Eilat, March 22, 2022.
- *Israel Planners Association Panel on Mass Transit Planning*. Israel’s Planners Association annual conference. Lod, June 16, 2022.

#### Invited talks (international & abroad)

- “Murals and the City: A Comparative Perspective on Practices, Policies and Regulation”. Graffiti and Street Art Group Lecture Series [Online]. October 24, 2025.
- “Underground and overground Bunkers, Shelters, and Safe Rooms in Israel – Policy and Regulation”. Graduierten-Netzwerk "Zivile Sicherheit" (Graduate Network on Civil Security) ETH Zurich [Online]. September 17, 2025.
- “Mural Art as Urban Experimentation: Governing the Ungovernable”. Co-producing Alternative Urban Futures through Experimental Urbanism conference, Newcastle Upon Tyne, Urban Studies Foundation [Online]. September 16, 2025.
- “Bunkers, Shelters, Safe-Rooms: Policy & Regulation”. T.U. Berlin (Masters Class, Institute of Urban and Regional Planning) (Online), January 11, 2024.
- “The Road to Density in Urbanizing Environments: Mixed Use Public-Private Buildings and How they Come to Be? Dortmund University, Spatial Planning Department (PLPR Visiting Talks Series). Dortmund, Germany. November 28, 2023.
- “Getting Published: Selecting a Journal”. PhD Webinar Lecture Series, Planning, Law, and Property Rights Association [Online]. October 24, 2022.
- “Law, Planning, and Development: Progressive Property and the Progressive City”. Law, Institutions and Growth Seminar, Emory University School of Law, Atlanta, Georgia [Online]. March 18, 2021.
- “The Impact of Covid-19 on decision making in planning”. Rethinking urban geography and planning through Covid-19, international seminar, Utrecht University and the Technion [online webinar format]. April 20, 2021.

## Invited public talks given to Israeli local and national policy makers

1. *The link between environmental law and planning law*. Israel Bar training course. Tel Aviv, April 2008.
2. *Developer agreements and obligations*. Israeli Bar Association. Bar Ilan University, June 30, 2009.
3. *Design Review and Design Annexes*. Institute of Urban & Regional Studies. Hebrew University, Jerusalem, December 6, 2011.
4. *Experts talk on Rent Control*. Israel's Planners Association Conference, Hebrew University. Jerusalem, February 20, 2014
5. *The Rental Market: Time for Reevaluation?* the Association of Legal Counsels to Municipal Authorities. The Dead Sea, April 1, 2014.
6. *Rent Control in Local Government- A New Agenda*. Tel Aviv's City Department of Construction and Finance. Tel Aviv, April 9, 2014.
7. *The new comprehensive plan for the City of Tel Aviv-Jaffa (Plan 5000)*; Invited talk and panel member. The third Planning and Building conference. Tel Aviv, May 13, 2014.
8. *Affordable Housing: A Global View*. the Municipality of Petach Tikva. Petach Tikva, Israel, June 22, 2015.
9. *Recent statutory reforms in the field of land use planning in Israel*. The Society of Protection of Nature in Israel, and Israel's Planning Association conference on "Amendment 101". Tel Aviv, July 8, 2015.
10. *Statutory tools for dealing with the housing crisis*. Center for Urban and Regional Studies and the Ministry of Finance. Technion, Haifa, August 11, 2015.  
[Roundtable workshop with the Ministry of Finance representatives in which I gave a short presentation to the **Minister of Finance** and his colleagues].
11. *Affordable Housing in Israel and Abroad: A comparative View*. the Forum of Israeli City Planners (פורום מהנדסי ערים). Ramat Gan, November 12, 2015.
12. *Urban regeneration tools in Berlin and Tel Aviv*, Invited Talk and panel member. The Akko Convention on Urbanism, Acre, November 18, 2015.
13. *The proposed 2016 amendments in Israeli legislation pertaining to urban regeneration*. District (Regional) Planning Commission of Haifa, March 20, 2016.
14. *The Impact of Regulation on Public Spaces*. The Institute of Urban & Regional Studies. Hebrew University, Jerusalem Dec. 7, 2016.
15. *Recent Changes in Israeli Planning and Building Legislation*. Tel Aviv's City Planning Department, Tel Aviv; November 1, 2017.
16. *Forever Young? The challenges of maintaining high-rise multi-title buildings*. By invitation of Israel's chief planner (head of the planning administration). Tel Aviv, February 15, 2018.
17. *High Rise Planning in Israel*. Plenary/Chair. Israel Planners Association. Jerusalem, March 15, 2018.

18. *Moot Court: Examining Anonymous Land Use Plans*. Israel's Planners Association. Tel Aviv, Helena Rubinstein Museum, October 23, 2018.
19. *High Rise Buildings in Israel: Proposals for new Policies*. Invited to participate in an experts' panel on high rise construction. By invitation of the Elrov institute of Real Estate, Tel Aviv University, November 20, 2018.
20. *High Rise Construction and new Challenges of Maintaining Residential Towers*: Invited to participate in a Ministry of Housing panel on high rise construction. Doron House, Ramat Gan, January 15, 2019.
21. *The Maintenance of High Rise Condominiums in Israel*. By invitation of Israel's Local Government Federation. Ha'arbaa St. Tel Aviv. January 29, 2019.
22. *Living Vertically in Israel: Future Visions, High Rise Living, and Urban Renewal*. By invitation of Hebrew University: Annual conference of Alumni in the fields of Philosophy, Economics, and Political Science. Jerusalem, May 28, 2019.
23. *Vertical Allocations: Legal and Economic Aspects*. Technion workshop for the Israeli Planning Administration senior officials. Haifa, June 6, 2019.
24. *Legal Aspects of Heritage Protection in Tel Aviv*. Liebling Haus, Gerda Henkel Stiftung & Zeit Stiftung workshop and Summer School, "History Takes Place-Dynamics of Urban Change". Tel Aviv, September 24, 2019.
25. *The future of the Israeli City*. By invitation of the Israeli Chief Ombudsman. Tel Aviv, December 11, 2019.
26. *Vertical Allocations*. By invitation of the Israeli United Architects Association. Ramat Gan, January 14, 2020.
27. *Legal Aspects of mixing together public amenities and residential functions*. By invitation of the Israeli United Architects Association. Zoom Conference, June 6, 2020.
28. *Gentrification in redevelopment projects. The Case of Tel Aviv-Jaffa*. By invitation of the Israeli Urban Renewal Authority.
29. *The Impact of Zoom on Decision-Making in Planning*. By invitation of the Israel Bar. Eilat, March 22, 2022.
30. *The Verticalization of Public Services: An Israeli Outlook*. By invitation of Offer Toister Law Offices, March 12, 2023.
31. *Accelerated Housing: From Crisis to Challenge*. By Invitation of Maoz NGO Training Program. Zichron Ya'acov, September 19, 2023.
32. *Commentary on "Is it good to be home? Satisfaction with the place of residence and the importance of environmental aspects", A study of the Open University (Or Karassin and Shula Golden)*. By invitation of the Environment and Sustainability Research Center, Shefaram, April 7, 2025.
33. *Who Has Moved My Apartment? Affordable Housing in Israel and Abroad*. By invitation of 'Purple City' (Eer Segula) Movement, Tel Aviv, May 12, 2025.
34. *Small Apartments, Big Chaos: A Comparative View on Small Apartments in Israel and Abroad*. By invitation of the Elrov Institute for Real Estate Studies, Tel Aviv, June 10, 2025.

35. *Vertical Allocations: Allocation of Public Floorspace in Mixed Use Development*. By Invitation of the Center For Urban and Regional Studies, training course for practitioners. Tel Aviv, November 10, 2025.

### Invited Excursions (Abroad)

- May 26, 2014. By invitation of the Heinrich Boll Foundation: Study Tour on Conservation, Urban Renewal, and Participatory Urban Development. Berlin, May 26-29, 2014. The study tour's objective was to exchange information and experiences between the Israeli and German experts.

### 16.2 Contributed talks: Presentations (giving papers) in international conferences

1.	<u>Nir Mualam</u> , <i>Urban Design Interventions in Israel- Discrediting the Discretion of a Local Planning Authority</i> . Planning, Law & Property Rights (PLPR) Annual Conference. 2d symposium, Warsaw, Poland. February 14, 2008 (Oral presentation).
2.	<u>Nir Mualam</u> , <i>Beauty or social identity and stability? Rationales in debating historic preservation in Israeli courts</i> . Planning, Law & Property Rights (PLPR) Annual Conference, 3d symposium. Aalborg, Denmark. February 13, 2009 (Oral presentation).
3.	<u>Nir Mualam</u> & Rachele Alterman, <i>Preserving absentee heritage: The case of Sarona</i> . Planning, Law & Property Rights (PLPR) Annual Conference. Dortmund Technical University, Germany. February 10, 2010 (Oral presentation).
4.	<u>Nir Mualam</u> & Rachele Alterman <i>Conflicts over Built Heritage: A Cross-National Analysis of Appeal Tribunals</i> . Planning, Law & Property Rights (PLPR) Annual Conference: Rights, Responsibilities and Equity in Land Use Planning. Ulster University, Belfast, Northern Ireland. February 10, 2012 (oral presentation).
5.	<u>Nir Mualam</u> , <i>The Land Use Board of Appeals: A Comparative View</i> . Planning, Law & Property Rights (PLPR) Annual Conference: Property Rights and A Changing Economy. Portland State University, Portland, Oregon. February 13, 2013 (oral presentation).
6.	<u>Nir Mualam</u> , <i>Historic Preservation, Economic Incentives, and Politics- The Israeli Prism</i> . Planning, Law & Property Rights (PLPR) Annual Conference. Technion Faculty of Architecture & Town Planning. Haifa, Israel. February 14, 2014 (oral presentation).
7.	<u>Nir Mualam</u> , <i>Rent Control- A Comparative Analysis</i> . Planning, Law & Property Rights (PLPR) Annual Conference. Department of Planning, Thessaly University, Volos, Greece. February 25, 2015 (oral presentation).
8.	Martin Sybblis & <u>Nir Mualam</u> , <i>From Progressive Property to the Progressive City: How Legal Conceptions of Property Can Contribute Toward Just and Inclusive City</i> . Planning, Law & Property Rights (PLPR) Annual Conference, Bern University, Switzerland. February 19, 2016 (oral presentation).
9.	<u>Rebecca Leshinsky</u> , <u>Nir Mualam</u> , & Jane Simpson, <i>Statutory instrumentality and property valuation for ageing multi-title heritage buildings. Reciprocal learning: Tel Aviv and Melbourne</i> . Planning, Law & Property Rights Conference, Bern University, Switzerland. February 19, 2016 (oral presentation).

10.	<u>Nir Mualam</u> , <i>Social Dilemmas in Built Heritage Policy</i> . Planning, Law & Property Rights (PLPR) Annual Conference. Hong Kong University, China. February 23, 2017 (oral presentation)
11.	<u>Demetrio Munoz Gielen</u> & <u>Nir Mualam</u> , <i>Comparison of German, Spanish, and Israeli Land Readjustment Regulations from the Point of View of their Effectiveness in Capturing Land Value Increase</i> . Planning, Law & Property Rights (PLPR) Annual Conference Hong Kong University, China. February 23, 2017 (oral presentation)
12.	<u>Nir Mualam</u> , <i>Geddes Resurrected</i> . American Collegiate Schools of Planning annual conference: 'Cities, Regions, and Growth'. Denver, USA. October 17, 2017 (oral presentation).
13.	Nir Mualam, <u>Rebecca Leshinsky</u> , and Branislav Antonic, <i>Maintenance of Multi-Title Residential Buildings: A Cross-national Analysis of Serbia, Israel and Victoria (Australia)</i> . Planning, Law & Property Rights (PLPR) Annual Conference. Novi Sad University, Serbia. February 21, 2018 (oral presentation).
14.	<u>Nir Mualam</u> , <i>Supertankers and Housing</i> . Tenancy Law Conference (TENLAW). Valetta, Malta. October 11, 2018 (oral presentation).
15.	<u>Talia Margalit</u> & <u>Nir Mualam</u> , <i>Selective Rescaling, Inequality, and Popular Growth Coalitions: The Israeli National Plan for Earthquake Preparedness</i> . AESOP annual conference: 'Planning for Transition'. Venice, Italy. July 11, 2019 (oral presentation).
16.	<u>Eynat Mendelson-Shwartz*</u> & <u>Nir Mualam</u> , <i>Governing Murals: A Conceptual Framework for Comparing Mural Policies</i> . AESOP annual conference: 'Planning for Transition'. Venice, Italy. July 11, 2019 (oral presentation).
17.	<u>Nir Mualam</u> . <i>The Supertanker Model</i> . Planning, Law & Property Rights (PLPR) Annual Conference. Usti Nad Labem, Czech Republic. February 20, 2020 (oral presentation).
18.	<u>Eynat Mendelson Shwartz</u> & <u>Nir Mualam</u> <i>How Much Control Do Cities Want over their Public Spaces?</i> . European Sociological Association, IV Midterm Conference.. Online Conference. January 21, 2021 (oral presentation).
19.	<u>Talia Margalit</u> & <u>Nir Mualam</u> , <i>Selective Rescaling, Inequality and Popular Growth Coalitions: The Case of the Israeli National Plan for Earthquake Preparedness</i> . PLPR Online Series, February 9, 2021.
20.	<u>Nir Mualam</u> , <i>How COVID Affects Decision Making in Planning? The Use of ICT in Planning Boards' Hearings</i> . REAL CORP Conference, BOKU Vienna university, Austria, September 8, 2021 (oral presentation).
21.	<u>Nir Mualam</u> , <i>Historic Preservation in Tel Aviv: Macro Effects on the City and its Economy</i> . Liebling Haus Webinar as part of the 'Layer 2.0 building competition', Online, December 6, 2021 (oral presentation).
22.	<u>Emil Israel</u> & <u>Nir Mualam</u> , <i>How COVID Affects Decision-Making in Planning?</i> 6 <sup>th</sup> International Conference Urban E-Planning, University of Lisbon, Portugal, and Online, April 12, 2022 (oral presentation).
23.	<u>Nir Mualam</u> . <i>High-Density and Mixed Use Urbanism: Innovative Tools for Financing Public Amenities</i> . COST PuVaCa Working Group meeting, (online), June 24, 2022 (oral presentation).
24.	<u>Nir Mualam</u> . <i>Zooming Our Way into Planning: ICT Usage, Virtual Hearings, and the Pandemic</i> . Planning, Law & Property Rights (PLPR) Annual Conference. KU Leuven, Belgium, July 5, 2022 (oral presentation).

25.	<u>Tal Elal &amp; Nir Mualam</u> . Multiple-Hybrid Land Use (MHLU): Definition, Characterization, and Features. Planning, Law & Property Rights (PLPR) Annual Conference. KU Leuven, Belgium, July 6, 2022 (oral presentation).
26.	<u>Nir Mualam</u> . High Density and Mixed Use Urbanism (Talk during an Excursion). Experts Symposium on High Density and Mixed Use Urbanism: Innovative Tools for Financing Public Amenities. Technion, Israel Institute of Technology, Haifa Israel, December 12, 2022.
27.	<u>Nir Mualam</u> . Mixed use/ public-private ventures: the provision of community accessible floorspace in Tel Aviv Metro area. Experts Symposium on High Density and Mixed Use Urbanism: Innovative Tools for Financing Public Amenities. Technion, Israel Institute of Technology, Haifa Israel, December 14, 2022.
28.	<u>Gilat Lovinger &amp; Nir Mualam</u> . Elevated urban blindspots. Experts Symposium on High Density and Mixed Use Urbanism: Innovative Tools for Financing Public Amenities. Technion, Israel Institute of Technology, Haifa Israel, December 14, 2022.
29.	<u>Eynat Mendelson-Shwartz*</u> & Nir Mualam, <i>Protecting street-art rights using NFT-based system.. 7<sup>th</sup> International Conference on Urban E-Planning</i> . Online Conference, Lisbon, Portugal. March 28, 2023 (oral presentation).
30.	<u>Nir Mualam</u> , <i>Mixed Use/ Public-Private Agreements: Vertical Allocations of Public Floorspaces in High Density Environment</i> . Planning, Law & Property Rights Conference, Michigan State University, USA. May 5, 2023 (oral presentation).
31.	<u>Gilat Lovinger &amp; Nir Mualam</u> , <i>Accessible Rooftops in Dense Cities-A Comprehensive Review of Elevated Public and Semi-Public Rooftops in Israel</i> . AMPS Livable Cities Conference, New York City College of Technology, USA. June 14, 2023 (oral presentation).
32.	<u>Eynat Mendelson-Shwartz*</u> & Nir Mualam, <i>Compensation as a Planning Compass</i> . AESOP annual conference. Lodz, Poland. July 13, 2023 (oral presentation).
33.	<u>Nir Mualam</u> & David Max. <i>The Road to Density in Urbanizing Environments</i> . PLPR annual conference. Munich, Germany. March 21, 2024 (oral presentation)
34.	<u>Gilat Lovinger*</u> & Nir Mualam. <i>Socializing on Rooftops- A comprehensive review of publicly accessible rooftops policy in dense cities</i> . PLPR annual conference. Munich, Germany. March 21, 2024 (oral presentation)
35.	<u>Nir Mualam</u> . <i>Vertical Planning in the City: A social form of Design or an Opportunity?</i> The Constructed Environment 14 <sup>th</sup> annual conference. Vienna, Austria. April 6, 2024 (oral presentation)
36.	<u>Cecille Bernstein*</u> & Nir Mualam. <i>Public-Private Partnerships for Parks: A Geography of Policy Transfer among Non-Profits</i> . PLPR 19 <sup>th</sup> annual conference. Cardiff, Wales. March 4, 2025 (oral presentation)
37.	<u>Nir Mualam &amp; Eynat Mendelson-Shwartz</u> . <i>Murals and the City: A Comparative Perspective on Practices, Policies, and Regulations</i> . PLPR 19 <sup>th</sup> annual conference. Cardiff, Wales. March 4, 2025 (oral presentation)

	<u>Nir Mualam &amp; Cygal Pellach</u> . <i>Co-location of Public and Private Uses: Happy marriage or a recipe for disaster? The Case of Tel Aviv</i> . PLPR 19 <sup>th</sup> annual conference. Cardiff, Wales. March 4, 2025 (oral presentation)
	<u>James T. White &amp; Nir Mualam</u> . <i>Contracting for Vertical Public Space: A Comparative Analysis of 11 Mixed Use, Mixed Ownership Projects</i> . PLPR 20 <sup>th</sup> annual conference. Atlanta, GA. February 17, 2026 (oral presentation).
	<u>Nir Mualam &amp; Eynat Mendelson Shwartz</u> . <i>Walls as Laboratories: Murals, Policy, and Urban Experimentation</i> . PLPR 20 <sup>th</sup> annual conference. Atlanta, GA. February 17, 2026 (oral presentation).

(Underlined) - presenting author; \*-students or postdocs under supervision.

### 16.3 Contributed talks: Presentations in local conferences (in Israel)

1.	<u>Nir Mualam</u> , <i>The Relationship Between Antiquities Law, and the Planning &amp; Building Act</i> . The Third Israeli Conference on Heritage Preservation, The Technion: Haifa. Dec. 22, 2016.
2.	<u>Nir Mualam</u> , <i>Heritage Protection and Conflict: Discovering the Complexity of Historic Preservation Through Appeal Decisions</i> . Gazit-Globe Real Estate International Conference: 'Measuring the Effectiveness of Real Estate Regulation: Interdisciplinary Perspectives'. Hertzliya Israel. June 19, 2017(oral presentation).
3.	<u>Nir Mualam &amp; Emil Israel</u> . <i>Virtual meetings and working online during the pandemic: How Zoom affects the Israeli planning system?</i> Center for Urban and Regional Studies Conference, The Technion: Haifa. July 29, 2021 (oral presentation).
4.	<u>Nir Mualam &amp; Nir Barak</u> <i>Urban Autonomy: Examination of Changes in City-State Relations</i> . Heth Center, College of Management, Rishon LeZion, Israel, November 21, 2021 (oral presentation).
5.	<u>Nir Mualam &amp; Eynat Mendelson-Shwartz</u> , <i>A Preamble: Heritage Protection and the Common Good</i> . Liebling House Workshop on the White City conflicts. Liebling White City Center: Tel Aviv. Sept. 5, 2022.
6.	<u>Gilat Lovinger &amp; Nir Mualam</u> . <i>Public rooftops in Israel</i> . The Second Conference of Israeli Urbanism. Raanana, Israel, October 27, 2022 (oral presentation).
7.	<u>Eynat Mendelson Shwartz &amp; Nir Mualam</u> . <i>Formalism and Institutional Configuration: A Behind the Scene Look on Municipal Policy Pertaining to Mural Art</i> . The Second Conference of Israeli Urbanism. Raanana, Israel, October 27, 2022 (oral presentation).
8.	<u>Nir Barak &amp; Nir Mualam</u> <i>Urban Autonomy: Examination of Changes in City-State Relations</i> . Political Science Association Annual Conference, Tel Aviv University: Tel Aviv, Israel, February 23, 2023 (oral presentation).
9.	<u>Nir Mualam</u> . <i>Comments on 'The popularization of technocratic knowledge: Israeli mass media coverage of large-scale plans'- a paper by Jesse Fox</i> . Third Urban Studies Writing Seminar, Open University of Haifa: Haifa, Israel, June 15, 2023 (oral presentation).
10.	<u>Gilat Lovinger &amp; Nir Mualam</u> . <i>Elevated Publicly Accessible Places. Evaluating the Characteristics of the Phenomenon in Israel</i> . Conference of the Israeli Urban Regeneration Authority. Jerusalem, Israel. April 8, 2024 (oral presentation).

11.	<u>Ahdi Alchalel-Harpaz</u> , <u>Eynat Mendelson</u> , & <u>Nir Mualam</u> . <i>A Foot here and a Foot There: TDR in Heritage Protection and Urban Renewal Plans</i> . Conference of the Israeli Urban Regeneration Authority. Jerusalem, Israel. April 8, 2024 (oral presentation).
12.	<u>Nir Mualam</u> . <i>Vertical Allocations: Existing Research Landscape</i> . Israel Planners' Association annual conference. Bney Brak, June, 27, 2024 (oral presentation).
13.	<u>Nir Mualam</u> . <i>Disorganized Chaos: Attempts to Define 'small apartments' according to Israeli Regulation and Policy</i> . Israel Planners' Association annual conference. Sdot Negev, March 27, 2025 (oral presentation).
	<u>Nir Mualam</u> . <i>Introduction: Condo Living In Israel</i> . Samuel Ne'eman and CURS conference on condo management, finance and upkeep. Technion, Haifa, November 23, 2025 (oral presentation).

(Underlined) - presenting author

## 16.4 Participation in Organizing Conferences:

### International conferences & workshops

1. *The 'Planning, Law, and Property Rights' 2014 International conference*. The Technion, Haifa, (~200 participants). February 2014. Organizational function: I Coordinated a workshop on Planning in the Arab Sector (Sachnin and the Regional Council of Misgav).
2. *The 'Planning, Law, and Property Rights' 2021 International conference* (online) (~ 200 participants). February 9, 2021. Organizational function: Together with one colleague, I led the preparations for a session titled: "National Planning/Zoning and the Erosion of Local Decision-Making".
3. *The 'Planning, Law, and Property Rights' 2024 International conference* (Munich, Germany) (~ 160 participants). March 18-22. Organizational function: As part of PLPR's Executive Committee, I coordinated preparatory meetings, publicized the conference, and helped the president of PLPR in running the annual elections at the conference.
4. *The 'Planning, Law, and Property Rights' 2025 International conference* (Cardiff, Wales) (~ 170 participants). March 3-7. Organizational function: As part of PLPR's Executive Committee, I coordinated preparatory meetings, publicized the conference, organized several sessions, and helped the president of PLPR in running the annual conference.
5. *The 'Planning, Law, and Property Rights' 2026 International conference* (Atlanta, Georgia) (~ 100 participants). February 16-20. Organizational function: As part of PLPR's Executive Committee, I participated in preparatory meetings, session organization, 20<sup>th</sup> anniversary event formation, and PR activities.

### In Israel (including international conferences)

6. *40 years to the Center for Urban and Regional Studies and the Graduate Program in Urban and Regional Planning*. Haifa, Israel, The Technion (~200 participants). June 2010. Organizational function: member of the conference steering committee.
7. *Israel's Planners Association Annual Conference*. Haifa. (~500 participants). March 2017. Organizational function: member of the conference steering committee.
8. *Gazit Globe Conference on Vertical Expropriations*. Herzliyah, IDC. (~150 participants). February 4, 2018. Organizational function: Member of the organizing team.
9. *Israel's Planning Association 2018 opening event*. Tel Aviv (~100 participants). October 2018. Organizational function: in charge of organizing one session.

10. *Planning Policy Lab workshop on National Outline Plan No. 38*. Technion Saron, Tel Aviv (~50 participants). February 14, 2019. In collaboration with the Israeli Planners Association. Organizational function: I led all preparations for the conference.
11. *Political Theory and the City. Research Workshop No. 1*. Hebrew University, Jerusalem (~20 participants). March 11, 2019. In collaboration with Prof. Avner de-Shalit (Hebrew University, Jerusalem) and Dr. Nir Barak (Technion). Organizational function: general oversight & funding.
12. *Political Theory and the City. Research Workshop No. 2*. Hebrew University, Jerusalem (~20 participants). April 3, 2019. In collaboration with Prof. Avner de-Shalit (Hebrew University, Jerusalem) and Dr. Nir Barak (Technion). Organizational function: general oversight & funding.
13. *Planning Policy Lab workshop on the Central Bus Station of Tel Aviv. Ze-Ze-Ze Gallery*, Tel Aviv. (~80 participants). June 27, 2019. In collaboration with the Israeli Planners Association. Organizational function: I led all preparations for the conference.
14. *Planning Policy Lab workshop on Murals and the City*. Daniel Center, Tel Aviv. (~100 participants). November 17, 2019. In collaboration with the Israeli Planners Association. Organizational function: I led all preparations for the conference.
15. *Center for Urban and Regional Studies conference on Vertical Allocations*. Technion, Haifa (~200 participants). December 15, 2019. Organizational function: I led all preparations for the conference.
16. *Center for Urban and Regional Studies conference on Zoom in the Planning System*. Technion, Haifa (~50 participants). July 29, 2021. Organizational function: I led all preparations for the conference.
17. *Technion. Experts International Symposium on High Density and Mixed Use Urbanism: Innovative Tools for Financing Public Amenities*. International conference. Technion, Haifa (20 participants). December 12-15, 2022. Organizational function: I led all preparations for the conference.
18. *Liebling House (White City Center). 50 Shades of Conflict*. White City Center, Tel Aviv (30 participants). February 2-4, 2023. Organizational Function: Academic consultant to artists presenting at the conference; Sponsorship (partial).
19. *Israel's Planners' Association Annual Conference*. Bney Brak (~1000 participants overall, ~100 in the special session). June 27, 2024. Organizational Function: Organized a special session and a panel on vertical co-location of public and private floorspace.
20. *Northern Israel and Haifa annual conference*. A co-collaboration of the Center for Urban and Regional Studies (CURS) and S. Friedman, Abramson & Co. Haifa Auditorium (~350 participants). February 18, 2025. Organizational Function: Partial funding for the conference, dissemination, PR, lineup, and organization of a special session and a panel on 'post-war' impact on the planning system.
21. *Densification of the Kibbutzim*. A co-collaboration of the Center for Urban and Regional Studies (CURS) and Idit Ran. Haifa, the Technion (~110 participants). February 27, 2025. Organizational Function: Partial funding for the conference, dissemination, PR, lineup, and organization of a special session and a panel on 'policy of densification'.
22. *Condo Housing: Maintenance, Finance and Upkeep*. Samuel Ne'eman and CURS conference. Technion, Haifa (~100 participants). November 23, 2025. Organizational Function: Partial funding for the conference, dissemination, PR, lineup.
23. *The 11<sup>th</sup> conference for Rural Planners*. CURS conference. Ministry of Agriculture, Beit Dagan (~50 participants). February 2, 2026. Organizational Function: Funding, Logistics, Dissemination, replacement member in a panel.

24. *Northern Israel and Haifa annual conference*. A co-collaboration of the Center for Urban and Regional Studies (CURS) and S. Friedman, Abramson & Co. Haifa Auditorium (~500 participants). February 24, 2026. Organizational Function: Partial funding for the conference, dissemination, PR, lineup, and organization of a special session and a panel of experts on the planning system.

## 17. Notes

### 17.1. Contribution to national policy makers and government (pro bono)

- 2021 **Occasional consultant (pro bono) to Tel Aviv-Jaffa's Planning Department**. Consulting about a new policy focusing on parking space in the city.
- 2021 **Occasional consultant (pro-bono), to the Israeli National Urban Renewal Authority**. Pro bono consultation concerning newly proposed policy on the maintenance of high rise residential buildings.
- 2019 **Occasional consultant (pro bono) to Tel Aviv-Jaffa's Planning Department**. Consulting about maintenance policies for high-rise development.
- 2018 **Occasional consultant (pro-bono), to the Israeli Parliament**. Consulting concerning newly proposed amendments to national legislation with respect to vertical expropriations.
- 2015 **Occasional consultant (pro-bono), to the Israeli Ministry of Defense**. Consulting concerning land readjustment plans.
- 2014 **Ministry of Finance, Ministry of Housing, Tel Aviv-Jaffa City Administration, and the Ministry of Justice**. Invited member in a joint advisory team on Rent Control (pro bono).

### 17.2. Media Coverage and Appearances

My Research and opinion have been made public in the following National Israeli Newspapers and TV outlets:

1. "Knocking one's Head on the Wall: A Short History of Graffiti- From Rabin's Square to the Kidnapped Square" *Ha'aretz*, November 4, 2025.
2. "How Smaller Apartments Can Solve Israel's Housing Crisis" *Ha'aretz*, October 7, 2025.
3. "Thinking Big, is thinking Small". *The Marker Magazine*, September 2025.
4. "Small Apartments, Big Chaos". Article in *Israel Today*, 21 August 2025.  
<https://www.israelhayom.co.il/business/real-estate/article/18672989>
5. "What is a small apartment? A new research compares Israel with the World". *Globes*, March 28, 2025.
6. "Why Israel's housing market is seeing an unlikely surge amid the war". *The Times of Israel*, November 2024.
7. "A traditional neighborhood in between major traffic arteries: Haruzim neighborhood". *The Marker*, April 22, 2024.
8. "The protests of 2011 were effective but did not manage to reassert welfare policies to the housing market". *Davar online*, October 5, 2023.
9. "If there is a shortage in housing units, where do people live?" *Calcalist*, November 30, 2022.
10. "From Sweden to Jamaica: The International Quest for Rent Control. *Davar*, June 30, 2022.
11. "The cities of Modi'in, Kfar Sava, and Hod Hasharon were more obedient to COVID-19 regulations." *Ma'ariv*, July 8, 2021.

12. "Evict and Rebuild projects do not adversely affect the existing community", in *Globes* (newspaper), February 8, 2021.
13. "The towers that collapse", in Channel 12 (National TV), the "economics show" with Karen Marziano, November 25, 2019.
14. "No supervision? No fairness", in *Mamon* (newspaper), June 28, 2019.
15. "The director of Israel Lands Authority: there is no need to talk about increasing supply of housing, as we are already there", in *Calcalist* (newspaper), February 27, 2019.
16. "How much do you pay for maintaining your home? Soon enough you'll be paying more", in *Globes*, (newspaper), December 16, 2018.
17. "Public utilities will be allocated in residential towers", in *Calcalist*, (newspaper), March 22, 2018.
18. "Who wants to live on top of a shopping center?", in *Mamon*, (newspaper), January 2, 2018.
19. "Culture without foundations- The demolition of Allenby 58 cinema", in *Ha'aretz*, (newspaper), November 7, 2017.
20. "Regulating the Neighbor", in *The Marker*, (newspaper), March 8, 2017.
21. "Foreign engineers and architects will be licensed to practice in Israel", in *Calcalist*, (newspaper), March 15, 2017.
22. "The Dark Side of TAMA 38", in *The Marker*, (newspaper), December 6, 2016.
23. "A Fee for Lodging Planning Appeals would Harm the Public", Op-ed in *The Marker*, (newspaper), November 11, 2016.
24. "No Fairness without Rent Control", in *Yediot Aharonot*, (newspaper), June 9, 2016.
25. New Settlements in the Negev, in *Walla News* (TV), 25 November 2015.
26. "Living in Ramat-Gan, Buying in Rosh Ha'ayin", Op-ed in *Globes*, (newspaper), September 9, 2015.
27. "The Market would Benefit from a Landlord & Tenant Tribunal", *Calcalist*, (newspaper), 23 July, 2015.
28. "Rising Rents? Only if the tenant agrees. This is how rent is being controlled around the world", *Walla News*, (newspaper), June 18, 2015.
29. Fair Rent Regulation, in 'Yoman Mabat' (National TV, Channel 1), 12 June 2015.
30. "Waking up the Giant: Advice for the new Minister of Finance", Op-ed in *Calcalist*, (newspaper), May 29, 2015.
31. Fair Rent Regulation, in 'London & Kirshenbaum' [National TV, Channel 10], 20 May 2015.
32. "Israel leads in lack of control over rents, OECD says", *Calcalist*, (newspaper), May 21, 2015.
33. "Affordable housing: Israel is far behind Western countries", in *The Marker*, (newspaper), February 26, 2015.
34. "Lawyers' impact on historic preservation is immense", in *Globes* (newspaper), July, 27, 2014.

35. "Another proposal for affordable housing: Rent control", in *Makor Rishon*, (newspaper), March 28, 2014.
36. "46,855 Apartments are left empty," in *Calclai* (newspaper), September 14, 2011.
37. "There are no shortcuts for resolving the affordability crisis," in *The Marker*, (newspaper), July 18, 2011 <http://www.themarker.com/news/protest/1.670248>.
38. "The Return of Smaller Apartments?" op-ed in *The Marker*, (newspaper), May 20, 2011 p. 55 (Hebrew).
39. "The Israeli Government Versus Affordable Housing," in *The Marker*, (newspaper), December 10, 2010 p.56.
40. "The Municipality of Tel Aviv Will Reimburse Owner for Parking Levy Surcharge", in *Globes*, (newspaper), 6 August 2006. <http://www.globes.co.il/news/article.aspx?did=1000119967>  
<http://www.themarker.com/news/protest/1.670248>
41. "Fuel is Contaminating Ground Water", article in *YNet News* (newspaper), 15 March 2005, <http://www.ynet.co.il/articles/0,7340,L-3058517,00.html>