



EUROPEAN UNION

Office of the European Union Representative (West Bank and Gaza Strip, UNRWA)

18 December 2025

One Year Report on Demolitions and Seizures in the West Bank, including East Jerusalem

Reporting Period: 1 January – 31 December 2024¹

Summary

In 2024, demolitions continued following a sharp escalation after 7 October 2023. Military operations expanded in refugee camps, self-demolitions increased in East Jerusalem, and settler violence reached 1,449 documented incidents (131 attacks resulting in casualties, 1183 in property damage and 135 both casualties and property damage).¹ Israeli authorities demolished, seized or sealed or forced people to demolish **1,768 Palestinian structures**, including residential, livelihood-related, and service-related or part of infrastructure; these include lack-of-permit demolitions, punitive and other demolitions, and demolitions carried out within the context of operations by Israeli forces. **4,265 Palestinians were displaced and 165,000 individuals were affected across the occupied territory.** These factors combined to make 2024 the most severe year for demolitions and displacement since systematic monitoring began in 2009.

72% of demolished structures were demolished for lacking Israeli-issued building permits, which are almost impossible for Palestinians to obtain, and Israel rejects 99.3% of applications in Area C. Military operations destroyed 26% of structures, while punitive and other demolitions accounted for 1%. The monthly average of demolished structures surged from 84 between January and 6 October 2023 to 146 between 7 October 2023 and 31 December 2024. East Jerusalem experienced a **record number of destructions with 219 demolished structures**. Palestinian families **demolished 141 of their own structures** to avoid imprisonment and heavy fines.

Children represented 40% of all displaced people, with 1,719 children forced from their homes. Settler violence escalated to 1,449 documented incidents, while 621 people were displaced, the majority Bedouin and herding community members due to settler violence and access restrictions. **Educational access deteriorated further, with 59 schools serving 6,600 students under demolition threat.** 59 schools serving 6,600 students faced demolition orders.

91 donor-funded structures built according to humanitarian priorities and provided as humanitarian assistance **were destroyed** in 2024. Since 2015, **1,018 EU-funded structures have been demolished, representing losses exceeding €2.9 million**. In addition, and **for the first time, an EU development cooperation project** - the Fursh Beit Dajan Village Council Premises funded by the EU and France was demolished, representing €100,000 in damages. The demolished structure had been included in master plans submitted to the Israeli authorities over 10 years ago. Along with the above-mentioned demolition trends continuing in 2025, this signals a worrying new development.

1. INTRODUCTION

¹ UN OCHA (United Nations Office for the Coordination of Humanitarian Affairs). All information disclosed in this report is susceptible to change at any time depending on new available data.

Israel's settlement policy encompasses forced transfers, evictions, demolitions, and confiscations of Palestinian property in violation of international humanitarian law. The Fourth Geneva Convention prohibits an occupying power from destroying property in occupied territory except where rendered absolutely necessary by military operations. However, planning and building regulations in the West Bank favor Israeli settlement development while restricting Palestinian community growth and dispossessing Palestinians of their land.

The West Bank operates under administrative divisions established by the Oslo Accords. Area C, under full Israeli control, constitutes 60% of the West Bank and contains most natural resources. Area A covers 18% of the territory under Palestinian civil and security control, while Area B comprises 22% under Palestinian civil control but Israeli security oversight.² Israeli authorities have designated 60% of Area C as firing zones, state land, archaeological sites, national parks, or nature reserves, blocking Palestinian development. In remaining areas, building permits are rarely granted to Palestinians. According to Peace Now, in 2024, the Israeli Higher Planning Council approved no Palestinian housing applications in Area C while rejecting 137 of 138 appeals, yielding a 99.3% rejection rate.³ The systematic rejections forces Palestinians to build without permits, making them vulnerable to demolitions.

House demolitions have persisted since Israel's military occupation began in 1967. The Israeli Committee Against House Demolitions reports that over 123,197 Palestinian homes have since been destroyed, excluding the 2024 demolitions in Gaza, reflecting a long-standing displacement pattern.⁴ Demolitions create substantial social and economic consequences for Palestinian families while increasing dependence on humanitarian assistance. Children experience severe impacts from witnessing home and school destruction, with documented effects including depression, anxiety, and symptoms of post-traumatic stress disorder.⁵

2. GENERAL DEMOLITION FIGURES⁶

2.1. Material Damage: Annual Number of Structures demolished, seized or sealed

Table 1: Annual number of structures demolished, seized or sealed (all contexts), and monthly averages

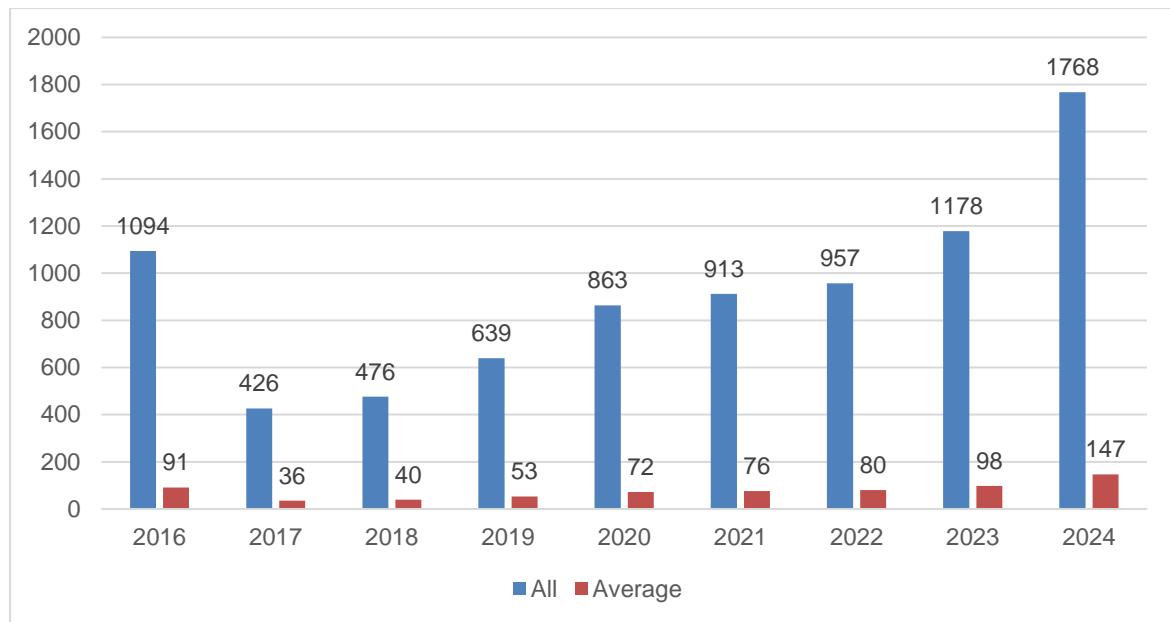
² Anera. (n.d.). What are Area A, Area B, and Area C in the West Bank? *American Near East Refugee Aid*. <https://www.anera.org/what-are-area-a-area-b-and-area-c-in-the-west-bank/>

³ Peace Now. (2025, February 12). The year of annexation and expulsion: Summary of settlement activity in 2024. <https://peacenow.org.il/en/the-year-of-annexation-and-expulsion-summary-of-settlement-activity-in-2024>

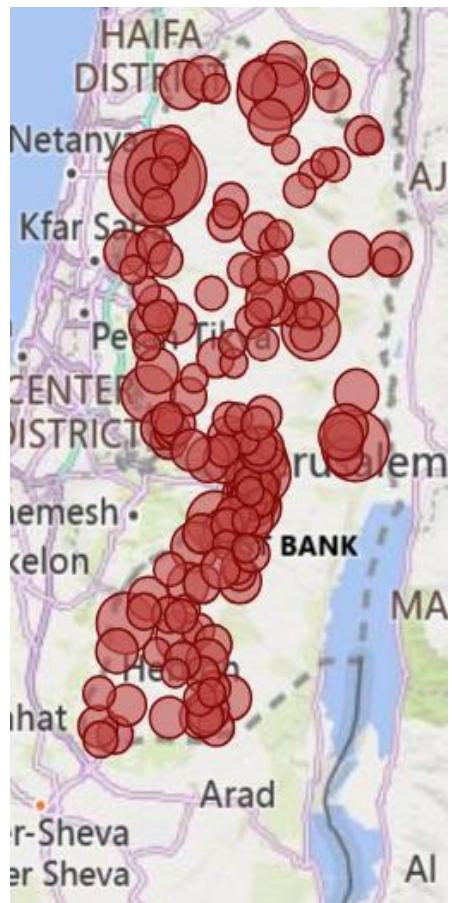
⁴ Israeli Committee Against House Demolitions. (2021, April 26). Statistics on house/structure demolitions November 1947. <https://icahd.org/2021/04/26/statistics-on-house-structure-demolitions-november-1947/>

⁵ Norwegian Refugee Council. (n.d.). Raided and razed: How military raids contribute to demolitions and forced displacement in the occupied West Bank. <https://www.nrc.no/globalassets/pdf/reports/raided-and-razed/raided-and-razed.pdf>

⁶ United Nations Office for the Coordination of Humanitarian Affairs. (2024). Data on demolition and displacement in the West Bank. <https://www.ochaopt.org/data/demolition>



Source: UN OCHA

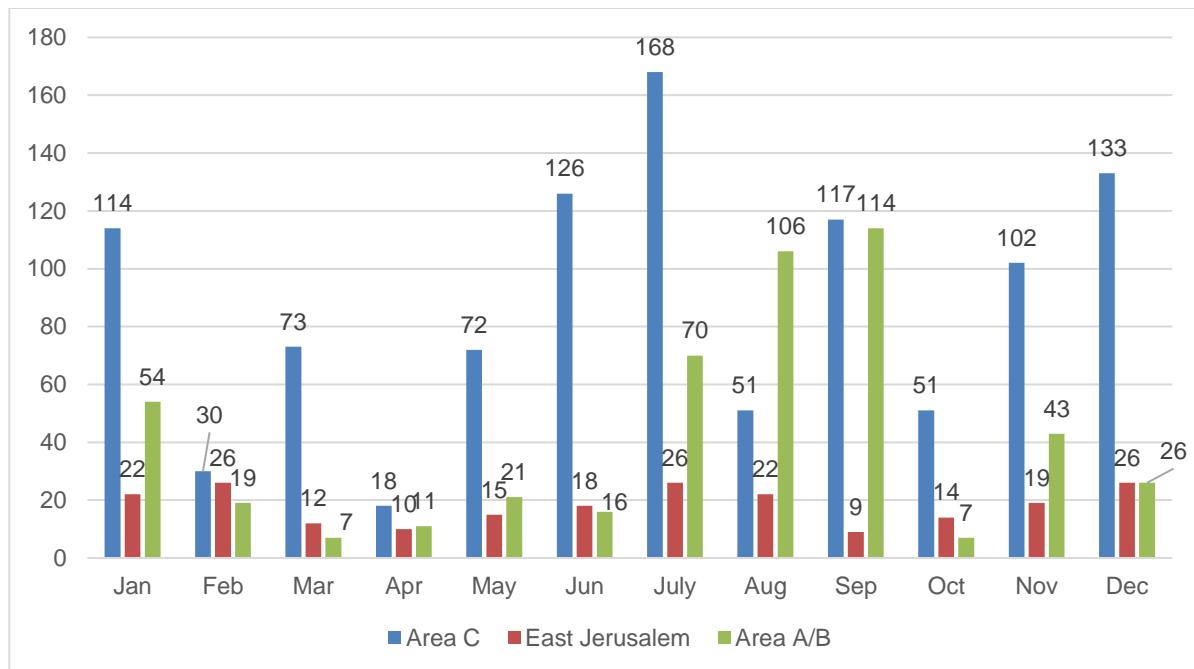


As shown in Table 1, demolitions in the West Bank have steadily increased over the past eight years. Between 1 January and 31 December 2024, a total of 1,768 structures were demolished, seized or sealed across the West Bank, with 219 located in East Jerusalem (12%), 1,055 in Area C (60%), and 494 in Areas A and B (28%). Demolitions occurred in all governorates, with East Jerusalem being the most affected, with 219 structures demolished, and 582 people displaced. Tulkarm (323 structures, 1,857 displaced), Jenin (181 structures, 879 displaced), Hebron (232 structures, 392 displaced), and Ramallah (90 structures, 35 displaced) also saw significant impacts.

In terms of specific locations, the Tulkarm Camp recorded the highest number of demolitions (182 structures, 985 displaced), followed by the Nur Shams Camp (126 structures, 821 displaced), Jenin Camp (87 structures, 611 displaced), mainly due to Israeli military operations. In East Jerusalem, Silwan recorded the highest number of demolitions and displacement (38 structures, 148 displaced), followed by Jabal al Mukabbir (34 structures, 123 displaced), Al Walaja (27 structures, 98 displaced), Al 'Isawiya (24 structures, 29 displaced), Beit Hanina (18 structures, 36 displaced), and At Tur (11 structures, 9 displaced). The accompanying map highlights the geographic spread of demolitions

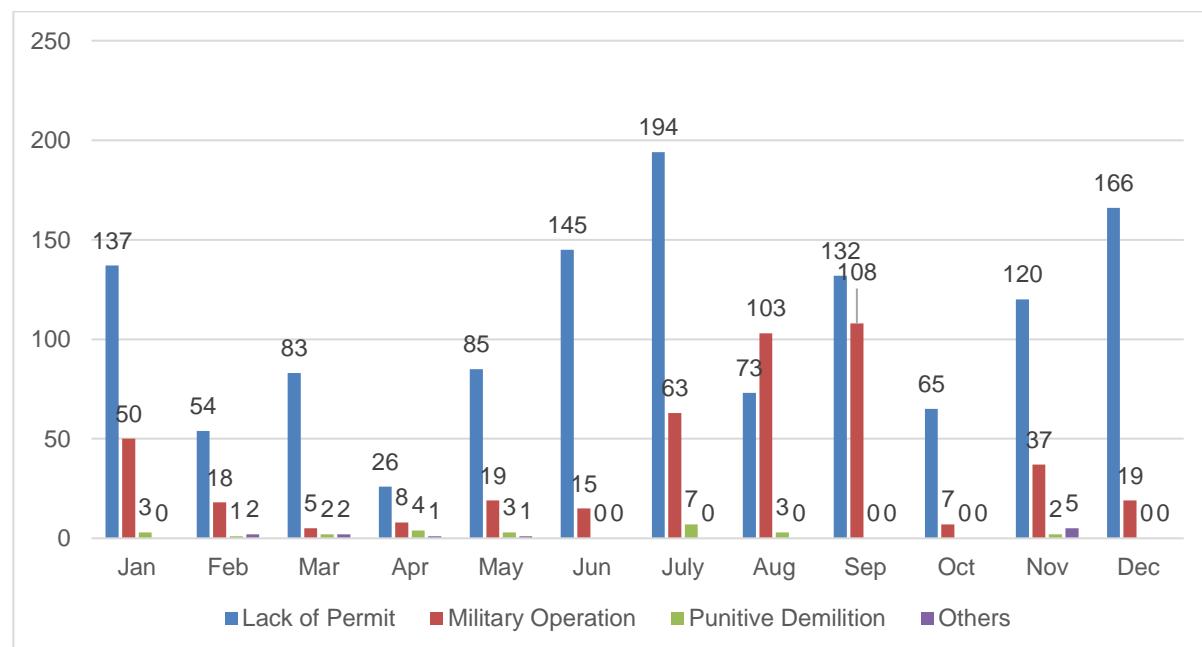
Source: UN OCHA

Table 2: Monthly number of structures demolished, seized, or sealed (all contexts)



Source: UN OCHA

Table 3: Monthly demolitions by context



Source: UN OCHA

Israeli forces demolished or forced the demolition of 1,768 Palestinian structures in 2024, representing the highest annual total since documentation began in 2009 and a 50% increase from 2023. Demolition activity maintained consistent patterns throughout the year, averaging 147 structures monthly without operational pauses. This sustained approach indicates coordinated policy implementation rather than sporadic enforcement.

Context analysis reveals targeted approaches across different categories. Permit-related demolitions accounted for 1,280 structures representing 72% of the total, enforcing a system where Palestinians cannot obtain building permissions in Area C or East Jerusalem. Military operations destroyed 452 structures representing 26%, primarily in refugee camps where civilian infrastructure was targeted beyond tactical requirements. Punitive demolitions totalled 25 structures representing 1%, continuing collective punishment practices prohibited under international law. This destruction pattern reflects territorial control policies designed to restrict Palestinian development while facilitating settlement expansion.

2.2. Human Damage: Monthly and Annual Number of People Displaced and Affected by demolitions or Seizures

Table 4: Monthly number of people displaced⁷ and affected⁸ by demolitions or seizures by all contexts in the West Bank, including East Jerusalem.

2024	All Displaced	All Affected
January	361	44,891
February	191	35,643
March	66	54,891
April	81	13,719
May	262	779
June	330	9,159
July	686	910
August	750	1,076
September	725	476
October	135	366
November	394	1,909
December	284	1,210

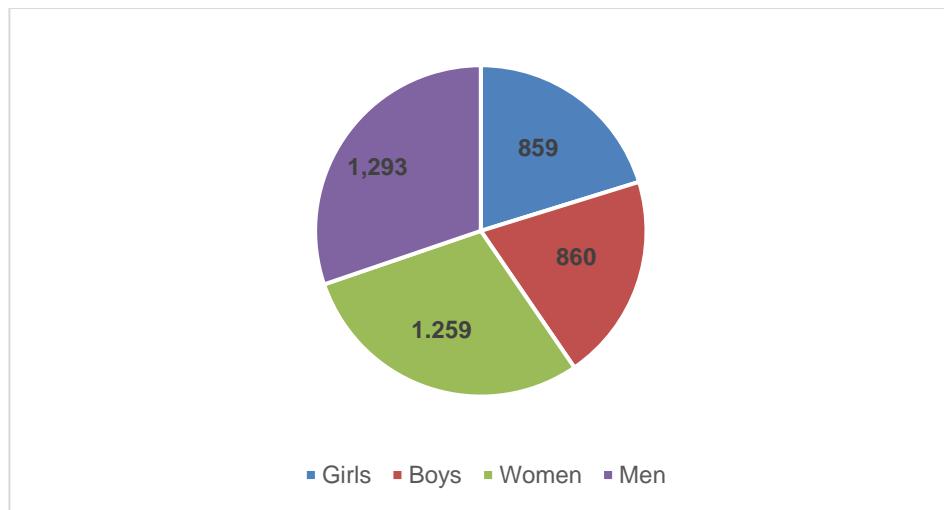
Source: UN OCHA

Displacement reached significant levels in 2024, with 4,265 Palestinians forced from their homes, nearly doubling the 2,300 displaced in 2023. Military operations caused the largest displacement impact, affecting 2,704 Palestinians including 1,025 children through destruction of 452 structures. Permit-related demolitions displaced 1,430 Palestinians including 651 children, while punitive and other demolitions affected 131 Palestinians including 43 children.

Table 5: Disaggregated Displacement Figures in 2024

⁷ Includes all people who had a structure used as their habitual place of residence demolished.

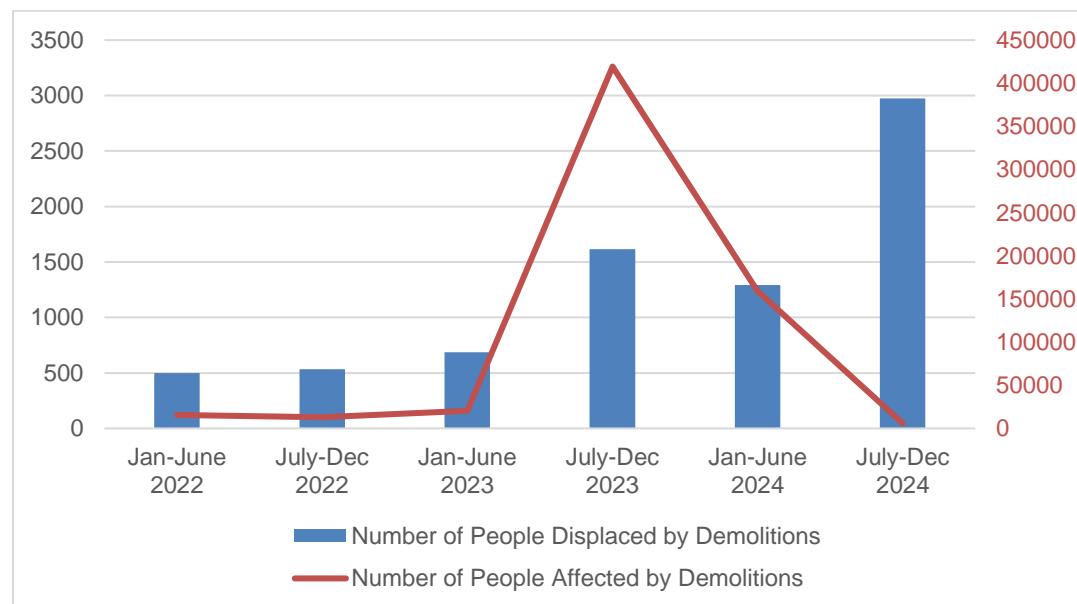
⁸ Includes all people who had any of their property, other than their residence, demolished. Displaced and affected are here



Source: UN OCHA

Demographic analysis reveals disproportionate impacts on Palestinian family structures. Children comprised 40% of all displaced persons, with 859 girls and 860 boys displaced. Gender distribution among displaced adults showed 1,253 women and 1,293 men.

Table 6: Number of people displaced or affected in the first and second half of 2022, 2023 and 2024 (all contexts)



Source: UN OCHA

Beyond direct displacement, approximately 165,000 Palestinians were affected by demolitions.⁹ This substantial affected population includes those whose livelihoods, service access, or daily activities were disrupted. These numbers reflect large-scale military operations that damaged entire neighbourhoods and created widespread economic hardship extending beyond immediate demolition sites.

3. TARGETED STRUCTURES FUNDED BY THE EU OR EU MEMBER STATES

83 EU-funded structures were demolished or seized in 2024, representing €377,784 in financial losses.¹⁰ These included residential and livelihood facilities essential for Palestinian community survival. This targeting continues a persistent pattern that undermines international development efforts and violates principles of international humanitarian law.

Between 2015 and 2024, Israeli authorities demolished or seized 1,010 EU-funded structures, representing cumulative humanitarian investment losses of €3,279,883. The demolitions primarily affected water infrastructure, educational facilities, residential units, and livelihood structures in Areas C and East Jerusalem. Targeting concentrated particularly in vulnerable Bedouin and herding communities where EU humanitarian assistance provides critical infrastructure for populations lacking basic services.

For 2024, EU-funded structures also suffered additional impacts from:

- Destruction by settlers: €62,968 in financial losses
- Abandonment due to violence by settlers and Israeli forces/forcible transfer: €226,162 in financial losses

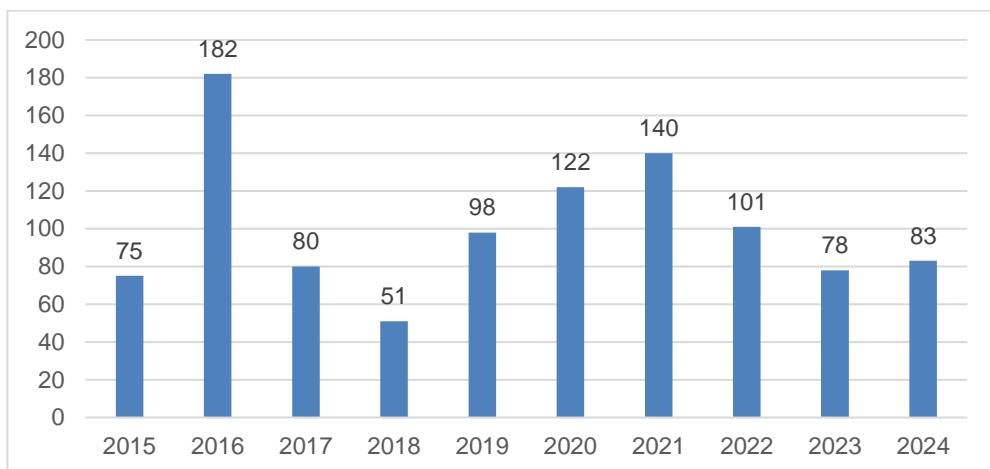
The destruction of these assets forces communities into greater dependence on humanitarian aid while undermining long-term development objectives. This targeting of international humanitarian investments demonstrates disregard for donor contributions and creates cycles that contradict development principles.

⁹Palestinian Central Bureau of Statistics. (2022).

International population day 2022. https://www.pcbs.gov.ps/portals/_pcbs/PressRelease/Press_En_InterPopDay2022E.pdf

¹⁰ All figures regarding demolitions, settler violence, and abandonment remain underreported due to mobility and security constraints. The data in this table may be subject to change at any time depending on new available data.

Table 7: Annual number of EU-funded structures demolished or seized



Source: ECHO

Table 8: Financial Losses of structures targeted

year	# of EU structures demolished/seized	EU Financial loss (€)
2015	75	€ 206,000
2016	182	€ 558,222
2017	80	€ 272,602
2018	51	€ 168,282
2019	98	€ 480,625
2020	122	€ 300,233
2021	140	€ 331,031
2022	101	€ 337,018
2023	78	248,086
2024	83	377,784
Total	1,010	3,279,883

Source: ECHO

2024 marked the first demolition of an EU development cooperation project. On 7 August 2024, Israeli authorities demolished the Fursh Beit Dajan Village Council Premises in Area C, which housed the Agriculture Cooperative and Women's Society in Nablus Governorate. The EU and France-funded project under the Social Infrastructure programme represented €100,000 in damages.

The demolition occurred despite the structure being included in master plans submitted to the Israeli Civil Administration on 19 February 2014 and discussed in 38 technical sessions over more than 10 years. The EU and France made diplomatic efforts to protect the investment through multiple letters and meetings with Israeli authorities. When advised to pursue administrative and legal steps through the Palestinian Authority, the local authority submitted permit requests, which the Israeli Civil

Administration rejected. The central administrative court in Jerusalem rejected the subsequent appeal and imposed an ILS 5,000 fine on the Village Council head.¹¹

4. DEVELOPMENTS OF CONCERN IN THE REPORTING PERIOD

The following developments raise serious concerns as they adversely impact Palestinian lives and contribute to entrenchment of Israel's presence and control over the occupied West Bank, including East Jerusalem.

4.1. East Jerusalem¹²

Throughout 2024, East Jerusalem witnessed systematic demolition activities, with 219 structures demolished or seized according to UN OCHA data, representing 12% of all demolitions in the West Bank. These demolitions displaced 582 Palestinians and demonstrate the continued targeting of Palestinian communities in the occupied city through discriminatory planning and enforcement policies.¹³

According to comprehensive data collected by Ir Amim and Bimkom, 2024 marked a record-breaking year for demolitions in East Jerusalem, with 255 demolitions carried out, representing the highest number in a single year since monitoring began. The difference between OCHA's figure of 219 and Ir Amim's count of 255 reflects varying methodological approaches.¹⁴ Among the 255 demolitions documented by Ir Amim and Bimkom, 181 were housing units while 74 were non-residential structures, representing a significant increase from 224 demolitions in 2023. Demolitions concentrated in Palestinian neighbourhoods under settlement expansion pressure, with Silwan recording 38 structures demolished, followed by Beit Hanina (18), Jabal Mukabbir (34), Al-Tur (11), and Al-Walaja (27).

Self-demolitions reached unprecedented levels as Palestinian families demolished 141 structures themselves, including 82 residential inhabited structures, to avoid heavy fines and imprisonment. This coercive practice intensified following the April 2024 transfer of the Real Estate Enforcement Division to the Ministry of National Security under Minister Itamar Ben Gvir, which expanded enforcement powers including imposing fines, confiscating equipment, and disconnecting utilities.¹⁵

¹¹ Ministry of Local Government. (2024, August 7). *Ministry of Local Government condemns the destruction of the premises for Frush Beit Dajan Village Council by the Israeli occupation* [Press release]. Local Aid Coordination Secretariat. <https://www.lacs-mopic.ps/public/files/LACS%20Update/LACS%20Update%202024/August%202024/MoLG%20Press%20Release%20Frush%20Beit%20Dajan%20Dmoloshing.pdf>

¹² Ir Amim and Bimkom. (2025, January). Systematic Displacement and Land Confiscation in East Jerusalem in 2024.

¹³ United Nations Office for the Coordination of Humanitarian Affairs. (2024). Data on demolition and displacement in the West Bank. <https://www.ochaopt.org/data/demolition>

¹⁴ Note: Methodological differences between organizations may result in varying demolition counts depending on whether multi-unit buildings are counted as single structures or individual units, and variations in self-demolition documentation practices.

¹⁵ Peace Now. (2024, April 14). The government has transferred authority over the Real Estate Enforcement Division to Ben Gvir. <https://peacenow.org.il/en/the-government-has-transferred-authority-over-the-real-estate-enforcement-division-to-ben-gvir>

Forced evictions escalated with 6 Palestinian families evicted and Israeli courts authorizing eviction of 18 additional families totaling over 100 individuals. The Ateret Cohanim settler organization evicted 5 families from Batan al-Hawa, Silwan, marking the first evictions from this neighborhood in nearly a decade. An additional 85 families, numbering over 700 individuals, remain at risk of eviction by this organization.

According to Ir Amim and Bimkom, discrimination in planning continued as only 57 plans were approved for Palestinians (approximately 1,000 housing units), the lowest annual number in a decade. This contrasted sharply with approximately 11,000 housing units approved for Israelis, including 3,000 units in settlements beyond the Green Line. Palestinian development opportunities further diminished as only 5 Palestinian-initiated plans passed preliminary stages, compared to an annual average of nearly 100 plans between 2018-2022, following implementation of new protocols requiring proof of land ownership. The disproportion becomes starker considering Palestinians constitute nearly 40% of Jerusalem's population yet receive minimal planning allocations.

Land registration processes accelerated Palestinian dispossession, with 11 blocks completed and most ownership transferred to the state or settlers. In Umm Tuba, 140 Palestinian residents discovered that 20 dunams of their land had been registered to the Jewish National Fund without their knowledge. As a consequence, the villagers now face demolitions threats despite having building permits and legal documentation.

4.2. Area C

Area C experienced coordinated targeting reflecting policies designed to facilitate territorial control and settlement expansion. Peace Now documented 59 new illegal outposts established in 2024, compared to an average annual establishment of seven outposts in previous decades. For the first time since the Oslo Accords, 8 outposts were constructed in Area B, which according to the Oslo agreement, falls under Palestinian civil control but Israeli security oversight.¹⁶

Israeli authorities declared 24,258 dunams as "State Land," exceeding any single year since the Oslo Accords, while simultaneously allocating 75 million shekels to support illegal outposts and initiating procedures to retroactively legalize 10 outposts. Infrastructure development included 114 kilometres of new roads connecting illegal outposts while fragmenting Palestinian territory and restricting movement between communities.¹⁷

Vulnerable Bedouin and herding communities faced systematic displacement pressure through an increasingly coercive environment including demolitions, settler attacks and movement restrictions, with a total of 1,198 people including 586 children were displaced, mostly Bedouin and herding

¹⁶ Peace Now. (2025, February 12). The year of annexation and expulsion: Summary of settlement activity in 2024. <https://peacenow.org.il/en/the-year-of-annexation-and-expulsion-summary-of-settlement-activity-in-2024>

¹⁷ Peace Now. (2025, February 12). The year of annexation and expulsion: Summary of settlement activity in 2024. <https://peacenow.org.il/en/the-year-of-annexation-and-expulsion-summary-of-settlement-activity-in-2024>

community members between Oct – Dec 2023 and an additional 621 people including 302 children were displaced in 2024.¹⁸

Educational infrastructure faced systematic targeting throughout 2024, with Israeli authorities maintaining demolition orders against 59 Palestinian schools (51 in Area C and 8 in East Jerusalem) serving approximately 6,600 students and at least 715 teachers. By December 2024, at least seven schools had exhausted all legal avenues to prevent demolition, demonstrating the systematic elimination of educational access for Palestinian children.¹⁹ The most significant demolition occurred on 8 July 2024, when the Khalil Amira Primary School was destroyed despite serving 48 students and employing nine staff members.²⁰ Educational disruption extended through access restrictions, with approximately 13,065 students in Hebron's H2 area unable to attend school in-person between October 2023 and May 2024, and some schools experiencing enrolment drops of nearly one-third.²¹

Water and agricultural infrastructure were also targeted, with Israeli authorities demolishing water cisterns, wells, greenhouses, animal shelters, and storage facilities across Area C. These demolitions directly impact Palestinian food security, economic sustainability, and access to basic services, particularly affecting herding communities whose livelihoods depend on traditional grazing patterns.

4.3 Areas A and B

Areas A and B experienced significant escalation in military operations and continued punitive demolition practices violating international humanitarian law. Punitive demolitions, the Israeli policy of demolishing the homes of families of alleged Palestinian attackers as a deterrence measure, totaled 25 structures in 2024, constituting collective punishment prohibited under Article 33 of the Fourth Geneva Convention, targeting entire families of individuals accused of security-related activities.²²

The most significant military operation occurred on December 24 and 25 in Tulkarm and Nur Shams refugee camps, lasting over 40 hours and involving drone strikes and extensive bulldozing. In Tulkarm Camp, 828 housing units were damaged, 12 families with 61 people were displaced, and over 11,000 residents were affected. An estimated 100 livelihood shops sustained damage, electricity was cut, and water supply was disrupted. Nur Shams Camp experienced 222 damaged housing units, 9 families with 33 people displaced, and the main street bulldozed along with surrounding roads.²³

Beyond these major operations, smaller-scale military activities throughout Areas A and B resulted in property destruction affecting civilian infrastructure, markets, workshops, and small businesses. The targeting of civilian infrastructure during military operations violates international humanitarian law

¹⁸ United Nations Office for the Coordination of Humanitarian Affairs. (2024). Data on demolition and displacement in the West Bank. <https://www.ochaopt.org/data/demolition>

¹⁹ United Nations Office for the Coordination of Humanitarian Affairs. (2024, December). Humanitarian situation update #248 West Bank. <https://www.ochaopt.org/content/humanitarian-situation-update-248-west-bank>

²⁰ United Nations Office for the Coordination of Humanitarian Affairs. (2024, December). Humanitarian situation update #248 West Bank. <https://www.ochaopt.org/content/humanitarian-situation-update-248-west-bank>

²¹ United Nations Office for the Coordination of Humanitarian Affairs. (2024, November). Humanitarian situation update #240 West Bank. <https://www.ochaopt.org/content/humanitarian-situation-update-240-west-bank>

²² United Nations Office for the Coordination of Humanitarian Affairs. (2024). Data on demolition and displacement in the West Bank. <https://www.ochaopt.org/data/demolition>

²³ Humanitarian situation update #252 West Bank. <https://www.ochaopt.org/content/humanitarian-situation-update-252-west-bank>

requiring distinction between civilian and military objectives, demonstrating policies that violate Israel's obligations as an occupying power to protect civilian populations.

Commercial and economic infrastructure faced systematic targeting during operations, undermining Palestinian economic development and creating long-term impacts affecting employment opportunities and community sustainability. These actions demonstrate a pattern of collective punishment that extends beyond individual security incidents to affect entire communities.

5. EU PUBLIC STATEMENTS DURING THE REPORTING PERIOD

During the reporting period, the issue of demolitions and seizures continued to be raised by the EU through various diplomatic channels both locally and at headquarters with relevant Israeli interlocutors and government representatives. In addition, the following actions took place.

HQ Statements:

- On 15 February 2024, the EU Spokesperson condemned the demolition of East Jerusalem community leader Fakhri Abu Diab's home, underlining that demolitions violate international law and undermine peace efforts.²⁴
- On 24 March 2024, the EU Spokesperson denounced Israel's declaration of over 800 hectares of Palestinian land as "state land," stressing it constitutes the largest confiscation since Oslo.²⁵
- On 16 April 2024, the EU Spokesperson condemned escalating settler violence in the West Bank, including killings, destruction of homes and property, and displacement, calling on Israel to ensure accountability.²⁶

Local Public Communication

- On 23 May 2024, EU diplomatic missions visited the Northern Jordan Valley, witnessing property destruction and forced displacement, and reiterated opposition to demolitions and confiscations.²⁷
- On 2 July 2024, EU Diplomatic Missions in Jerusalem and Ramallah visited Um al Kheir following a mass demolition operation, the largest in the West Bank since 7 October, and called on Israel to halt demolitions and confiscations.²⁸
- On 23 October 2024, EU diplomatic missions visited Al-Bustan in Silwan, East Jerusalem, where homes and community facilities face imminent demolition, highlighting the severe humanitarian impact.²⁹

²⁴ https://www.eeas.europa.eu/eeas/israelpalestine-statement-spokesperson-housing-demolition-east-jerusalem_en

²⁵ https://www.eeas.europa.eu/eeas/israelpalestine-statement-spokesperson-announcement-confiscate-occupied-land_en

²⁶ https://www.eeas.europa.eu/eeas/israelpalestine-statement-spokesperson-increased-settler-violence-and-recent-killings-west-bank_en

²⁷ https://www.eeas.europa.eu/delegations/palestine-occupied-palestinian-territory-west-bank-and-gaza-strip/diplomatic-missions-jerusalem-and-ramallah-condemn-escalating-settler-violence-and-displacement_en

²⁸ https://www.eeas.europa.eu/delegations/palestine-occupied-palestinian-territory-west-bank-and-gaza-strip/diplomatic-missions-jerusalem-and-ramallah-condemn-demolitions-during-visit-um-al-kheir-south-hebron_en

²⁹ https://www.eeas.europa.eu/delegations/palestine-occupied-palestinian-territory-west-bank-and-gaza-strip/diplomatic-missions-visit-residents-al-bustan-silwan-neighborhood-east-jerusalem-threatened-imminent_en