

Co-operation of Wind International and Omarzay Group



Int'l Design & Property Development Inc.

In light of establishing international co-operation over the construction of the New Kabul city in Afghanistan, Wind International Design & Property Development, under the chairmanship of Dr. Azizi, and the National Development Center, under the management of The Omarzay Group of Companies, have signed a Memorandum of Understanding towards their common goals.

The agreement was signed by Dr. Azizi, Chairman and CEO of Wind International and Mr. Hakim Omarzay on behalf of The Omarzay Group of Companies.



The MOU pertains to co-operation in the fields of design, construction, consultancy, property

development and investment in a number of projects in Afghanistan.

Having signed the agreement, Dr. Azizi also took the opportunity to lead the official delegation to old Kabul. Wind International was also given a first-hand tour of the site of the proposed city.

The New Kabul City has been under plan for many years. The target has always been the creation of a modern city of 150,000 acres, which would include 1.5 million residential units. Importantly, approximately 300,000 jobs would be created through the initiation of this project. The city plan includes construction of police headquarters, hospitals, mosques, schools, an industrial center, hotels and civil facilities.

During the first phase of the project, Wind International is set to undertake the surveying and planning for 700 acres of land belonging to the Omarzay Group. It is expected that immediately proceeding the completion of this phase, the project will begin official initiation.

The residency units under plan will go a long way in helping to rectify serious housing shortages in Afghanistan, a matter of primary importance after the war.

According to official estimates released by the Ministry of Housing, approximately 1,160,000 housing units are currently required, translating into one in four families requiring a house.

Wind International Affairs department has undertaken a basic study outlining rough estimates and projections for the project. Citizens are provisionally slated to be charged approximately \$220 per square meters for medium-standard apartments in a project which will accommodate well over 1 million families.

It must be said that Old Kabul is a city now populated by 4 million, and has almost no facilities even slightly close to that of a modern city. Amazingly, it does not even have a modern sewage system, despite it being under consideration for the past 50 years.

Most of the war refugees prefer to reside in Kabul having returned to the country. However, the lack of running water, drinking water, electricity, transportation facilities, and other essential facilities outline the plight of residents.

Most of the houses in Kabul had been built without adequate planning over the years, and locals call these houses “Zoor Abad” or houses built through the use of force.



In 2003, a proposal made during the International Housing Conference in the capital got the Housing Ministry in the city to initiate studies related to the development of a new city, which would accommodate more than 100,000 in the North East of Kabul in a region called “Dehe Sabz”.

“Dehe Sabz” is a major part of Kabul, 16 kilometers from the old city, and is surrounded by the Safi Mountain in the East, the Begram area in the North, the Ghare Baghe Golab in the West and the old city in the South. The area includes around 200 acres of land allocated for residential units. The mountains surrounding the city are said to be a good source of water for the area.

Wind International News will bring you any developments that occur in this multi-million dollar contract between Wind International and the Omarzay Group.

Dubai, cheap office rents



Taken from Ameinfo

Office rental prices in Dubai are the most expensive in the Middle East and Africa but are still much cheaper than many of the world's major cities according to a report by Colliers International. Premium prices in Dubai average \$51.7 per sqft, with demand presently outstripping supply. But Hong Kong tops the list with rates of \$194.9, Tokyo comes second at \$161.7, while London's premium rate is \$160.7 per sqft,

Nakheel to hand over 4,000 Palm Jumeirah units from December



Taken from Zanya

Nakheel will hand over the first batch of keys to the owners of the multi-million dirham villas and apartments in The Palm Jumeirah in December, according to a senior company executive.

"The first phase of The Palm Jumeirah will commence handover by the end of 2006. It is staggering to think that just five years after the first grain of sand was placed in the Arabian Gulf, we will soon welcome our very first residents," Manal Shaheen, director of sales, marketing and customer service, told Emirates Today.

"The hand over procedure would include a combination of villas and apartments," Shaheen added.

The procedures for the handover, however, will commence on November 30, according to Shaheen.

"The entire process of handover involves various steps such as notifications, visits and so on. We will hand out the keys after all the procedures are through. But the owners who have already made all their payments and just need to finish the registration process, will be able to claim their keys within a week's time," she said.

The first phase of The Palm Jumeirah is on schedule now after suffering a year's delay earlier on.

Nakheel had announced in July 2005 that the residents of the Palm Jumeirah would not be handed over properly until November 2006, one year later than expected. The company had justified the delay by telling customers the delay was to ensure that the completion of the project is to the highest quality.

When quizzed on the completion date for the island's first phase, Shaheen did not reveal an exact time period but said that the handover of more than 4,000 villas and apartments is a "considerable logistical task".

"We are aware that our many customers around the world are excited about moving into their homes on The Palm Jumeirah and demand will be high.

"It is impossible to move everybody in at once so there must be a controlled and phased programme," she said.

Residential is just one segment of the massive development, with retail and hospitality still to be fully realised.

The future phases of The Palm Jumeirah include completion of The Golden Mile (a retail boulevard to be located along the trunk of The Palm Jumeirah), 32 five-star hotels located on both the crescent and the

trunk of the project, and the opening of the Dh1.4billion Palm Monorail in December 2008.

"The only way to develop a project of such an enormous scale is over a phased period. We found that there was a large demand from owners to develop residences in a short time frame. It was, therefore, decided that the large proportion of residences on The Palm Jumeirah would form the first phase of the development," says Shaheen.

Land deals reach Dh784m this week



حكومة دبي
دائرة الاراضي والاملاك

Taken from Gulfnews

The value of land transactions in Dubai last week reached Dh784.35 million, of which sales exceeded Dh323 million.

The total value of mortgages during the period was Dh461.62 million, according to the Land Department.

A total of 75 sale transactions were registered with the Department by the end of the week, the most valuable of which was a plot in Naif that was sold for Dh54 million. The next two most prominent sales saw a second plot in Marsa Dubai acquired for the sum of Dh29.79 million and another in Al Barsha-1 for Dh21.78 million

The Emirates Hills-3 area was the most active in terms of the week's sales, with some 34 transactions. Emirates Hills-1 followed it with 13 sales.

During the period, Emirates Hills-3 recorded the highest turnover by value, at Dh60.57 million, followed by the Naif area, Dh54 million, and Marsa Dubai area, Dh29.8 million.

The biggest area sold was the 46,580 square feet in the Marsa Dubai area, which went for Dh29.8 million. A

31,148 square foot plot in the Umm Suqueim-1 area was acquired for Dh14 million, while 28,684 square feet of Al Mezhar-2 was disposed of for Dh5.1 million.

During the period under review 22 mortgages worth Dh267.07 million were registered, the most significant of which as the Dh50 million for an area at Al Ghusais-1. There was another for Dh50 million for an area in Naif.

New Abu Dhabi project allows expats to buy villas



Taken from Gulfnews

Expatriates can buy villas in Abu Dhabi on a 99-year renewable freehold basis, for the first time, the promoters of a Dh3 billion residential project announced yesterday.

Currently, expatriates are allowed to buy only apartments in some of the capital's projects.

"UAE nationals and foreigners will be allowed to buy villas and apartments at the Al Reef Villas project. We have approval from the government for freehold sale of villas, renewable automatically after 99 years," said Mohammad M. Al Qubaisi, Chairman, Manazel Real Estate.

Abu Dhabi-based Manazel and Dubai-based Hydra Properties will jointly develop the project at Shahama, close to the Abu Dhabi-Dubai highway as well as the capital's airport.

"This is the first time expatriates can buy villas in Abu Dhabi. There will be villas for all classes of investors," Al Qubaisi told a news conference.

The Al Reef project comprises 2,500 villas and 1,500 apartments. Prices start from Dh500,000 and go up to Dh1.3 million. The project will offer two-to-five-bedroom villas and two-to-three-bedroom apartments.

Construction will begin in early 2007 and completion is slated for late 2009 in three phases.

"The project will be developed over 10 million square feet of land and will include all facilities such as schools, play areas, malls, gardens and related facilities," said Al Qubaisi.

The land is owned by Hydra Properties but has been sold to Manazel for development.

Pictures of the Week:



Concrete Test for Wind Tower I



Casting for Wind Tower I

**For the latest progress and pictures from
Wind Tower I and II, please visit:**

Wind Tower I

<http://www.farayand.org/wind%20process/process%20page.htm>

Wind Tower II

<http://www.farayand.org/wind%20process/process%20pageii.htm>

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