



وزارة الإسكان

Ministry of Housing

BUILDING SUSTAINABLE CITIES

OUR COMMON FUTURE



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His Royal Highness
Prince Khalifa bin Salman
Al Khalifa

The Prime Minister



His Majesty
King Hamad bin Isa
Al Khalifa

The King of the Kingdom
of Bahrain



His Royal Highness
Prince Salman bin Hamad
Al Khalifa

The Crown Prince,
Deputy Supreme Commander
and First Deputy Prime Minister

Message from the Minister



129,000

DIFFERENT
HOUSING
SERVICES
PROVIDED TO
CITIZENS

Basim Bin Yacob AlHamer
Minister of Housing



“Looking back over the 60 successful years of housing services delivery, the Government of Bahrain through the Ministry of Housing was able to provide around 129,000 housing services for its citizens at a total cost of around BD4 Billion. These numbers are expected to increase in the years to come, in light of the large projects and programs currently being implemented by the Ministry of Housing”.

The next phase will focus on strengthen partnership with the private sector through initiatives launched by the Ministry since 2012.

Housing development in the Kingdom of Bahrain extends for nearly 60 years and shows many important initiatives and achievements that reflect the awareness of the Kingdom of Bahrain and its government in the management and provision of housing services to its citizens.

This successful endeavor started at the end of the 1950's through the construction of residential units in the various governorates of the Kingdom, and followed at the beginning of the 60's with the more systematic provision of housing services to its citizens based on Ministerial Decree No. 2 issued in 1962.

As part of the Ministerial Decree, the Housing and Ownership Directorate and its implementation rules and regulations were established as a testimony of the development of Bahrain as a modern state, with housing service given priority at an early date.

With the rapidly increasing population and the associated need to create urban communities, including housing projects and services that support the citizens, the Government of Bahrain has taken, from an early date, proactive steps to cope with this steady population growth through the establishment of New Towns including Isa Town during the 1960's, Hamad Town in the 1980's and Zayed Town in the 1990's.

A turning point of the management and provision of housing services to Bahrain's citizens came with the issuance of an Amiri Decree in 1975 establishing the Ministry of Housing was realized.

The Ministry established appropriate directorates and departments, developed and continues to develop, innovative initiatives, projects and programs to deal with opportunities and challenges in the housing sector, including the effects on it of the population growth.

The current stage of Bahrain's housing programme is derived from Bahrain's vision to expand delivery the housing services through the construction of integrated and self-sustaining towns. This programme comprises of five new towns constructed concurrently and which include Madinat Salman, East Hidd New Town, East Sitra New Town, Madinat Khalifa and Al Ramli New Town.

Other important initiatives, focus on strengthening partnerships with the private sector for the delivery of housing services in particular through initiatives launched by the Ministry since 2012. Bahrain is expected in the future to increasingly dependent on these partnerships as they have the potential to create a more sustainable delivery process of housing services.

Looking back over the 60 successful years of housing services delivery, the Government of Bahrain through the Ministry of Housing was able to provide around 129,000 housing services for its citizens at a total cost of around BD4 Billion. These numbers are expected to increase in the years to come, in light of the large projects and programs currently being implemented by the Ministry of Housing.

Basim Bin Yacob AlHamer
Minister of Housing

“

“We thank the Ministry of Housing, represented by the Minister of Housing, Basim Yaqoub Al-Hamer, for their efforts in reducing citizens' waiting lists through diversification of housing service options and providing them with various initiatives and solutions, including the involvement of the private sector and its contribution to urban development and building Modern towns, in order to facilitate citizens access to housing, and taking into account their different social conditions”.

”

His Majesty King Hamad bin Isa Al Khalifa
King of the Kingdom of Bahrain
Receiving of Housing Minister Minister and employees
of the Ministry of Housing

28th Feb, 2017





Late Amir HH Shaikh Isa bin Salman Al Khalifa delivering keys
of first units in Isa Town to citizen. **13th November, 1986**

Housing Journey in the Kingdom of Bahrain 1963 – 2018





His Majesty King Hamad bin Isa Al Khalifa, King of the Kingdom of Bahrain, has the honor to hand over the first two residential units in Madinat Salman to the beneficiary citizens during the opening ceremony of the Town. **15th May, 2018**

Achievements



“
THE KINGDOM'S
EXPERIENCE WITH SOCIAL
HOUSING REFLECTS
PROPER MANAGEMENT
TO THIS FILE BY THE
GOVERNMENT”

3,383
Families were housed
through “Mazaya” since
launched in 2013 to 2018

40,000
Housing units to be delivered
in the shortest period possible
as per His Majesty the King's
Directions in 2014



64,500
Eligible citizen were funded
from 1960 to 2018

129,000
Different Housing Services
provided by the government to
the eligible citizens since
1960 to 2018



BD4 Billion
The volume of spending on
the housing file over the
past five decades



46,915
Residential Apartments
delivered to the citizens from
1960 to 2018

12,000
Housing Plots delivered
from 1960 to 2018



BD50M
Average of the
Government Rental
subsidy annually

500
Rental Apartments delivered
from 1960 to 2018

BD121M
The cost of Housing Loans
allocated for eligible citizens
since 1960 to 2018

“
ESTABLISHMENT OF
THE HOUSING AND
OWNERSHIP COMMITTEE
IN 1962 ILLUSTRATED
THE FEATURES OF THE
MODERN STATE”

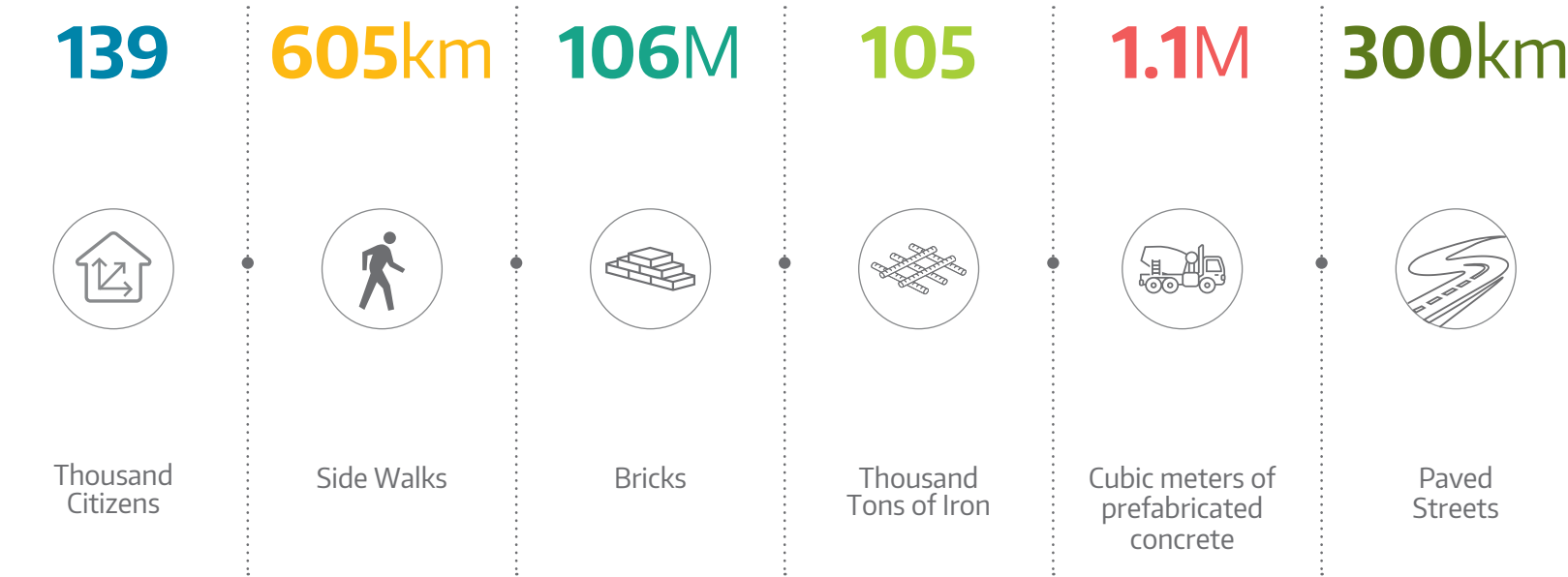
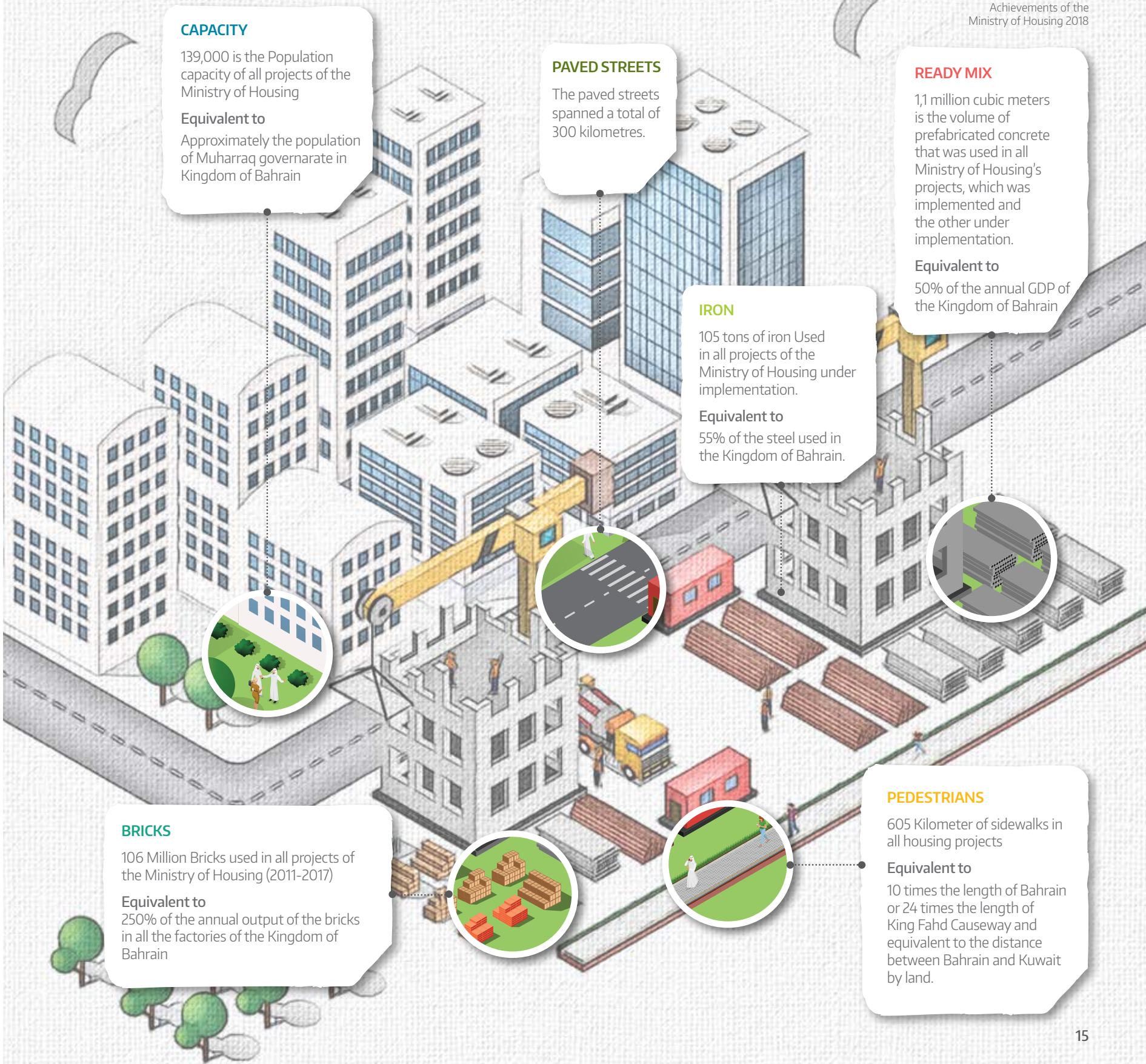


Housing Facts

about the efforts of housing projects' implementation
since 2011 to 2018

Since 2011, the Housing programme has witnessed a remarkable increase in the volume of construction carried out by the Ministry of Housing in its various housing projects across the governorates and villages of the Kingdom as a direct result of the Royal Directives, and supported by excellent government planning and management.

As a natural result of this increase in the volume of work, positive results were achieved, which are reflected in the figures and facts presented below:



Government Action Plan “2015-2018”

The Government Action Plan reflects the Government of Bahrain's strategic priorities over the next four years and focuses on delivering sustainable change in line with His Majesty King Hamad's development programme. Built upon the principles of sustainability, transparency, justice and competitiveness, the Government Action Plan seeks to capitalise on the Kingdom's resources and capabilities to meet the needs of all Bahrainis.

For the first time, Bahrain's Council of Representatives were granted full authority to review and approve the four-year plan in February 2015. These new expanded legislative powers followed the outcomes of the National Dialogue and the Constitutional Amendments of 2012. Following their review, the Council of Representatives tabled 52 recommendations, which the Government of Bahrain subsequently approved and incorporated into the Government Action Plan.

The Government Action Plan's strategic priorities over the next four years “2015-2018” cover some categories that include the provision of housing services to citizens at the optimum quality and speed, by working on:



Development of housing policies

- Review and amendment of the eligibility criteria for housing services including the necessary mechanisms and provisions to regulate housing support.
- Determination of the number and type of housing units to be provided annually.
- Identification of financing options for purchase or construction of residential units.



Reduction of the waiting period by accelerating the provision of housing units

- Implementation the Royal Directives to provide 40,000 housing units for citizens through the execution of Housing Projects in various governorates of the Kingdom, delivering at least 25,000 new housing units within four years.



Enhancement of the role of the private sector in providing social housing projects

- Partnership with the private sector for the construction of housing units.
- Introduction of a Program for the purchase of ready-constructed units from the private sector.
- Cooperation with the private sector to ensure the use of modern technologies and effective ways to provide social housing.



Facilitation of the citizens' access to mortgages for home ownership

- Continue implementation of the Social Housing Finance Scheme to help citizens on the Ministry of Housing's waiting list to obtain mortgages from banks to buy housing units from private sector projects.
- Improvement and development of the Social Housing Finance Scheme “MAZAYA” to include the most important principles of mortgage systems and provide maximum financial support for citizens.
- Continue to provide housing Rental Subsidies.



H.R.H the Prime Minister Sheikh Khalifa bin Salman Al Khalifa, receiving HE the Housing Minister to follow-up the housing projects. 26 Jul, 2017

Ministry of Housing's Achievements within Government Action Plan 2015-2018

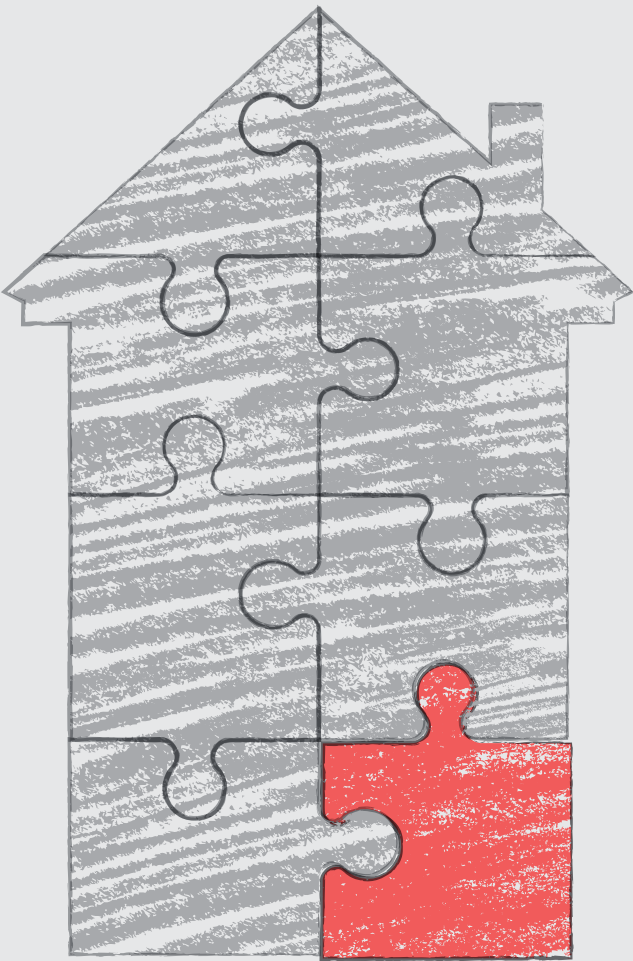


Implementation

25,000

Housing units

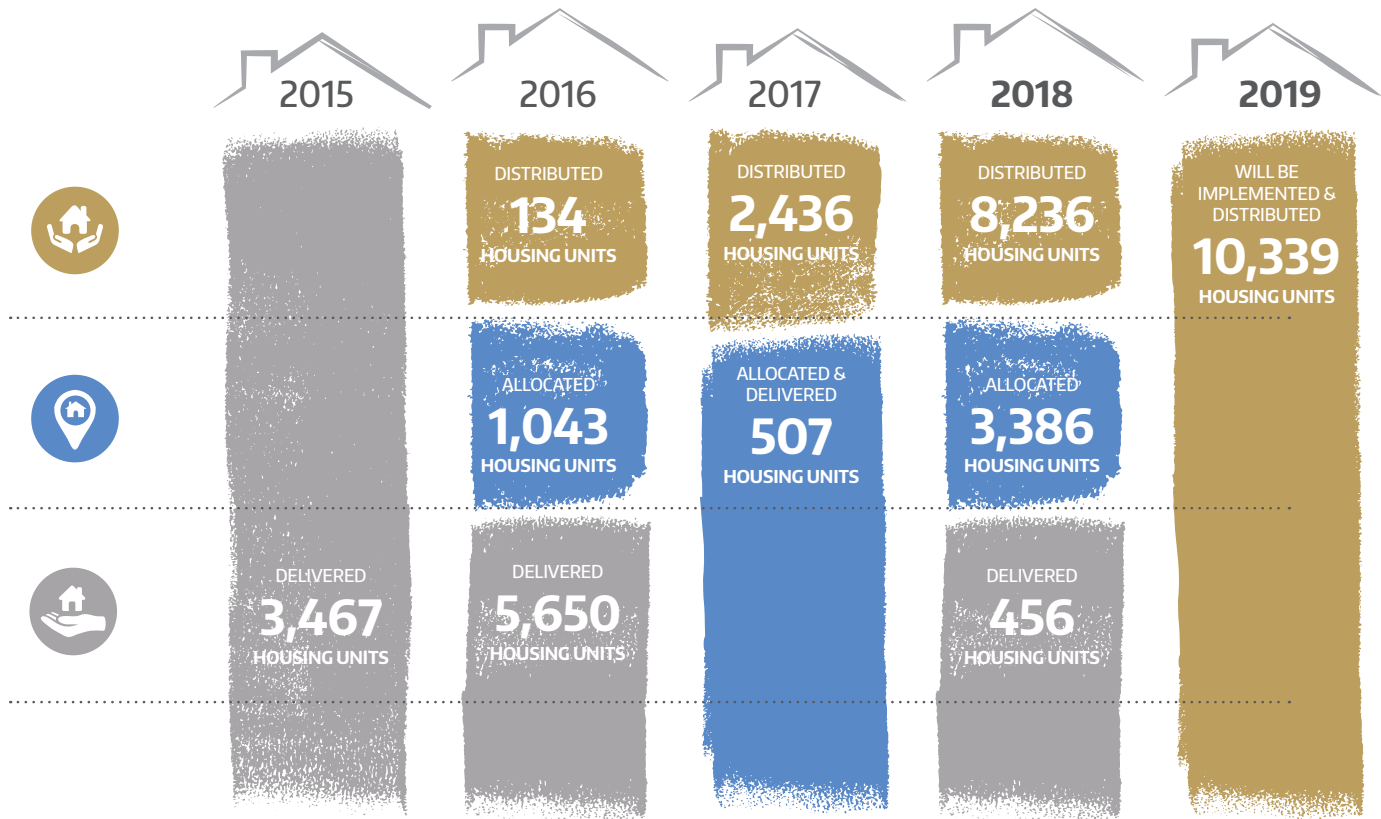
in line with the royal directives
to build 40,000 housing units



12.5%

Private Sector
Contribution

As per the Ministry's commitment
according to the Government Action
Plan, a partnership was established
with "Diyar Al Muharraq" to deliver
3,043 social & affordable housing in
Deerat Al Oyoum project.



9,573

Housing
Units
Delivered



4,936

Entitlement
certificate
allocated



3,306

Housing
Units Under
Construction



4,512

Construction
and purchase
loans



893

Housing
units
delivered



2,383

Housing
Units
Tendered



3383

Beneficiaries
from
"Mazaya"



5,328

Housing
units to be
tendered

The efforts of housing projects’ implementation “2015-2018”

The Ministry of Housing
was able to implement

26,546 housing units
accommodating
159,294 citizens
through the housing towns projects,
districts and village.

The Ministry of Housing
contributed to supporting the
infrastructure projects in the Kingdom,
where it spent

BD 246,892,532
in this field.

The ministry spent

BD 1,403,621,165
including housing units and
infrastructure.

Infrastructure works varied between

**roads, electricity, water,
sewerage, health, sports,
educational, marine coasts,**
etc.



**Housing
units**

The volume of expenditure ‘direct cost’ is

BD 1,156,728,633

Housing Facts



Number of housing units

26,546 units



The Capacity

159,294 citizens



Infrastructure works

The volume of expenditure “direct cost” is

BD 246,892,532

	Roads	
	Streets & Side walk	655 kilometers
	Bridges	8
	Open areas	
	Gardens	252
	Open areas	34
	Plaza & Business services	109
	Educational	
	Educational facilities	42
	Places of worship	
	Friday &Local Mosques	65
	Storm and sewerage services	
	The sewage network	342 kilometers
	Rainwater Network	201 km
	The sewer rooms	33,194 rooms
	Sewer observation rooms	10,263 rooms
	Rainwater drainage rooms	7,025 rooms
	Storm water treatment plants (STP)	1 stations
	Water treatment plants	2 stations
	Electricity and water services	
	Power stations (11-KVA)	741 stations
	Power stations (66-KVA)	15 stations
	Power stations (220-KVA)	11 stations
	The length of the electricity cables	1,205 kilometers
	The length of the water pipes	332 kilometers
	Health facilities	
	Hospitals	1
	Health Centers	7
	Health clinics	11
	Sports facilities	41
	The waterfront	36 kilometers
	The public coastline	59.5 km
	Bicycle routes	4092 Km
	Public transport stations	54

Government Forum 2018



“From the Government Action plan objectives to deliver 25,000 new housing units to meet the needs of citizens of housing services in various governorates of the Kingdom, of which 20,000 have been allocated till date, and we directing the Ministry of Housing to allocate an additional 5,000 housing units by the end of this year.

His Royal Highness Prince Salman bin Hamad Al Khalifa
The Crown Prince, Deputy Supreme Commander and First Deputy Prime Minister
28th Oct, 2018

Achievements

Aligned with the directive of His Majesty King Hamad bin Isa Al Khalifa to expedite the delivery of 40,000 housing units, the Ministry of Housing has accelerated the development of new cities across the Kingdom. Once completed, these landmark residential developments will deliver around 40,000 housing units. This is in addition to the Thousands units that are currently under construction, or in the planning & Designing stage, in other housing developments throughout all five governorates. The projects were financed through the approved budget by the esteemed Government for the housing sector, in addition to the allocated budgets by the Gulf Development Fund.

Deerat AL Oyoun

Located in the South side of Diyar Al Muharraq with a total land area of 1,175 million square meters, the project will include 3,043 residential units partly Social Housing units and partly affordable units for Mazaya at a cost of BD 276 million to government under the agreement signed between the Ministry of Housing and Diyar Al Muharraq. The name Al Oyoun for the project is derived from the fact that Bahrain was famous in ancient times for the availability of fresh water in a large number of areas in particular close to the project site itself. The word Deerat is single of Diyar, which embraces this project.

3,043 Units



15,785 Units, Flats & Plots

Madinat Salman



Madinat Salman is the largest and most advanced integrated social housing project ever undertaken by the Ministry of Housing. Located on the breathtaking northern coastline of Bahrain, the iconic 740-hectare city will include 15,616 residential housing units and flats, 169 plots and create a safe and integrated community for almost 100,000 residents.

Al Ramli District

Featuring 4,501 housing units and Flats, community facilities, green spaces, open areas, mosques and schools, the Al Ramli Housing Project is a self-contained residential city designed to cater to the needs of a diverse and integrated community and cater to an estimated population of approximately 29,260 citizens.

4,501 Units & Flats



4,533 Units, Flats & Plots



East Hidd Town

Located in East Muharraq on the Hidd peninsula, the 232-hectare East Hidd Housing Project will encompass 4,036 units and Flats, 497 Plots. In addition to community facilities and commercial opportunities. This landmark, mixed use development is built on newly reclaimed land and is set to house an integrated community of around 28,000 people.

3,850 Units & Plots

East Sitra Town

Located on Sitra Island and spanning 253 hectares to accommodate 25,025 people, East Sitra Housing Project will comprise approximately 3,157 units and 693 Plots, that have been intelligently designed to cater to the needs of Bahraini families. Each unit includes four bedrooms on the first floor and additional space on the ground floor to allow for further expansion.



7,700 Units & Plots

Madinat Khalifa

Located in the South East of Bahrain on an area of 734 hectares, the South Bahrain New Town encompasses the Prince Charles Foundation project and Askar, Jaw and Al Dur villages all in a sustainably designed master planned city. The town will include around 7,000 units and 700 Plots, and cater to an estimated population of approximately 48,000 citizens.



THESE LANDMARK RESIDENTIAL
DEVELOPMENTS WILL DELIVER
A TOTAL OF AROUND

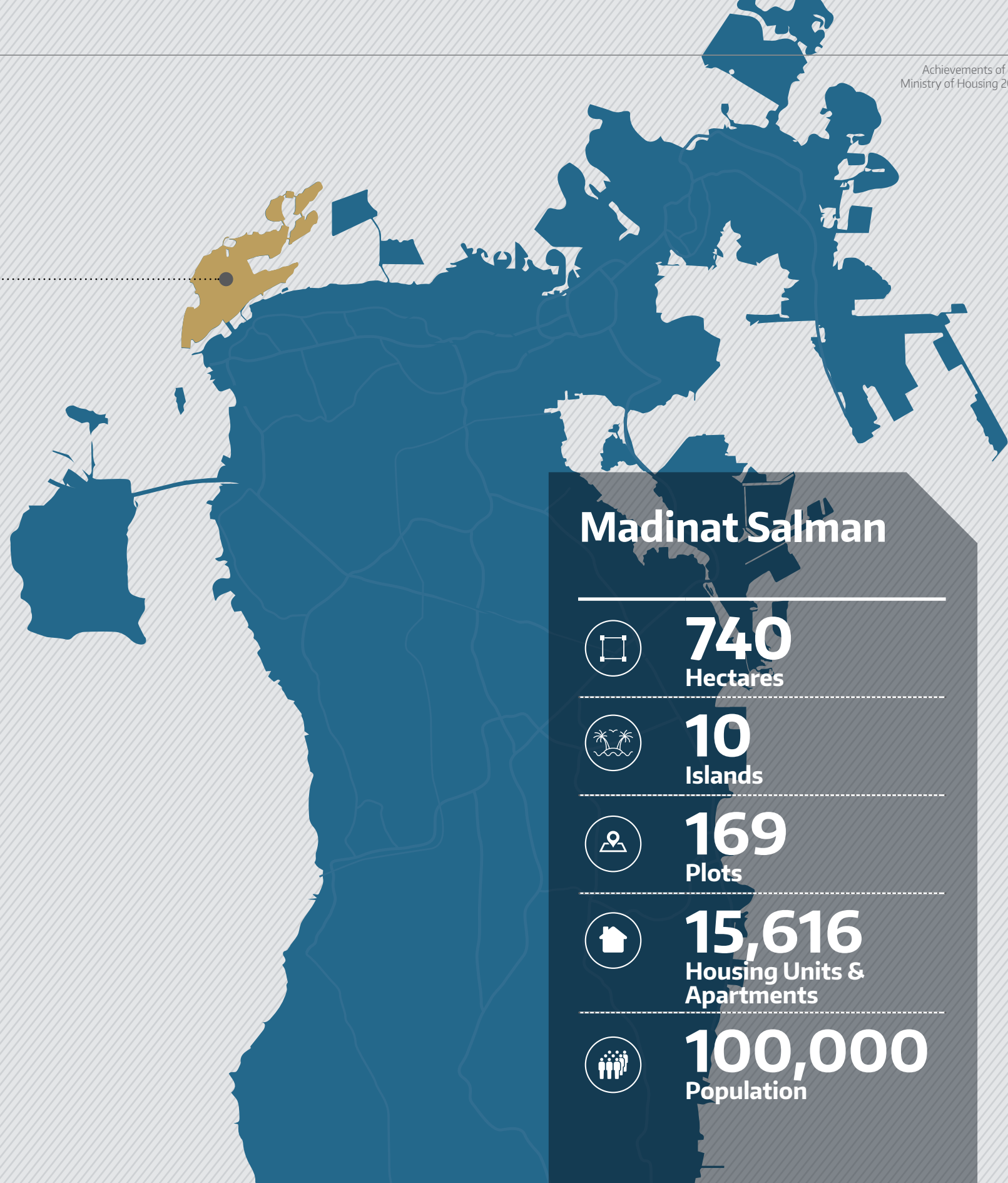
40,000
housing units

Madinat Salman

The project has the following facilities:

	1	University
	19	Schools
	36	Nurseries & Kindergarten
	100	Gardens
	4	Main entrances
	120	Km ways to walk
	41	Km routes for bicycles
	13	Public beaches
	4.8	Km stretch of beaches
	31	Km sea interfaces
	3	Youth sports club
	1	Sports city including a football stadium with a capacity for 20,000 fans
	3	Hotels
	4	Market / Souqs Large malls
	32	Medium to Small shops
	1	Multi-purpose hall
	4	Petrol stations
	1	Bus station
	1	Police station
	1	Fire station
	1	Post office
	0.6	Ha of ministry offices

	2	Grand Mosques
	9	Friday Mosques
	20	Local Mosques
	11	Power stations
	2	Water stations
	1	Sewage treatment plant
	4	Sewage lifting stations
	1	Main hospital
	5	Health centers
	8	Local clinics
	2	Elderly care homes



Madinat Salman



740
Hectares



10
Islands



169
Plots



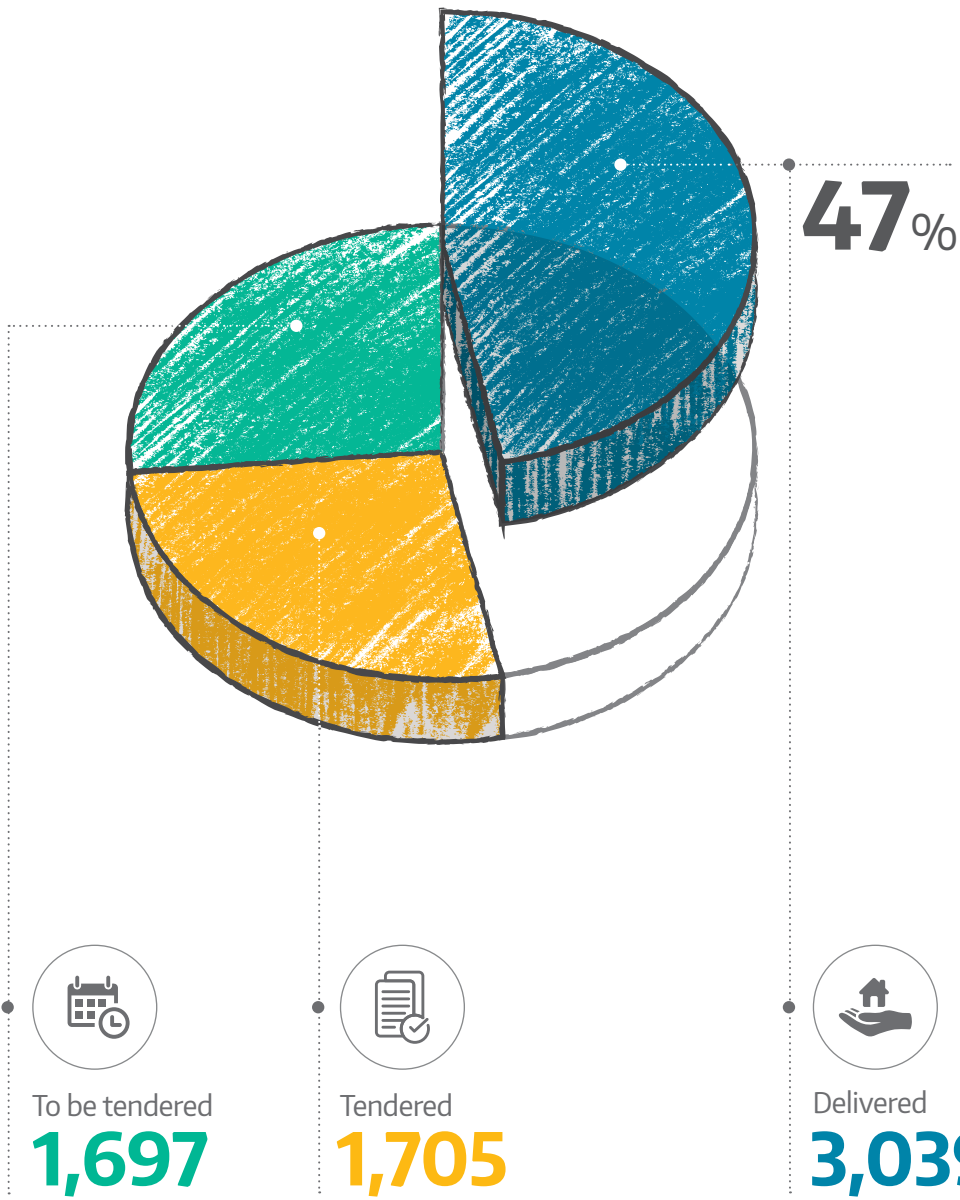
15,616
Housing Units & Apartments



100,000
Population

Madinat Salman

Status of Government Action Plan “2015-2018”



Latest Project Highlights

303 housing units on Island 14 (west) tendered in Q4 2018.

Tendering of 682 and 720 apartments on 21st May 2018 and 25th June 2018 respectively.

Delivery of the 1423 units by August 30,2018.

Delivery of 1418 units in island 13 on August 6,2018.

Electronic draw for 1189 units in island 14 completed as of March 29,2018.

Electronic draw completed for 1618 units as of February 18,2018.

Allocation of 234 units on December 11,2017.

Allocation of 1000 units on August 17,2016 and 618 units allocated on October 19,2016.

Construction of 1421 units on Island 14 (west) and 1618 units on Island 14 (east) & 13 with its associated infrastructure works are completed.

Infrastructure & Utilities works on islands 10,11 & 12 (BD 36 million from the UAE Fund) are in progress and expected to complete on Q2 2019.

Deep Gravity Sewer (DGS) works completed on 31 May 2018.

Sewage Treatment Plant and Long Sea Outfall is expected to complete in Q4 2018 and now partially commissioned.

Construction works for Bridges connecting Island 11-12 & 10-9 (BD 18 Million) is awarded 12 Aug 2018.



A part of the poetic operetta during the opening ceremony of Madinat Salman 15th May 2018



Madinat Salman



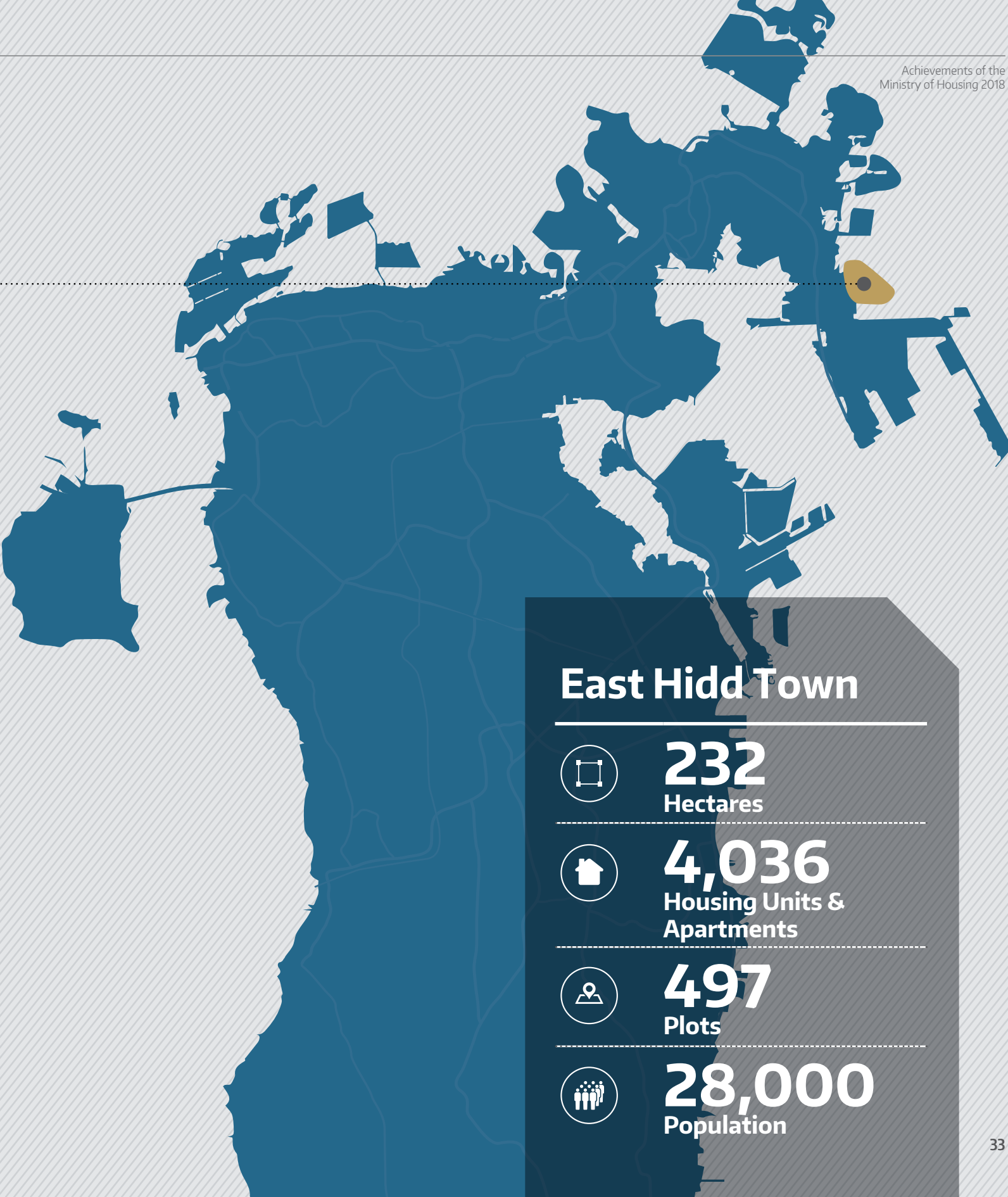
A Model of Residential units constructed in Madinat Salman.

East Hidd Town

The project has the following facilities:

	1	Secondary school
	1	Intermediat school
	4	Primary schools
	• 58,000 m² linear & pocket parks	
	• over 35,000m² waterfront promenade.	
	• over 300,000 m² town squares and landscape courtyards.	
	• 4,000 meter long cycle lane along the avenue and primary road	
	4	Friday Mosques
	6	local mosques
	3	Local health center
	1	Clinic

The East Hidd Housing Project is a new town development project for medium density low rise social housing totaling 4,533 dwelling units comprising of 2,827 double-storey villas, 1,209 apartment units and 497 gifted plots with social and commercial community-supporting facilities across a 232 hectare site. The Master Plan on a newly reclaimed land plot located to the west of Dry Dock Highway in Muharraq Governorate provides approximately 1.1 million sq.m. of residential floor space for an anticipated population of 28,000.



East Hidd Town



232
Hectares



4,036
Housing Units & Apartments



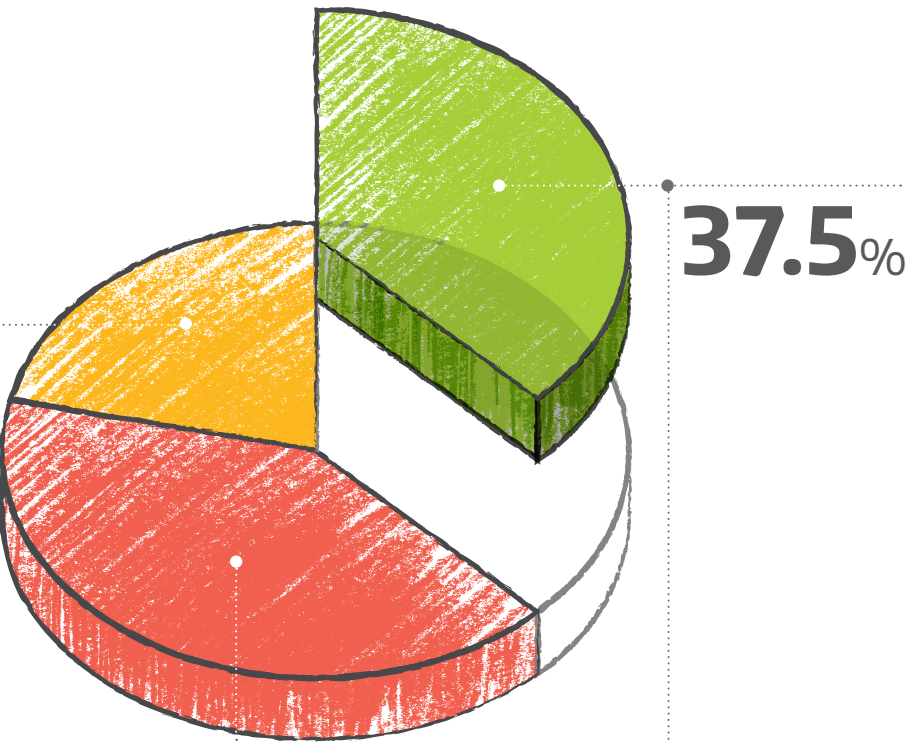
497
Plots



28,000
Population

East Hidd Town

Status of Government Action Plan “2015-2018”



Tendered
1209



Under Construction
2,340



Allocated
2,132

Latest Project Highlights

Completion of the construction works for 487 housing units at 100% and completion of 95.39% of the infrastructure works.

70.90% of construction works were done for 398 housing units and 33.65% for infrastructure.

32.74% of construction works and 11.01% of infrastructure works were done for 507 housing units.

62.78% of construction works were done for 740 housing units and 1.32% for infrastructure work.

424 and 271 housing units will be constructed nearly.

40.24% the average rate of completion of infrastructure works at all stages.

100% the completion of construction work for gifted plots and 72.97% for infrastructure work.

905 housing units were allocated in November 2016.



His Royal Highness Prince Khalifa bin Salman Al Khalifa, Prime Minister, visits East Hidd Housing project and directed to speed up implementation of the project. 10th May 2018

East Hidd Town



Models of Residential units constructed in East Hidd Town.

East Sitra Town

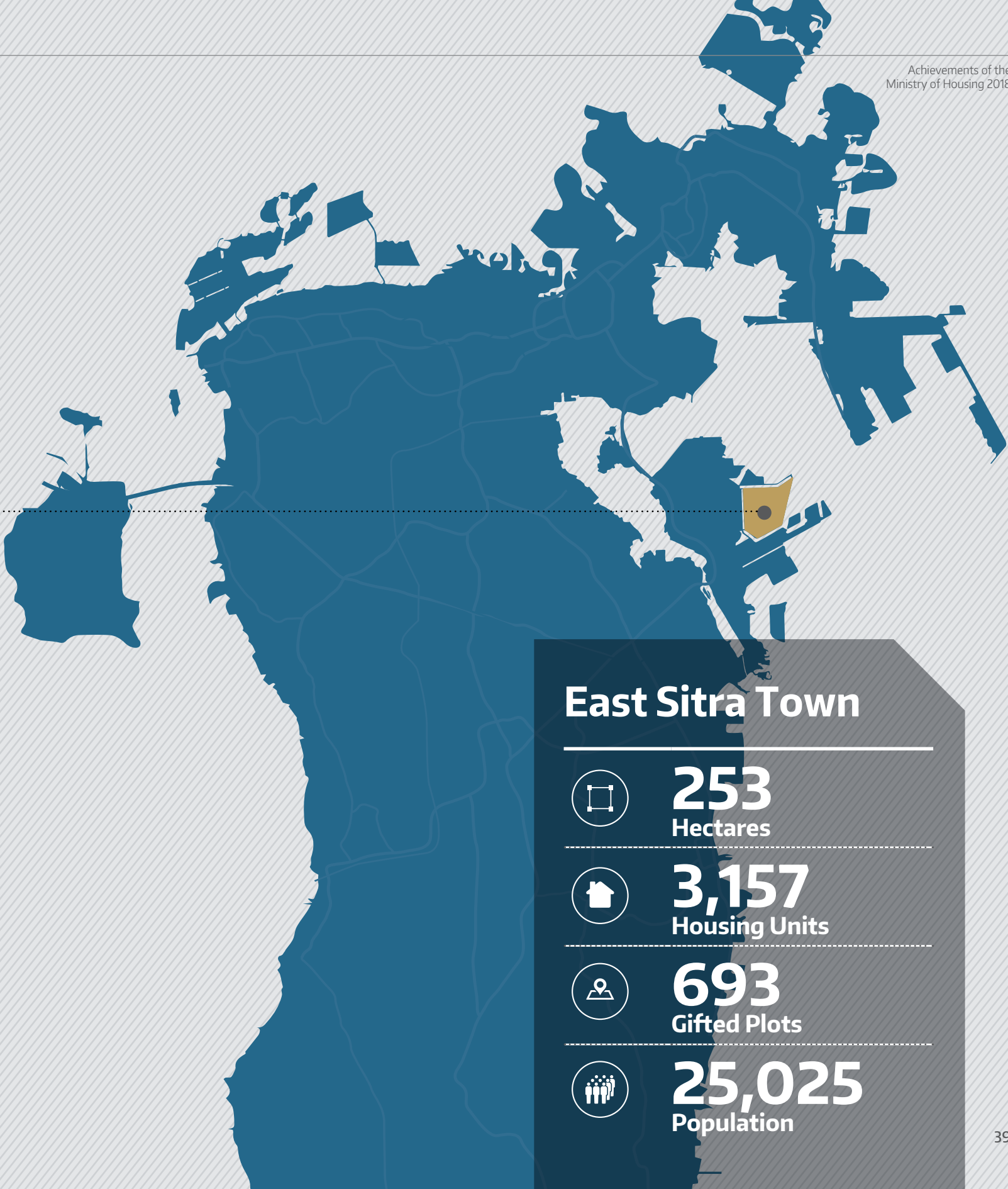
The project has the following facilities:

	1	Post Office
	1	Police Station
	1	Coast Guard
	36	Bus stops along the internal roads
	1	Bus Station
	1	Petrol Station
	1	Central park
	7	Community Gardens
	10	Neighborhood Gardens
	130	km of walkway throughout the development
	5.62	620 km long water front
	130	Km cycling tracks
	5	Commercial Plots including 1 Mall
	4	Community Centres
	10	Neighborhood Centres
	1	220 kV bulk supply stations
	4	66 kV primary substations
	1	Elevated Water Tank
	1	Sewage treatment plant

	4	Friday Mosques
	10	Local Mosques
	2	Ma'atam
	2	Comprehensive schools
	4	nurseries
	4	kindergartens
	2	elementary school
	1	GOYS and Sports facilities
	1	Health center
	1	childhood Developments Center
	1	Social Center
	1	Culture Center

East Sitra Social Housing Project is adjacent to Sitra in the Capital Governorate of Bahrain. The development will be a unique Bahraini Community that provides predominantly 3,157 housing units and a sustainable, self-fulfilling life to its inhabitants. East Sitra Town will function an entirely autonomous town with social and private housing, mosques, schools, offices, shops, recreation.

**Total housing services:
3,157 Units and 693
Gifted Plots.**



East Sitra Town



253
Hectares



3,157
Housing Units



693
Gifted Plots



25,025
Population

East Sitra Town



An Aerial perspective of East Sitra Town.

Madinat Khalifa

The project has the following facilities:

8	Kindergartens
6	Primary Schools
2	Intermediate Schools
4	Secondary Schools
2	Libraries
2	Institutions

60.4	ha of Parks / Open Space Provision for cycle paths and bus stops in the area
9.2	Km green pedestrian rout
27.1	Km local cycle rout
10.84	Regional cycle and jogging rout
2.7	ha Cemetery

100	ha of Future Growth Area
7.4	ha of Future Light Industrial Areas
33.5	ha of Future Public Service Land
60.8	ha of Future Residential Areas / Gifted Plots

1	Market / Souq
1	Shopping Mall
1	Multi-Purpose Hall

3	Petrol Stations
1	Bus Station
0.6	ha of Ministry Offices
1	Police Station
1	Fire Station
1	Post Office

1	Health Centre
12.5	ha Hospital / Maternity Centre
9	ha Youth Sports Club

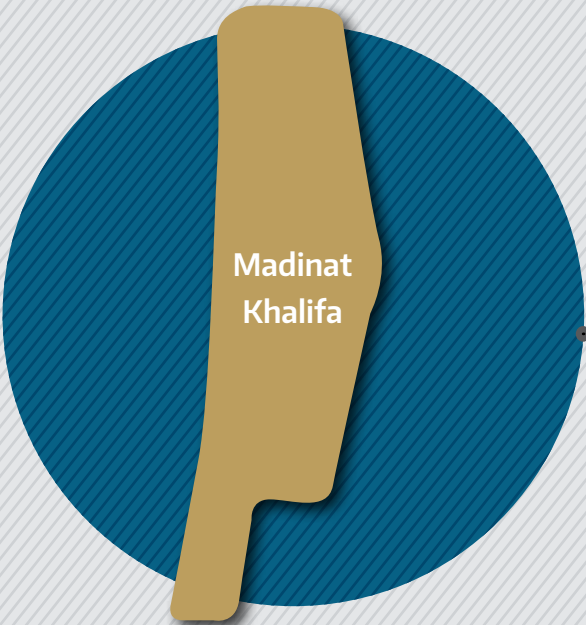
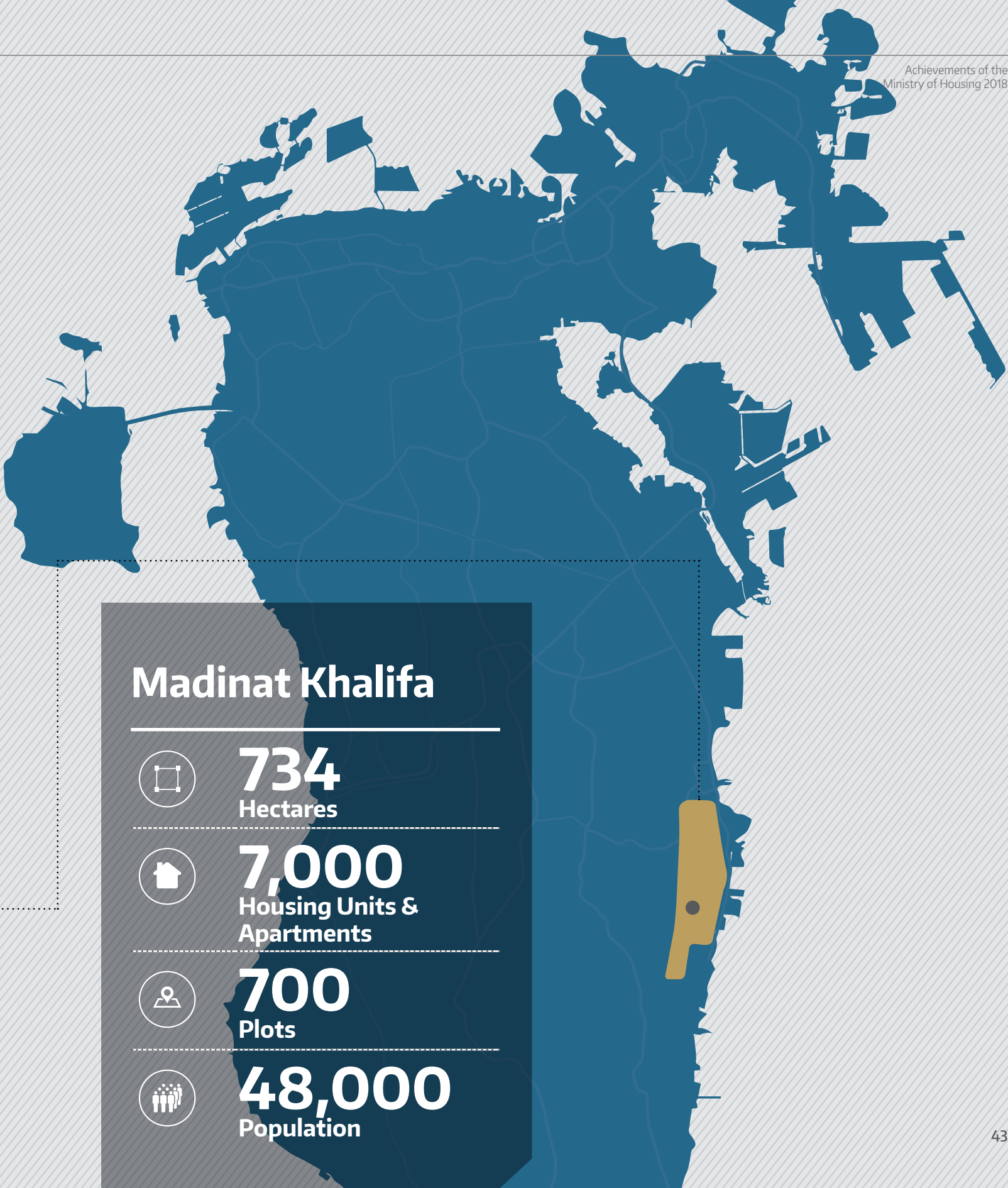
4	Friday Mosques
13	Local Mosques

2	Substations (220kV)
15	Substations (66kV)
1	Water Tower
1	Irrigation Reserve Tank
1	Sewage Treatment Plant

Madinat Khalifa aims to respond to the urgent need for housing in Bahrain. The total 734-hectare project area will provide 7,000 residential units. Of this overall figure, the Madinat Khalifa will seek to obtain planning for an estimated 4,600 new villas and flats over three phasing periods. The project aims to be used as a model for creating walkable communities – bringing together the best of Bahraini tradition and contemporary convince, as well as introducing new planning, urban design and architectural technologies.

Villa Gross Floor Areas range from 186-224 m2, including a disabled villa option.

Flat Gross Floor Areas range from 175-190 m2 and are made of 4 block option types.



Madinat Khalifa



734
Hectares



7,000
Housing Units &
Apartments



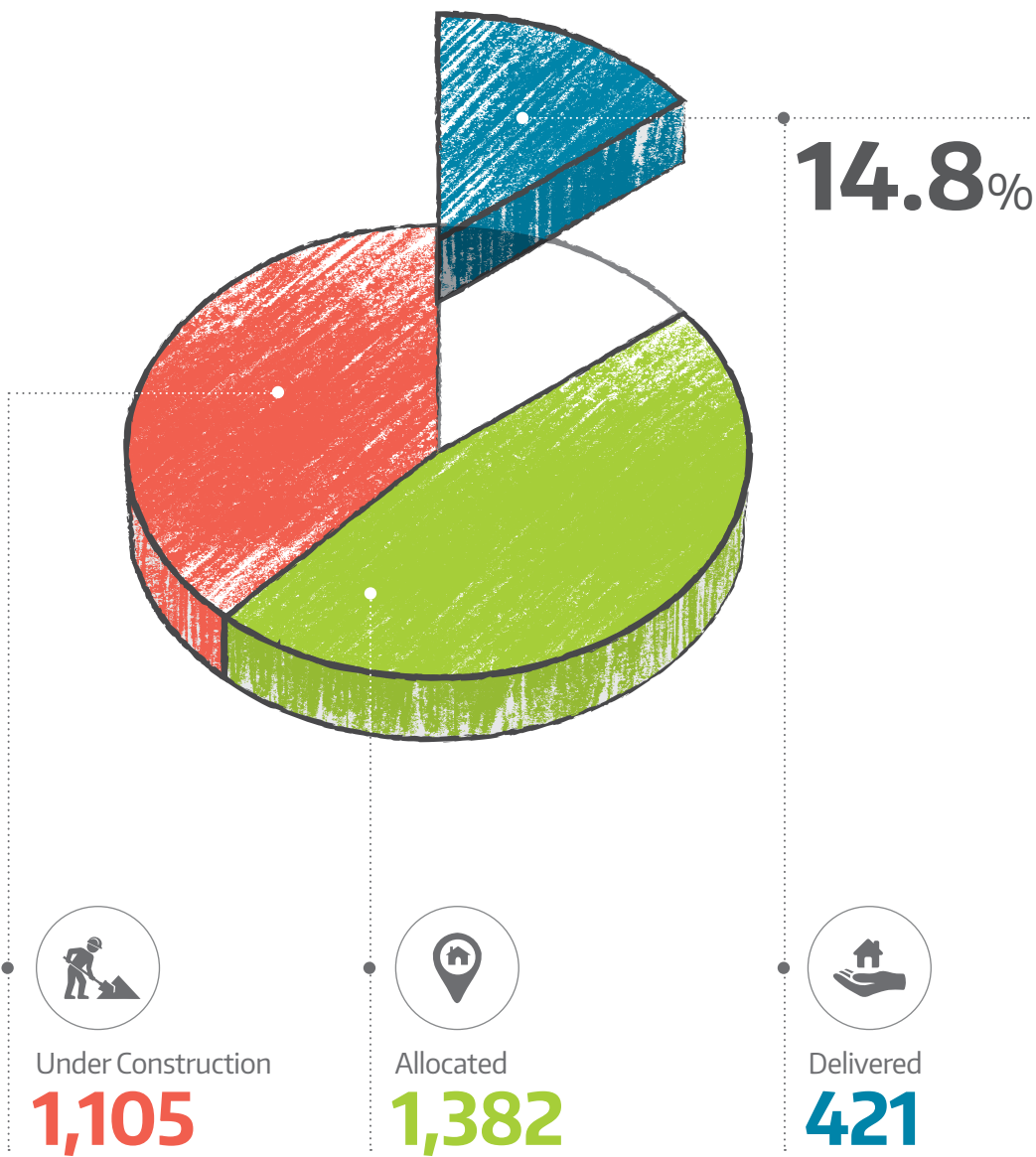
700
Plots



48,000
Population

Madinat Khalifa

Status of Government Action Plan “2015-2018”



Latest Project Highlights

The keys of the first part of the first phase of Madinat Khalifa that included of 421 housing units were handed over on 4 June 2018.

1054 housing units will be completed from the first phase of Madinat Khalifa project, consisting of 862 houses and 192 apartments in December 2018.

120 housing units were allocated from the second phase of the Madinat Khalifa on 3 July 2018.

400 residential units were allocated from the second phase of the Madinat Khalifa on 3 July 2018.

The design and planning of 4,576 housing units was carried out by Prince Charles Charity Foundation and approved by the stakeholders of the project.

Tender for the design of the infrastructure of the second phase of Madinat Khalifa, consisting of 1604 units divided into two phases, the first: 400 housing units, and the second: 1204 in October 2017.

Infrastructure works for the second phase of Madinat Khalifa will be completed in March 2019.

Tender for the implementation of the first part of the second phase of 400 housing units will be put forward in the first quarter of 2019.

Tender for the second part of the second phase of 1204 housing units will be offered in the third quarter of 2019.



His Majesty King Hamad bin Isa Al Khalifa extended a visit to the southern governorate and HM launched the name “Madinat Khalifa” on the projects of the southern housing projects which gathers Askar, Jaw, Bur Aldor and its environs in the presence of His Royal Highness Prince Salman bin Hamad Al Khalifa, the Crown Prince, Deputy Supreme Commander and First Deputy Prime Minister, in recognition of his great achievements and valuable contributions. Through his blessed work in the service of the homeland and its prosperity. **13th December 2017**

Madinat Khalifa



Al Ramli District

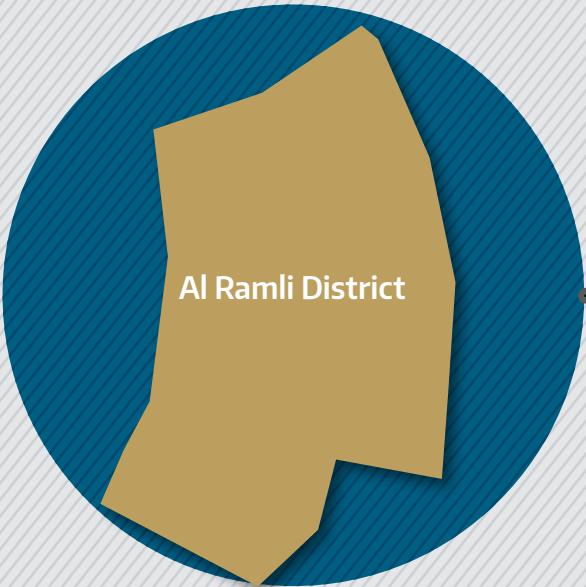
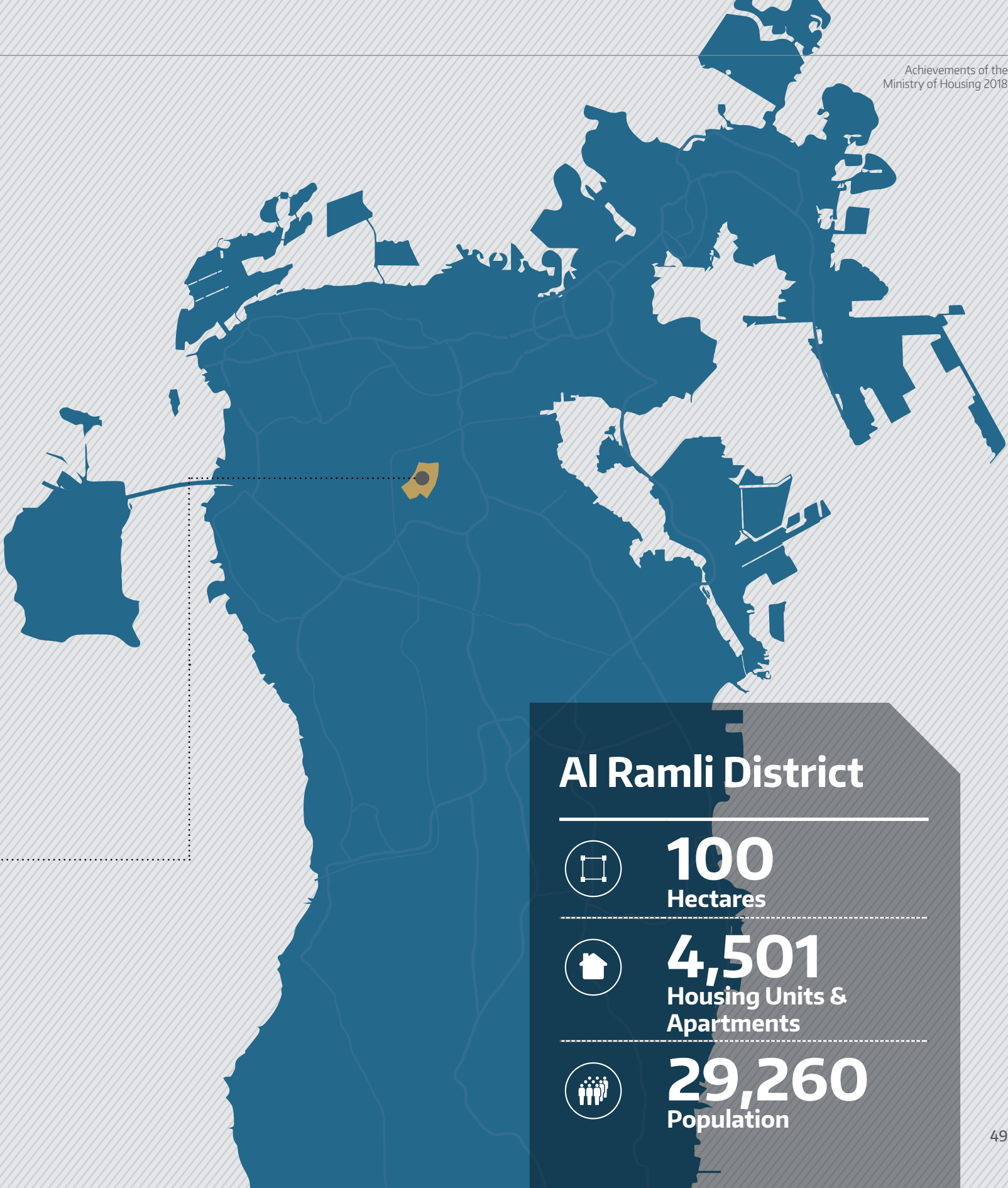
The project has the following facilities:

	9	Gardens
	2	Primary Schools
	1	Kindergarten
	1	Shopping mall
	1	Traditional souq
	5	Neighborhood shopping centres
	1	Commercial plaza
	5	Neighborhood plazas
	1	Friday Mosque
	5	Neighborhood Mosques
	1	Primary Electrical Substation
	1	Water Distribution Station
	8	Walkable Neighborhoods

“Al Ramli” project is a social housing project located in the central part of Bahrain, close to Salmabad and A’ali village. The development will be a unique Bahraini community covering 100 hectares that provides predominantly 4,501 (housing/ apartment) units and a sustainable, self-fulfilling life to its inhabitants.

Al Ramli will function as an entirely autonomous town with social and private housing, mosques, school, shopping mall, shops, recreation.

Total social housing 1,261 villas and 3,240 apartments



Al Ramli District



100
Hectares



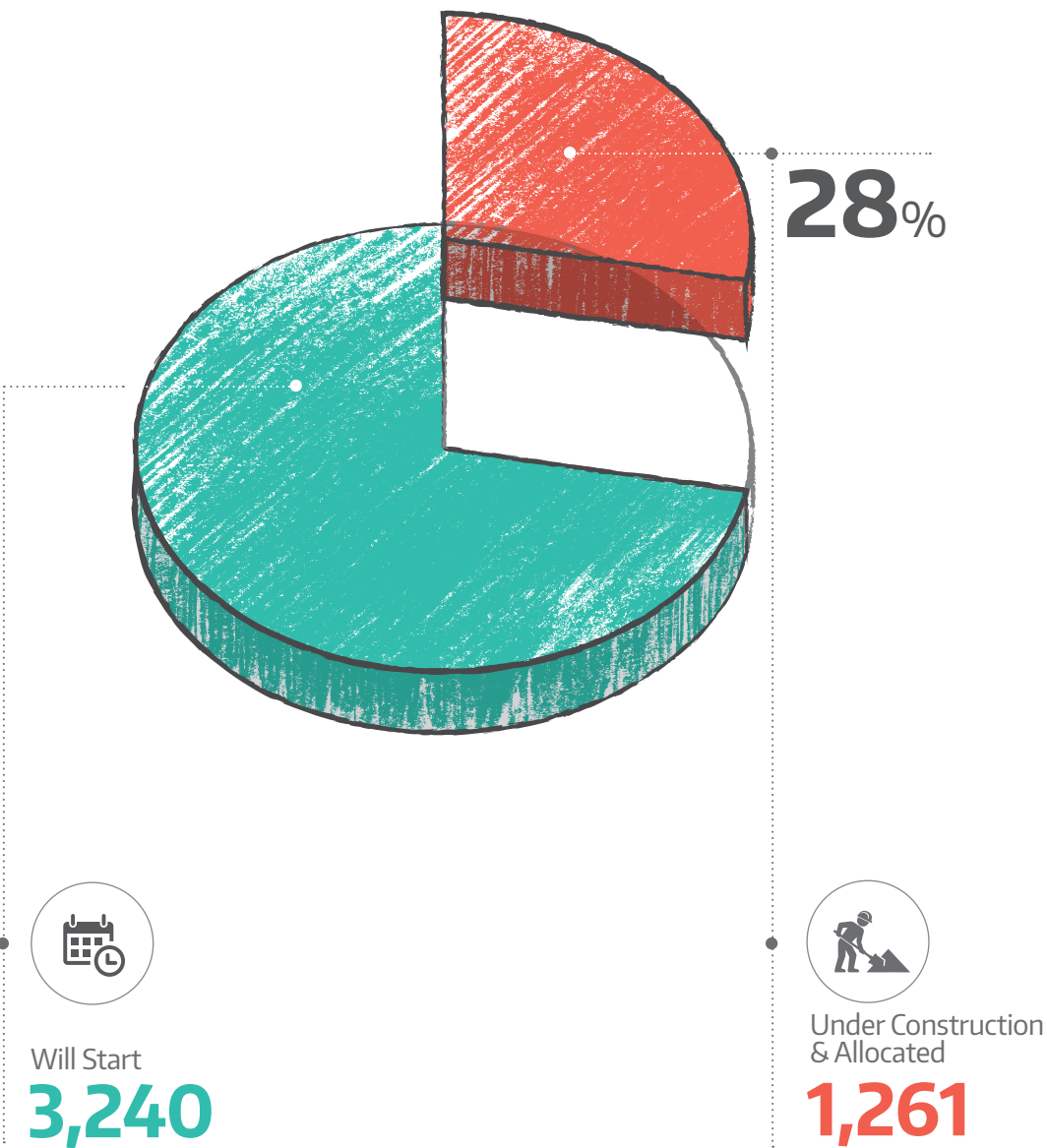
4,501
Housing Units &
Apartments



29,260
Population

Al Ramli District

Status of Government Action Plan “2015-2018”



Latest Project Highlights

1261 units are to be delivered by Q4 2018 and 3,240 units by Q4 2020.

1261 units awarded to 4 contractors and a contractor for the infrastructure.

Infrastructure works for 1261 units tendered in February 2017 and has been awarded and started the works in July 2017.

Ministry of Housing Studying the feasibility of developing 3,240 apartment units through a PPP with Eskin Bank.



A rendering picture of Al Ramli District project.

Al Ramli District



A Model of Residential units constructed in Al Ramli District.

Deerat Aloyoun

Project in partnership with (Diyar Al Muharraq)

The project has the following supporting facilities:

	2	Public schools
	6	Kindergarten
	6	Children play area
	4	Football field
	6	Distinctive neighborhoods and community facility
	1	Petrol Station
	6	Supermarkets
	6	Retail shops
	1	Local Health Centre
	6	Local Mosques

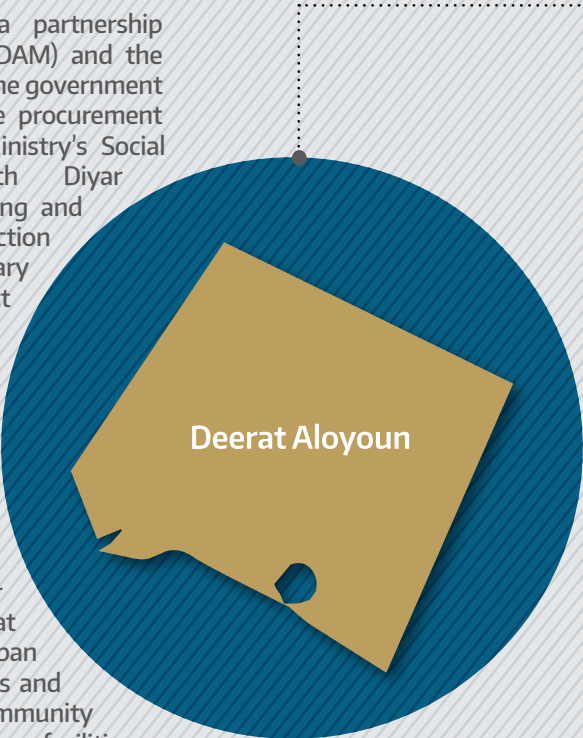
Derrat Aloyoun project is a partnership between Diyar Al Muharraq (DAM) and the Ministry of Housing (MoH) for the government of Bahrain, which involves the procurement of residential units for the Ministry's Social Housing Programme, with Diyar Al Muharraq financing, designing and managing the projects construction and primary and secondary infrastructure works. The project was launched at a signing ceremony, held on March 2015 at the project site, where the agreement was signed by the Minister of Housing, H.E. Basim Al Hamer, and the CEO of Diyar Al Muharraq, Dr Maher Al Shaer.

Located in the heart of Diyar Al Muharraq, the 'Deerat Al Oyouun' community will span across 1.2 million square meters and will comprise a residential community with integrated community facilities, mosques and green public spaces. The project will deliver social and affordable units totaling 3,043 units over 6 phases. Its strategic location also places it in close proximity to schools, shopping malls, public beaches, recreational facilities, mosques, medical facilities, and a modern transportation network. The completion date for the Project's first phase is in second half of 2018.

The social and affordable units will have a floor area of 220m². The social units have been designed to incorporate international design features to the facades which include Mediterranean, Modern, Spanish and Bahraini facades types.

Sales of the first phase (Priority) for the beneficiaries of the Mazaya Scheme has sold out.

Diyar Al Muharraq is a city for the people of Bahrain offering a range of housing options and quality lifestyle with a cohesive mix of residential and commercial properties it has strong lineup of projects aimed at creating a long term and sophisticated township.



Deerat Aloyoun



1.2M
Square Meter



3,043
Housing Units

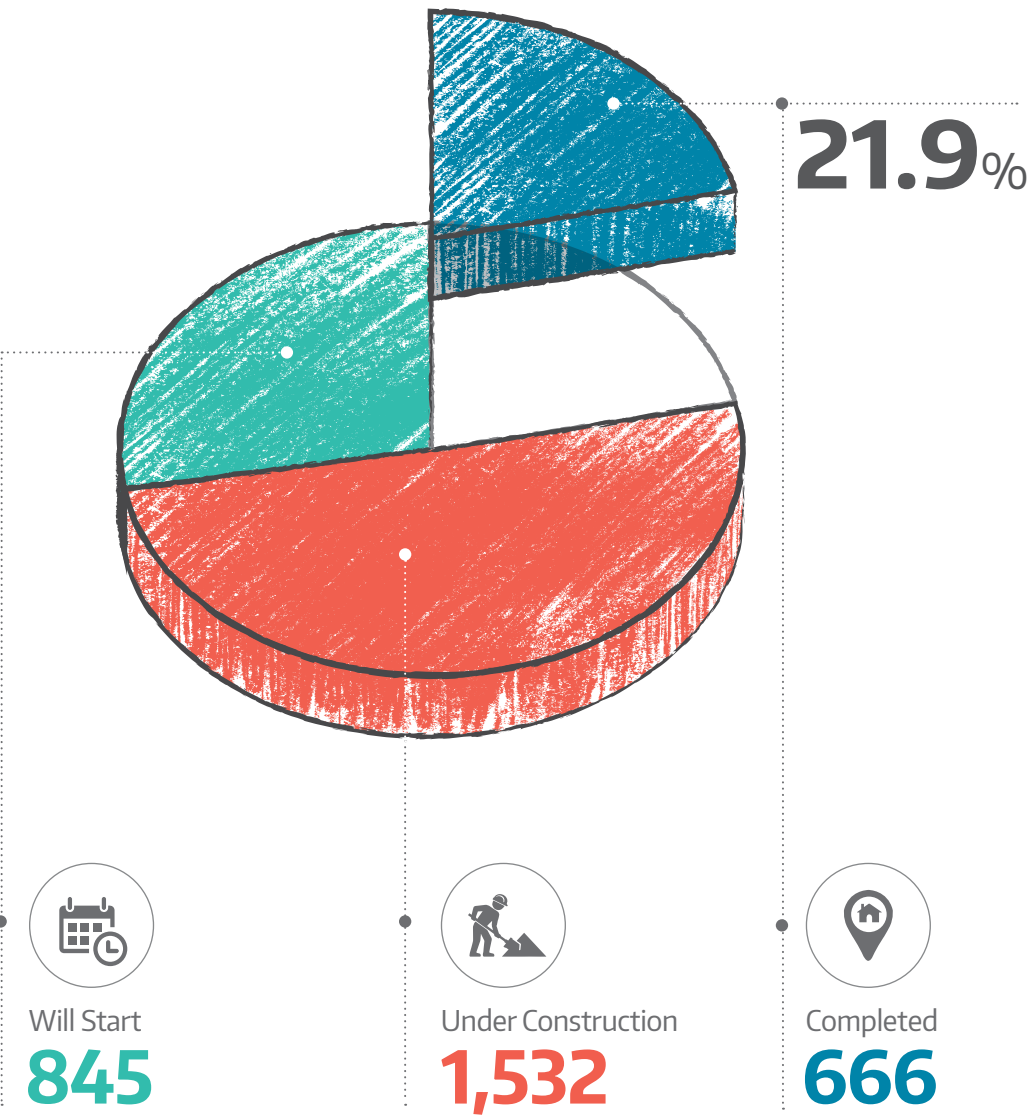


15,215
Population

Deerat Aloyoun

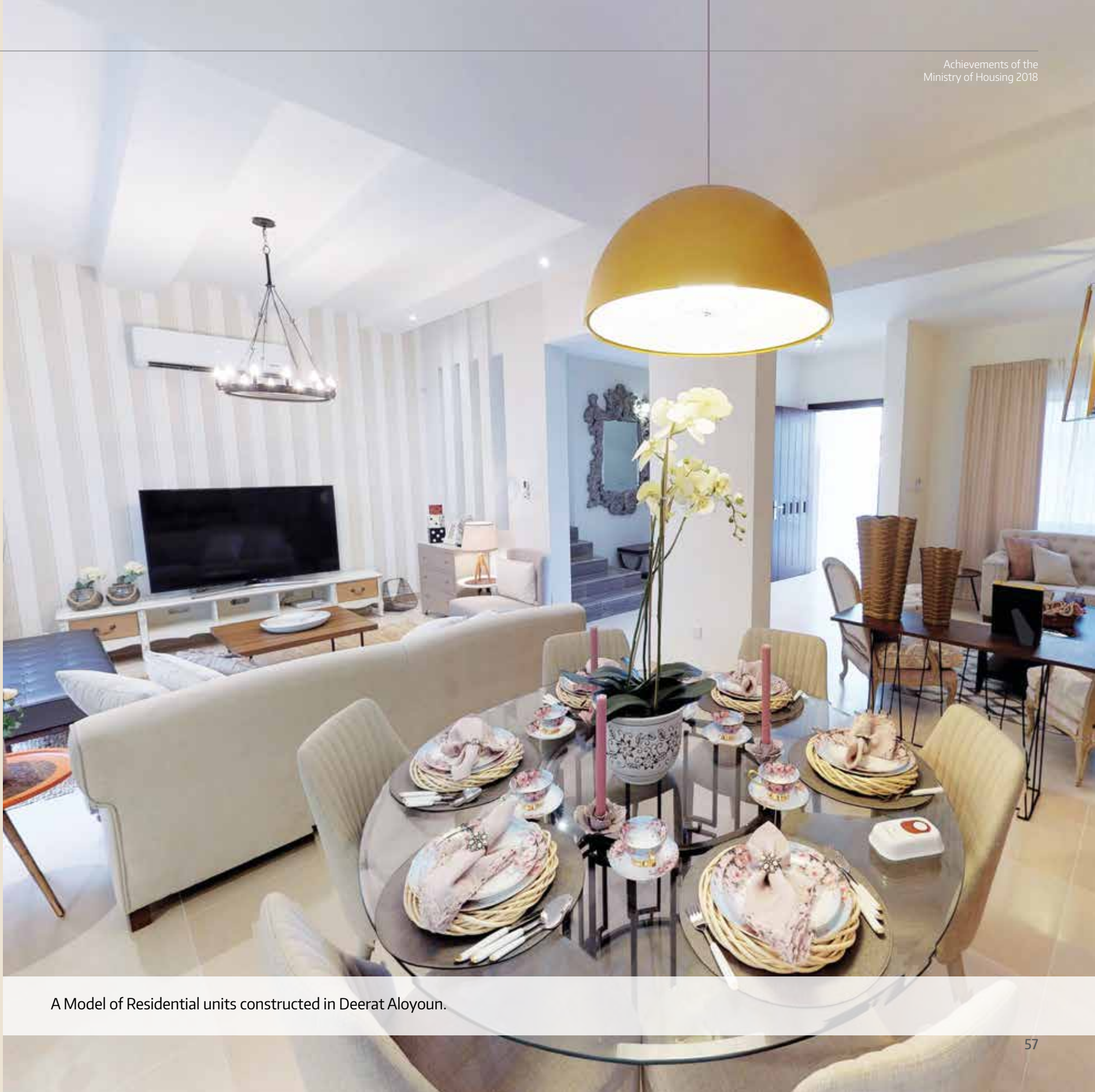
Project in partnership with (Diyar Al Muharraq)

Status of Government Action Plan “2015-2018”



Latest Project Highlights

- Construction of villa and infrastructure of first phase construction of 666 units completed (515 social units & 151 Mazaya units).
- Construction of 1,532 (1406 Social units & 126 Mazaya units) to be completed in January 2019.
- Contractor to be appointed for 845 Mazaya units.
- The primary infrastructure construction progress: 80% over all.



A Model of Residential units constructed in Deerat Aloyoun.

Deerat Aloyoun



“Mazaya”

“Mazaya” in Brief

The Social Housing Financing Scheme, “Mazaya”, is a main housing service offered to a beneficiary to obtain financing from a participating bank for the purpose of purchasing a housing unit from the private sector. The beneficiary repays in monthly installment ends upto 25% of his/her monthly income, while the government, through the ministry, is committed to provide its financial support through services pay the remaining monthly installments to the financing bank.

“Mazaya” is open to all housing applicants of who fulfills the scheme’s eligibility criteria.

“Mazaya” Objectives

“Mazaya” contributes directly to the expansion of housing options offered to citizens in a way that serves the housing programme as well as strengthens the principle of partnership between the public and private sectors this reflects positively on the abundance of housing services and volume of its beneficiaries, in addition to achieving the following objectives:

- Involving the private sector by steering its capabilities and expertise towards supporting the Housing programme.
- Reducing the cost of housing units by increasing supply and facilitating land Plot division procedures.

- Stimulating economic activity in the Kingdom through the investment of the banking and real estate sectors by attracting real estate developers and strengthening the role of local banks in financing housing projects.
- Encouraging development and creative innovations in the field of planning, design and implementation.
- Contributing to finding solutions to the obstacles related to overlapping non-exploited lands and non-classified sites.
- Increasing the contribution of the private sector in infrastructure works.

Our Partners in “Mazaya”

Beneficiaries:

Housing applicants, who wish to benefit from “Mazaya”, and any citizen, who fulfills the scheme's eligibility criteria in accordance with the Ministry of Housing's existing regulations

Financiers

Islamic/conventional banks in the kingdom of Bahrain that are participating in the scheme

Developers:

Private Sector companies working in the field of real estate development that are implementing real estate projects, and are approved by the ministry

Eskan Bank:

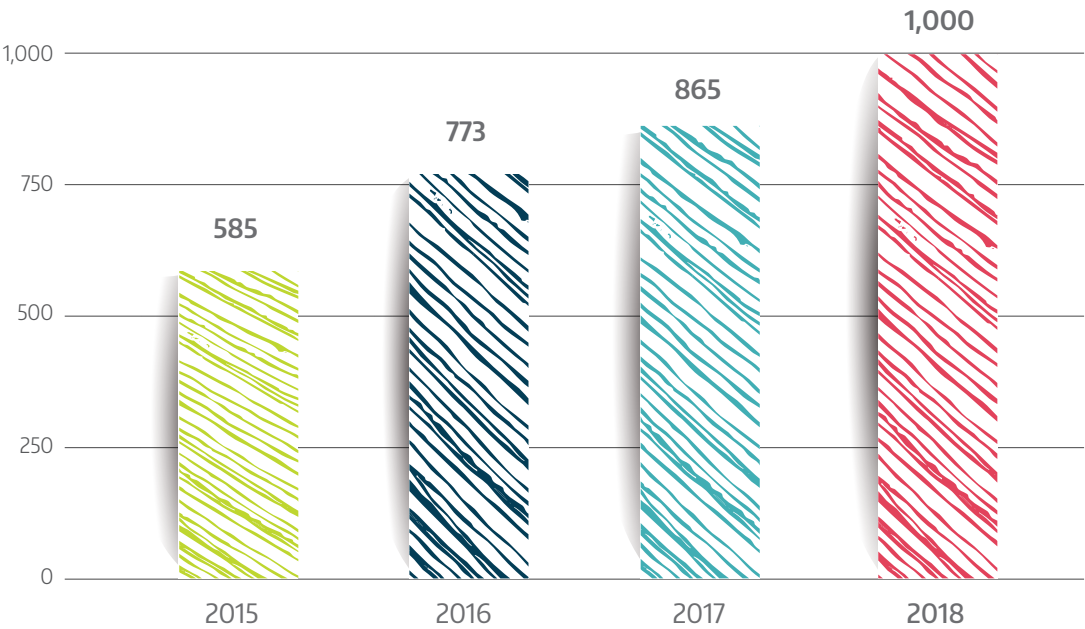
The party responsible for the administrative coordination of the government support between the government and financiers.

Associated Government Organisations:

- Ministry of Finance (MOF), Municipalities Affairs and Urban Planning
- (General Directorate of Urban Planning - Roads - Sewage & Municipalities)
- Central Planning Office (CPO)
- Electricity and Water Authority (EWA)

Success of “Mazaya”

Statistics of "MAZAYA" beneficiaries



Total Number of the Scheme Beneficiaries to 2018 is 3,383

Cabinet: Expanding the beneficiaries of «Mazaya» Program



His Royal Highness Prime Minister Prince Khalifa bin Salman Al Khalifa, Chairing the regular weekly Cabinet session, at the Gudaibiya Palace and announcing the launch of a new version of the developed (Mazaya) housing program.

9th April, 2018

In the regular weekly Cabinet session, at the Gudaibiya Palace 9th April 2018, and reviewing the memoranda on its agenda, the Cabinet, based on a recommendation by the Executive Committee, chaired by HRH the Crown Prince, and presented by the Deputy Premier and Chairman of the Ministerial Committee for Construction and Infrastructure, endorsed the launch of a new edition of the “Mazaya” (Benefits) Programme. According to presentation by the Minister of Housing, the developed

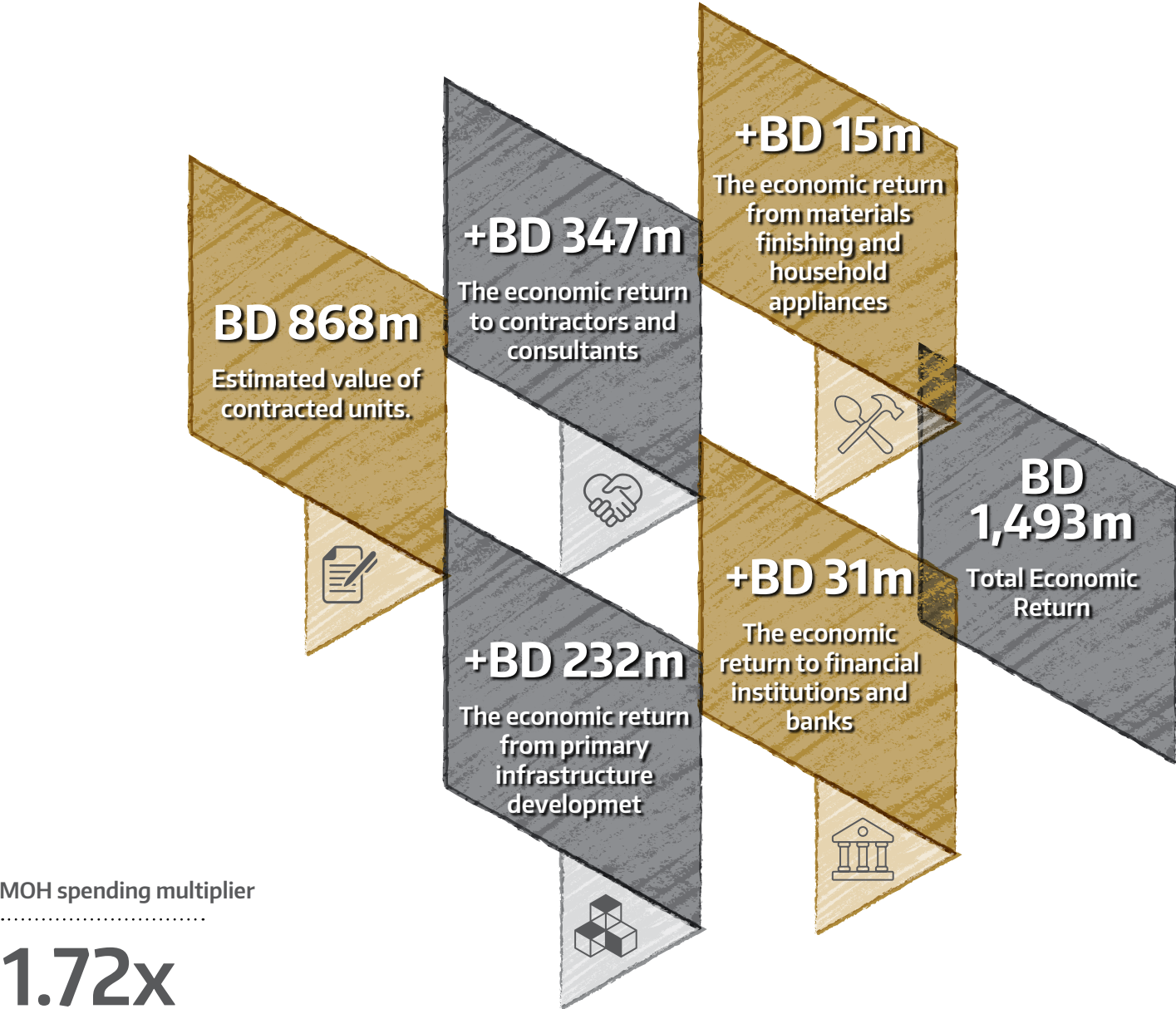
edition of the programme aims to expand the scope of the beneficiaries of the housing services provided under the scheme. The “Mazaya” Programme, which was launched in 2013, has provided more than 2,600 housing units, 55% of which are new demands. Due to be implemented in 2019, the new-look Mazaya Programme will pave the way for BD500-BD1500 income citizens whose applications are on the waiting lists to benefit from the programme and thus the speed of

their access to housing services. It also ensures clear and easy mechanisms to complete the “Mazaya” procedures, which are implemented by the private sector as housing projects, increases the private sector’s participation in the provision of housing units, and simplifies eligibility criteria. The Cabinet requested the relevant authorities to take the necessary legal and technical procedures.

Current & New Mazaya

Development aspects	Current ‘Mazaya’	Developed’ Mazaya”, 2019
 Salary	The monthly income shall not be less than (600) Bahraini Dinars at the time of disbursement of the funding from the participating bank and not more than (1200) Bahraini Dinars.	To reduce the minimum salary of the beneficiary to 500 dinars and raise the ceiling to 1500 dinars.
 Age	The age shall not be less than (21) years and not more than (35) years.	Canceling the previous maximum age of beneficiaries and raising it to 50 years.
 Financing	Purchasing residential units only (houses + apartments).	Mazaya’s new financing will allow the purchase of residential units and plots as well as construction services.
 Projects	—	The projects of developers participating in Mazaya will be as the Ministry’s housing projects and providing all facilities.

Multiplier Effect of Housing Spending “2011 To 2018”



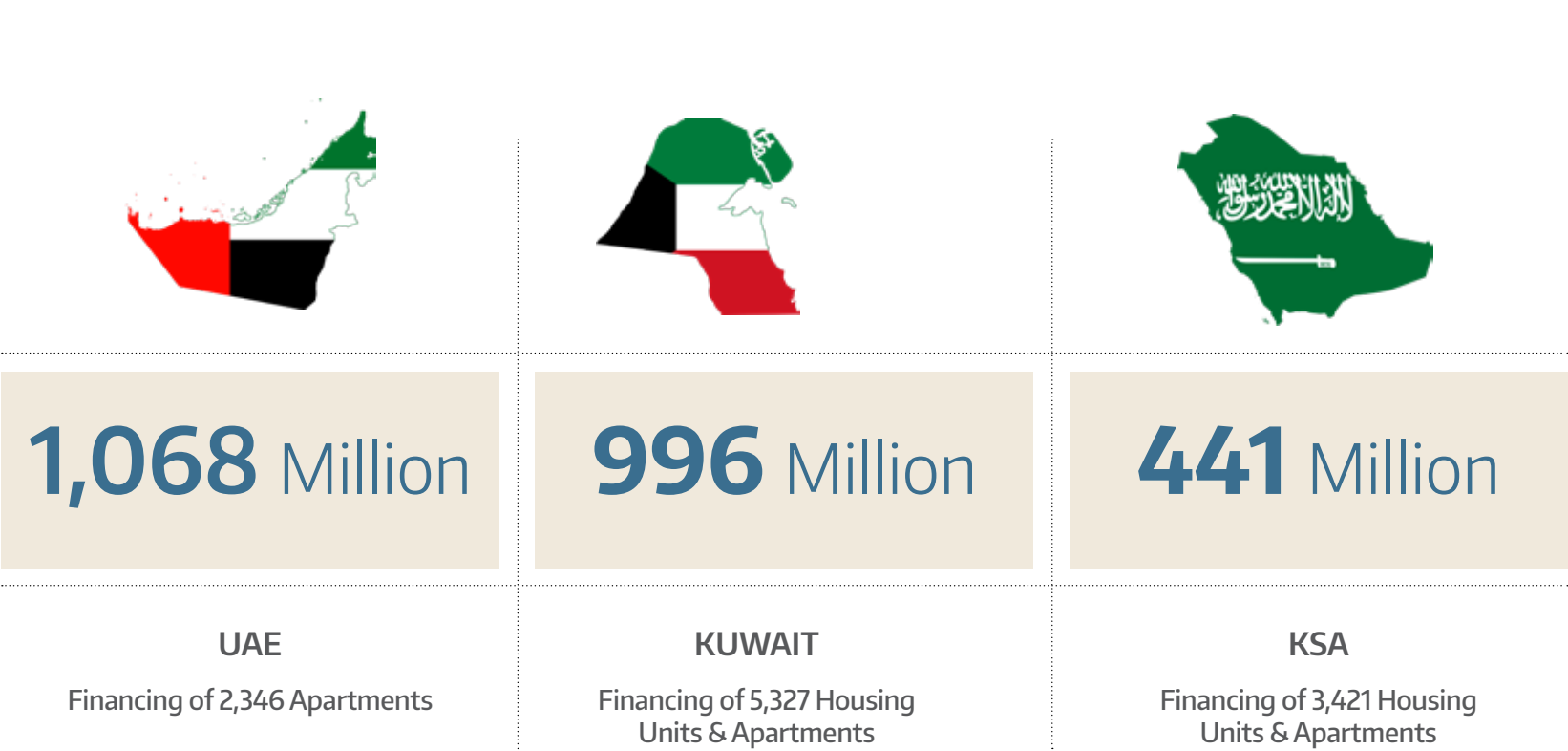
A Model of Residential units constructed in Alawzi Housing Project.

GCC Development Programme



A picture of housing ministers of the Gulf Cooperation Council countries, during the 16th meeting of the ministries of housing affairs in the Gulf Cooperation Council countries, that was held in the State of Kuwait. **1st Oct, 2018**

Under the guidance of the Ministerial Committee for Reconstruction and Infrastructure, the Ministry, in coordination with the Ministry of Finance, was able to benefit from the Gulf Development Program. It presented a number of development projects in the field of infrastructure development and housing units that directly benefit citizens.



“Mazaya” wins the Second place in the GCC Housing Award

In the 16th meeting of the Ministries of Housing Affairs in the GCC countries, held in the State of Kuwait, the Ministry of Housing of Bahrain won the second prize of the Council of Cooperation in Housing, which dealt with the mechanism of the social housing finance program “Mazaya” launched by the Ministry of Housing In 2013, which won the admiration of the jury, as an innovative idea that contributes to providing affordable financing solutions for citizens to obtain adequate housing, and a realistic example of the ability of the private sector to engage in the system of providing social housing services for citizens.



HE Eng. Sami Abdullah Buhzaza, Assistant Undersecretary for Housing projects, receives “Mazaya” Award in the State of Kuwait.
1st October, 2018

Housing Ministry won the Excellence Award in Customer Communication “Tawasul” for the third consecutive year (2016-2017-2018)



Ministry of Housing wins the Customer Service Excellence Award for customer support via Tawasul for the third consecutive time, On the sidelines of the Government Forum, held at the Isa Cultural Centre, Under the patronage of His Royal Highness the Prime Minister, Prince Khalifa bin Salman Al Khalifa, His Royal Highness Prince Salman bin Hamad Al Khalifa, the Crown Prince, Deputy Supreme Commander and First Deputy Prime Minister.



5th Inter-Ministerial Arab Housing Conference

11th and 12th of December 2018, Manama, the Kingdom of Bahrain.

1

Topic

'The Future Role of the Public Sector in providing access to Social Housing' and alongside the conference an exhibition will be held featuring models of successful housing experiences.

2

Objective

Highlight the prominent role the private sector can play in providing social housing and also ways in which the public sector can even further strengthen this role through regulation and facilitation.

Attendees

In the presence of Ministers of Housing and Construction in the Arab States, and those interested in the housing sector at the level of the Gulf Cooperation Council countries and Arab countries, businessmen and investors, and specialists in economic studies of population and real estate.

4

Themes

- The conference is structured around 4 themes
- Housing policies and strategies in support of sustainable urban development
 - Promoting and strengthening the role of the private sector in providing access to social housing
 - Facilitating citizen's access to adequate housing finance
 - Public private innovative partnerships to achieve sustainable development goal 11.

5

Approaches

The conference will deal with innovative approaches to match capacities and resources of the Arab countries' to deal with current and future challenges in providing access to housing for its citizens in line with the Arab Urban Agenda, the Arab Urban Sustainable Development Strategy 2030, the New Urban Agenda and the Sustainable Development Goals 2030.

#TeamBahrain



#فريق_البحرين

«كل جندي يحمي حدودنا ومكتسباتنا الوطنية، كل شرطي يصون أمننا واستقرارنا، كل موظف وموظفة بمؤسسات القطاع العام والخاص، جميعهم ضمن فريق البحرين، وبتكاتف الجميع نعمل معاً لتجاوز التحديات وإنجاز المستحيل، تحقيقاً لرؤى وتطلعات قائد مسيرتنا سيدي الوالد جلالة الملك المفدى حفظه الله ورعاه».

صاحب السمو الملكي الأمير سلمان بن حمد آل خليفة
ولي العهد، النائب الأول لرئيس مجلس الوزراء نائب القائد الأعلى.

8 أكتوبر 2018

“Every soldier that protects our nation, every police officer that upholds our security and stability, every public and private sector employee that supports our national progress - we are all part of #TeamBahrain. Together we can overcome any challenge, under the leadership of HM King Hamad”.

His Royal Highness Prince Salman bin Hamad Al Khalifa,
the Crown Prince, Deputy Supreme Commander and First Deputy Prime Minister

8th October, 2018

Publications

1- “Looking Ahead”, 2015

This booklet aims to highlight on the Ministry’s most important policies and achievements on its way to sustain the housing file and improve the standard of living of all citizens un the Kingdom of Bahrain by providing pioneering and sustainable solutions for obtaining social housing. This report reviews the most important steps and steps taken by the Ministry to implement its strategic plan and harness all available resources and resources for a sustainable housing future in which every Bahraini family with limited income enjoys suitable social housing.



Scan QR code for the report online

2- “Southern Town”, 2016

The Southern Town Booklet describes the urban development in the southern governorate, specifically in the village of Askar, Jow and Al Dur, and highlights how the idea of the “Southern Town” was conceived and planned.



Scan QR code for the booklet online

3-“Mazaya”, 2017

“Mazaya” booklet, an explanatory booklet targeting all beneficiaries of the program, real estate developers and financiers of the program, as it knows what the program “Mazaya”, its objectives and its partners and mechanisms of the program, and answers all their queries.



Scan QR code for the booklet online

4-”Promising achievements for a bright future”, 2017

This booklet express bright spots in the history of the Ministry of Housing since the launch of the social housing file in the Kingdom of Bahrain with the beginning of the sixties until today, where the book lists the current reality of housing in Bahrain and the achievements made, both in terms of new housing towns that are implementing now, or in the partnership initiatives with the private sector that are very successful, as well as the Ministry’s adoption of new policies aimed at sustaining the file of social housing in the Kingdom.



Scan QR code for the booklet online