

CONSTRUCTIONWEEK

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COMMENT

GCC contractors must take stock in light of Carillion's shutdown

p20

ONWARD TO OMAN

LAST YEAR'S CWOMAN AWARD WINNER OUTLINES HIS CONTINUED SUCCESS
P18

DIZZYING HEIGHTS

CRANE DEMAND IN THE UAE POINTS TO POSITIVE CONSTRUCTION ACTIVITY
P30

PRESCRIPTION FOR SUCCESS

DHABI CONTRACTING'S CHIEF OPERATING OFFICER, BISHOY EDWARD, TALKS ABOUT THE MEASURES HE HAS TAKEN TO BUILD HIS REPUTATION IN THE CONSTRUCTION SECTOR





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CONTENTS

20 - 26 JANUARY, 2018 • ISSUE 683

INTELLIGENCE	06
JV to develop Sharjah projects worth \$735m	
FINANCE	10
Indian firm to buy stake in Union Cement	
SNAPSHOT	12
Expo country pavilions start to take shape	
ROUND UP	14
National Piling bags Gemini contract	

FACE TO FACE

BISHOY EDWARD

The COO of Dhab Contracting explains why his background in pharmacy has not prevented him from making a name for himself in the construction industry



ANALYSIS

SPOTLIGHTING SHARJAH

Sharjah has become an attractive property market for buyers



EQUIPMENT FOCUS

BY THE CRANES

The number of tower cranes in a city can be used to assess the health of the local construction sector



HUMAN RESOURCES AND TRAINING

IS THE POOL RUNNING DRY?

Industry experts assess the current recruitment landscape in the region's construction sector, and offer their suggestions on how companies can attract and retain top talent

20

EDITOR'S COMMENT

What can the GCC's contractors learn from the recent downfall of the UK's Carillion?

 @CW_NEHA
@CWMIDDLEEAST



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EVENTS CALENDAR **13**

Check out all the construction industry events that will be taking place in 2018, from awards evenings to trade shows and conferences

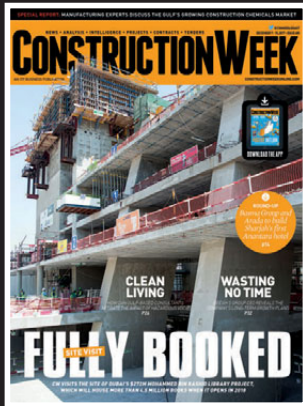
PROJECT UPDATE **38**

An update on CW's most recent site visits, including Mohammed Bin Rashid Library and ICD Brookfield Place

APPOINTMENTS **42**

Jobs in the industry, who's moving on, and top tips for job seekers. For more, visit buildingmena.com

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Eagle Hills Sharjah Development will tackle three projects in Sharjah, Maryam Island, Kalba Waterfront, and Palace Al Khan, with a total value of \$735m.

Projects of note: Joint venture formed to develop \$735m master projects in Sharjah

Three real estate projects worth a combined value of \$735m (AED2.7bn) have been announced in Sharjah, and will be developed by joint venture of Sharjah Investment and Development Authority (Shurooq) and Abu Dhabi-based Eagle Hills. The company, Eagle Hills Sharjah Development, will develop the Maryam Island, Kalba Waterfront, and Palace Al Khan projects.

The largest development of the three projects in terms of both value and area, the \$653m (AED2.4bn) mixed-use Maryam Island, will be located between Al Khan Lagoon and Al Mamzar in Downtown Sharjah, where it will be situated within the city's commercial and residential areas.

The waterside development will comprise low-rise buildings not exceeding eight floors, and will feature 1,890 luxury apartments and villas.

Work will commence in the first quarter of this year and is set for completion by the end of 2019.

The \$44m (AED160m) Kalba Waterfront is a master-planned retail development that will have a gross floor area of 17,000m² and a gross leasable area of 11,200m². Its development will commence in the first quarter of 2018 and complete in Q3 2019.

The third project, Palace Al Khan, is a waterfront resort with a \$33m (AED120m), five-star hotel extending over 66,300m². It will offer 87 hotel keys, two two-bedroom units, nine one-bedroom units, and 76 studios.

HH Sheikh Dr Sultan bin Mohammed Al Qasimi, Supreme Council Member and Ruler of Sharjah, unveiled the projects at a ceremony attended by Sheikha Bodour bint Sultan Al Qasimi, chairperson of Shurooq, and Mohamed Alabbar, chairman of Eagle Hills.

UAE to get world's largest desal plant

Abu Dhabi Water and Electricity Authority (ADWEA) announced it plans to build the world's largest water desalination plant. ADWEA said it would issue a call of interest to develop the plant in Al Taweelah, which will produce 200 million gallons of water a day using reverse osmosis technology.

The authority seeks to develop the project in partnership with the private sector, with ADWEA holding a 60% stake in the project and the remaining 40% being held by a private-sector developer.

Project works will include the development, financing, construction, operation, maintenance, and ownership of the plant. ADWEA revealed these details at the World Future Energy Summit 2018, which was held in the UAE capital on 15-18 January.

Dubai's RTA approves \$8.2m Hatta road works

Dubai's Roads and Transport Authority (RTA) announced it had awarded a road-building contract in Hatta. Spanning 8km, the \$8.2m (AED30m) road will be developed in Makan Community within seven months.

The contract is part of the \$354m (AED1.3bn) Hatta Comprehensive Development Plan, endorsed by the Vice President and Prime Minister of the UAE and Ruler of Dubai, HH Sheikh Mohammed bin Rashid Al Maktoum.

HE Mattar Al Tayer, director-general of RTA, said the project would include the construction of internal roads, car parks, pavements, and street lighting in Makan Community, which comprises 346 houses. Al Tayer said the project would ease traffic flow and the movement of people within Hatta.

Majid Al Futtaim opens \$19m Ras Al Khaimah centre

Majid Al Futtaim has announced the opening of My City Centre Al Dhait in Ras Al Khaimah, UAE. Valued at \$18.6m (AED68.5m), the mall has a gross leasable area (GLA) of 5,494m² and houses more than 30 regional and international lifestyle brands.

The company said in a statement that the newly opened development, which is the third My City Centre mall in the UAE, reinforces Majid Al Futtaim's commitment, made in 2016, to increase investments in the UAE by \$8.2bn (AED30bn) by 2026. This would take the firm's total investments in the country to \$13.1bn (AED48bn).



A number of sustainable measures have been implemented at the facility.

Majid Al Futtaim further noted that a number of sustainable measures had been implemented to ensure that My City Centre Al Dhait met green building standards.

These include the use of LED lighting and low-flow water fixtures, and the collection of condensate water from air-conditioning and ventilation systems for irrigation purposes.



For up-to-the-minute tenders log on to constructionweekonline.com

TOP TENDERS

Maintenance of water distribution plant

Country: Saudi Arabia
Closes: Jan 29, 2018
Category: Power & Water
Issuer: General Directorate of Water in Assir

Operation, maintenance, and repair of cooling equipment for sports clubs

Country: Kuwait
Closes: Jan 30, 2018
Category: Buildings
Issuer: Public Authority of Sport

Supply and installation of boilers for central sterilisation department

Country: Saudi Arabia
Closes: Jan 30, 2018
Category: Buildings
Issuer: Armed Forces Hospital

Restoration of the clinic of the flight institute of Royal Saudi Land Forces in Qassim

Country: Saudi Arabia
Closes: Jan 31, 2018
Category: Buildings
Issuer: Medical Services of Armed Forces

Construction of three substations and power lines

Country: Kuwait
Closes: Feb 4, 2018
Category: Power & Water
Issuer: Kuwait Oil Company

Restoration of historical buildings in Jeddah (Regions #3 to #7)

Country: Saudi Arabia
Closes: Feb 5, 2018
Category: Buildings
Issuer: The Secretariat of Jeddah

Rehabilitation and development of sidewalks in Makkah's historical regions

Country: Saudi Arabia
Closes: Feb 7, 2018
Category: Infrastructure
Issuer: Secretariat of Jeddah

Supply and installation of CCTV cameras for water directorate of Assir

Country: Saudi Arabia
Closes: Feb 12, 2018
Category: Buildings
Issuer: General Directorate of Water in Assir



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TOP TENDERS

Supply and installation of furniture products

Country: Kuwait
Closes: Feb 18, 2018
Category: Buildings
Issuer: Authority for Applied Education and Training

Rehabilitation of neighborhoods in Ardiyah Al Janoubiyah

Country: Saudi Arabia
Closes: Feb 27, 2018
Category: Infrastructure
Issuer: Municipality of Ardiyah Al Janoubiyah

Furnishing works for emergency buildings

Country: Saudi Arabia
Closes: Mar 16, 2018
Category: Buildings
Issuer: Prince Sultan Medical Military City

Gardens and parks in Khormah

Country: Saudi Arabia
Closes: Mar 26, 2018
Category: Infrastructure
Issuer: Municipality of Khormah

Lighting towers for Fuhaihel Sports Club's main playground

Country: Saudi Arabia
Closes: Apr 15, 2018
Category: Power & Water
Issuer: Public Authority of Sport

Repair works for the current lanes of Jazan roads (Group 3)

Country: Saudi Arabia
Closes: Apr 17, 2018
Category: Infrastructure
Issuer: Ministry of Transport

Supply and installation of safety systems for armed forces hospitals in Taif

Country: Saudi Arabia
Closes: May 12, 2018
Category: Infrastructure
Issuer: Armed Forces Hospital in Taif

Supply and installation of furniture for student housing

Country: Saudi Arabia
Closes: Oct 10, 2018
Category: Buildings
Issuer: Imam Muhammad ibn Saud Islamic University



CBRE will support leasing and retail consultancy work before and during the operation of Al Falah Healthcare's project.

CBRE appointed to work on Al Falah Healthcare's The Medical Mall project

Global real estate consulting firm, CBRE, has been appointed as the advisor to a shopping mall project in Khalifa City, Abu Dhabi. The firm was selected to support leasing and ongoing retail consultancy work before and during the operation of Al Falah Healthcare's project, The Medical Mall.

The project will feature up to 20 medical concepts, encompassing a number of clinics and laboratories as well as a dental practice and more than 40 sports and wellness retailers. It will also include food and beverage and family entertainment units.

Covering approximately 35,000m², the mall is being established in response to a substantial increase in demand for

premium medical services in the Middle East, CBRE revealed in a statement.

Commenting on the project, Anthony Spary, head of investor leasing at CBRE Middle East, said: "CBRE is delighted to partner with Al Falah Healthcare for the launch of The Medical Mall. The concept introduces a new [product] to the UAE market, and we're excited to bring various international healthcare operators to the region. As a market trailblazer, The Medical Mall provides an integrated healthcare facility."

He added: "As consumer appetite for quality medical services increases in the region, we anticipate high demand for this space from reputed and renowned brand names."

Good Week/Bad Week



AE Arma-Elektropanç

Wins \$159m Dubai Hills mall MEP deal

Dubai utilities

DEWA approves 2018 budget worth \$7bn

Tadweer

Signs five contracts worth \$45m

Musaffah

Municipal body finds 178 abandoned vehicles

Carillion

No rescue in sight for liquidated firm

Jeddah hotels

Lowest-ever December occupancies posted



Alargan Towell opens Waha plots

Oman-based real estate company, Alargan Towell, announced the release of commercial plots for the Al Waha residential project, located in the wilayat of Barka in the sultanate.

With a total area of nearly 690,000m², Phase 1 of Al Waha is complete and comprises residential villas and apartments. The project is located 25 minutes by road from Muscat. The commercial plots are available in various sizes, all located close to the main road, and will enjoy access to schools, mosques and other amenities in the area.

Commenting on the development, Nawal Al Nasri, head of sales at Alargan Towell, said: "We begin the new year by opening sales of commercial plots at our flagship project in Barka. We're anticipating good demand from buyers."

Bahrain progresses with highway project

Expansion works on Bahrain's Wali Al Ahad Highway are 60% complete. The \$5.2m (BHD1.9m) project was recently inspected by the kingdom's Works, Municipalities Affairs, and Urban Planning Minister, Essam bin Abdulla Khalaf.

Eastern Asphalt and Concrete is working on the development, which entails the highway's expansion to include three lanes in each direction, as well as the revamp of all its intersections.

A storm-water drainage network will be implemented on both sides of the highway. Civil works, reclamation, and asphalt laying works are currently under way. The roads minister said a major challenge related to the project was the transfer and protection of services, especially high-voltage ground cables.

\$272m Al Ain deals for GTCC

Gulf Technical Construction Company (GTCC), the general contracting subsidiary of Drake and Scull International (DSI), revealed that it was at various stages of negotiations for contracts in Al Ain worth a total of \$272.2m (AED1bn).

GTCC is working on these deals with developer Wahat Al Zaweya, which has already awarded the DSI subsidiary a \$68m (AED250m) contract to develop its Nasayem project.

In line with the agreement's terms, GTCC has started construction works for the 336-unit project, which will feature 290 three-bedroom and 46 four-bedroom villas.

The contract for Nasayem has been secured and finalised, while final negotiations are underway for additional deals worth \$204.2m (AED750m). These discussions are expected to conclude in the first half of 2018.

Commenting on the finalised and expected contract awards, Rabih About Diwan, investor relations director at DSI, said: "DSI is now pursuing accelerated growth and sustained industry leadership through key projects [...] that showcase our unrivalled expertise and the market confidence we continue to enjoy. We expect more such positive developments in the coming months."



Work to begin on new phases of \$3.3bn Azizi Riviera

UAE-based developer Azizi Developments will commence construction on the third and fourth phases of its Azizi Riviera project next month.

The real estate investment arm of Azizi Group, Azizi Developments, revealed that with construction work scheduled to begin this February, it expected Phases 3 and 4 to be completed in Q3 2019. Phases 1 and 2 of the \$3.3bn (AED12bn) project are expected to be completed in Q1 2019. Once complete, the project will comprise a total of 16,000 apartments.

Commenting on the projects, Farhad Azizi, chief executive officer of



Azizi will start building Phases 3 and 4 of its Azizi Riviera project next month.

Azizi Developments, said: "The consistency in Azizi Riviera's construction progress makes the start of 2018 a very exciting time for all of us."

He added that 2017 had been positive for the

company, which had shown "a steady pace of project construction and handovers".

"[This year] is poised to be an even better year because of our continued growth," he concluded.

ACQUISITION

Indian giant to buy stake in Union Cement

Shree Cement, a listed Indian manufacturer of cement, announced that it would buy a majority stake in the UAE's Union Cement. The transaction, expected to be completed within nine months of commencement, will see the Indian cement giant acquire equity worth at least 92.83% of the UAE company.

A total (100%) equity stake acquisition in Union Cement is expected to cost \$305.24m (AED1.12bn). Final payments to Union Cement will be made based on the total value, in proportion to the actual equity shareholding transferred on completion.

Union Cement has agreed to allocate net working capital worth \$59.37m (AED218m) on the completion date of the transaction. The acquisition is subject to Union Cement's conversion from a public joint stock company into a private outfit, as well as its delisting from Abu Dhabi Securities Exchange.



Following the completion of the acquisition, Shree Cement's aggregate capacity will increase from 29.3 MTPA to 33.3 MTPA.

In 2016, Union Cement posted consolidated revenues worth \$153.42m (AED563.5m), and corresponding figures for the first nine months of 2017 were \$120m (AED440.7m). Following the acquisition, which will mark Shree

Cement's first business interest outside India, the manufacturer's aggregate capacity will increase from 29.3 million tonnes per annum (MTPA) to 33.3 MTPA, Shree Cement revealed in a missive to the Mumbai bourse.

International news

UK-based Carillion confirms closure: 'No choice' but to liquidate operations

International construction and support services group, Carillion, has gone into liquidation. The development followed a meeting that was held on 12 January, 2018, between Carillion, its financial stakeholders, and the UK government.

No solutions were found by the end of the meeting, which was held to investigate options to help reduce Carillion's debt and strengthen the group's balance sheet. In a statement to the London bourse, Carillion said it also asked stakeholders for limited, short-term financial

support that would allow it to continue to trade while a longer-term engagement continued.

"Despite considerable efforts, those discussions have not been successful, and the board of Carillion has therefore concluded that it had no choice but to take steps to enter into compulsory liquidation with immediate effect," the statement added.

Commenting on the developments, Philip Green, chairman of Carillion, said: "This is a very sad day for Carillion, for our colleagues,

suppliers, and [the] customers that we have been proud to serve [for] many years.

"Over recent months, huge efforts have been made to restructure Carillion to deliver its sustainable future [...]. In recent days, however, we have been unable to secure the funding to support our business plan, and it is therefore with the deepest regret that we have arrived at this decision."

The company's Middle East operation currently extends to key markets such as the UAE and Oman.



ACWA Power adopts blockchain currency

ACWA Power confirmed it had adopted SolarCoin, becoming the first utility-scale generator to implement the blockchain-based digital asset and currency. The Saudi Arabia-headquartered developer, owner, and operator of power generation and water desalination plants, said in a statement that its adoption of the cryptocurrency would provide it with digital tokens for every mega-watt per hour (MWh) of solar energy it produced.

SolarCoin would also serve as another means of payment for goods and services, in addition to conventional currency, ACWA Power added.

Noting that the cryptocurrency is designed to incentivise global solar energy production, the company explained that energy producers would earn digital tokens at the rate of 1 SolarCoin (SLR) per 1 MWh of solar energy produced.



Saudi Binladin Group denies gov't takeover

Saudi Binladin Group (SBG) denied international media reports stating that the company's management had been taken over by the kingdom's government. However, some shares of SBG – one of Saudi Arabia's oldest and most prominent contractors – may have been transferred to the government.

In a statement posted on its website, SBG said it “remains a private-sector company owned by its shareholders”.

The statement continued: “SBG can also confirm that contracted work with the government, which remains a large part of SBG's activities, [is] ongoing. This includes the projects currently operating in the two holy mosques, and the rehabilitation project of Zamzam, which began months ago and is expected to end before [Ramadan 2018].”

SBG confirmed that select shares had been transferred to the government to offset its outstanding dues.

DEWA approves \$7bn budget for 2018

Dubai Electricity & Water Authority (DEWA) has approved a total budget of \$7.1bn (AED26.4bn) for 2018, compared to \$6.6bn (AED24.3bn) last year.

The utility's 2018 operating budget is \$4.1bn (AED15.4bn), compared to \$4bn (AED14.8bn) in 2017, with the administration capital budget totalling \$250m (AED921m), according to managing director and chief executive officer of DEWA, Saeed Mohammed Al Tayer.

DEWA also announced that it had chosen a preferred

bidder for its \$3.8bn (AED14.2bn) 700 mega-watt concentrated solar power independent power producer (IPP) model project.

The 2018 budget incorporates investments in conventional and non-conventional energy sources, advanced technologies, and projects. Allocations have been made for investment in strategic innovation and research, as well as in renewable energy, green technology, smart grid, energy efficiency, and demand side management projects.



REDUNDANCY IN THE UAE

Luke Tapp
Head of Middle
East Employment
Practice, Pinsent
Masons LLP



There is often a lot of uncertainty and misunderstanding around the legal approach to redundancy within the UAE. Although there is no statutory concept of redundancy, the Courts have in the past acknowledged that where businesses dismiss an employee for a cost saving reason, this can amount to a legally fair and valid reason for dismissal under Article 117 of the UAE Labour Law.

The Labour Law provides that a company may terminate an unlimited term employment contract for a valid reason at any time by providing at least 30 calendar days' notice of termination to the employee (or longer if the employment contract provides for a longer notice period). It is important to note that different rules apply to the termination of a fixed term employment contract however.

Provided a company is able to set out a clear rationale for a redundancy dismissal, which is supported by evidence and a fair and thorough process is undertaken, an employer will be in a good position to defend any subsequent labour claims. However, it is essential that the grounds for dismissal and the process are supported by clear documentary evidence.

There is no requirement to pay any redundancy payment to employees. The standard statutory termination payments apply only (i.e. notice pay, end of service gratuity and accrued and untaken annual leave).

In addition to the above payments, the Labour Courts may also award employees with compensation for “arbitrary dismissal” if the redundancy is held to be unfair and / or unlawful.



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بنسنت ماسونز

DESIGN

Expo country pavilions start to take shape

Work on country pavilions for Expo 2020 Dubai will commence from April this year. As many as 180 countries are expected to take part in the event, which will run from 20 October, 2020 to 10 April, 2021. According to national news agency *WAM*, the event hopes to draw more than 25 million visitors, with about 150,000 expected daily.

The expo's infrastructure, the cornerstone of which will be the UAE pavilion, will be built while construction work continues in Al Wasl Square, stated the executive director of the Expo 2020 Dubai office, Najeeb Al Ali.

The future use of the site, and its sustainable heritage, are an important



As many as 180 countries are expected to take part in Expo 2020 Dubai, which will run from 20 October, 2020 to 10 April, 2021.

part of its design and construction, he noted. Following the conclusion of the event, the site will be transformed into a “sustainable project and business-friendly environment”.

Following the event, about 80% of the expo's internal infrastructure will be put to use to host initiatives and projects, including a free zone, commercial centres, and a residential

complex. A detailed study was being conducted in order to help determine how best to use the site, Al Ali reportedly stated.

He added that Expo 2020 Dubai aimed to support national energy consumption plans to ensure that 50% of the country's total energy consumption would come from renewable sources.

‘Wind-free’ AC launched in Saudi

The world's first ‘wind-free’, wall-mounted air-conditioning (AC) unit was launched at the HVACR Expo in Jeddah, which was held on 14-16 January.

The Wi-Fi enabled unit, designed for “the typical Saudi Arabian climate”, integrates Samsung's Wind-Free Cooling technology to disperse cold air through 21,000 micro air holes. Using Samsung's digital inverter 8-Pole with Powerboost technology, the compressor's motor generates fewer torque fluctuations, reducing the overall energy required and shortening the time needed for the compressor to reach its maximum rotation speed.

SPOT POLL

Will construction tech take on a greater role in 2018?

80%

Yes

20%

No

ERC to carry out school restoration

The Emirates Red Crescent (ERC) Authority has signed an agreement to carry out restoration activities at the College of Oil and Minerals in Shabwah, Yemen.

Under the terms of the agreement, ERC will be constructing and restoring the lecture halls of the college.

The project is part of series of infrastructure developments that ERC is implementing in the area and is in line with the UAE Red Crescent's goal of supporting the education sector in the governorate, UAE state news agency, *WAM*, reported.

SPOT PRICES

Latest metal prices from the market

STEEL

\$549 (unchanged)

* Source: London Metal Exchange, price per tonne

COPPER

\$7,023 ▼

* Source: London Metal Exchange, price per tonne

ALUMINIUM

\$2,172 ▼

* Source: London Metal Exchange, price per tonne

NICKEL

\$12,415 ▼

* Source: London Metal Exchange, price per tonne

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CONFERENCES & EVENTS



The Big 5 Saudi

Date: 5-8 March, 2018
Venue: Jeddah, Saudi Arabia

Construction Week Oman Awards

Date: 12 March, 2018
Venue: Muscat, Oman

The Big 5 Heavy

Date: 26-28 March, 2018
Venue: Dubai, UAE

Smart Skyscrapers Summit

Date: 23-24 April, 2018
Venue: Dubai, UAE

Smart Landscape Summit

Date: 7-8 May, 2018
Venue: Dubai, UAE

Middle East Stone

Date: 4-6 September, 2018
Venue: Dubai, UAE

Leaders in Construction UAE

Date: 18 September, 2018
Venue: Dubai, UAE

Leaders in Construction Kuwait

Date: 17 October, 2018
Venue: Kuwait City, Kuwait

Construction Week Awards

Date: 5 December, 2018
Venue: Dubai, UAE



Awards news

The nominations deadline for the *Construction Week Oman Awards 2018* is fast approaching, and nominees have only a couple of days to submit their entries for consideration. All entries must be submitted through *Construction Week's* online portal by Monday, 22 January, 2018.

The awards ceremony and gala dinner will take place in Muscat on Monday, 12 March, 2018. Now in its seventh year, the *Construction Week Oman Awards* brand has become a firm fixture

in the social calendar of the sultanate's construction sector.

Construction companies and professionals active in Oman can submit nominations in 13 awards categories, which are designed to recognise and reward individual excellence, corporate prowess, and project success.

Visit the event's microsite – www.constructionweekonline.com/cwawardsoman/ – to find out more about this year's categories and the nominations process. To book your seat at the *Construction*

Week Oman Awards ceremony, please contact Teri Dunstan on (+971) 4 4443227, or drop her a line at teri.dunstan@itp.com. For partnership opportunities associated with the *Construction Week Oman Awards* brand, please email mark.palmer@itp.com.

Check out the full list of last year's *Construction Week Oman Awards* winners on www.constructionweekonline.com, and follow updates of the event on Twitter by following the handle [@RCWMiddleEast](https://twitter.com/RCWMiddleEast).



CONSTRUCTION

Gemini awards \$2.5m contract to National Piling

Gemini Property Developers has appointed National Piling as the piling and shoring contractor for Symphony – Business Bay, a 29-storey project it is developing in Dubai.

The UAE-based developer said in a statement that the 120-day contract awarded to National Piling, worth \$2.5m, covers foundation, dewatering, piling, and shoring activities.

The developer further revealed that it would be appointing the main contractor for the project during the 120-day period.

Commenting on the appointment, Sudhakar Rao, managing director of Gemini Property Developers, said: “The awarding of the piling and shoring contract comes within weeks [of] getting the necessary permissions from relevant government authorities, and reflects our determination to carry out the construction works well before the commercial launch of the project.

“The construction of Symphony – Business Bay reinforces our faith in [the] Dubai market. It also begins at a time when we are getting ready to deliver our first project, Splendor at MBR City.”

Meanwhile, Cheriyan Alex, chief executive officer of National Piling, said: “Our team is already on ground following the ground-breaking ceremony in December, and [we] hope to deliver the project within the construction time frame.”

According to Gemini, Symphony – Business Bay will have a built-up area of 65,775m² and will comprise 455 residential apartments, which will be a mix of studios and one-, two-, and three-bedroom units.

The property will also feature two basements and a three-level podium for parking, in addition to retail outlets, a rooftop barbeque area, a jogging track, a play area for children, and a gym.



Symphony – Business Bay will comprise 455 residential apartments.

In Quotes

“The [Dubai property] market has matured over the years, and [...] is now stabilising.”

YOUSUF KAZIM,
JGE



“Tenant retention in this highly competitive market is getting more attention from developers.”

RAHIM LARI,
Araco



“There is [...] the opportunity to rethink how we organise [and] deliver projects.”

ERMIS MARQUES,
Aurecon





Around the GCC



1. UAE

RSG obtains approval for Sabah Rotana

RSG Properties announced that it has received preliminary approval from the Department of Tourism and Commerce Marketing (DTCM) for Sabah Rotana. A five-star hotel project that RSG is working on in partnership with hotel management firm, Rotana, Sabah Rotana will be located on Dubai's Sheikh Zayed Road and will consist of 54 storeys, comprising 533 rooms and serviced apartments. According to RSG, it aims to complete the project in 2020. The property will feature a mix of studios, and one- and two-bedroom hotel apartments, in addition to food and beverage outlets, meeting rooms, and entertainment facilities.

4. BAHRAIN

Carbon-neutral AV show unveiled

A carbon-neutral audio-visual (AV) show, produced by Bahrain Authority for Culture and Antiquities and Acciona Producciones y Diseño, has been launched in the kingdom, and will be projected on Bahrain Fort each night.

2. KUWAIT

Shaza signs Mysk property deal

Shaza Hotels has signed its first Mysk Hotel in Kuwait. The property, which is expected to welcome guests at the beginning of 2020, is located opposite the Messilah beach district on the south coast of Kuwait City, and is already under construction. According to *Hotelier Middle East*, the hotel is 15 minutes away from the airport and features 200 rooms, as well as facilities for conferences, exhibitions, and weddings.

3. SAUDI ARABIA

ACWA awards EPC contract

Saudi Arabia-headquartered company, ACWA Power, has awarded an engineering, procurement, and construction (EPC) contract to China's Chint Group for three solar photovoltaic power plants in Benban, Egypt. According to ACWA Power, the projects will generate a total of 165.5MWp and will contribute to Egypt's target of obtaining 20% of its energy requirements from renewable sources by 2022. Construction of the plants is expected to start in the first quarter of 2018.

5. OMAN

Oil ministry inks block 57 contract

Oman's Ministry of Oil and Gas has signed a concession deal for the Al Afif onshore oil block, or block 57, with Lebanon's PetroLeb. Under the agreement, the company will conduct 3D seismic surveys and geophysical studies, in addition to digging a number of exploration wells. The agreement will be implemented in two stages, with the first stage expected to span three years and require an investment of at least \$20m (OMR52m).

"[2017] was a tough year for liquidity. Delayed or late payments were common."

KEZ TAYLOR,
ALEC



BUSINESS

PROJECTS

Aldar to hand over Nareel Island, Al Merief plots in Q1 2018

Aldar Properties will commence the handover of plots in Al Merief and on Nareel Island during the first quarter of this year.

The Abu Dhabi-headquartered property development, investment, and management company said in a statement that the handover of plots on Nareel Island, located on the coast of Al Bateen, is scheduled to start this month.

Plots at Al Merief, a residential community specifically designed for UAE nationals in Khalifa City, will also be handed over within the quarter.

In the meantime, the company is continuing the delivery of homes at its Ansam and Al Hadeel developments, which began in December 2017.

Ansam is the first residential project on Yas Island to be handed over to residents, “marking the establishment of the island’s residential population”, according to Aldar.

Aldar also revealed that interior work is progressing at West Yas, where more than 300 villas are in the final fix and testing stage, in preparation for handover to customers. The school, mosque, and retail building have completed delivery.

At Mayan, Aldar’s luxury golf and waterfront apartment development, shoring, enabling, and reinforcement works are ongoing, while work on the



Glazing and façade work on Aldar’s Meera, a two-tower project on Reem Island in Abu Dhabi, is nearing completion.

main utility networks is under way at Yas Acres.

On Reem Island, Aldar is expecting main construction works to commence at The Bridges in early Q2 2018, following the completion of the enabling and piling works. Glazing and façade work on both buildings of Meera is also nearing completion.

Aldar further noted that work continues on the expansion of Al Jimi Mall, its flagship asset in Al Ain, which is due to complete this year. The expansion adds 33,000m² of retail, leisure, and food and beverage space to the property, bringing the total gross leasable area to 76,000m².

RENEWABLE ENERGY

UAE’s Masdar acquires stake in Montenegro’s first wind farm

Abu Dhabi Future Energy Company (Masdar) has signed a share purchase

agreement with France’s Akuo Energy to take part in the first wind energy project in Montenegro.

Under the terms of the agreement, Masdar will acquire 49% of Krnovo Green Energy, a Montenegro-based subsidiary of Akuo Energy that owns the 72MW Krnovo Wind Farm.

Comprising 26 GE wind turbines, the wind farm project was financed by the European Bank for Reconstruction and Development (EBRD), KfW IPEX-Bank, and Proparco, the UAE’s state news agency, WAM, reported.

Mohamed Jameel Al Ramahi, chief executive officer of Masdar, commented: “We’re excited to consolidate our presence in mainland Europe through Krnovo and to enter into a partnership with Akuo Energy.

“Commercial renewable energy solutions have

a critical role to play in Montenegro’s energy future, and our two companies are eager to support the country’s transition towards cleaner energy sources.”

Krnovo Wind Farm, which currently supplies energy to around 45,000 households, is Masdar’s second wind farm in the Western Balkans. The company is also a partner in the 158MW Cibuk 1 wind farm in Serbia, the largest in the country.

CONTRACTS

HLG wins raft foundation contract for Uptown Dubai

Dubai Multi Commodities Centre (DMCC) has awarded the raft foundation contract for one of the two supertall towers of its Uptown Dubai project to HLG.

DMCC, a trade and enterprise free zone and the master developer

of Jumeirah Lakes Towers, revealed that raft foundation work on the tower will require 12,000m³ of concrete and 1,500 tonnes of reinforcement steel.

HLG, which bested seven other shortlisted bidders, is expected to deliver the project in June 2018.

Shoring and piling works are reportedly underway for the development, which spans 929,030m².

A commercial and residential building, the first supertall tower of Uptown Dubai will consist of hotel rooms and suites, restaurants,



DMCC's Uptown Dubai development commenced construction in September 2017.

health spas, conference facilities, and 240 residences that will go on sale in early 2018.

Paul Ashton, executive director for property

at DMCC, commented: "DMCC's Uptown Dubai development is well underway as planned, with piling and shoring [ongoing], and now raft

foundation construction by HLG [to commence] in March."

Ashton said that the tower is expected to be ready for occupancy by Expo 2020 Dubai.

A mixed-use property, Uptown Dubai will comprise a total of seven towers atop seven podium levels. The main podium will be implemented 28m above ground, and will feature a two-level central plaza that will be larger than New York's Times Square. It will also be connected to a mall that will be built below. **CW**

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BUILDING TRUST





A YEAR LATER

Marco Malpiedi, managing director of Atkins' Oman operation, reveals how winning *Construction Week Oman 2017* honours has impacted the firm's performance in the past year

Atkins won top honours in the Residential Project of the Year category at the *Construction Week Oman Awards 2017* for its work on Al Habib Suqoon Garden. One member of *Construction Week's* panel of judges commended the project for its impressive use of space and design, which he said had resulted in great levels of interaction with the local community.

Shadha Al Balushi, assistant project architect at Atkins, and Masood Raza, Atkins' principal architect, collected the trophy at the ceremony last year.

Ahead of the *Construction Week Oman Awards 2018* ceremony, which will be held

on 12 March in Muscat, Malpiedi outlines how winning the award has reshaped Atkins' focus in Oman over the past 12 months.

To learn more about the *Construction Week Oman Awards 2018* – and how to draft a winning nomination for the event – log on to www.constructionweekonline.com/cwawardsoman/.

How did winning the *Construction Week Oman* award impact Atkins' prospects and performance in 2017?

At Atkins, we look to add value to our clients' business. Securing a project for an organisation like Al Habib, which covers



“The award showcased the value of consultancy services as a function of product versus cost, and not just [a cost].”

MARCO MALPIEDI, ATKINS

contracting, development, and real estate in its portfolio of companies, is a clear acknowledgement that our value-add is real, as it is sought by a professional company in the industry.

Winning the award showed that we can, and do, provide bespoke services, responding to our clients' aspirations and working within business parameters.

How has the size and type of Atkins' project portfolio changed since it won the award?

Al Habib Suqoon Gardens is smaller than a typical Atkins project. We have shown through the success of this project, however, that our services, which are respected by professional clients, can be applied to projects of any size. The award showcased the value of consultancy services as a function of product versus cost, and not just [a cost].

We can, with confidence, discuss our offerings to a broader catchment of clients, particularly in the private sector, and use this project and award as testimony.

What is Atkins' forecast for the Omani construction market in 2018, and what does the company have planned for this year?

All in all, we see 2018 as being a more active construction market than 2016-17, with a marked shift towards private funding models. We plan to continue our focus on using the Omanisation programme as an opportunity for us to grow in a very positive manner.

We will continue to invest in the career and talent management of responsive staff, and to seek those that are keen to design and build their future.

Our efforts outside Oman have picked up momentum as well. Our office has been carrying out work both in the regions supporting our Atkins offices and in East Africa.

We anticipate that this will continue to grow and expect to be posting some of our maturing talent for periods of time in Kenya, and possibly Tanzania, to deliver services locally.

What kind of projects is Atkins looking forward to working on this year? What sectors do you expect to focus on?

We see a continued focus on private-sector hospitality, with single hotels and resorts as well as medium- to large-scale

integrated tourism complexes (ITC) that incorporate high-end residential rental, lease apartments, and villa options, in addition to leisure facilities, office and shop units, and food and beverage outlets.

Atkins will seek to expand its portfolio of work in this area by building on the experience we already have internationally, in this region, and in the UAE. This type of commission are ideally suited to our ability to offer international-level urban and master planning, and civil and infrastructure architecture-led design-and-build engineering from the same business.

These ITC developments can often be in a public-private partnership (PPP) format, and we are geared towards working on these types of projects, often under the main contractor or the main investor.

From a public-sector angle, we see infrastructure generally as being a strong work stream, with Atkins working mainly on the contractor side. Additionally in this space, we see the affordable housing requirement being implemented.

In addition, with our recent and ongoing work in the region and East Africa, we are positioning ourselves as being a preferred partner for PPPs targeting the public sector.

What are your top tips for the nominees of the Construction Week Oman Awards this year?

Personally, I see a few contractors, working closely with us, that have risen above the masses and are producing real value for money [that are] deserving of public recognition and accolades. I wholeheartedly recommend these companies to clients and other stakeholders.

From a consultant's perspective, I am very proud to honestly say that I see Atkins staff, some of our rising Omani stars, as sweeping the board for individual awards. I am also hopeful of some project-related awards for Atkins, [as we have] some quite special tailored projects that have been successfully completed in the past year.

As for consultant of the year, I cannot see any consultant that has come close to what we are doing in-country. We have an amazing group of talented staff, both young and experienced, who work seamlessly as a team and provide bespoke services, so I am confident that we will secure the 2018 award in this category. **EW**

NEHA BHATIA

 WHATS YOUR VIEW? COMMENT ONLINE @CWMIDDLEEAST


The fault in our star

Once a leading light of the global construction market, Carillion has formally folded its operations. For the Gulf's contractors, the Carillion story should serve as a caution

I suspect that the majority of *Construction Week's* audience will agree with what I am about to say: Carillion's collapse is the most definitive development that global construction markets have witnessed since the economic crisis of 2008-09. For the wide spectrum of sectors that provide for and depend on construction activity, last week's news was a warning siren, drawing attention to an important example that our regional would do well to learn from.

As this issue of the magazine goes to print, Carillion's official receiver (OR) has been tasked with implementing a fast-tracked study into the performance of the company's incumbent and previous directors, according to a *BBC* report. This after British prime minister Theresa May denied that a government-funded rescue of Carillion would be reconsidered, adding that "taxpayers cannot be expected to bail out a private-sector company".


Carillion's collapse will not only hurt the UK's economy; it will also perturb global stock markets and construction giants. A report by the *Telegraph* stated that up to 30,000 smaller, private-sector companies that work with Carillion are now at the risk of losses running into billions. In addition, Carillion's 43,000-strong global workforce faces the threat of unemployment.

However, a statement by accounting firm PwC, acting on behalf of the OR, emphasised Carillion's employees "should continue to attend for work" and "will continue to be paid as normal".

Analysts speaking to numerous media outlets in the UK have asserted that the signs

of Carillion's failures were clearly visible. The company's increased debts, soaring pension costs, and delayed sub-contractor payments are being touted as the symptoms of Carillion's deep-rooted financial woes. Clearly, the aftermath of Carillion's downfall will be felt throughout the UK's construction sector in the months – and perhaps even years – to come.

For the GCC, a region that Carillion had started to exit last year, it would now be prudent to review contracting models and practices. After all, Carillion is hardly the first business that the Gulf's construction community has seen close down. For instance, Niall McLoughlin, senior vice president at Damac Properties, told *Construction Week* in July 2017 that cash constraints were challenging the region's mechanical, electrical, and plumbing (MEP) contractors, adding: "Most MEP contractors have been through a very difficult time between 2009 and 2013. It came with financial burdens, which is why you will find that some MEP contractors [ended] their operations locally."

The passage of time may lessen the blow of Carillion's downfall, but if the Gulf's contractors want to avoid meeting the same fate as the former giant, they must conduct a thorough, realistic, and honest review of their activities in the new year. It might also be worth updating current audit programmes to take a more judicious and discerning approach. Ultimately, an inward-looking, precautionary approach is the bare minimum that international – and GCC – contractors can adopt in such times. 



"If the Gulf's contractors want to avoid meeting the same fate as Carillion, they must conduct a thorough, realistic, and honest review of their activities year."

 FOLLOW NEHA BHATIA
@CW_NEHA

HALA YOUSEF



WHAT'S YOUR VIEW? COMMENT ONLINE @CWMIDDLEEAST

The high cost of unhealthy buildings

The construction industry needs to take into account the health and wellbeing of occupants when designing, developing, and maintaining built environments

Some would say that the WELL Building Standard has been developed at a critical point in our building design and construction evolution. I would say that we are more than two decades behind schedule.

Concerns over the prevalence of diabetes and other environment-driven chronic diseases has been rife since the 1980s. It took more than three decades, however, for the correlation between occupant wellbeing and built-environment design to be acknowledged. This lack of action has resulted in a steady increase in preventable chronic diseases.

WELL is complementary to sustainable building standards including the Leadership in Energy and Environmental Design (LEED), Building Research Establishment Environmental Assessment Method, Global Sustainability Assessment System, and GreenStar standards, which have been in the marketplace for the last 15 years or so. However, WELL is still facing the challenges that other rating tools faced before it. The fundamental difference is that WELL focusses on the impact of design elements on the wellbeing of occupants, an area that needs to be more widely acknowledged and more consistently implemented.

Most of the buildings we occupy today did not have wellbeing high on the agenda when they were designed and built.

Many people in the building industry would say that designing and building 'healthier' buildings requires a larger

capital investment, above and beyond the base design costs. By saying that it is too expensive to invest in such initiatives, what the industry really means is that the additional sale or rental value that the improvements might generate does not justify the higher level of capital investment they require. But the long-term costs that 'unhealthy' buildings entail need to be considered.

According to the *GCC Healthcare Industry* report by Alpen Capital, which was released in 2016, the UAE healthcare market is projected to reach \$19.48bn (AED71.56bn) by 2020, for an annual average growth of 12.7%, marginally higher than the GCC average. In the same period, total GCC healthcare spending is expected to hit \$69bn (AED253.4bn).

This is a reflection of the health and wellbeing of the population. In addition, according to the International Diabetes Federation, there were more than one million cases of diabetes in the UAE in 2017. In the wider Middle East and North Africa (MENA) region, more than 39 million people currently have diabetes; by 2045 this is expected to rise to 67 million. Allergies are also on the rise.


These figures – as well as the associated public spending – seem to be increasing. And these are all costs that are not usually considered when we look at a building's return on investment.

At Cundall, we have measured health and wellbeing returns from implementing WELL certification, to test that an

installation is actually achieving its design intent, by physically verifying the quality of the air, water, and other factors.

When Cundall relocated three of its UK offices in London, Newcastle, and Manchester, we had the opportunity to measure the savings made by the London office. In the first year, WELL Gold Certification was achieved, and the office subsequently saw a 50% reduction in absenteeism and a 27% drop in staff turnover, compared to other benchmarked offices. The reduction translated to a payback period of less than three months for the additional improvement costs.

Cundall also recently tested its MENA office and found that the indoor space performed well when not occupied, highlighting the disconnect between sustainable and 'healthy' buildings. In one case, the air quality in a room in a building with LEED BD+C Gold Certification deteriorated as the space became occupied, illustrating that building is not designed to adapt. Rather, it is the occupants that have to adapt.

We need to influence change in the industry, raise consumer awareness, regulate for wellness, and demand that health and wellbeing be factored in to the design, construction, and maintenance of buildings. It has become a reality that facility managers can have more of an impact on our health than doctors. 

Hala Yousef is the head of sustainability for MENA at consultancy Cundall.

THE BIG PICTURE

Saudi Binladin Group, among the kingdom's oldest and most prominent contractors, denied media reports claiming that its management affairs had been taken over by the country's government. Founded in 1931, the group has worked on the extension of the holy mosques in Mecca and Medina. Read more about this story on page 10 of this issue, or visit www.constructionweekonline.com.



THE BIG PICTURE



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Bright prospects:

Sharjah's property market has gained momentum since investors and buyers turned to the emirate for long-term growth

Peak softly

Affordable property options and proximity to Dubai have helped to make Sharjah a lucrative market over the years. Now, emergent segments and buyers are on a steady, if quiet, journey to transform the emirate, **Neha Bhatia** reports

Professionals that have a nuanced understanding of the UAE's socio-economic dynamics will have by now noticed that Sharjah's property market is growing. Real estate developments noted in the emirate in the past 12 months point to a steadily increasing appetite for varied property options in the northern emirate.

In recent years, Sharjah's main selling points have been its proximity to Dubai and the comparatively lower price points within which its real estate market operates. However, new asset classes – as well as smarter, more future-oriented buyers – are emerging in the emirate, setting the tone for what the city might look like in a decade's time.

Perhaps the most encouraging facet of Sharjah's current investment climate is that this progress is being driven through collaborations between the public and private sectors.

For instance, in September 2017, HH Sheikh Dr Sultan bin Muhammad Al Qasimi, Supreme Council Member and Ruler of Sharjah, unveiled Aljada, a master-planned megaproject that will be developed by Arada, a partnership enterprise formed jointly by KBW Investments and Basma Group. The former was founded by HRH Prince Khaled bin Alwaleed bin Talal, a member of Saudi Arabia's royal family. The latter is chaired by HE Sheikh Sultan bin Ahmed Al Qasimi, a member of Sharjah's ruling family.

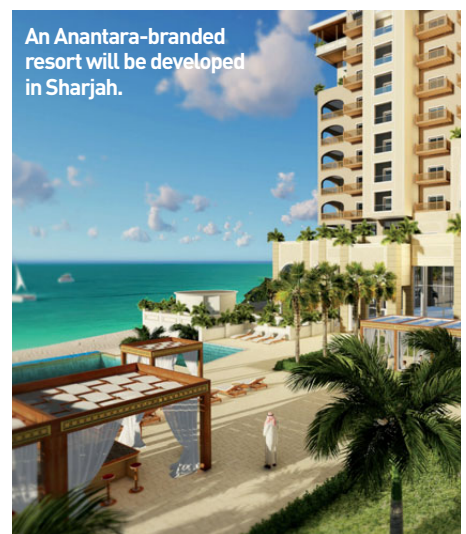
Occupying a total area of 2.2km² (220ha), Aljada will boast a gross development value of \$6.5bn (AED24bn) and a total population of approximately 70,000 people. The development's master plan, which was designed by Woods Bagot in close collaboration with Sharjah Urban Planning Council, has been designed with 'walkability' and green spaces in mind.

Commenting on the real estate gaps that Aljada would fulfil, Arada's chairman, Sheikh Sultan, said: "We want to offer residents and investors upscale living experiences that are currently unavailable in the market, and ensure a better life for everyone who visits, lives, or works in Aljada.

"We are confident that this development will raise interest in Sharjah even further, while strengthening its position as a secure and sought-after investment destination."

Sharjah appears to be on track to become one of the UAE's busier investment destinations. The emirate recorded a year-on-year 37.2% rise in the value of its real estate trade during the third quarter of 2017, which was valued at \$2.2bn (AED8.2bn).

According to figures released by the Sharjah Real Estate Registration Department, the total traded areas spanned 300ha, with Sharjah's Al Khan neighbourhood leading in terms of volume, with 162 transactions.



An Anantara-branded resort will be developed in Sharjah.



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6%

the annual increase in
Sharjah's budget for 2018

6-10%

value of decline in Al Khan's
apartment rents in 2017

“We want to offer residents and investors upscale living experiences that are currently unavailable in the [property] market.”


Sheikh Sultan, Arada

One trend that could lead to an uptick in Sharjah's property transactions this year is the likelihood of price reductions. A report by Bayut.com, published this month, revealed that apartment rents in Al Khan dropped by 6-10% in 2017. Al Nahda was the most-searched neighbourhood for apartments by visitors to the website in 2017, with prices for two- and three-bedroom units recording respective declines of 18% and 11%.

In fact, residential development is only one of the components that make up Sharjah's future. Initiatives focussed on promoting the emirate's touristic values are also supporting real estate growth in the emirate. One of the many examples of this is the management

agreement signed by Basma Group and Arada with Minor Hotels this past December, for the development of Sharjah's first Anantara-branded hospitality resort.

What's more, the emirate's government has approved a budget of \$6bn (AED22.1bn) for 2018, 6% higher than 2017 values. This hike is likely to positively impact investor confidence in the emirate, which also witnessed the launch of three megaprojects – worth \$735m (AED2.7bn) – this week (see page 6).

Sharjah's real estate sector is firmly on the path to long-term growth. Slowly but surely the emirate's loyal investors are sure to gain positive returns from their faith in the market. 

BUILDING AGAINST TYPE

Bishoy Edward, COO of Dhabi Contracting, talks about his shift to the world of construction after earning a degree in pharmacy, and reveals how he's made sure that he can hold his own in the industry, despite not being an engineer

WORDS BY FATIMA DE LA CERNA | PHOTOGRAPHY BY RAJESH RAGHAV

Bishoy Edward doesn't have the kind of background that one typically finds among executives filling the top ranks in construction companies. As Dhabi Contracting's chief operating officer (COO) has no qualms admitting, he – unlike most of his peers in the industry – does not hold a bachelor's degree in an engineering-related discipline.

“My background is in pharmacy; I'm a pharmacist,” says Edward, telling *Construction Week* that he didn't really get a chance to practice his first chosen profession, having spent only “a couple of months” in the pharmaceutical sector before making the switch to construction.

“My main aim at the time was to establish a chain of pharmacies under my name,” he recalls. “That was my target, but then I made a major change in my career. I joined Dhabi Contracting as an operating officer and was promoted to the COO position after a couple of years.”

The change in career, he explains, was partly brought about by a sense of obligation he felt towards the business and the industry. His father, Samy Edward, is the chief executive officer of Dhabi Contracting, and has been with the 35-year-old firm for 25 years.

While he might have felt “obliged” at first to make the shift, Edward notes that the move eventually proved to be a win-win for both him and the company, going by the success that he has achieved with Dhabi and the growth that it has seen, with him as its COO.

Founded in 1983, Dhabi Contracting started with only about 100 employees, which grew to about 2,000-3,000 in 2008. “Today, we have approximately 8,000 employees,” he says.

Edward notes that the rise in the number of employees reflects more than the growth in the contractor's market size. The company currently has \$1.6bn-worth (AED6bn) of active projects in the

FACE TO FACE



FACE TO FACE

UAE and counts the emergency response centre of the Emirates Nuclear Energy Corporation (ENEC) and the Umm Al Emarat Park in Abu Dhabi among its completed projects. The larger workforce also reflects the increase in the number of Dhahi subsidiaries, from “just two or three” when Edward first joined, to more than 25.

Dhabi's under-construction projects include an \$820m (AED3bn), 663-villa development in Ruwais, which the contractor is building for Abu Dhabi National Oil Company (ADNOC), and the \$540m (AED2bn) Al Khail Avenue Mall, a retail and entertainment property that Nakheel is developing in Dubai.

Meanwhile, the contractor's subsidiary companies include Al Dhahi Al Motaqadima Safety Consultants, a fire safety engineering and management firm licensed by the UAE Ministry of Interior, and Al Dhahi Security Services. In addition to growing its number of subsidiaries, the company has expanded into property development.

“We have this vision for 2020, similar to Abu Dhabi's Vision 2020, and as part of that we have decided to develop our own projects,” he says. “We have purchased plots of land in Al Raha and Saadiyat for commercial and residential projects.

“We are also trying to implement a seven-star hotel in Ruwais. We have the land, and the design, which is by Aecom, has been approved. The project is now being reviewed by the [Abu Dhabi] Urban Planning Council.”

Outside the UAE, Dhahi owns a 32-storey hotel in the capital of Georgia. According to Edward, Biltmore Hotel Tbilisi is the tallest building in the city and hosts an office of the UAE Ministry of Foreign Affairs and International Cooperation (MoFAIC).

“[Biltmore Hotel Tbilisi] is an accomplishment that Dhahi Contracting is pleased to have, [and one] that makes us stand out from the other players in the market,” he says.

Anyone thinking that Edward's success in the industry might have come easily to him would have to think again. Every achievement to his name, he has earned – and not without effort, he emphasises, adding that while he might not have the requisite engineering degree, he has spent years furthering his studies.

As well as having an Executive Masters in Business Administration (EMBA), he has a Diploma in Project Management



Dhabi Contracting is the main contractor for Al Khail Avenue Mall, a Nakheel project under development in Dubai.

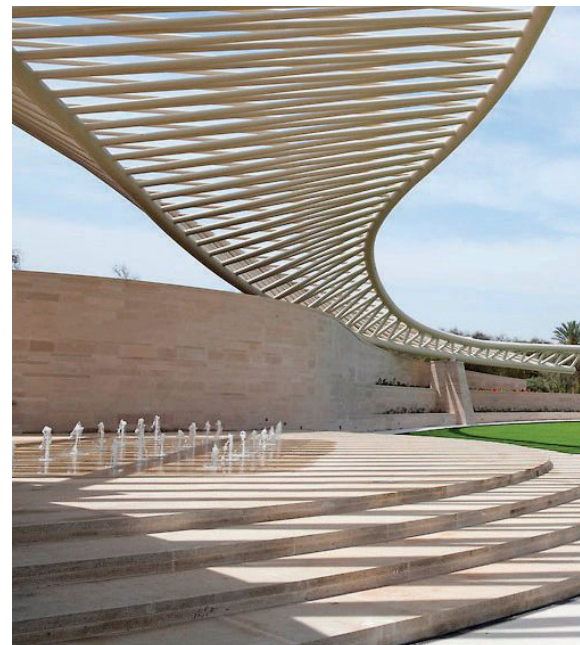
and a Master of Science in Engineering Management, both from Middlesex University London.

And he's not done yet. “I'm now doing my PhD (Doctor of Philosophy), also in engineering,” he reveals, noting that juggling work and school is hard, and not only because he has to regularly travel to the UK to meet with his professor. But he says that he's used to having a lot on his plate, and that he even avoids taking off days from work, preferring to spend weekends at his office.

“I use Saturdays to be in the office, because governmental entities and most consultants don't have work then,” he explains. “Everyone's off on Saturdays, so I use that time to finish my paperwork and sign whatever it is that needs to be signed. The other days, I can be found on my project sites.”

He continues: “And I rarely wear suits; 99% of the time, I'm in jeans, a T-shirt, and my Timberland safety shoes. I'm always on site because the money's on site. Where are the projects? In the office? No. Where are the labourers? They're on site.”

Likening himself to a bumblebee because of how he moves from one site to another, he adds: “I have around 10 to 12 different project sites all over the UAE, and I never keep the same schedule for my visits, so nobody knows what time I'll be coming.”



Dhabi's project portfolio includes Umm Al Emarat Park.

This is a strategy he says he follows to ensure that he gets a clear handle on how projects are progressing and see if best practices are being applied by the workers and staff on site.

“This is how I handle my projects. I like to be involved in everything, and I [stick] my nose in everywhere,” he says, revealing that he even plays a role in the company's hiring activities. “I'm basically the HR [human resources] manager. Excluding the labourers, nobody gets formally



appointed without my approval – not the chargehands, foremen, site engineers, construction managers, project managers, or HSE [health, safety, and environment] staff. Nobody.”

Edward says that those interested in working for Dhabi will need to pass several stages in the hiring process set up by the different departments, including completing an IQ test and proving that they have the experience and technical know-how required for the position they are applying for.



The emergency response centre of Emirates Nuclear Energy Corporation is located in Ruwais, Abu Dhabi.

REJECTING REJECTION

It's been said that persistence pays off, and this has certainly proved true for Dhabi Contracting's Bishoy Edward. The company's COO reveals to *Construction Week* that when he first applied to Middlesex University for the Master of Science in Engineering Management programme, his application was rejected on the grounds that he didn't meet the minimum requirements to qualify for the programme.

Refusing to be deterred, he reportedly spent months convincing the school to at least give him an interview and let him present his case.

“I think they saw that I was very keen to take the course, so they eventually sent me an official letter, telling me that I was welcome to come to the university for an interview,” he explains. “But they made it clear that they were not guaranteeing that I would be admitted.”

Confident that he had the “capability, know-how, and experience” to pass, he flew to London and sat through a six-hour interview with the school's dean of engineering.

“He had a lot of technical questions, and wanted to know about my background,” says Edward. “He asked me questions that can only be asked to an engineer but, like I said, I'm always on site, so I wasn't intimidated.”

Seeing as his business card has MSc Eng M appended to his name, Edward's confidence was not unfounded.

“And if they pass all those stages, they'll be sent to me. Now, I don't care about all of that, because I did not have the proper qualifications when I first started. But I did have the willingness to learn, as well as other capabilities that set me apart from other COOs, and I know I can sit down with any COO from any other construction company, and I would be able to handle anything that person can handle.”

Wary of how his last statement may sound to some people, he clarifies that he is not being inordinately “fond of himself” or proud of his achievements: “I just know who I am and how much I've worked. It has been a [hard several years], but because of everything that I've been through, I am where I am now. Our clients know me by name. They know to bring me in when they need a project finished on time.”

The trust that clients have in him and the company has helped Dhabi continue to move forward despite some instability in the construction market, says Edward, concluding: “The contracts are keeping us very busy in this tough situation, so we are not only surviving but also getting stronger. And we are trying to use any opportunities that are in the market. For example, there is the expo coming up in 2020, so using this as an opportunity, we are looking to shift more of our [resources] to Dubai and then, maybe, we'll go back to Abu Dhabi after.

“We are very flexible, moving back and forth, depending on the market, and if the market is tough over here, we go abroad. We never say no to any project, in or outside of the UAE.” **cw**

Liebherr tower cranes are a common site on Dubai's skyline.

CRANEAGE BAROMETER

The number of tower cranes on view around any given city is usually a good guide as to how well the local construction industry is faring

Very few major building projects are carried out without a tower crane or two. These versatile workhorses are able to perform the all-important duties of lifting materials and smaller equipment easily and safely. The more cranes in view, the more building projects underway, and the healthier the local construction industry.

In recent times, the UAE has been a strong market for tower cranes, as a conveyor belt of hotel, residential, retail and commercial schemes have all needed craneage. The other countries of the GCC have been lagging behind, however. The regional market for tower cranes has always been strong, and along with Europe and North America, it is one of the biggest worldwide.

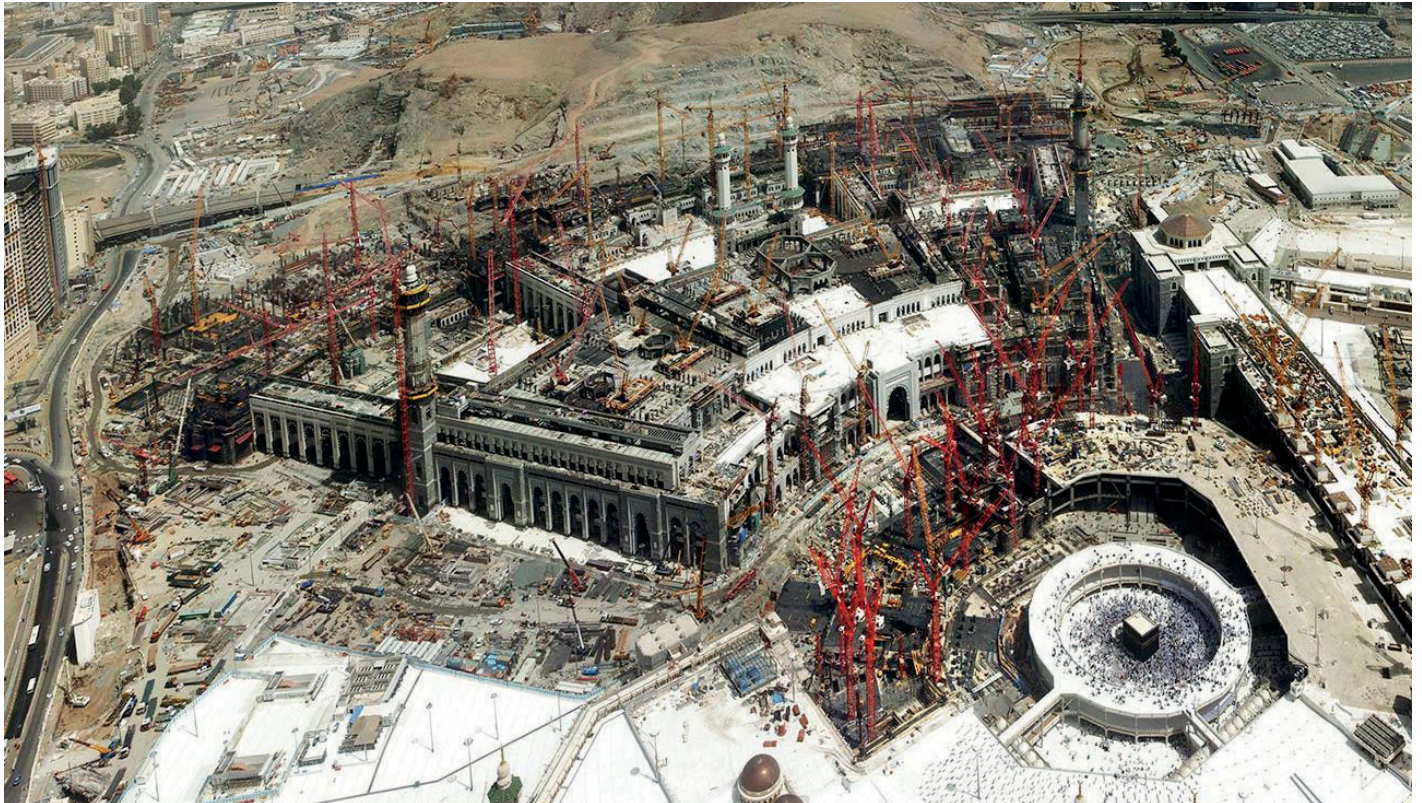


Wolff cranes are deployed on Jeddah Tower.





EQUIPMENT FOCUS



Wolff tower cranes have been used on a number of high-profile jobs in Saudi Arabia, most noticeably on sites located in the cities of Medina and Mecca.



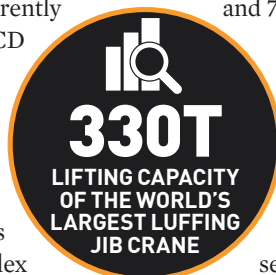
Raimondi's latest heavy-lift tower crane, the MRT234.



There is a trend in the regional construction sector for bigger and taller cranes to cope with the scale of projects.

A noticeable trend in the sector is for bigger and taller cranes, units that are able to cope with the higher and larger construction projects of the modern world. A case in point is the world's largest luffing jib crane, which is currently employed on Dubai's ICD Brookfield Place.

The Favelle Favco M2480D luffing jib crane is being used on this project for its lifting capabilities, explained Scott Cunningham, operations manager for Multiplex Technologies Plant and Equipment.



At 330 tonnes maximum lifting capacity, the Favco tower crane is the world's heaviest in terms of capacity. For this project, the crane has been configured to 110t capacity on a single line, with a 55m boom radius and 75m free-stand height.

On the Dubai Hills development, Consolidated Contractors Company (CCC) is building a four-tower residential and hotel development and has employed the largest tower cranes it has ever purchased. seven Liebherr 200 EC-H 12 Litronic models, all with a maximum

lifting capacity of 10t, and jib lengths of 55m and 60m.

"Six of the cranes are 60m-high climbing units, attached to the outside of the structure," says Ahmad Hawari, CCC plant superintendent. "The main reason for using these cranes is because they are able to handle heavy loads at a wide radius – even at 60m they can lift 2.6t."

CCC has also recently purchased two new Liebherr 280 HC-L 12/24 luffing jib cranes, complete with internal climbing equipment, which were both used on a high-rise scheme in Dubai. Liam Donnelly, head of sales and service at Liebherr Middle

East, says these units are CCC's biggest tower cranes to date, in a fleet of more than 80 cranes.

"The 280 HC-L has a maximum lifting capacity of 24t. They form part of a trend in the Middle East towards heavy-lift cranes, which is being driven by the increasing use of large precast elements on many projects."

Whether luffing jibs, self-erectors, flat-tops, or any other configuration of tower crane, their versatility and cost-effectiveness make them a popular choice for contractors.

NEW CRANES ON THE BLOCK

In line with the trend towards bigger tower cranes with higher capacities was the recent launch of Saudi-owned Raimondi's MRT234, which boasts a maximum jib length of 70m and a lift capacity of 12t. Domenico Ciano, Raimondi's technical director, says: "Raimondi's research and development team worked with various suppliers for four months to build the prototype [...]. The final stage of testing took three months, including pre-assembly of the crane, evaluating many different types of configuration, and all of the model's structural tests. "This testing phase [...] allowed for various performance measurement assessments, and enabled the engineering segment to observe these metrics at work."

Compared to its predecessor, the MRT234's slewing speed and trolley movement have been improved by approximately 30%. Designers say the crane's smoothness of motion and accuracy have also been enhanced.

Raimondi's MRT234 offers a choice of eight jib-length configurations, ranging from 28m to 70m. The model can also be equipped with two different hoisting winches: the 45kW version, which comes as standard; or the more powerful 55kW.

The most recent model from Italian tower crane manufacturer Recom, meanwhile, is the RTL 315 luffing jib tower crane. With a capacity of 20t, the crane has a 65m jib with a capacity of 3.3t at 6m and 2t at 65m. Recom says it can reach greater free-standing heights thanks to the use of high-tensile steel and secure bolt connections.

The RTL 315 has an 80kW winch with a Svendborg brake and a Lebus drum. Its new cabin is said to offer the operator more space and improved visibility.

Recom has plans to add to its luffer range with two new models in 2018. **ew**

Cranes are a common sight in busy construction markets.



PACK OF WOLFFS BUILD WORLD'S TALLEST TOWER

More than a dozen Wolff tower cranes have been working on the Jeddah Tower project in Saudi Arabia, helping to construct the world's next tallest building

The Jeddah Tower is currently taking Wolff tower cranes to new heights as they aid the construction of the world's tallest building. The distinctive red cranes, supplied by local agent Roots Group, are working on behalf of the Saudi Arabian construction and real estate company Saudi Bin Ladin Group (SBG) on the construction of the 1,000m-tall tower.

The pack of Wolffs used on the Jeddah Tower project have included a dozen 7532 saddle jib cranes, which were used primarily for moving loads on the ground and for construction of the podium at the base of the tower.

Also in operation are two Wolff luffing cranes with 40m jibs and maximum lifting capacities of 28 tonnes. One has been positioned in the triangular-shaped core of the tower that forms the focal point of the Y-shaped building floorplate.

Both luffing cranes are on 48m-high towers and were raised step by step as the building progressed, by means of an internal climbing procedure. They get higher by between 12m and 15.5m with every climbing step.

During the later stages of the construction programme, one of the luffing cranes was moved to a platform that was specifically established for it at a height of 538m. Here, it worked on the outside of the building using a hook height of 734m. It was later

disassembled again and reassembled at a higher position of 630m above sea level. Ultimately, it reached a hook height of almost 800m.

Erecting and operating the two luffing cranes at a height of several hundred metres presents a challenge because of high wind speeds. Wolff says this is where the combination of the crane's internal climbing tower segment, KSH 23, and the HT 23 tower elements come into play.

The company claims high-strength steel reliably protects the tower against distortion while at the same time providing a space-saving and convenient solution, as they measure only 2.3m by 2.3m. "Our Wolff 355 B cranes are impressive on these sites due to their very high working speeds of up to 185m a minute, coupled with a hook path of 920m," says Habib Mikati, managing director of Wolffkran in Dubai.

"They also have significant lifting capacities when compared with the competition, which has been crucial for the compact working radius needed for this project."

According to Wolff, many more of its tower cranes are currently at work elsewhere on the region: at the largest hotel in the world, the Abraj Kudai; the Saptco bus station; a new hospital in Mecca; and at the extension of Al-Masjid an-Nabawi mosque in Medina.

VALUABLE



RESOURCE



In-house training and professional development programmes will help construction companies not only attract talent but also upskill their workforce, experts tell *Construction Week*

Construction companies wanting to retain high-performing employees must look into helping their staff develop professionally.

Speaking to *Construction Week*, Marcus Taylor offers this advice, noting that the benefits of implementing in-house training programmes go beyond cutting recruitments costs and the time it takes to get new employees up to speed on company and industry standards and policies.

“It [results in] significant loyalty from the team, which is a difficult goal to achieve,” he explains. “Some of the hardest candidates to attract are those who have developed within a company, year after year.”

According to the managing partner of Taylor Sterling Associates (TSA), a consultancy firm that specialises in engineering and construction recruitment, putting together sufficient manpower to meet project requirements is a hurdle that



“Not everybody wants to join a big company, but [everybody] wants to join a team of forward-thinking professionals.”

Marcus Taylor, TSA



“Education has improved significantly, as have the expectations of our workforce – there is no longer a job for life.”

Emma Seymour, ANGE



“With such a multinational workforce, it is critical that companies [in the Middle East] drive consistency and professionalism.”

Rob Jackson, RICS



Al Naboodah aims to increase the number of external training hours received by its junior employees this year.

many contractors in the Middle East are facing at the moment.

He elaborates: “As much as we are hearing that projects and schedules are on track, they simply aren’t, causing a lack of workforce planning. This, coupled with the ongoing battle with costs, is going to [result in] a lot of guesswork, where companies load one position with an increasing number of responsibilities.”

Remarking that the problem is not limited to the difficulty in quickly mobilising a large workforce, he continues: “The talent pool of semi-skilled [workers] is running dry. The good news is that there are a few companies out there investing in overseas training facilities for their needs – a very shrewd move, in my view.”

Other than investing in training facilities, Taylor suggests companies work on improving their reputation in the industry in order to attract top talent. “Build a profile and use [the] media to tell your story. Not everybody wants to join a big company, but [everybody] wants to join a team of forward-thinking professionals. Talk to a public relations (PR) firm and come up with your story. It’s not too expensive, and is very effective.”

Turning his attention to the topic of industry trends in hiring and training

activities, TSA’s managing partner notes that 2017 was primarily defined by a move towards recruitment partnerships, with companies “passing workforce planning to specialists rather than [...] generalists”.

“We are hoping to see recruitment partnerships develop, so projects won’t be stalled by shortages in headcount and skillset requirements,” he says.

According to Emma Seymour, human resources (HR) director for construction at Al Naboodah Group Enterprises (ANGE), the Middle East saw a number of trends in recruitment and training emerge last year – the same trends she’s expecting to observe this year. Citing artificial intelligence (AI) as an example, she tells *Construction Week*: “A big priority for HR is figuring out how to re-organise teams and processes to make the best use of new AI technology.”

Construction companies, she continues, are also leveraging digital platforms, and investing more into not just their people but also their brand and culture.

“The greater trend in business is the shift to service-focussed, customer-centric solutions, requiring ‘always on’ digital business models,” she explains. “This results in a flatter organisation with more dynamic roles, which means more people need to be reskilled.”



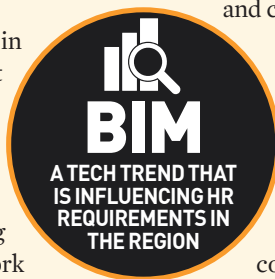
“[Moreover,] HR has to deliver a compelling response to the demands of the modern employee. Company growth goes hand-in-hand with employee growth, and companies need to answer to the needs of employees at all levels to stay competitive.”

Relaying an observation that backs Taylor’s point about the need for companies to strengthen their profile within the industry, Seymour names “creative recruiting and talent management” as another trend, which “involves investing in brand presence, developing networks, and assessing new talent markets”.

“The market is shifting in 2018,” she says, pointing out that there’s greater demand for fresh talent with a progressive and dynamic mindset,” she says.

“These individuals bring in the best international work practices, can adapt to working in the Middle East and its fast-paced environment, and have the patience to deal with bureaucracy.”

But it’s not only the company requirements that are changing. According to Seymour, employee expectations are also undergoing transformation, an issue that the industry has to address.



“A major challenge is the change in demands from employees,” she says, clarifying: “Education has improved significantly, as have the expectations of our workforce – there is no longer a job for life. Retention is becoming absolutely key to the success of any organisation, and employees are becoming more aware of the social impact their employers make, and consider this when [deciding whether] to stay with them.”

“Development and welfare are significant priorities, and companies must maintain their reputation and social standing to continue to attract competent employees,” adds Seymour.

Offering his take on the topic of change in the region’s recruitment landscape and the importance of in-house training schemes, Rob Jackson, director of the Middle East and North Africa (MENA) operation of the Royal Institution of Chartered Surveyors (RICS), tells *Construction Week*: “The region’s construction and real estate market is maturing rapidly, and the knowledge and skillset of professionals in the sector are also changing. With this growth, it has become a challenge to source professionals in the market who match the evolving job descriptions.”

Jackson, elaborating on the skills that are seeing high demand in the market, says that soft skills, including communication and negotiation, are becoming more valuable in many professional careers. “From a technical perspective, we see increased demand for experienced quantity surveyors and project managers, and for professionals trained in alternative dispute resolution – such as mediation, expert determination, and arbitration – and conflict avoidance.”

He further notes that with the use of building information modelling (BIM) gaining traction in the industry, construction professionals cannot afford to remain ill-informed of “the whole life cycle costing experience” and unaware of the importance of maintaining a clear link between the construction and operational phases of projects.

Reiterating a point that his peers have made about how training initiatives benefit companies and the region’s construction sector in general, Jackson concludes: “With such a multinational workforce, it is critical that companies drive consistency

LOOKING FORWARD

Taylor Sterling Associates has “some big plans” for 2018, says Marcus Taylor, adding: “I can’t say too much yet, but we are going to rewrite the standard in this region.”

“We shall be building networks and engaging talent pools for the future needs of the industry, and doing our best to assist emerging companies throughout the GCC.”

While the TSA team is looking to spend the year growing its presence in the market, RICS aims to focus its resources on “supporting the entire built-environment sector with a wide range of e-learning, web, and face-to-face training tailored to the region and client requirements”.

According to Rob Jackson, while quantity surveying, BIM, and project management remain the core focus of RICS, the group is also collaborating with the International Facilities Management Association (IFMA). “We can now offer the sector a full suite of progressive, structured training to support professional development and advancement in facilities management,” he notes.


Revealing that Al Naboodah Group Enterprises has updated its recruitment model “specifically to address the long-term development of employees and their changing needs”, Emma Seymour says that the company “aspires to be an employer of choice”.

“We market our entire offering to attract skilled workers. This includes competitive salaries and benefits, skills development, welfare facilities, and recreation activities.”

This year, gender diversity is reportedly a key focus for the company, with particular attention given to “attracting Emirati females” into its workforce.

“We are also targeting an increase in the number of external training hours delivered to our junior staff,” says Seymour.

and professionalism, which would lead to better client service, reduced risk, and improved efficiency and performance.

“As the regional and global markets recover, the ‘war for talent’ will become more prevalent, hence structured and well-considered in-house training will be a key factor in attracting and retaining talent, and enabling continuous upskilling to suit the changing market requirements and standards.” 

PROJECT UPDATE



ON SITE CW provides a collection of its most recent site and plant visits to keep you up-to-date with project progress

WANT TO UPDATE YOUR PROJECT'S PROGRESS, OR HAVE IT INCLUDED HERE? Email the editor: neha.bhatia@itp.com

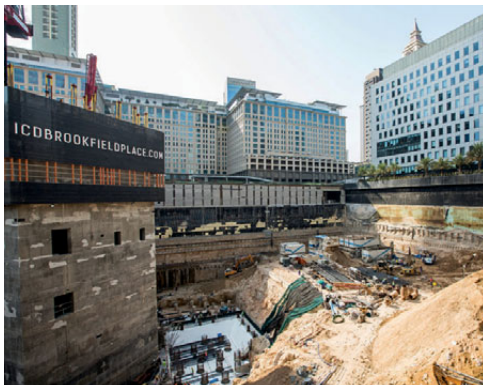


MOHAMMED BIN RASHID LIBRARY

Location
Dubai

Visited
December 2017

The \$272.3m (AED1bn) Mohammed Bin Rashid (MBR) Library project was unveiled in February 2016 by HH Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, in support of President HH Sheikh Khalifa bin Zayed Al Nahyan's declaration of 2016 as the Year of Reading. Construction of the library commenced in October 2016, with ASGC winning the main contract, valued at \$245m (AED900m). The project's sub-contractors include Al Shafar Steel Engineering (ASSENT), Emirates Beton, and Al Shafar United.



ICD BROOKFIELD PLACE

Location
Dubai

Visited
November 2017

The \$408.4m (AED1.5bn) ICD Brookfield Place's (ICDBP) project site is currently home to the world's largest luffing jib tower crane, the Favelle Favco M2480D. A partnership between Investment Corporation of Dubai (ICD) and Brookfield Property Partners (BPP) is leading the project's development. Designed by Foster + Partners, ICDBP features 9ha of Grade-A commercial space. The 55-storey building offers column-free units, with floorplates ranging from 1,579m² to 2,787m². Multiplex and Ssangyong (MSS) are working in a joint venture as the project's main contractors.



GLITZ
Location
Dubai

Visited
November 2017

Located in Dubai Studio City, Danube's Glitz residences have a combined construction value of \$89.5m (AED328.8m), with the main contracts awarded to Naresco Contracting. EDMAC Engineering was brought on board as consultant for all three projects. The main contracts for Glitz Residence 1 and 2 were simultaneously awarded in July 2015, and the contract for Glitz Residence 3 was awarded in February 2016. Naresco expected to have completed the delivery of all three projects by the end of 2017, since Glitz 1 and 2 were already complete when CW visited the site.



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ALOFT DUBAI CITY CENTRE

Location
Dubai, UAE

Visited
October 2017

Spanning an area of 28,800m², Aloft Dubai City Centre Deira is being built by Majid Al Futtaim. Once complete, this four-star hotel will feature 304 guest rooms and 29 suites, and will be directly connected to Majid Al Futtaim's flagship City Centre Deira mall. At the time of *Construction Week's* site visit, work was progressing on schedule for a Q1 2018 completion and opening. Wall cladding work was underway and was due to be followed by fit-out and finishing works. Mechanical, electrical, and plumbing (MEP) works were also ongoing.



THE WAVES

Location
Dubai, UAE

Visited
October 2017

Lootah Real Estate Development (LRED) is developing The Waves, a mid-rise residential project in Dubai's Al Barsha locality. The 1.6ha project is being built in Al Barsha South's Jumeirah Village Circle (JVC) neighbourhood, and features two four-storey apartment buildings. Ground was broken on the project in September 2016, and overall completion is due in Q4 2018. OST Constructional Projects is the main contractor for The Waves, while Arif & Bintook is providing architectural and electromechanical consulting services for the development.

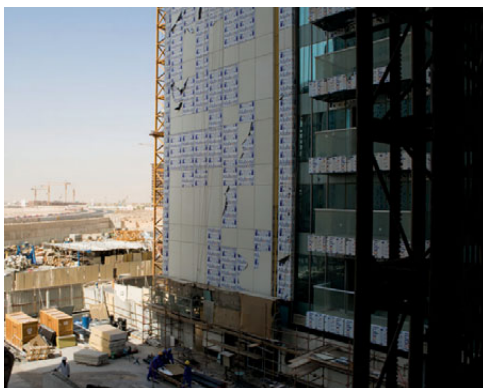


ONE CENTRAL

Location
Dubai, UAE

Visited
September 2017

One Central is a mixed-use master development worth \$2.2bn (AED8bn), being developed by Dubai World Trade Centre (DWTC). The development's commercial component comprises five buildings, each of which will feature a drop-off area, four levels of underground parking, integrated retail offerings on the ground level, open-plan office spaces, and access to rooftop gardens. Phase 2 of One Central is 91% complete, and work on Phase 3 – which has been awarded to Al-Futtaim Carillion – comprises the Offices 4 and Offices 5 buildings.



MONT ROSE

Location
Dubai, UAE

Visited
September 2017

UAE-based Deyaar Developments is nearing completion on its three-building development, Mont Rose. With a total built-up area of nearly 79,000m², the \$117m (AED430m) project comprises two residential towers and a hotel apartment building. The residential buildings, Towers A and B, will have 146 one-bedroom, 144 two-bedroom, and seven three-bedroom units. The hotel apartment tower comprises 126 studios and 72 one-bedroom apartments, all furnished by luxury brand, Aati, and boasting a contemporary interior design.

PROJECTS



MEERA
Location
Abu Dhabi, UAE

Visited
September 2017

Aldar Properties' \$148.6m, G+27 Meera project boasts a total built-up area of 76,328m² and consists of two identical towers, each comprised of 204 apartments. Meera is located at Shams Abu Dhabi and is the developer's inaugural mid-market development. Construction on the project started in August 2016 and is expected to complete in Q3 2018. Fibrex was awarded the main construction package, worth \$70.2m, and Aecom is providing consultancy services. When *CW* visited the site, mechanical, electrical, and plumbing (MEP) and finishing works were underway.



**MOTORSPORT
BUSINESS PARK**
Location
Dubai, UAE

Visited
August 2017

Designed to serve as a hub for the Middle East's motorsports community, Dubai Autodrome's under-construction Motorsport Business Park was scheduled to be handed over in December 2017. Developed by UAE-based Union Properties (UP) and valued at approximately \$4.3m (AED15.8m), the 5,600m² facility will offer a space for businesses operating within the region's underserved motorsports industry, and their customer base of racing enthusiasts. UP awarded the \$3.4m (AED12.5m) main contract to Multilink Contracting, and Design House Engineering Consultancy is acting as the project's consultant.



**BARAKAH
NUCLEAR
ENERGY PLANT**
Location
Abu Dhabi, UAE

Visited
August 2017

Barakah Nuclear Energy Plant in Abu Dhabi features four dome containment units, each housing a Generation III+ APR1400 nuclear reactor. With each reactor capable of generating 1,400MW of energy, the facility will produce up to 5,600MW once fully operational. Emirates Nuclear Energy Corporation (ENEC) expects all four reactors to come online in 2020. Valued at \$20bn (AED73.5bn), the project's prime contract was awarded to Korea Electric Power Company (KEPCO) in 2009. Progress on Unit 1 was at 96% at the time of *CW*'s site visit, while Units 2, 3, and 4 were 85%, 74%, and 51% complete, respectively.



**WYNDHAM
GARDEN**
Location
Ajman, UAE

Visited
July 2017

UAE-based hospitality company, R Hotels, is building the first Wyndham Garden hotel in the UAE, located on the Ajman corniche. The 17-floor Wyndham Garden Ajman Corniche is a four-star resort that will feature 179 guest rooms, including 138 standard rooms and 41 suites. Construction was in full swing at the time of *CW*'s site visit, with structural works fully completed, and mechanical, electrical, and plumbing (MEP) works more than 40% complete. With a \$54.5m (AED200.2m) real estate value, construction on the hospitality project officially began on 6 January, 2016.

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DAMAC MAISON DE VILLE ARTESIA

Location
Dubai, UAE

Visited
July 2017

Damac Maison de Ville Artesia is a four-tower development that Damac Properties is building in Dubai. One of the project's four buildings, called Tower A, is a hotel, while Towers B, C, and D will comprise hotel apartments. The development will feature 1,214 units, with its total cost estimated at \$177m (AED650m). China State Construction Engineering Corporation Middle East (CSCEC ME) is Artesia's main contractor. CSCEC ME is also providing mechanical, electrical, and plumbing (MEP) services for the project, which was designed by a joint venture between U+A and ECCE.



KING'S COLLEGE HOSPITAL DUBAI

Location
Dubai, UAE

Visited
June 2017

King's College Hospital (KCH) Dubai is a \$200m, 100-bed healthcare facility that is currently being built within the UAE's Dubai Hills Estate master development. The hospital, which is scheduled to complete in mid-2018, is being developed by KCH Healthcare LLC, a partnership consisting of Ashmore Group, Al Tayer Group, and KCH London. Shapoorji Pallonji has been appointed as the hospital's main contractor, and Faithful+Gould is overseeing project management. At the time of *Construction Week's* site visit, the development was 9% complete.



IMPERIAL AVENUE

Location
Dubai, UAE

Visited
May 2017

Shapoorji Pallonji's first foray into the field of real estate development outside India, Imperial Avenue is a \$354m (AED1.3bn) luxury residential tower that is under construction in Business Bay, Dubai. The G+45 high-rise consists of 424 residential units, comprising six villas, eight penthouses, and 410 apartments, as well as 1,930m² of retail space and bespoke amenities. Upon completion, the development will be Shapoorji Pallonji's first fully owned international property. Around 15% of the project work had been completed when *CW* visited the site.



SOBHA HARTLAND PHASE 1

Location
Dubai, UAE

Visited
May 2017

Part of the planned Mohammed Bin Rashid City, located off Dubai's Al Khail Road, Sobha Hartland is Sobha's flagship project in the Middle East. The \$4bn, mixed-use development, covering 74.3ha, will comprise 264 villas, 5,400 apartments, 80 townhouses, two schools, three hotels, and various retail and dining offerings. *Construction Week* toured Phase 1 of the development, which comprises Buildings One and Four of the Hartland Greens Apartments; and Hartland Estate, which includes 48 villas, 27 townhouses, and the North London Collegiate School.

 VISIT WWW.CONSTRUCTIONWEEKONLINE.COM FOR PICTURES

APPOINTMENTS

TIPS FOR JOB SEEKERS

It's possible to move into a new field without having directly related work experience, but only if you're willing to put in the hard work. These are **Bayt.com's** tips for successfully making a career change.

1. Make your experience count

Even if your intended position is not directly related to your previous jobs, explain to hiring managers how the lessons learned through your past experiences can be applied to the new role.

2. Take training courses

Constantly upgrading your skills shows prospective employers that you are willing to go the extra mile.

3. Work independently

Freelancing or working pro bono on projects that relate to your intended job can be a great step in the direction of the career you desire.

4. Volunteer and intern

Volunteer work and internships come with low – or even no – pay. However, these types of positions contribute greatly to your portfolio by giving you relevant experience.

5. Network your way up

If you're trying to switch jobs, it's vitally important to focus on networking with the right employers, both online and offline. Meet potential employers at career fairs, or create a public profile on websites such as Bayt.com.

Appointments



Mott MacDonald has announced the appointment of **Chris Seymour** (left) as managing director of its Middle East operations.

In his new role, Seymour will be responsible for expanding the consultancy's operations across the region, with specific focus on energy, infrastructure, and the built environment.

Seymour, who joined Mott MacDonald in 2016 as development director for the Middle East and South Asia from Arcadis, has nearly 30 years of experience in project and programme

management, public private partnership (PPP) technical advice, project finance, procurement, and risk management.

Commenting on Seymour's appointment, David Cox, regional managing director for Middle East and South Asia at Mott MacDonald, said: "Chris has made a huge impact since he joined us a couple of years ago. He takes on this role at an exciting time of change and development in the Middle East, with many regional governments looking to honour their ambitious infrastructure commitments.

"To fund [these commitments], there is continued focus and appetite for PPP in the region, as well as spending commitments being made by some governments on the back of better oil revenues in the second half of 2017.

"With Chris's broad experience and leadership, we're looking forward to working closely with our clients in the Middle East to help them realise their ambitions," Cox added.

Mott MacDonald noted in a statement that it currently employs around 1,300 staff across the Middle East, providing services in the transportation, energy, built environment, water, and advisory sectors. The consultancy's infrastructure projects portfolio includes the Strategic Tunnel Enhancement Programme in the UAE and the Madinah Airport in Saudi Arabia.

3 TOP JOBS

To search for more jobs or to apply for those listed below, visit www.buildingmena.com.

Role: Project manager
Firm: ACC
Location: UAE
Arabian Construction Company (ACC) is seeking a project manager to join its team in Dubai. Interested applicants must have a bachelor's degree in civil or architectural engineering and at least 18 years of experience working for contractors. Preference will be given to applicants with experience working on high-rise projects. The successful candidate will plan, monitor, coordinate, and control project mobilisation activities in line with the mobilisation schedule, as well as ensuring all necessary permits are obtained from local authorities and that project documents, drawings, and specifications are distributed to all stakeholders.

Role: Rail systems manager
Firm: Atkins Global
Location: Saudi Arabia
Atkins Global is recruiting a rail systems manager for its transport and infrastructure division in Saudi Arabia. Candidates must have a minimum of 20 years' experience in a similar role, with focus on railway operations and maintenance, or experience working in a similar role with a strong technical railway background. Applicants must also have work experience in the GCC, and hold at least a master's degree in engineering or equivalent. The successful applicant will be responsible for leading system-wide reviews of data and reports prepared by the operator, as required by the client.

Role: Development manager
Firm: Engage Selection
Location: Bahrain
Engage Selection is seeking a development manager to be based in Bahrain. The scope of responsibility includes working with the senior development manager to develop and implement business plans for all projects, as well as managing and coordinating large and complex real estate projects through all phases of design, permitting, and construction. Moreover, the professional will serve as the principal project representative, provide leadership by managing, and developing staff, and assist in sourcing investment transactions and partnership opportunities that fall within approved business plans.

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