



# Quartier et Port de St.Michel Beirut Port & Urban Development

Overview Presentation | 5th April 2021



This presentation gives an overview of our feasibility study by the expert group of Hamburg Port Consulting, Colliers and Fraunhofer IMW. All contents are focused and coordinated and refer to the "Option 2 B" of the port expansion study.



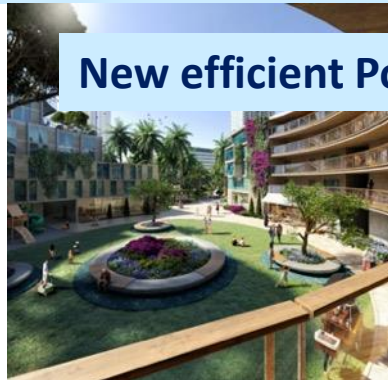
“This Study is about a transparent and independently run port for Lebanon’s trade. And it is about bringing back social cohesion through urban planning. As European countries, together we have the range of contributions and the strength needed. “

Excerpt from Study Preface  
Norbert Barthle  
Parliamentary State Secretary (Deputy Minister)  
German Ministry for Economic Cooperation  
and Development



What is needed now :

## *Repair the old City and build a new efficient Port*



**New efficient Port leaves space for City Development**

**This creates considerable Revenues**

**These Revenues can pay**

- Port Reconstruction

- Old City Repair and Restoration

- Affordable Housing for Families

# Beirut Heritage Repair & Restoration



# Challenges

## Repair, Restoration and improved Public Infrastructure



Beirut urban lab  
المركز الحضري  
بيروت

### Challenges in Substance

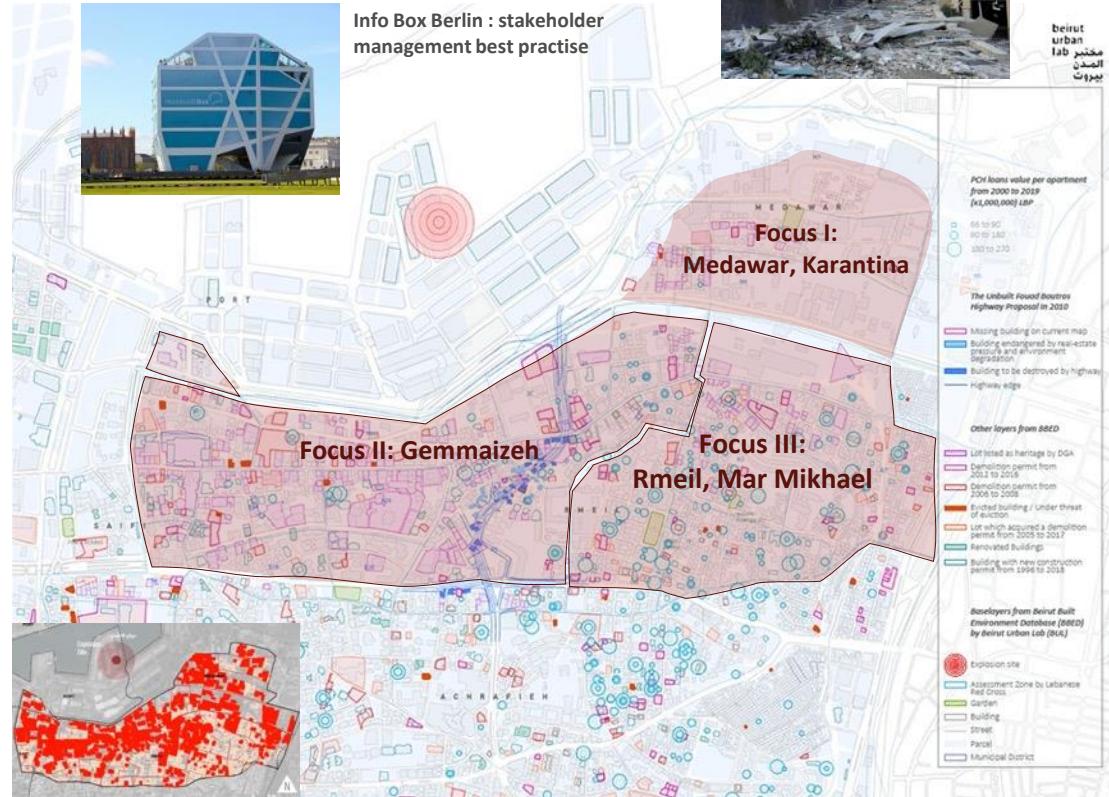
1. Threat of indefinite destruction by unregulated profit-driven real estate
2. Pressured social buy-outs and aggravated spatial inequalities
3. Civil Society as main "Custodian of a common Good"

### Challenge in Size

1. > 300.000 houses affected
2. Costs for Heritage Rehabilitation still to be estimated - 300 mio. USD
3. Lack of basic public infrastructure and traffic planning

### Measures of Protection – Reality Check:

1. Moratorium: How long?
2. Means: How much from whom?
3. Organisation: City Planning with no independent convenor?
4. Integration : Best tools for stakeholder management





# Solution

## The Beirut Restoration Trust



### Role

- Restoration & Repair of existing City
- Main link with Civil Society / Beirut Authorities

### Tasks

- Dialogue on Objectives and Support Priorities
- Definition of additional district planning goals
- Run Selection Processes, Tender, Dispersing Revenues
- Facilitating needed permits and procedures
- Overseeing Application of *Basic Rules of Engagement*

### Structure

- Part of Executing Organisation, no separate legal entity
- Umbrella for Civil Society Groups
- Connection with Beirut Urban Lab

### Basic Rules of Engagement

- Extension Moratorium for Sales & Construction (period of continuous hardship, app. 10 years)
- Inclusion of Civil Society Organisations for Consultation, Selection, Planning & Execution
- Surplus for extension of public infrastructure (pavement, lightening, social supply etc.)
- Cases of unavoidable demolition: Management of sale with control of any new construction, exercising city's purchase right (no own investment)



# Port de St.Michel Beirut Port Development



# Current Situation and Salvage Requirements



- 1 sunken wreck
- “Orient Queen” rolled over
- 4 floating wrecks

- 52 damaged hazardous containers being readied for export
- Further 185 container identified and require scan before removal



- 30,000 metal scrap
- 50,000 mt asbestos concentrated rubble
- 850 - 1,250 destroyed vehicles
- Silo scrap, grain and concrete ...

# Damage Considerations



## Quay Walls

- Quay 9 completely destroyed
- Underwater assessment for this and adjacent underwater quays

## Pavement

- Large amount of debris would indicate varying damages, must be further investigated for whole port

## Utilities

(potable water, firefighting, sewage, electricity/IT, storm water systems)

- Part of Executing Organisation, no separate legal entity
- Umbrella for Civil Society Groups

## Basin / Water ways

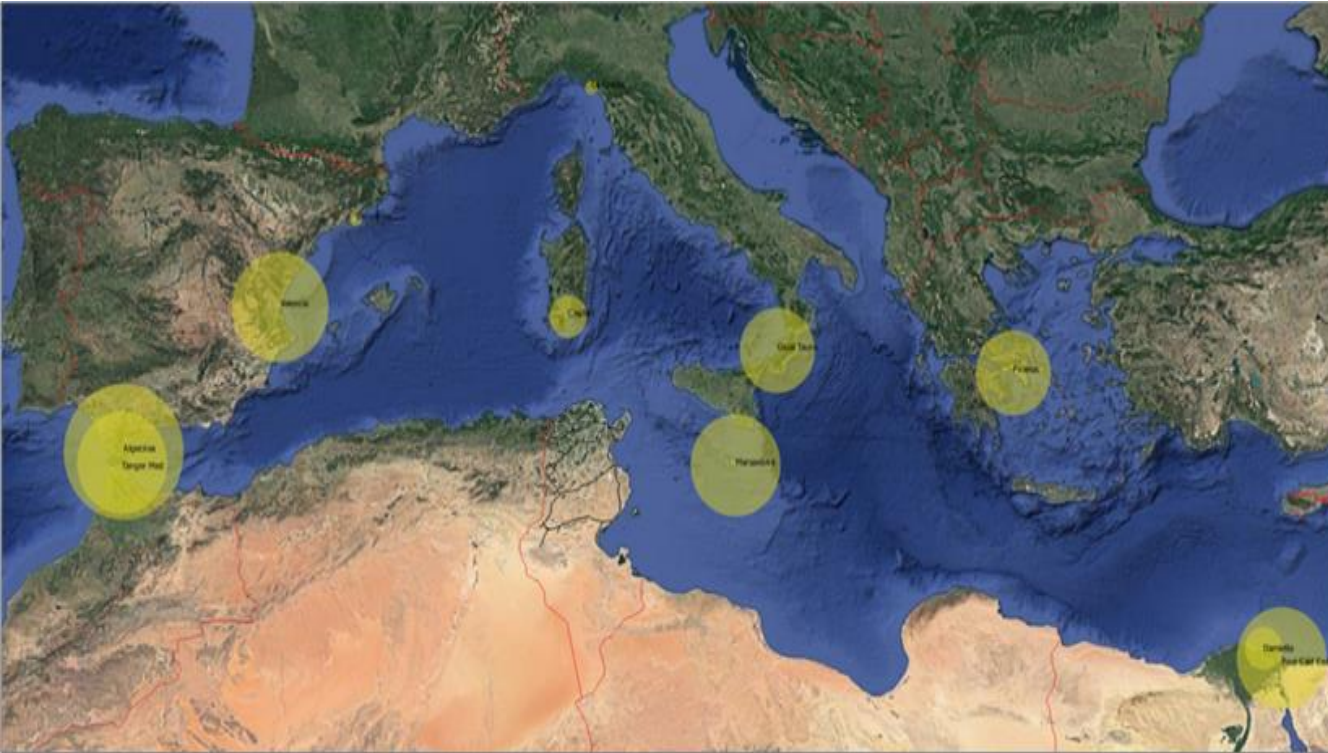
- Extension Moratorium for Sales & Construction (period of continuous hardship, app. 10 years)
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## Buildings

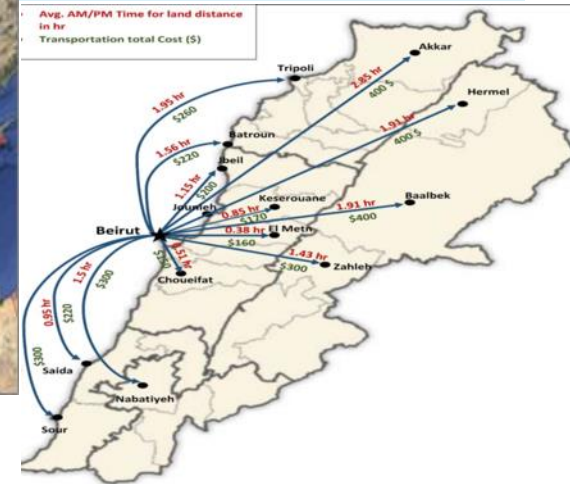
- Extension Moratorium for Sales & Construction (period of continuous hardship, app. 10 years)
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# Mediterranean Hubs



- Mediterranean is has large number of transshipment hubs of varying sizes already
- Large number of new container terminals being developed in region
- Beirut is a key Gateway port, into the hinterland



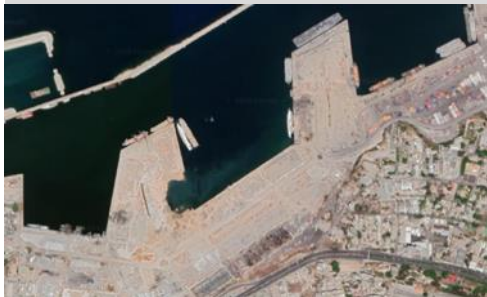
# Future Port of Hope Beirut

## Better space usage for more optimisation and more efficient trade

### Old Shape

Current old port shape is poor for container operations:

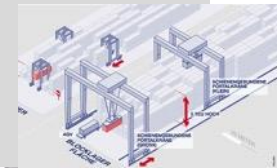
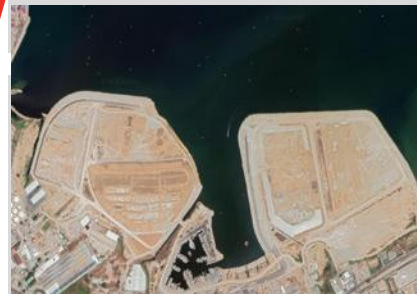
- Long thin storage area,
- No room for automation or rail development.
- Poor draft,
- Poor access to exits
- Few layout options as technology changes



### Optimised, Storage Areas

A state-of-the-art terminal aimed towards continual growth into the future:

- Large open storage area, flexible usage over time
- Able to support highly digitalized, automated processes
- Quicker clearances and turnaround
- Efficient transparent procedures
- Closer to industry & road network



# Digitalisation of the Supply chain

## Digitalisation

Supply chain end to end for

## Transparency



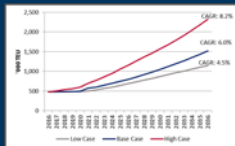
# 114+

# Ports

And terminals  
planned and  
optimised

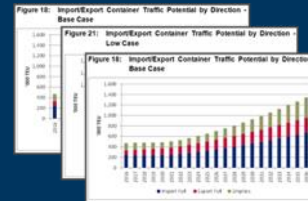
## Optimization

Improved working  
conditions and  
reduced  
costs



# 1<sup>ST</sup>

## FULLY AUTOMATED Terminal of scale, Doubled Capacity on same footprint



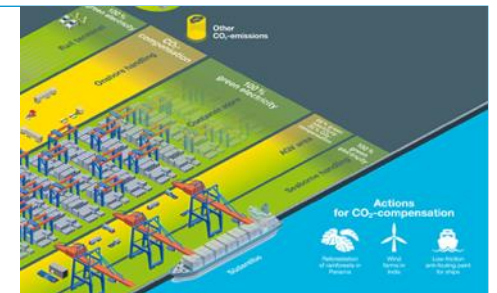
## Sustainability

### Alternative Energies



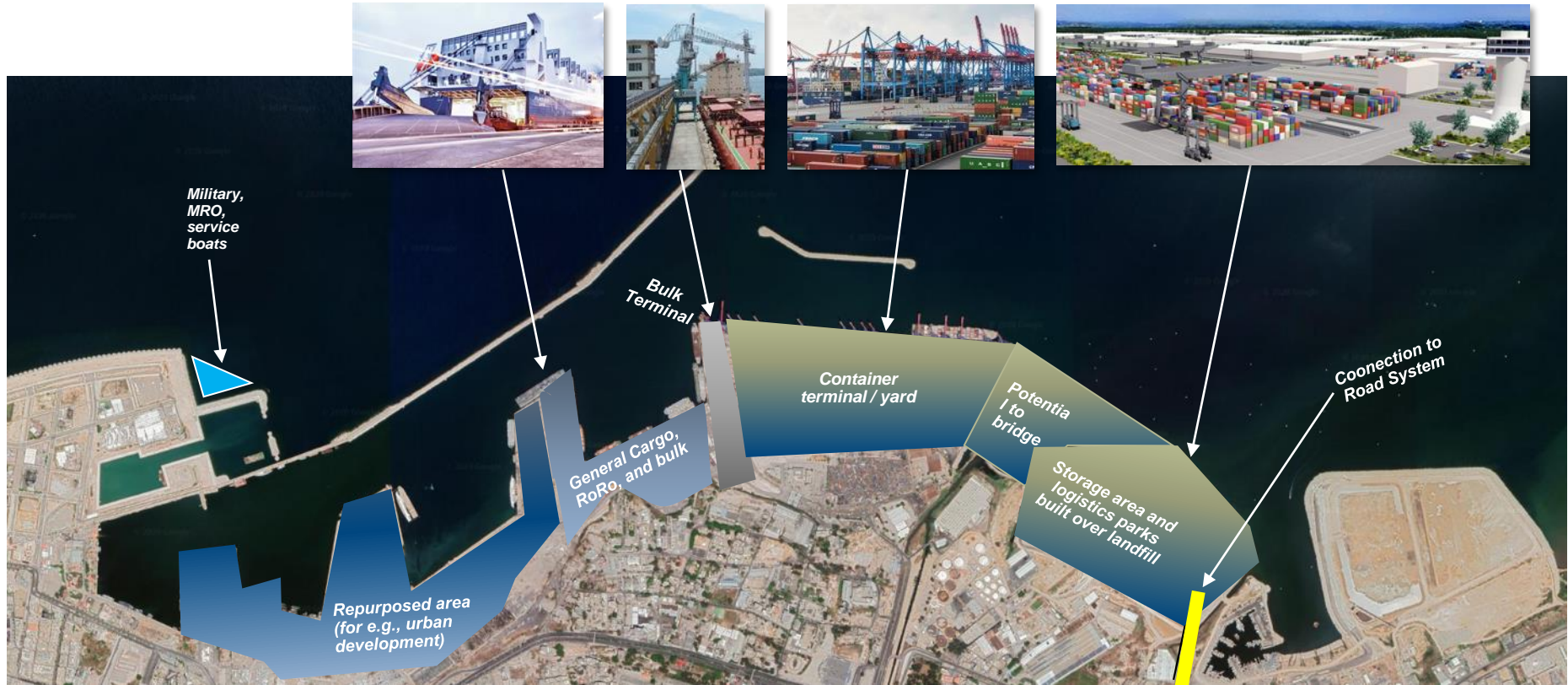
# World's 1<sup>st</sup>

**Carbon Neutral  
Container Terminal**





# Integration into City and Optimization of Port Terminals





# Quartier de St.Michel

## Urban Development

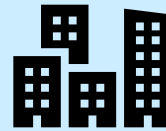


# Opportunity for a New City | Proven Models

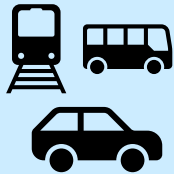
## International Real Estate Expertise for Social Revenues



Accessible City Beaches, Space & the Sea



Affordable Housing & Public Facilities



Better Traffic, Parking & Public Transport



Green Parks, Lake & Café Promenade

# Guiding Principles

## Authenticity | Diversity | Quality of Life





# Layout Plan

Iconic Architecture High Light  
Concert Library Museum Center

Public Buildings

Landfill Urban Laguna  
Office & Official Buildings

Skyline Buildings  
Residential | Hotel | Offices

City Beaches  
Publicly accessible

City Beach Promenade  
Restaurants | Bars | Retail

Central Park  
Publicly accessible

Campus Buildings  
Social Housing | Offices

Grand Boulevard  
Retail | Underground Park

People Mover  
Public Transport

Pedestrian  
Landscape Bridges



# District St.Michel



# Cost and value calculation

## 7.2 bn USD investment | 2.5 bn USD overall profit

### Key Data

- site area 1,2 km<sup>2</sup> / 126 acres building area
- 3,5 Mio. sqm GFA of building development
- including 460.000 sqm of public facilities buildings
- autonomous technical infrastructure / Green Power
- rd. 35.000 inhabitants & rd. 40.000 workplaces

### Total Investment ca. 7,2 bn. USD

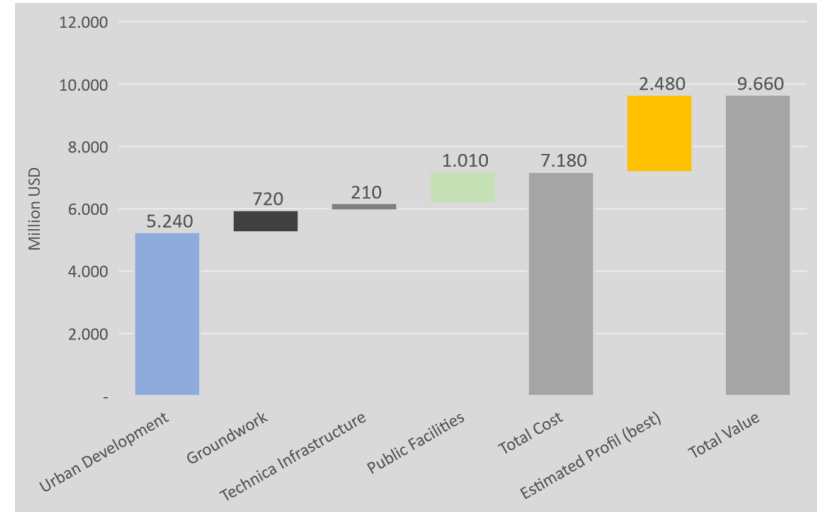
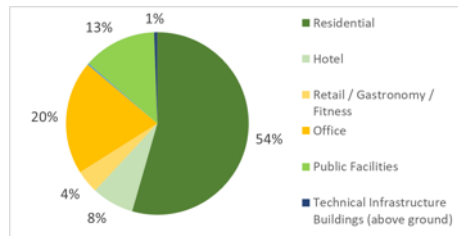
- building development incl. all assets and parking
- land reclamation, demolition and groundwork
- creating a new beach, park and outdoor facilities
- roads and pavement
- technical infrastructure
- stormwater treatment

### Development Assets

Total 3,5 mio. USD sqm GFA

### Sales Price 3.850 USD

Average per sqm



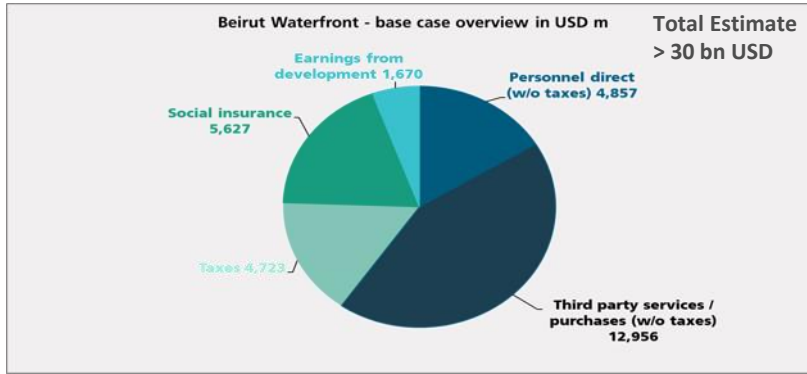
### Total Profit up to rd. 2,5 bn. USD estimate

#### Suggested Use of Development Profit for

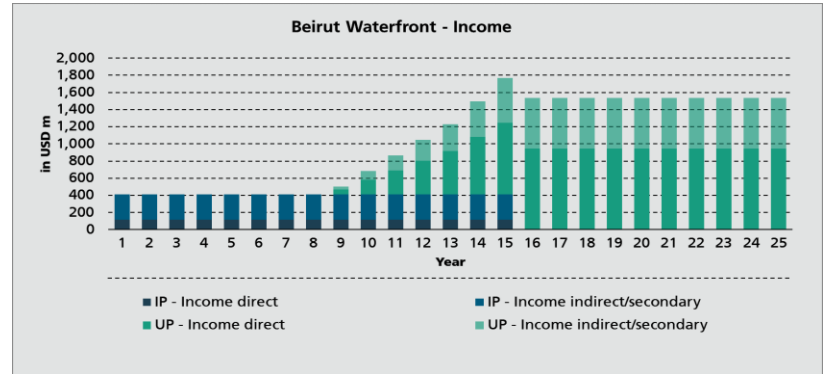
- 33 % Harbor Expansion
- 33 % City Renewal
- 33 % Family Living

# Indirect Profitability | 30 bn USD in 25 years

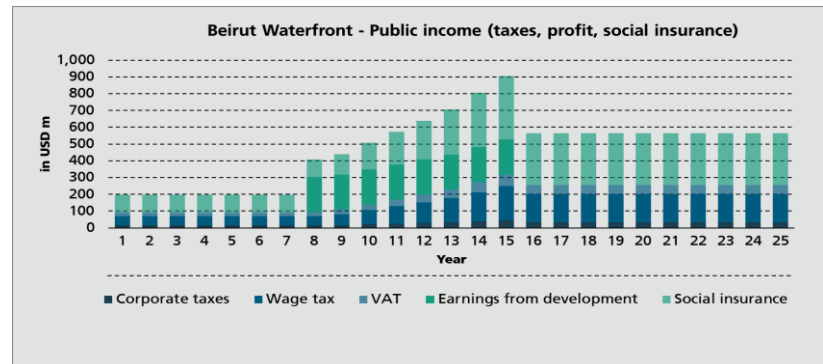
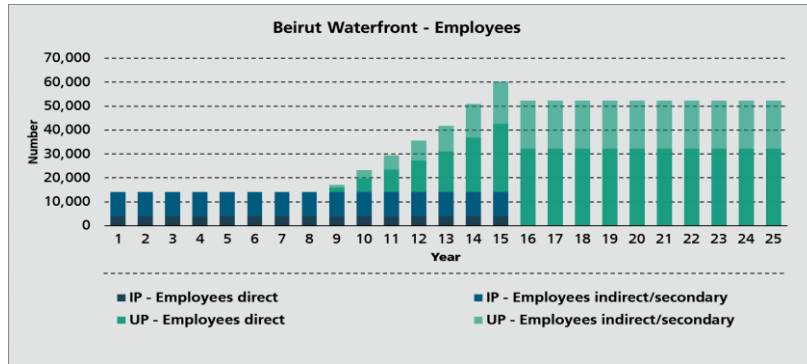
## 50.000 permanent employees



IP = Investment phase      UP = Utilization phase



IP = Investment phase      UP = Utilization phase



# Time Milestones to Realization

Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Governmental agreement	█																
Organization set up	█																
Set up Program and Project Management	█																
Financial clearance	█	█															
Harbor Expansion																	
Technical Planning	█	█															
Groundworks incl. Traffic									█				█				
Technical Infrastructure										█				█			
International Architects Competitions												█					
Planning and commissioning																	
Approvals / Building permits																	
Building Phases					1				2				3				
Marketing and selling	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Utilization																	

## Implementation period of approx. 15-20 years

- Advance planning: civil engineering, technical infrastructure, detailed urban planning including permits approx. 3 years
- Basic work approx. 4 years, phased implementation from west to east, parallel: land reclamation, transformation of the city motorway
- Development of the technical infrastructure approx. 4 years
- Building construction in 3 construction phases from west to east as part of the expansion of the port; approx. 4 years per construction phase

## Major upcoming milestones and decisions

- Decision on implementation concept
- Structure and staffing of the project organization
- Clarification of the organizational financial framework and budget of the project
- Clarification of the property availability
- Planning approval (recommendation: international competitions)

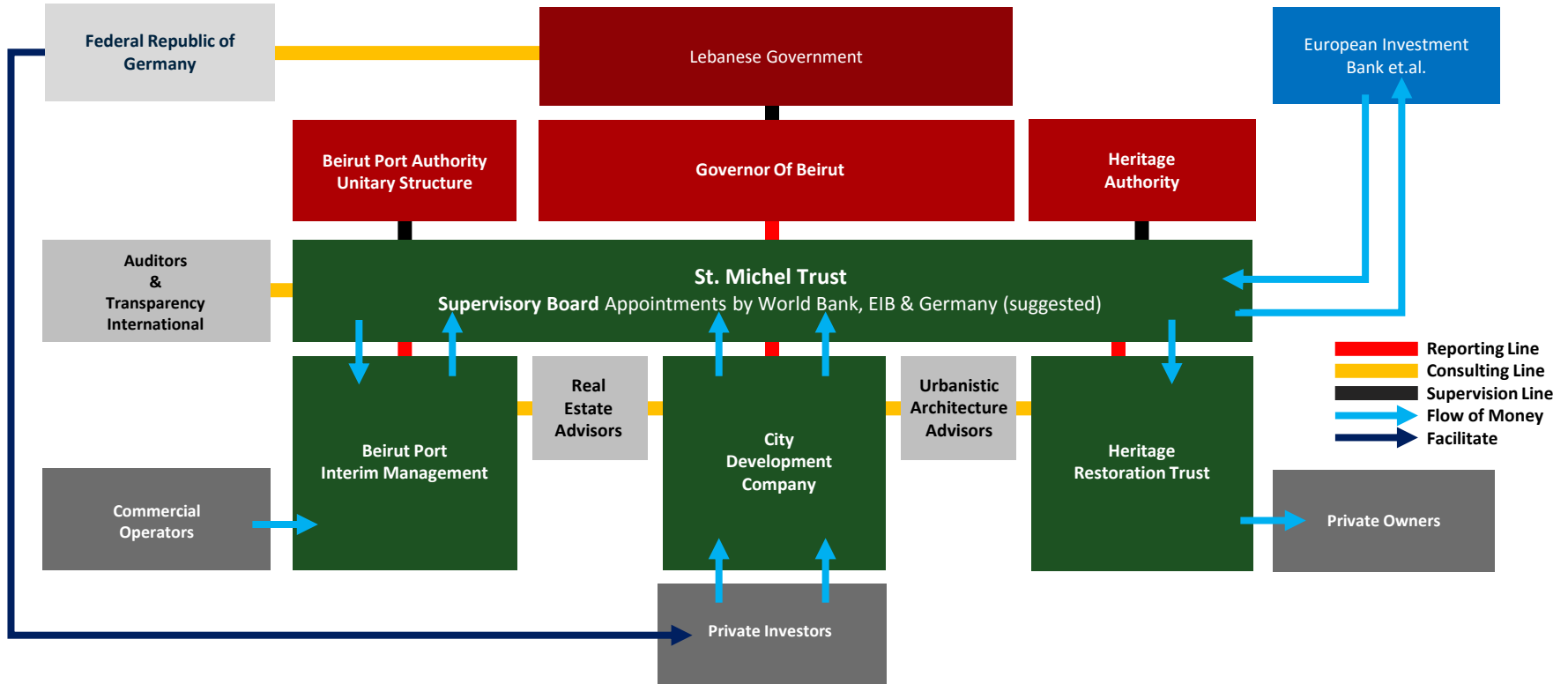


# Realisation



# Overall Organization

## Clear Governance | Transparent Flow of Money



## Expertise & Contact



# Hamburg Port Consulting | Global Experience

## Project Locations around the World

Figures including HHLA Parent Company (operating 3 Terminals outside Germany)

19

Global terminal operators

1660

Realised projects

6.300+

Employees

65

Optimised Ports and Terminals

7,6 Mio. TEU

Container Throughput

114

Planned ports and terminals

1.4 bn €

Total Revenue

6

Software solutions





# Colliers International is a Global Leader in Real Estate Consulting

68

Countries

18.000+

Professionals

70,000

Transaction Deals



3.1 €

Total Revenue (in bn.)

186

Managed (millions of sqm)

115 €

Transaction Volume (in bn.)

## Company profile

- **Full-Service-Provider** : Customized solutions for authorities, property owners, investors, tenants, owner-occupiers and developers
- A company culture marked by **entrepreneurial and transparent spirit**
- **Service Excellence** as guiding principle of our activities – the success of our clients is always our focus

## Key facts

- Global presence in **68 countries, 18,000+ professionals**
- Revenue 2019: **€3.1 billion**
- **Transaction volume: €115 billion** and more than **70,000 deals**
- Managed area: **186 million sqm**
- Listed at stock exchange New York (**Nasdaq: CIGI**) and Toronto (**TSX: CIGI**)

# Contact



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