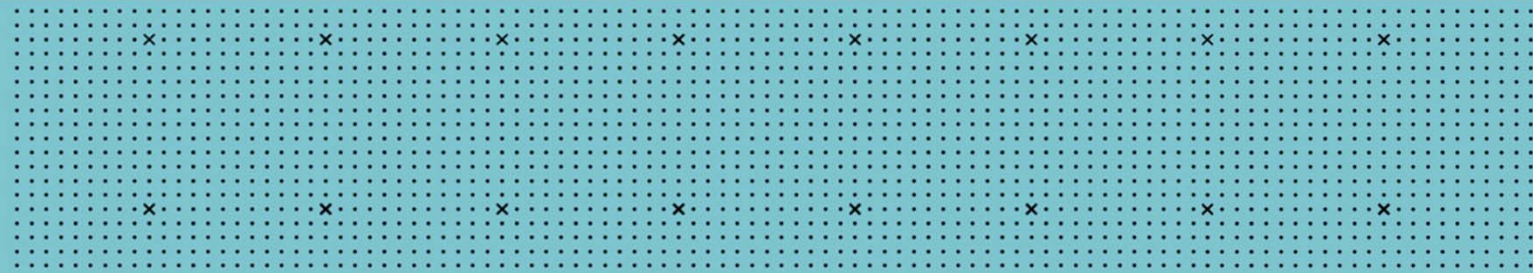




Bismayah
New-city
Project
Iraq
Reconstruction Plan



BISMAYAH NEW CITY PROJECT REPORT

100,000 HOUSING CONSTRUCTION IN BISMAYAH

October, 2015



Bismayah
New-city
Project
Iraq
Reconstruction Plan

OWNER



INVESTOR



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PROJECT OVERVIEW



Beirut
New-city
Project
and
Reconstruction Plan

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A. PROJECT OVERVIEW

1. Iraq Overview and Market Analysis

Expectations of Iraq

→ Continuous Economic Growth & Extensive National Reconstruction Projects

Iraq's Political Risk

→ Once stabilized, major countries are expected to enter the Iraqi Market which will heighten the competitiveness

Iraq Overview

Area	: 440,000km ² (4 times the area of South Korea)
Capital	: Baghdad
Population	: Approx. 30,000,000 (82% Arab, 13% Kurds, 5% others)
Religion	: 97% Islamic (Shi`ah : Sunni = 60% : 37%)
Oil	: 1.5 Trillion Barrels (9% of the World's Oil Reserve)
Political Situation	: 'Al-Abadi' Cabinet (Sept. 2014)

Market Analysis

✓ **GDP Growth Rate 10% exceeded (Actual Rate)**

✓ **Stabilization and Reconstruction Projects after Establishment of New Government**

Opportunity and Threat

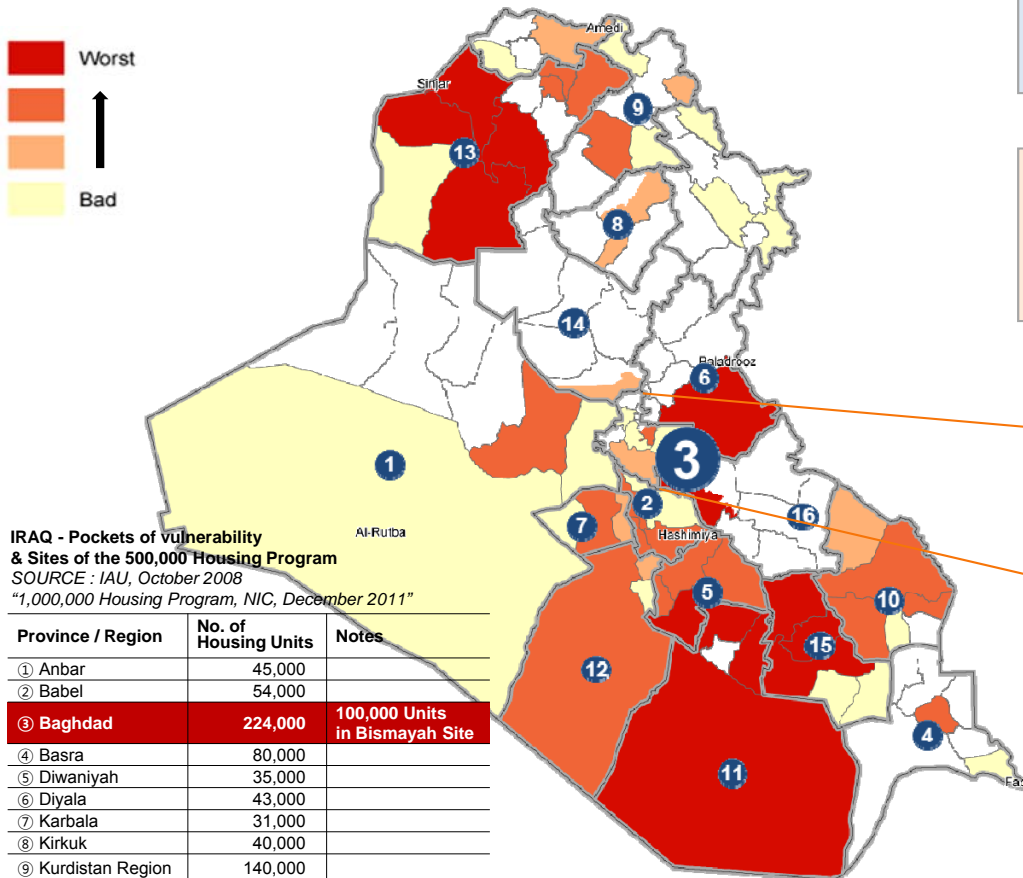
✓ **IS Situation and Terrorist Threats**

✓ **Financial Aggravation due to Fall of Oil Prices**

A. PROJECT OVERVIEW

2. Iraqi National Housing Program

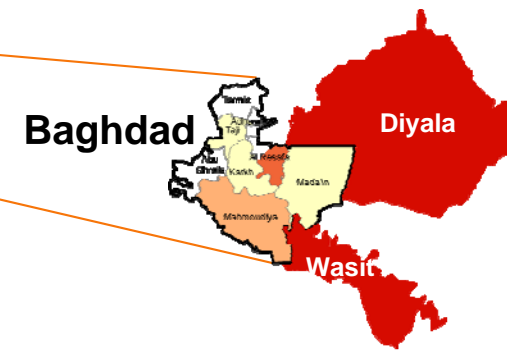
Status of Housing Shortage & 1,000,000 Housing Program



In March 2010, Iraqi Government Announced "National Development Plan 2010-2014":

- Total Needs : 3 Million Housing Units
- Plan to Supply : 2 Million Housing Units for 5 Years

In 2010, NIC Announced "National Housing Program": Develop 1,000,000 Housing Units in 15 Governorates



Baghdad Province :
224,000 Units



Phase I

Hanwha E&C Proposed to build Bismayah New City Consisting of 100,000 Housing Units

A. PROJECT OVERVIEW

3. Project History

Project History

2010.03 National Investment Commission(NIC) announces “Iraqi National Housing Program (NHP)” of 1 Million Housing Units

2011.05 MOA Signing for 100,000 Housing Project

2012.05 Approval of Main Contract from the Iraqi Council of Ministers Cabinet

Contract Signing and Ground Breaking Ceremony of Bismayah New City Project(BNcP)

2012.09 Advance Payment of 775 Million Dollars

2013.03 BNcP Division move-in to Base Camp

2014.01 Start of Housing Construction

2014.04 PC Factory Opening Ceremony

2015.04 Contract Signing of Social Infra Project



A. PROJECT OVERVIEW

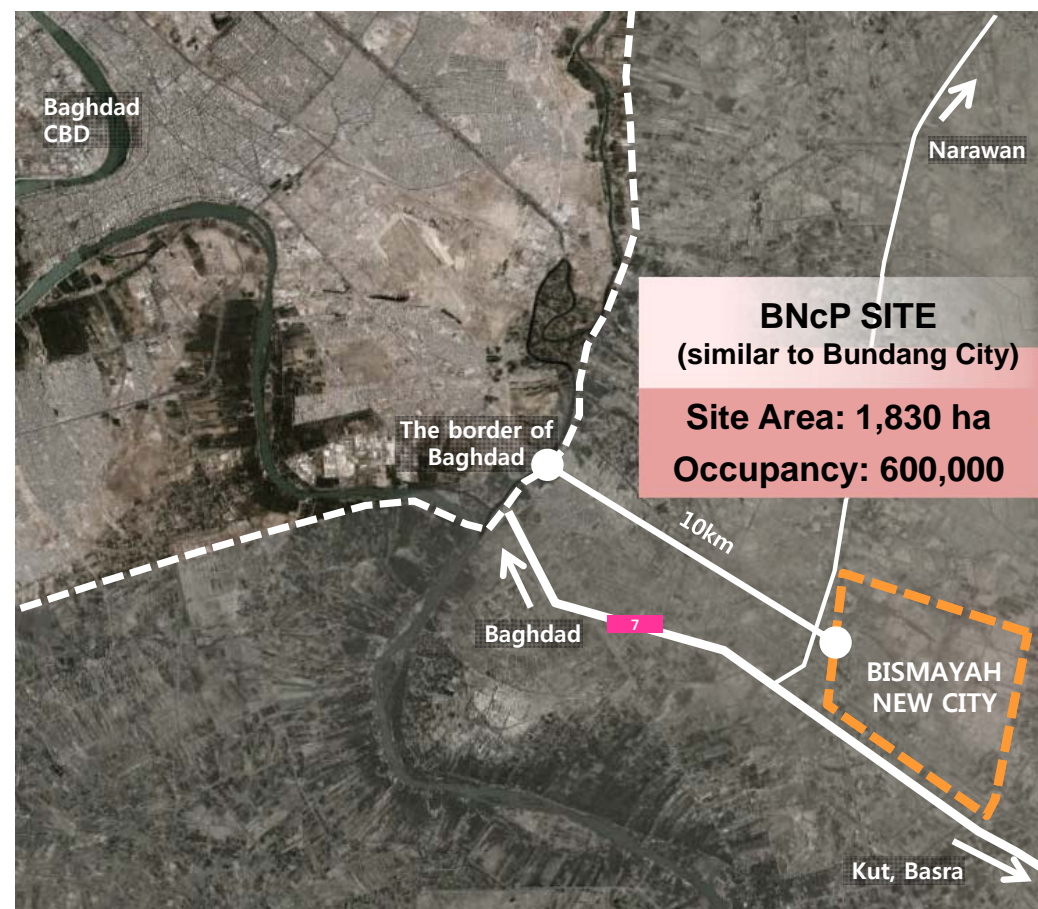
4. Project Brief

Bismayah New City Project (BNcP) is the First Project of the Iraq's National Housing Program To build 100,000 Housing Units in a Site Area of 18,300ha, 10km away from the city of Baghdad

Project Outline

Project Name	: Bismayah New City Project
Owner	: NIC (National Investment Commission)
Site Location	: 10km from the City of Baghdad
Construction Period	: 7 years - Design and Preparation: 2 years - Land Development & Housing Construction: 5 years
Contract Price	: 10.1 Billion Dollars - Land Development : 2.5 Billion Dollars - Housing : 5.5 Billion Dollars - Social Infra: 2.1 Billion Dollars
Housing Units	: 100 m ² (66,000 Units) 120 m ² (17,000 Units) 140 m ² (17,000 Units)
Site Area	: 1,830 ha

Site Location



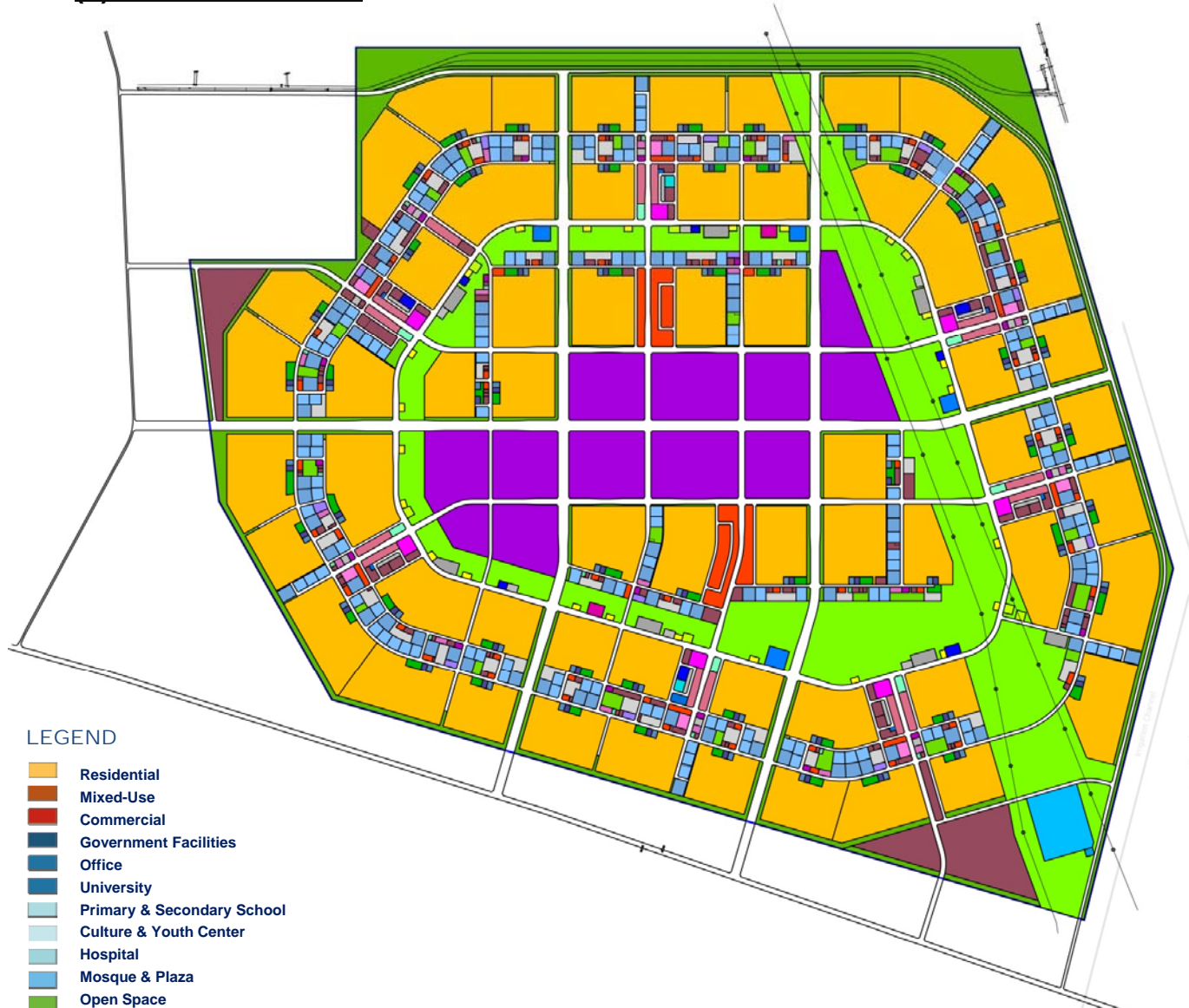
BISMAYAH NEW CITY PROJECT



B. BISMAYAH NEW CITY PROJECT

1. Master Plan

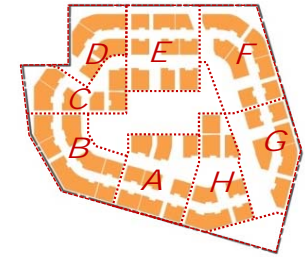
(1) LAND USE PLAN



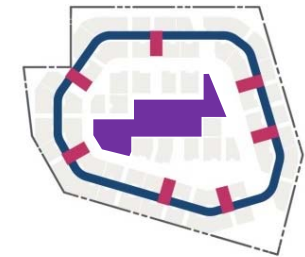
LEGEND

- Residential
- Mixed-Use
- Commercial
- Government Facilities
- Office
- University
- Primary & Secondary School
- Culture & Youth Center
- Hospital
- Mosque & Plaza
- Open Space

Residential Block



Urban System



Road System



Green Ring [Open Space]



B. BISMAYAH NEW CITY PROJECT

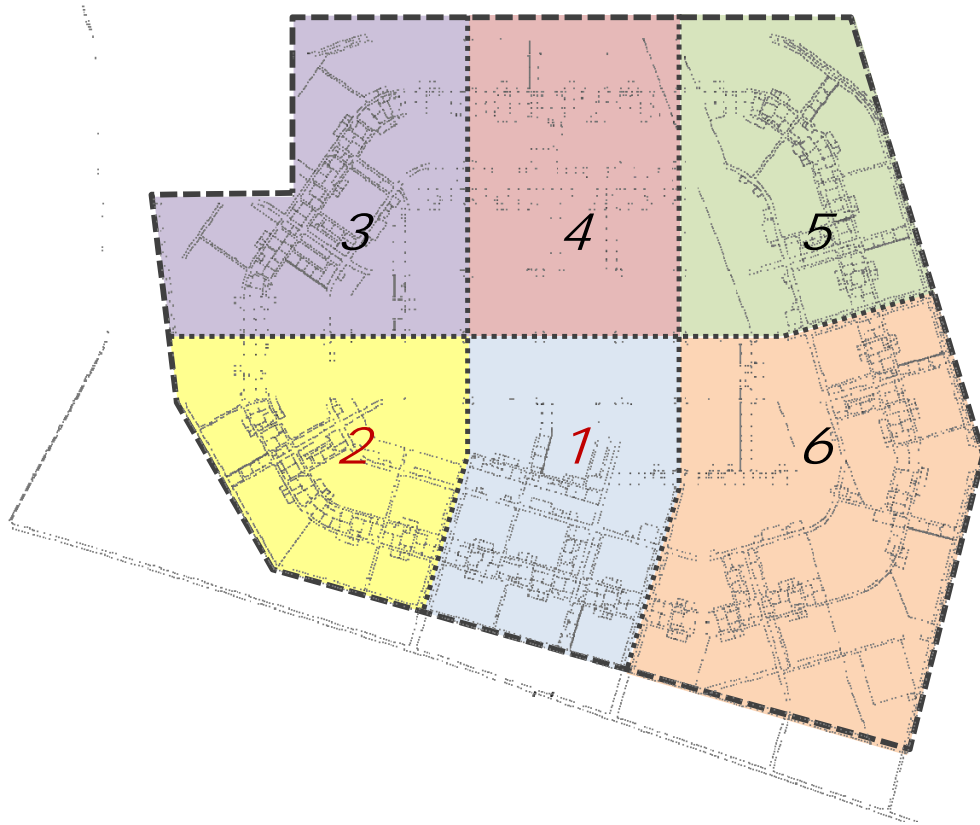
1. Master Plan (2) SITE PLAN



B. BISMAYAH NEW CITY PROJECT

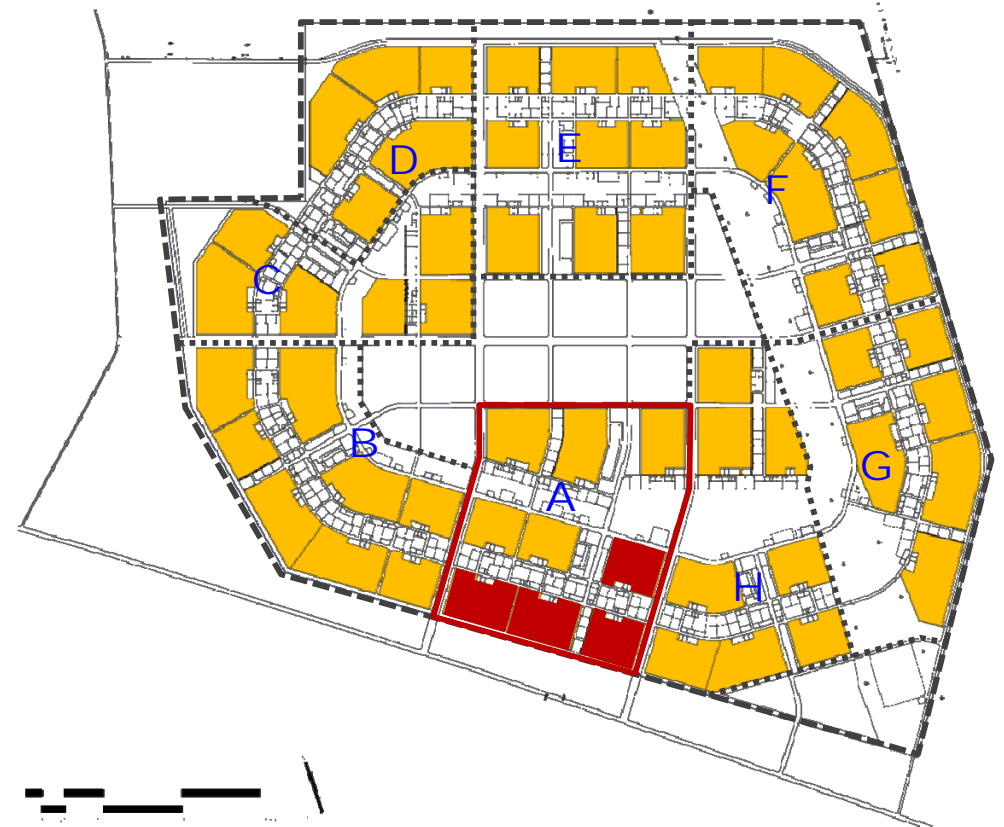
2. Phasing Plan

1) LAND DEVELOPMENT



2) RESIDENTIAL BLOCK

Phasing by Town



B. BISMAYAH NEW CITY PROJECT

3. Housing Design



Unit Plan

TRADITIONAL STYLE

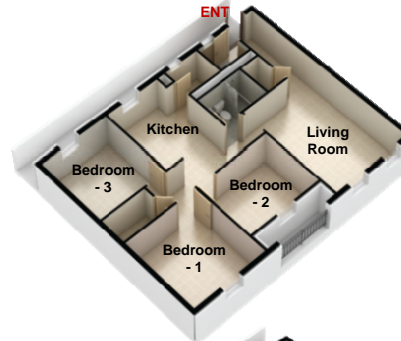
The Traditional Style Unit is ideal for carrying traditional values in everyday life, especially respecting the privacy of the family.

MODERN STYLE

The Modern Style Unit is ideal for the modern living with efficient use of space, especially boasting the large Living-Dining-Kitchen lay-out.



100m²



120m²

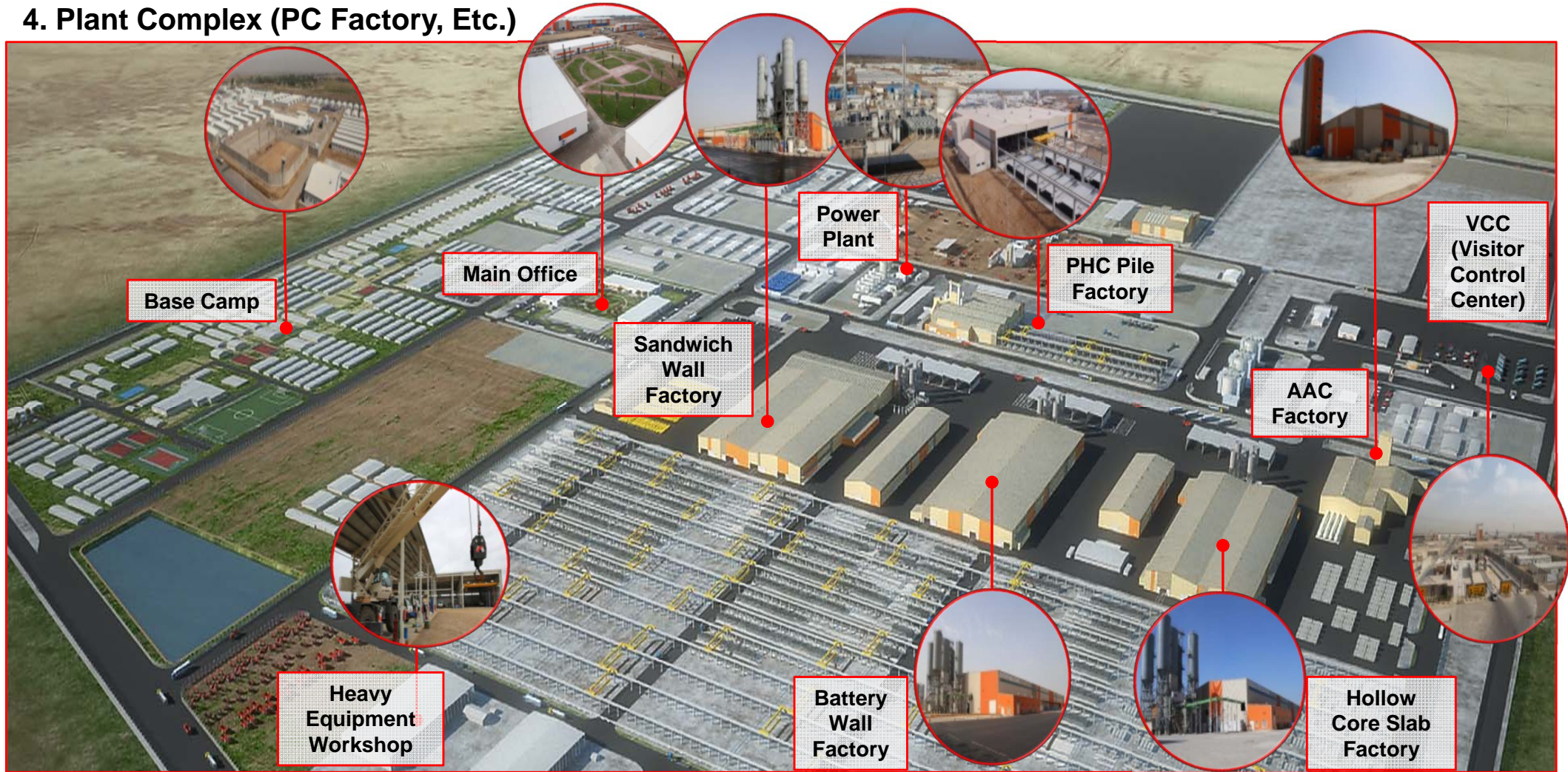


140m²



B. BISMAYAH NEW CITY PROJECT

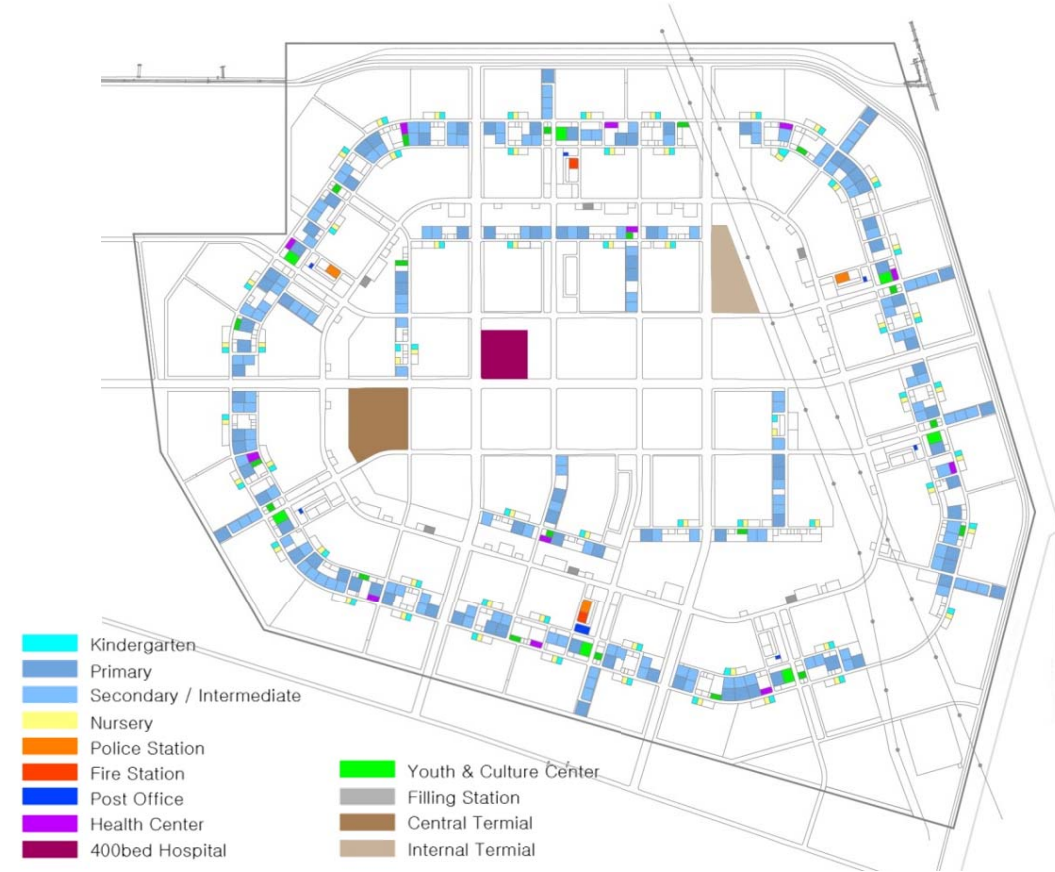
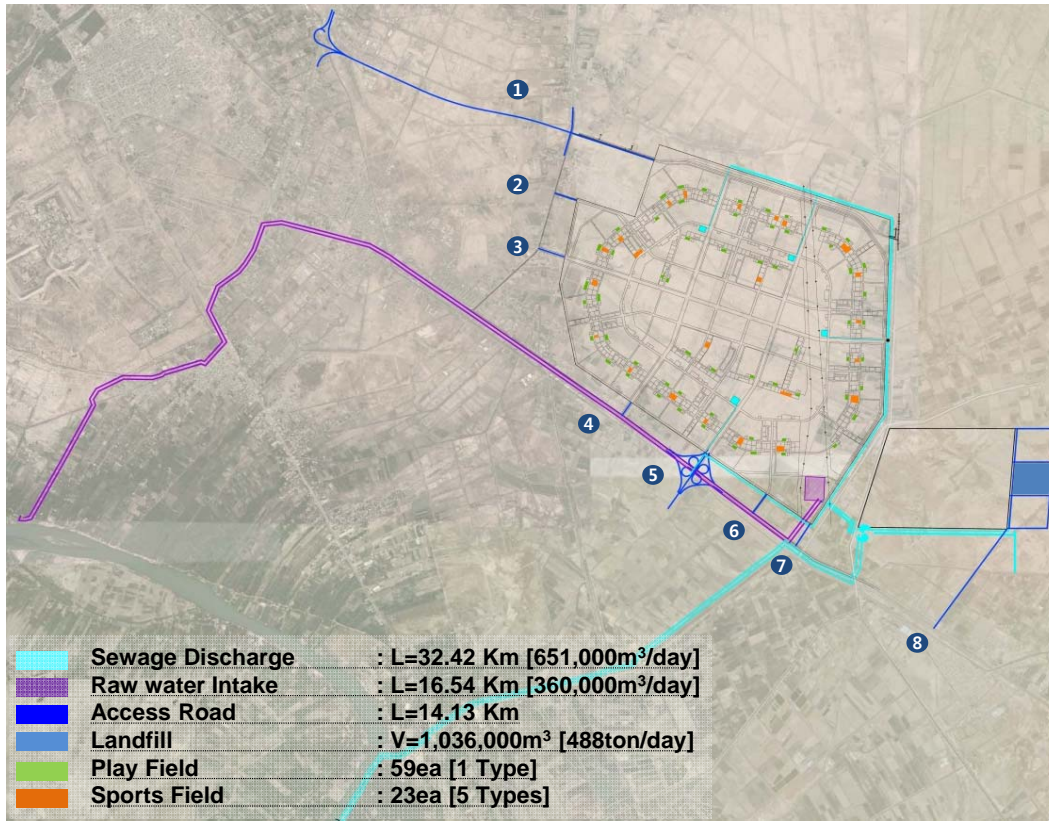
4. Plant Complex (PC Factory, Etc.)



PRODUCTION (20,000 Unit/Year)	Insulation	PC	Pile/Finishing Materials			
	Insulation	3 Factories	AAC	PHC-PILE	PVC	MORTAR
Production Items	Exterior Wall & Roof Insulation	Wall & Flooring	Interior Wall (Masonry Wall)	Foundation Pile	PVC Window & Pipe	Mortar
Production Capacity(per day)	290 Blocks	73 Units	1,036 m ³	184 Piles	426 EA	240 Ton

B. BISMAYAH NEW CITY PROJECT

5. Social Infrastructure Project



Town	MoED				MoLSA		MoI		MoC		MoH		MoYS				MoO	MoT		TOTAL		
	Kindergarten		Primary	Intermediate /Secondary	Nursery		Police Station	Fire Station	Post Office		Healthcare Center	400 Bed Hospital	Youth & Culture Center		Sports Field	Play Field	Filling Station	Central Terminal	Internal Terminal	Infra	Building	
	Basic	Large			Basic	Large			Town	Sector			Town	Sector								
A	9		21	13	9		1	1	1		2		1	3	3	9	1			12	62	
B	4	4	21	14	4	4				1		2		3	3	8	1			11	59	
C,D	8	3	29	17	8	3	1		1		2		1	4	5	11	1			16	78	
E	9		20	14	9			1			2		1	3	4	9	1			13	61	
F	6	2	19	12	6	2	1		1		2		1	2	3	8	1			11	55	
G	3	3	16	10	3	3			1		1		1	2	2	6				8	43	
H	8	0	18	11	8				1		1		1	3	3	8	1			11	52	
CBD												1						1	1		3	
Total	47	12	144	91	47	12	3	2	1	6	12	1	7	20	23	59	6		1	1	82	413

B. BISMAYAH NEW CITY PROJECT

5. Social Infrastructure Project

21 Projects were contracted by NIC, with the support of 12 Relevant Authorities such as Ministry of Education, Ministry of Health, Ministry of Oil, etc., to make Bismayah New City a SELF SUFFICIENT CITY

Social Infra Project Outline

Project Name	: Baghdad Bismayah New City Social Infrastructure Project
Project Owner	: NIC (National Investment Commission)
Location	: Edu-Band in Bismayah New City
Construction Period	: 5 years (Simultaneously with Housing Blocks)
Contract Price	: 2.1 Billion Dollars
Main Buildings	: Schools(353EA), Public Buildings(57EA) Terminal(2EA), General Hospital(1EA)
Gross Floor Area	: 1,094,050 m²

Public Buildings



Police Station

Fire Station



Post Office

Health Center



Filling Station

Youth & Culture Center

B. BISMAYAH NEW CITY PROJECT

5. Social Infrastructure Project

Nursery, Kindergarten, Primary School, Intermediate & Secondary School



* Sample Image : Under Design Phase

B. BISMAYAH NEW CITY PROJECT

5. Social Infrastructure Project

400 Bed General Hospital



* Sample Image : Under Design Phase

B. BISMAYAH NEW CITY PROJECT

6. Commercial Development

1) Total Commercial Area : **112ha(6.2%)** of BNCP area 1,830ha

2) Hierarchy of BNCP Commercial

a. Sector Commercial

- Neighborhood commercial for each residential blocks
- Located in the entrance of each blocks

b. Town Commercial

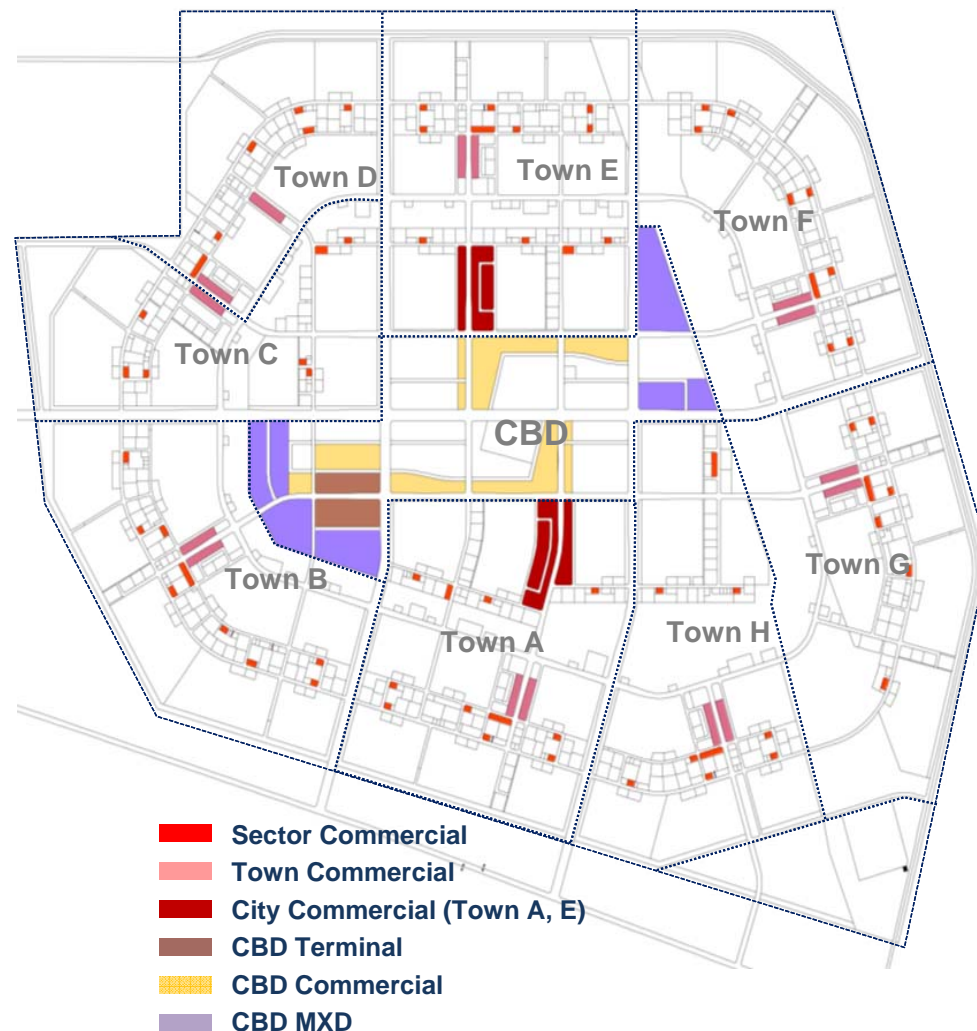
- Life-center commercial for residential town
- Located in center of town (Friday mosque, Public buildings)

c. City Commercial

- Multi-complex commercial for residential city
- Located in the upper and lower side regions

d. CBD Commercial

- Complex commercial for central business district
- Located in center of BNcP



Category	Serving Units	No. of Plot	Land Area (m ²)
Sector Level	1,500 ~ 2,000	69	112,775
Town Level	10,000 ~ 15,000	15	138,993
City Level	50,000	6	145,239
C B D	Terminal	2	85,240
	Commercial	10	289,391
	MXD	7	357,220
	Sub-Total	19	731,851
Total	-	109	1,128,858

CONSTRUCTION PROGRESS



Bismayah
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Iraq
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OWNER



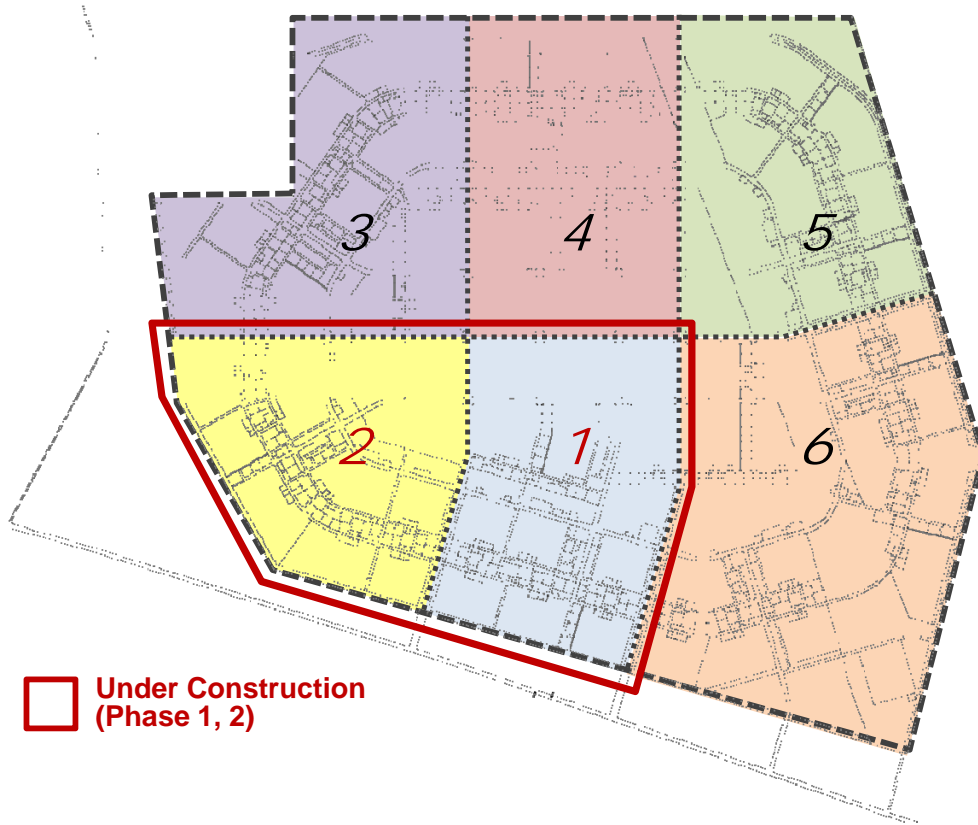
INVESTOR



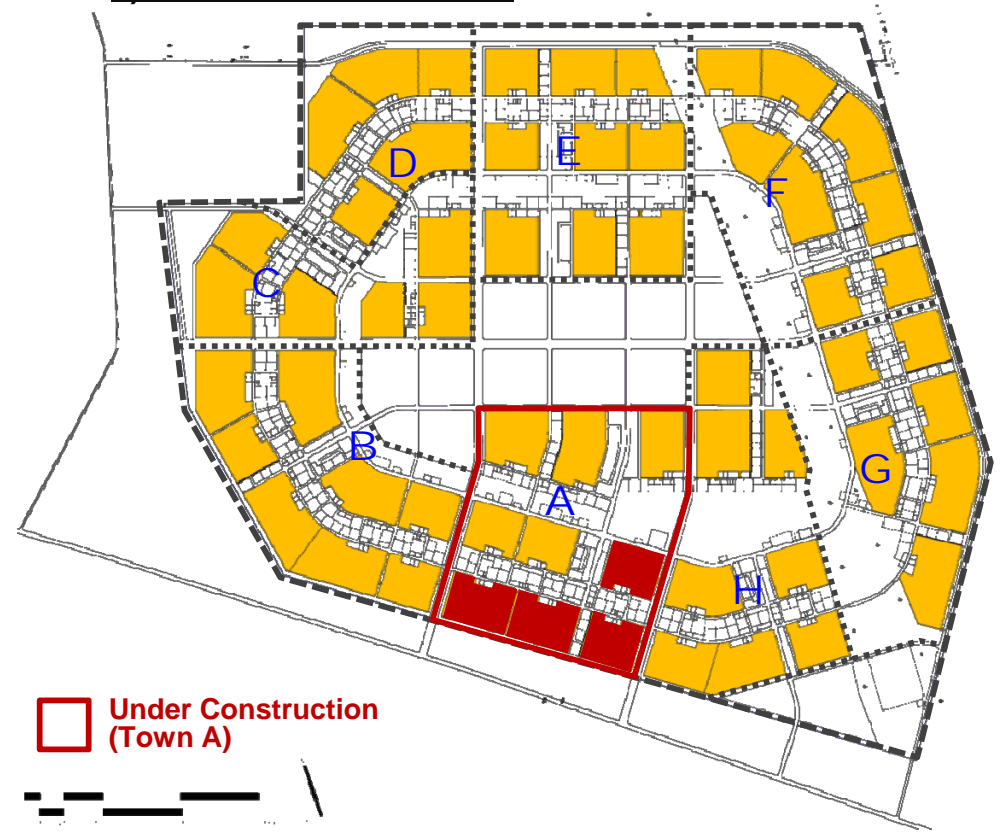
C. CONSTRUCTION PROGRESS

1. Construction Overview

1) LAND DEVELOPMENT



2) RESIDENTIAL BLOCK



C. CONSTRUCTION PROGRESS

2. Construction Images

1) LAND DEVELOPMENT



Concrete Gallery Network



Pavement Work



Water Treatment Plant



Sewage Treatment Plant



2) RESIDENTIAL BLOCK & OTHER BUILDINGS

TOWN A (14,280 Units)



A1 Block



A1 Block - Night View



Burj Hanwha



Residential Apartment



Significance & Effect



Beirut
New-city
Project
Inter
Reconstruction Plan

OWNER



INVESTOR



D. SIGNIFICANCE & EFFECT

1. Significance & Effect of Bismayah New City

- 1. Improve the Iraqi Housing Environment as a Prototype of the National Housing Program**
- 2. Provide a New Standard of New City Development and Housing Construction in Iraq**
- 3. Create Economic Ripple Effect by employing Iraqi Labor and providing new jobs in Iraq**
- 4. Introduce Advanced Technology in construction to Iraq through Training Center and employment of local labour in the project**

شكرا جزيلًا

Thank you very much