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A Dignified Rebuilding of Gaza: A Humanitarian Approach towards Infrastructural Reconstruction, Life Preservation, and Future Restoration of the Gazan Strip

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Abstract

The ongoing Israel-Palestine conflict in Gaza has caused to immense devastation, displacing nearly 1.9 million people and destroying the territory's critical infrastructure. In response to the crisis, President Trump has proposed to relocate Gazans and reconstruct Gaza based on Pelzman's scholarly recommendation of the Build-Operate-Transfer (BOT) framework. However, the reconstruction that proposes permanent relocation of 2.3 Palestinians to other Arab countries to pave way for infrastructural development has raised serious humanitarian and legal concerns, as forced displacement would violate international conventions and causes long-term psychological, social, and economic harm. This study aimed to evaluate the feasibility of rebuilding Gaza using a fast-building approach that retains Gazans on their ancestral land. Using a literature-based methodology, the study assessed historical cases of rapid reconstruction and examines the legal, social, and economic implications of displacement. Findings revealed that modular construction, prefabrication, and 3D printing can significantly accelerate Gaza's rebuilding without resorting to forcible permanent displacement. The study concludes that a humane, rapid reconstruction strategy is not only viable but also essential for stability and socioeconomic recovery and peacemaking in the Gaza Strip. It is also evident that the existence of Hamas in Gaza and Based on the study findings, it is recommended that during the rebuilding period, priority should be given to fast-building technologies, securing international funding, addressing political concerns, and involving local communities to ensure long-term sustainability. The approach will accelerate Gaza's restoration efficiently while preserving the dignity, rights, peaceful coexistence, and social fabric of Gazans.

Keywords

Gaza, Infrastructural Reconstruction, Israel, Hamas, Gaza Strip Crisis

1. Introduction

The relentless Israel-Hama conflict in the Gaza Strip has wrought unparalleled devastation. The several wars perpetrated in Gaza continue to displace the citizens, destroy infrastructure, and interfere with Gazans social fabric. Currently, approximately 1.9 million residents (nearly 90% of the population) have been forced to seek refuge amidst the ruins of their homeland (Human Rights Watch, 2024; Internal Displacement Monitoring Centre, 2024). In response to this humanitarian catastrophe, there is an urgent need to rebuild Gaza in a manner that allows Gazans to remain on their ancestral lands, preserving their identity and rights without resorting to relocation to other countries (United Nations in Palestine, 2024; UNRWA, 2024; Arab News, 2024). The current discourse around the reconstruction of Gaza by President Trump includes plans that suggest relocating people to other countries during rebuilding efforts. The plan is based on the study by Pelzman (2024) that recommended a Build-Operate-Transfer (BOT) framework, which allows countries invest in this reconstruction project to become equity shareholders with a 50-year lease. However, this approach is not only logistically challenging but also ethically problematic, as forced relocation infringes on basic human rights and violates international conventions against displacement (United Nations High Commissioner for Refugees, n.d). Historically, displacement has resulted in devastating social, psychological, and economic consequences for affected individuals (Sukiasyan, 2024). A far more humane and feasible solution lies in the use of fast-building construction techniques, which have proven successful in various parts of the world, to offer a pathway to rebuilding Gaza efficiently and compassionately while restoring hope for the future for Gazans.

2. Background of the Problem

Gaza, also referred to as Gaza Strip, is a small territory located on the eastern coast of the Mediterranean Sea mostly occupied by Palestinian refugees and their descendants (Karsh, 2018). Despite its population having declined by about 160,000 since the onset of the war, to 2.1 million (with 47% being under the age of 18), Gaza remains one of the most densely populated territories of the world with a population density of 5967.5 people per km^2 (Reuters, 2025; Byman, 2024). The Gaza Strip measures 41 km (25 mi) in length and varying from 6 to 12 km (3.7 to 7.5 mi) in width, with a total area of 365 km^2 (141 sq mi) where urban settlements, agricultural land, and sandy beaches coexist. It shares a 51 km (32 mi) border with Israel to the north and east, and an 11 km (7 mi) border with Egypt to the south, near the city of Rafah.

The Gaza region that has endured significant devastation caused by wars, necessitating an urgent and effective solution for its reconstruction. The five major wars that Gaza was subjected to during the 2008-2022 period in addition to more than 30 separate military operations and assaults protracted context of intermittent high impact urban warfare, producing vast rebuilding needs in Gaza (Monshipouri, 2024). The evident destruction associated with the war include the killing of a total of 5148 people between 2007 and 2022 and a complete or partial destruction of more than more than 60,000 buildings that included factories, commercial and public facilities, and residential units (Milton et al., 2024). Israel's air and ground offensive military campaigns since the Hamas's October 7 attack has killed nearly 42,000 people, with another 10,000 feared dead and still unaccounted for under the rubble (Kiyada et al., 2024; Synder & Erin, 2024). The killings of Gazans amount to a mass atrocity crime because it has involved large-scale, systematic violence against civilian populations (Operation Broken Silence, 2023). It is also a mass killing, given that deliberate miliary actions have caused deaths of at least 1000 noncombatant civilians targeted as part of a specific group over a 12-month period.

The large number of house destructions in 2021 led to the displacement of 117,000 individuals to various places, of which 77,000 sought refuge in UN Relief and Work Agency (UNRWA) schools whilst 7250 remained internally displaced before the August 2022 war. These war-related impacts were further intensified by the outbreak of conflict in October 2023, which dealt a catastrophic blow to the Gaza Strip. After the October 7 attach, Israel's large-scale attack on Gaza has resulted in 42 million tonnes of debris piled in areas where housing infrastructures stood (Kiyada et al., 2024). According to a damage assessment by the United Nations Satellite Centre (UNOSAT), based on satellite imagery collected on September 3 and 6, 2024, approximately 163,778 structures in the Gaza Strip sustained damage, accounting for 66% of all buildings. Among these, 52,564 structures were destroyed, 18,913 severely damaged, 56,710 moderately damaged, and 35,591 possibly damaged (United Nations Satellite Centre, 2024). About 92 percent of housing units and about 70 percent of all structures destroyed or damaged (Doctors Without Borders. (2025). The debris resulting from Israel's attach in the aftermath of October 7 Hamas attach is estimated by the U.N to take 14 years to dispose of, while the U.N. official overseeing the problem said the clean-up would cost at least $1.2 billion (United Nations Satellite Centre, 2024). The ongoing wars have exacerbated the already fragile situation by destroying capital, infrastructure, private businesses, and productive capacities that were essential for generating employment opportunities and economic growth.

The Palestinians living in Gaza have been subjected to decades of occupation, blockade, and dozens of military operations (Milton et al., 2024). According to Milton et al. (2024), the blockaded Gaza Strip was subjected to its fifth war in 2022 since 2008, "and with each round, rehabilitation and reconstruction of damaged buildings and infrastructure proceeded despite the widely shared expectation that

further rounds of armed conflict would ensue". Yet, following the 2021 and 2022 wars, a distinct change occurred in the context of post-conflict reconstruction in the Gaza Strip. The Hamas experiment that began when Israel Unilaterally withdrew in 2005 have proven complete failure, leaving Gaza in a devastating bankruptcy (Pelzman, 2024). This clearly indicates that the Hamas do not have the capacity to rebuild Gaza, and can only destroy it further in the ensuing conflicts with Israel.

Economically, Gaza Strip is constantly facing significant downturn (Karsh, 2018). Available statistics indicate that more than 60 per cent of the population lives below the poverty line, the unemployment rate is greater than 50 per cent, and 53 per cent of Gazans were food insecure with more than 80 per cent dependent upon aid (Milton et al., 2024). Based on the observation by Flamer (2022), the total economic cost of one decade of occupation in the Gaza Strip stood at USD 16.7 billion in 2020, whilst GDP per capita declined from "USD 1347.5 in 2005 to USD 1211.9 in 2020, dropping to USD 878.1 in 2008." Based on Pelzman's (2024) argument, the reconstruction of Gaza after the latest war between Israel and Hamas has created an opportunity to approach the problem from a purely economic viewpoint. The aim of prioritizing economic development is to enhance Gazans' socioeconomic welfare while preserving their individual identities and social fabric.

In response to the crisis, studies have recommended approaching Gaza's reconstruction from a purely economic viewpoint. For example, Pelzman (2024) published a study titled, "an economic plan for rebuilding Gaza: A BOT approach. The study was aimed at broadening the focus of the analysis of reconstructing Gaza and using a more reasonable economic methodology devoid of political factors as constraints. Pelzman limited the analysis to the question of economic development of Gaza rather them focusing principally on past policy challenges. Based on the computable general equilibrium model for Gaza, the study recommended a Build-Operate-Transfer (BOT) framework. However, the BOT framework's basis on relocating the Gazans Gaza has spurred heated debates. The framework renders Gaza a "commercial entity" from which interested countries can buy stakes in a shareholding approach to meet its reconstruction costs for a lease of 50 years.

When Donald Trump was elected in 2016, he initially expressed hope for a peaceful resolution to the Israeli-Palestinian conflict, proposing a "deal of the century" that would bring peace to both sides (Yahaya, 2020). However, his 2019 decision to recognize Jerusalem as Israel's capital and move the US embassy there tilted the peace process in favor of Israel, resulting in Palestinian rejection and further complicating efforts for a peaceful resolution, especially in light of the ongoing Gaza war. After his reelection in 2024, President Donald Trump said that the United States will relocate the 2.3 million people to other Arab countries, rebuild Gaza and make it part of the United States. Trump announced that "The US will take over the Gaza Strip, and we will do a job with it too" (Reyes, 2025). How-

ever, the plan has sparked heated debates from the global community, with most quarters expressing discontent because of the negative implications of relocating Gazans from their ancestral land. While the plan could accelerate Gaza's reconstruction and destabilization, the proposal to relocate Gazans and allow external entities to operate the strip during the 50-year lease period requires a practical reconsideration.

This research paper aims to evaluate the plan and reconsider the holistic benefit of rebuilding Gaza using a fast-building approach without displacing the Gazans as a humane restorative process. The research assesses the instrumentality of considering the implications of relocation and evaluates the positive benefits of adopting a fast-building approach to complete infrastructural facilities while retaining the Gazans on their ancestral land.

3. Method

The study adopted a literature-based approach to achieve the research aim. Literature-based approach is a type of secondary research that involves collecting data from published sources. In this study, secondary data was sourced from a variety of peer-reviewed journals, news articles, magazines, and scientific publications. A systematic keyword search was conducted using terms such as "Gaza rebuilding", "rebuilding Gaza without relocating Gazans", "humanitarian solutions to Gaza Strip Crisis", "infrastructural restoration", "war crimes", and "reconstruction methods for Gaza", and "resettling Gazans after rebuilding Gaza". These keywords ensured a focused review of literature relevant to the central theme of the study.

The inclusion criteria for selecting data were based on studies published between 2010 and 2025, focusing on Gaza's rebuilding efforts, the ethical aspects of resettlement, and alternative reconstruction models. Articles were also selected based on their credibility, being peer-reviewed and authored by experts in relevant fields. Exclusion criteria involved disregarding sources with insufficient data, those that did not address the core issues of human rights or infrastructural rebuilding, and publications that lacked rigorous scientific methods or those older than 2010. This selection ensured that only the most relevant and recent findings were included for analysis to generate up-to-date and informative findings.

Data extraction was performed by systematically reviewing each publication, identifying key themes related to humanitarian solutions and rebuilding efforts in Gaza. Data analysis followed a thematic analysis technique. Using the technique, the extracted data were categorized into relevant patterns, which were combined to generate codes. Codes bearing similar meanings were combined to form emergent themes. A qualitative data analysis approach was then utilized to synthesize the extracted information, allowing for comparisons across studies and drawing out common findings. The analysis aimed to highlight the most effective, dignified approaches to rebuilding Gaza, emphasizing the preservation of life and the

long-term well-being of its inhabitants.

4. Findings

4.1. The Crisis of Forced Displacement of Gazans

Relocating the 2.3 million Palestinians for the purpose of rebuilding Gaza has severe humanitarian implications. Literature has consistently revealed that forced displacement creates long-lasting consequences for individuals and communities. Previous instances of forced displacement in Gaza have led to devastating effects on mental health, with studies revealing high rates of trauma, depression, and anxiety among displaced populations (El-Bushra, 2016). For the people of Gaza, many of whom have already endured multiple displacements over decades of conflict, another wave of relocation would be psychologically harmful and destabilizing. The effects of displacement, including the loss of social connections and disruption of daily life, can create long-term psychological and social harm that impedes the recovery process (Sukiasyan, 2024). For Gaza's population, who have already faced these challenges due to the ongoing conflict, another wave of displacement would severely undermine efforts to rebuild both the physical and social infrastructure of the region.

Trump's proposed plan suggesting to move Palestinians to other countries, such as Jordan and Egypt, during reconstruction raises serious legal concerns under international law. The Fourth Geneva Convention (1949) prohibits the forcible displacement of civilians from their homes, except in cases of imminent security risk or military necessity. Article 49 specifically forbids the deportation or forced transfer of populations in occupied territories, which includes the Gaza Strip. The displacement plan proposed by President Trump is a genocide, which is against the 1948 Article 2of the UN Convention on the Prevention and Punishment of the Crime of Genocide. As an internationally recognized crime, the intent of genocides is to destroy, in whole or in part, a national, ethnic, racial or religious group through killings or forcible transfer of children of a group to another group (Operation Broken Silence, 2023; United States Holocaust Memorial Museum, n.d.). Moreover, forcible displacement of people from their land is categorized under ethnic cleaning (1993 letter from the UN Secretary-General to the President of the Security Council), crimes against humanity (1998 Article 7 of the Rome Statute of the International Criminal Court) and war crime (Article 7 of the Rome Statute of the International Criminal Court). Forcing Gazans to leave their homes to rebuild the city would thus violate this critical aspect of international humanitarian law. It is also worth noting that Egypt and Jordan have rejected the proposal, arguing that people should be allowed to live on their ancestral lands (Reyes, 2025). Given Gaza's status as an occupied territory, any action that displaces its population would not only contravene the Geneva Conventions but also exacerbate the already precarious legal position of Palestinians under international law.

The United Nations (2018) has repeatedly emphasized that Israel's policies of displacement and forced relocation of Palestinians are illegal under international

law, arguing that any further forced relocation of Gaza's population would exacerbate existing legal violations. Additionally, the right of the Palestinian people to self-determination, which is enshrined in the International Covenant on Civil and Political Rights (ICCPR, 1966), further reinforces the notion that forcibly removing Gazans from their homes undermines their legal and moral right to live in their homeland. By pursuing a plan that risks the forced displacement of Palestinians, Trump's proposal runs counter to these critical international principles, threatening to deepen the legal and humanitarian crisis in Gaza. Displacing the people is associated with significant sociocultural costs. According to the UNHCR (2020), displaced children face heightened risks of exploitation, trafficking, and long-term psychological trauma, which can impair their future prospects.

4.2. Proposed Alternative Plan

Instead of forcibly relocating the population, alternative methods of rapid construction and infrastructure development can be implemented to rebuild Gaza without displacing its residents. One promising approach is the use of fast-building technologies, which have been successfully employed in other regions, such as China, to construct large-scale infrastructure projects in a matter of days or weeks. Using prefabricated materials, modular designs, and innovative construction techniques, these methods allow for the rapid rebuilding of cities while minimizing disruption to the local population. The application of such techniques to Gaza could enable the region to rebuild its infrastructure swiftly while ensuring that its population remains in place, safe, and able to contribute to the rebuilding process.

The importance of a rapid rebuilding plan that keeps the population intact cannot be overstated. Not only does it comply with international legal standards, but it also addresses the humanitarian needs of the population by allowing them to retain their homes, communities, and livelihoods. Studies have shown that local communities are best equipped to rebuild when they are allowed to remain in place, as they possess the local knowledge, cultural understanding, and human resources needed to restore their cities (Marten et al., 2016). For Gaza, keeping the population intact while rebuilding the city is not just an ethical choice, it is the most viable and sustainable approach for long-term peace and recovery.

4.3. The Fast-Building Model

Fast-building technologies are revolutionizing the construction industry, demonstrating that large-scale projects can be completed in a fraction of the time traditionally required. For instance, China has repeatedly demonstrated its ability to construct entire buildings in mere days, such as the 57-story skyscraper built in just 19 days in Changsha, Hunan Province, southern China (The Guardian, 2015) and a ten-story building constructed in under 30 hours (Lotus Containers, n.d.). These innovative construction methods utilize prefabrication, modular systems, and rapid assembly techniques, enabling swift urban regeneration without compromising safety or quality (Home World Design, 2022). This remarkable project,

known as the Mini Sky City skyscraper, showcases the potential of advanced construction technologies, particularly modular and prefabricated building techniques. The construction process was so rapid that the tower was built at a pace of three full floors per day, a rate that dramatically outpaces traditional methods of high-rise construction.

The use of prefabricated materials and innovative construction methods allowed workers to assemble the tower with precision, reducing time and labor costs. This technique not only accelerates the building process but also improves safety and reduces the environmental impact, as less on-site construction waste is generated (Zhang, 2021). Adopting similar building model can be instrumental to Gaza because it will be rebuilt rapidly while keeping its people within their homes, allowing them to safely remain in their community during the process. This approach not only preserves human dignity but also promotes long-term stability and recovery for Gaza.

However, it is recognizable that implementing fast-building methods in Gaza may require adapting these technologies to the region's harsh geopolitical constraints. This is with a particular concern to the blockade imposed by Israel and Egypt. The blockade severely restricts the importation of construction materials, electricity, and machinery, which are essential for modular and prefabricated systems. To navigate this, there is need for the rebuilding plan to include international negotiations to secure humanitarian corridors or exemptions for construction supplies. Alternatively, it could be crucial for Gaza to adopt localized production by transforming rubble into 3D-printable material, enabling limited self-sufficiency under blockade conditions (UN ESCWA, 2022). Establishing small modular construction plants inside Gaza, supported by renewable energy sources such as solar panels, is instrumental for ensuring continuity in rebuilding efforts without full reliance on external supply chains (Bannister & Erickson, 2001). These modifications would allow fast-building approaches to exhibit improved functionality despite the region's infrastructure limitations and logistical isolation. Moreover, the proposed strategy should include international negotiations necessary to ensure humanitarian exemptions for essential construction materials. Modular construction plants could be established on Gaza's periphery or inside Gaza using 3D-printed components produced from rubble (UN ESCWA, 2022), which would partially circumvent border constraints and support self-reliance.

The reconstruction of Gaza by the United States could benefit significantly from the rapid construction methods demonstrated in China and outlined in the article on fast construction techniques. Adopting technologies like prefabricated or modular homes, which streamline assembly while maintaining quality and sustainability, could expedite rebuilding efforts in Gaza. Given the scale of destruction and the urgent need for housing and infrastructure, the U.S. could implement these methods to provide durable and efficient solutions for displaced populations. For instance, modular homes, which are pre-constructed in factories and assembled on-site, could offer an efficient alternative to traditional construction, signifi-

cantly cutting down on time and labor costs.

Additionally, utilizing 3D printing technology could allow for quicker, more adaptable housing solutions, especially in areas with limited resources or where conventional building materials are scarce. Insulated Concrete Forms (ICF) could also be leveraged to create energy-efficient homes that are resilient to the region's climate. By employing these fast construction methods, the U.S. could not only provide immediate relief but also lay the foundation for sustainable development, helping to rebuild Gaza more quickly while addressing long-term housing needs. This approach could serve as a model for future reconstruction efforts in conflict zones worldwide to resettle affected people in real time.

4.4. Hamas Expulsion as a Key Strategy Success Factor

Hamas is the sole cause of Gaza's current problems. Empirical evidence shows that Hamas is the primary cause of Gaza's destruction. According to Pelzman (2024), "the continuous shooting of missiles from Gaza against Israeli population centers resulted in several self-defense military actions against Hamas in Gaza in 2008, 2012, 2014, 2021, 2022, and May 2023" (p. 5). The Hamas group perpetrates the shooting that in turn attracts defensive reactions from the Israelite military. On October 7, 2023, Hamas and its affiliates launched an attack on Israel, resulting in the deaths of over 1200 civilians, along with cases of mutilation and burning. Additionally, more than 240 civilians, including infants, were kidnapped during the invasion, marking the deadliest single-day massacre of Jewish civilians since the Holocaust (Byman et al., 2023). In per capita terms, this tragedy is comparable to the United States experiencing over 40,000 civilian deaths in a single day (Byman et al., 2023). The cost to the residents in Gaza is fully attributable to the existence of the Hamas militants.

The deviant actions by Hamas have been responsible to the territory's declining economic performance. According to data reported by the International Monetary Fund [IMF] (2023), during the period from 2007 to 2022, Gaza's real GDP growth averaged a mere 0.4 percent annually. This sluggish growth, coupled with rapid population increases, led to a decline in real GDP per capita at an average annual rate of 2.5 percent. The evidence to date shows that Hamas has repeatedly violated international rules of war by using hospitals, UNRAW facilities, schools, ambulances, and private homes for military purposes. Under Internation Rules of Conflict, Israel has the right to destroy all these institutions (Pelzman, 2024). This has created two spillover effects, displaced civilians, and a housing shortage. The extreme instability caused by Hamas has caused private investor funds to dry up with the only financial support coming from aid funded by Western governments and Qatar, which has also been declining. In fact, Under Oslo, Hamas has no property rights in Gaza. Therefore, successful rebuilding of Gaza can only be possible if the Hamas are driven out of the Gaza Strip to another country, and have a new civil administration that wants peace with Israel.

While Hamas's actions have contributed significantly to Gaza's instability, it is

essential to also consider the longstanding structural constraints imposed by Israeli policy. The blockade of Gaza that has been in effect since 2007 has limited the flow of essential goods, humanitarian aid, and labor, severely crippling economic development. For example, the recent suspension of Palestinian labor permits into Israel following October 7, 2023, further exacerbated unemployment and deepened poverty (Noria Research, 2024). According to the UN ESCWA (2022), these policies have significantly contributed to GDP stagnation and made reconstruction efforts exceedingly difficult. Therefore, framing Hamas as the sole cause overlooks the documented impact of external factors that continue to restrict economic recovery and development in Gaza. Thus, it is worth noting that any viable reconstruction strategy must critically examine and address these broader geopolitical constraints.

4.5. Cost Estimates and Resources

4.5.1. Financial Requirements

The financial requirements for rebuilding Gaza using fast-building methods depend on various factors, such as the scale of reconstruction, the type of infrastructure needed, and the materials used. The United Nations, in collaboration with its partners, has conducted a comprehensive Damage and Needs Assessment revealing that the reconstruction of Gaza and the occupied West Bank necessitates an estimated $53.2 billion over the next decade. The assessment delineates the allocation of funds as follows: approximately $29.9 billion is earmarked for the restoration of physical infrastructure, while $19.1 billion is designated to address economic and social losses. Notably, the housing sector has emerged as the most severely impacted, with $15.2 billion, constituting 30% of the total reconstruction cost—allocated for rebuilding homes.

In the immediate term, a sum of $20 billion is required over the next three years to stabilize essential services and establish a foundation for long-term recovery. This initial phase aims to restore critical infrastructure and services, thereby facilitating the return of displaced populations and the resumption of daily life. This substantial figure underscores the extensive damage sustained in these regions and outlines the financial requirements for effective recovery and rebuilding efforts.

Based on recent damage assessments and similar rapid construction projects, the estimated costs for rebuilding Gaza could be as follows:

- **Housing Reconstruction**: Given that more than 18,000 homes were destroyed or severely damaged, rebuilding these homes using fast-building methods could cost approximately $50,000 - $70,000 per unit. This includes costs for materials, labor, and equipment. Total costs for rebuilding housing alone could reach around $900 million - $1.3 billion.
- **Infrastructure Restoration**: Rebuilding critical infrastructure such as roads, bridges, water systems, and electrical grids could cost an additional $500 million - $1 billion, based on similar projects in conflict zones. Fast-building methods, including modular and prefabricated systems, can help lower these

costs by reducing construction time and labor expenses.

- **Healthcare and Educational Facilities**: Rebuilding hospitals and schools, which are essential for recovery, could cost approximately $1.5 million - $3 million per facility. With Gaza's hospitals and schools suffering extensive damage, an estimated $300 million - $500 million could be allocated for this purpose.
- **Security and Logistics**: Ensuring the safe delivery of materials and protecting workers could incur additional costs. A portion of the budget should be allocated for securing transportation routes, providing security personnel, and implementing safety measures at construction sites, estimated at $100 million - $200 million. These figures are estimated based on past similar projects, implying that they are feasible to achieve the desired goal.

4.5.2. Resource Mobilization

To mobilize resources for this fast-building plan, several strategies can be employed:

1) **International Aid and Donations**: The United States, European Union, and other international actors can increase their financial commitments to Gaza's reconstruction. This could include direct funding for specific projects, as well as contributions to a pooled fund managed by organizations like the UN or the World Bank. The international community, through initiatives like the *Gaza Reconstruction Fund*, can direct resources toward targeted needs. Gulf countries, including Saudi Arabia, the United Arab Emirates, Qatar, Kuwait, Oman, Bahrain, and Türkiye should take the lead in providing the funds for Gaza's rebuilding. The money should come in form of grants, negating the idea of shareholding during the 50-year lease proposed period.

2) **Partnerships with Construction Companies**: Partnering with global construction companies experienced in rapid development can help reduce costs and improve efficiency. Companies with expertise in prefabricated and modular construction, such as China State Construction Engineering Corporation or other international firms with experience in post-crisis reconstruction, can be incentivized to provide technical expertise, machinery, and labor at discounted rates or in exchange for long-term contracts in Gaza.

3) **Crowdfunding and Private Sector Investment**: In addition to governmental and international aid, private sector investment and crowdfunding initiatives can help to raise funds. Engaging the international community and private donors through crowdfunding platforms, as well as incentivizing companies to contribute through tax benefits or public-private partnerships, can provide additional financial support for Gaza's rebuilding process.

4.5.3. Economic and Social Benefits

The proposed fast-building reconstruction plan is not only cost-effective but also offers long-term benefits for Gaza's economy and society. The plan could create thousands of jobs, not only in construction but also in related sectors such as lo-

gistics, transportation, and local manufacturing. This would provide immediate relief to a population suffering from high unemployment and poverty. According to the Palestinian Central Bureau of Statistics, Gaza's unemployment rate exceeds 40%, with youth unemployment even higher (Palestine, 2020). Rebuilding Gaza's infrastructure and housing would generate economic activity, stimulate local markets, and provide much-needed income for displaced workers.

Additionally, using local resources and materials wherever possible will ensure the rebuilding process provides further support Gaza's economy development. Supporting the local construction industry by restoring its capacity to participate in large-scale projects would lead to long-term growth and self-sufficiency, reducing Gaza's reliance on external aid.

Furthermore, this approach avoids the costs and long-term implications of forcibly relocating Gazans, which could cost billions in logistics, resettlement programs, and humanitarian aid, not to mention the social and psychological toll on displaced families. Keeping the population in Gaza allows for the restoration of social networks, minimizing the trauma associated with displacement. In the long run, rebuilding Gaza while keeping its population intact ensures a sustainable recovery, fostering social stability and promoting peace through community resilience.

4.6. Settling Gazans during the Rebuilding Period

Israel's war has displaced almost the entire population of Gaza, forcing tens of thousands of people into makeshift tents in open-air camps. Nevertheless, the *Housing and Settlements Guidance Note* by the World Bank emphasized a sustainable approach to rebuilding Gaza while ensuring residents remain within their communities involves a combination of interim housing strategies, self-recovery support, and coordination with humanitarian shelter agencies (World Bank, n.d). The guidance suggests that immediately after a disaster, governments should announce an interim housing strategy that allows people to remain close to their original communities while limiting exposure to risks. This can be achieved through modular housing solutions, rental subsidies, host family compensation, and distribution of building materials rather than relying solely on emergency shelters, which can become long-term encampments (World Bank, n.d.). Similarly, Shelter Centre (2008) had recommended minimizing relocation and supporting the affected population through temporary urban planning solutions such as prefabricated housing units, modular homes, and structured tented settlements with essential infrastructure. Floating hospitals and mobile medical units can provide healthcare, while financial and material assistance should support self-recovery efforts. It is crucial to rapidly develop temporary homes that will enable Palestinians to remain in Gaza during the proposed 3 - 5-year rebuilding period and resettle them after the work is complete. The Palestinians will provide human resources for reconstruction to allow them earn a living as construction workers.

4.7. Challenges Likely to Influence the Rebuilding of Gaza

The extent of infrastructure damage in Gaza due to ongoing conflicts is cata-

strophic. Critical infrastructure such as roads, bridges, water and sewage systems, and electrical grids were also heavily impacted. These widespread damages severely disrupt basic services, leading to a lack of shelter, healthcare, education, and sanitation, which exacerbates the suffering of the population (Pappe, 2021). The destruction of residential areas, hospitals, and schools means that the rebuilding process will need to prioritize the restoration of these fundamental services before addressing broader infrastructural needs (Palestine, 2020). However, rebuilding at such a large scale faces significant barriers. Limited access to construction materials due to the blockade imposed by Israel and Egypt, coupled with damage to Gaza's local construction industry, makes the procurement of necessary resources particularly challenging. Furthermore, the lack of adequate machinery and labor to undertake large-scale reconstruction adds another layer of complexity to the rebuilding process. The situation is further exacerbated by the fragility of Gaza's power grid and water supply, which hampers the delivery of basic services such as electricity, clean water, and sanitation, all of which are necessary for recovery.

A major challenge for implementing modular construction is Gaza's heavily damaged infrastructure, particularly electricity and water systems. It is crucial to note that these infrastructural facilities are typically prerequisites for fast-building technologies. To address the challenge, the reconstruction strategy must incorporate decentralized, self-sufficient solutions. Key examples include mobile solar energy units, water purification systems, and off-grid sanitation hubs can support temporary housing and construction activities until core infrastructure is restored. Furthermore, it will be necessary to use recycled debris for 3D printing, already piloted in some conflict zones, could reduce reliance on imported materials and support rebuilding efforts despite limited utility access (Bannister & Erickson, 2001; UN ESCWA, 2022). These innovative approaches allow fast-building methods to operate even in resource-constrained, post-conflict environments like Gaza.

One of the most significant challenges to rebuilding Gaza is the ongoing security situation. Despite ceasefires and peace agreements, Gaza remains a volatile and conflict-prone region. The presence of militant groups, the Israeli military's regular incursions, and the continued threat of violence have a direct impact on the safety of civilians and construction workers. Any large-scale rebuilding project is at risk of being destroyed or delayed by further military action or conflict. Security concerns also hinder the movement of people and materials essential for reconstruction. The blockade imposed by Israel and Egypt restricts access to Gaza, making it difficult for aid organizations and construction companies to deliver essential supplies. While some international organizations may be able to provide material support, security concerns often limit their ability to operate effectively within Gaza, further delaying recovery efforts (Pappe, 2021). The presence of armed groups in the region also complicates the ability of local authorities and international bodies to coordinate and supervise reconstruction projects. The lack of a stable security environment makes it difficult to maintain long-term projects.

Many rebuilding efforts are halted or delayed as a result of airstrikes or other forms of violence, meaning that reconstruction is often interrupted, further damaging already fragile infrastructure. The rebuilding process would therefore need to integrate security measures to protect both the local population and the infrastructure being rebuilt, ensuring that construction workers and residents are not caught in the crossfire of ongoing conflicts.

Rebuilding Gaza is hindered by complex political and diplomatic factors. The rivalry between Hamas and the Palestinian Authority complicates decision-making, delaying reconstruction as both factions have differing views on policies and international involvement (Abu Jazar, 2021). On the international level, Israeli restrictions on importing essential construction materials and equipment have significantly impaired the delivery of basic services and posed substantial challenges to the reconstruction and repair of homes in the affected areas (United Nations Office for the Coordination of Humanitarian Affairs, 2011). Political shifts in the United States also influence the flow of aid, adding uncertainty to the region's recovery. Additionally, international aid is often subject to political conditions, which can delay or complicate the rebuilding process, ultimately prioritizing political considerations over the immediate needs of Gaza's population (Abu Jazar, 2021). These challenges make it difficult to implement a unified and efficient reconstruction strategy.

5. Conclusion

The reconstruction of Gaza presents a critical humanitarian and political challenge, requiring an approach that ensures the well-being of its residents while upholding international legal and ethical standards. The proposal by President Trump to relocate Gazans during reconstruction raises severe concerns regarding forced displacement, which international law explicitly prohibits under the Fourth Geneva Convention (1949) (United Nations High Commissioner for Refugees, n.d). Forced relocation would not only violate human rights but also cause long-term psychological and social harm to a population already deeply affected by decades of conflict and displacement (El-Bushra, 2016). Rather than uprooting the people of Gaza, the focus should be on rebuilding the city using innovative, fast-construction methods that have proven successful in other parts of the world.

Fast-building techniques, such as modular construction, prefabrication, and 3D printing, offer a feasible and efficient solution to Gaza's reconstruction needs. Countries like China have demonstrated that entire buildings can be erected in a matter of days using prefabricated structures (The Guardian, 2015; Lotus Containers, n.d.). By adopting such methods, the rebuilding process in Gaza can be expedited without displacing its people, ensuring they remain in their communities while infrastructure is restored. Moreover, economic benefits arise from keeping the population intact, as locally led reconstruction efforts empower communities and create job opportunities (Marten et al., 2016).

Additionally, financial estimates suggest that the reconstruction of Gaza will

require approximately $53.2 billion, with a significant portion allocated to housing and essential infrastructure (World Bank Group, European Union, & United Nations, 2025; United Nations in Palestine, 2025). Mobilizing international aid, fostering public-private partnerships, and utilizing cost-effective construction techniques can ensure the rebuilding process is both efficient and sustainable. While political and security challenges remain, a well-structured and locally inclusive approach can mitigate these risks, ensuring that Gaza is rebuilt with resilience, dignity, and stability. Instead of forced displacement, a humane and innovative rebuilding process offers a path toward lasting recovery and hope for the people of Gaza.

6. Recommendations

Maintaining the Gaza population within their homes during the reconstruction process is not only a legal obligation but also a moral one, as it enables the preservation of these social structures and ensures that recovery efforts can be locally driven and sustainable. The humanitarian benefits of keeping people in their homes far outweigh the destructive consequences of forced relocation, as it fosters community-led rebuilding, which is more likely to be effective and long-lasting. To ensure the ethical, efficient, and sustainable reconstruction of Gaza, the following recommendations should be prioritized:

1) Preserve the Right to Stay: Any reconstruction efforts must ensure that Gazans remain on their ancestral land. Forced displacement violates international law and causes severe psychological, social, and economic harm (Sukiasyan, 2024). The rebuilding process should prioritize housing and essential infrastructure to facilitate local resettlement.

2) Adopt Fast-Building Technologies: Implementing rapid construction techniques, such as modular housing, prefabrication, and 3D printing, can significantly reduce reconstruction time while maintaining quality and affordability (The Guardian, 2015; Lotus Containers, n.d.). These methods will allow Gaza to be rebuilt efficiently without displacing its population. The USA, Arab Gulf, and EU will fund the rebuilding through grants while the US and EU companies will be tasked to build it.

3) Secure International Funding and Partnerships: Mobilizing financial resources through global aid, public-private partnerships, and investment in sustainable development will support long-term recovery (UN, 2025). Engaging international construction firms with expertise in rapid rebuilding can also improve efficiency.

4) Address Political and Security Challenges: Diplomatic negotiations must ensure that Gaza receives unrestricted access to construction materials. Reconstruction efforts should involve local governance structures to maintain political stability and prevent conflicts from hindering progress (Abu Jazar, 2021). Additionally, increased attention should be given to driving Hamas out of the Gaza Strip. The objective function of the Hamas militants was to create chaos and max-

imize the loss of human capital in Gaza. Hamas may be a threat to the rebuilding because of possible kidnappings, killings, and even militia actions that may interfere with the rebuilding projects. Therefore, the security of Gaza, in the short run, should be assigned to impartial partners, who share the common interest of removing Hamas and their co-conspirators from any role, who are interested in demilitarizing Gaza permanently, and who are determined to safeguard the financial interests of the investors.

5) Empower Local Communities: Involving Gaza's residents in rebuilding efforts through employment, training programs, and local business support will create economic resilience and foster long-term development (Marten et al., 2016). The opportunities will enhance Gazans growth and development, enabling them to earn a living while living peacefully in their ancestral land.

6) Facilitate Access to Construction Materials and Resources: To address the challenge of limited access to materials due to the blockade, the U.S. should work with international bodies, including the United Nations, to negotiate the easing of restrictions on the import of construction materials. By ensuring the safe passage of essential goods such as cement, steel, and machinery, the U.S. can support the rapid rebuilding of critical infrastructure. Additionally, providing funding and resources to rebuild Gaza's local construction industry would help create job opportunities and reduce the reliance on foreign aid.

7) Enhance Security for Reconstruction Efforts: The U.S. should provide financial and logistical support for the establishment of secure zones where reconstruction can take place, free from the threat of military strikes and militant activities. This can involve training local security forces, deploying peacekeeping forces, or funding protective measures for construction sites. Moreover, working with Israel and Palestinian authorities to ensure ceasefire agreements are upheld during key reconstruction phases will help minimize disruptions and ensure a safer environment for rebuilding efforts. To further enhance the stability of the construction environment during the rebuilding phase, "impartial partners" must be clearly defined as neutral third-party entities that can operate without allegiance to conflicting parties. Potential candidates include the United Nations, the International Committee of the Red Cross, and non-aligned countries such as Norway, Switzerland that have a history of mediating conflicts (Kutty, 2025). The potential role of impartial partners would involve overseeing ceasefire agreements, safeguarding humanitarian corridors, and ensuring aid reaches intended beneficiaries. However, this arrangement requires diplomatic buy-in from Israel, neighboring countries, and Palestinian political factions. Precedents such as the Multinational Force and Observers (MFO) in the Sinai Peninsula demonstrate that neutral monitoring missions can function effectively even in politically sensitive environments, provided they have clear mandates and multilateral backing.

8) Support Political Coordination and Diplomatic Solutions: Given the political divisions between Hamas and the Palestinian Authority, the U.S. can facilitate dialogue between these factions to create a unified strategy for reconstruction.

The U.S. can also use its diplomatic influence to pressure Israel to ease restrictions on Gaza and ensure the flow of aid and resources. In addition, the U.S. should push for transparent and accountable mechanisms to ensure that international aid reaches the people who need it most, without being hindered by political conditions that delay reconstruction efforts (Abu Jazar, 2021).

9) Safeguards for Preventing Aid Mismanagement: Safeguards must be established to prevent aid diversion or mismanagement during Gaza's reconstruction. Consideration should be given to transparent financial tracking systems, including blockchain-based auditing and real-time reporting platforms, should be adopted to monitor material and fund flows. The systems must be overseen by neutral bodies such as the World Bank or the IMF, which can conduct independent audits and enforce accountability standards. Additionally, all reconstruction contracts should be awarded through competitive international tenders, minimizing favoritism or political influence. Drawing lessons from post-earthquake Haiti, conditional disbursements tied to verifiable milestones can ensure that funds are released progressively based on project performance (Bannister & Erickson, 2001). Such mechanisms will help maintain donor confidence while ensuring resources reach the communities in need.

10) UN Peace Forces: The deployment of a United Nations peacekeeping force between Gaza and Israel could help establish a buffer zone, reducing hostilities and fostering stability in the region. This peacekeeping presence would facilitate humanitarian aid, oversee ceasefire agreements, and ensure the protection of civilians during the reconstruction process. Moreover, the UN force could create a safer environment for rebuilding efforts, attracting international investment and support. Additionally, a neutral peacekeeping force would promote diplomatic negotiations, laying the groundwork for a long-term resolution and sustainable development in Gaza.

7. Limitations

Despite the robustness of the study findings, it is not without limitations. First, the study relied on a literature-based approach, which does not involve the collection or analysis of primary, testable empirical data. This limits the ability to directly validate or challenge existing theories with firsthand evidence. Additionally, secondary data sources may introduce biases or inaccuracies, as the quality and reliability of the original studies may vary. The absence of original data collection means that the findings may not fully capture current trends or specific contextual factors that could influence the results, potentially limiting the generalizability of the conclusions.

8. Suggestions for Future Research

Additional studies may be conducted to examine the cost-benefit analysis of rebuilding the city and explore the Gazans' main challenges and needs for purposes of setting priorities. Conducting qualitative interviews with Gaza residents, local

authorities, and stakeholders would provide direct insights into the practical challenges and needs of the population. Moreover, longitudinal studies tracking the long-term effects of reconstruction efforts would offer crucial insights into sustainability and socio-economic recovery.

Conflicts of Interest

The author declares that there is no conflict of interest regarding the publication of this article.

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