

RESILIENT KARADOLAP



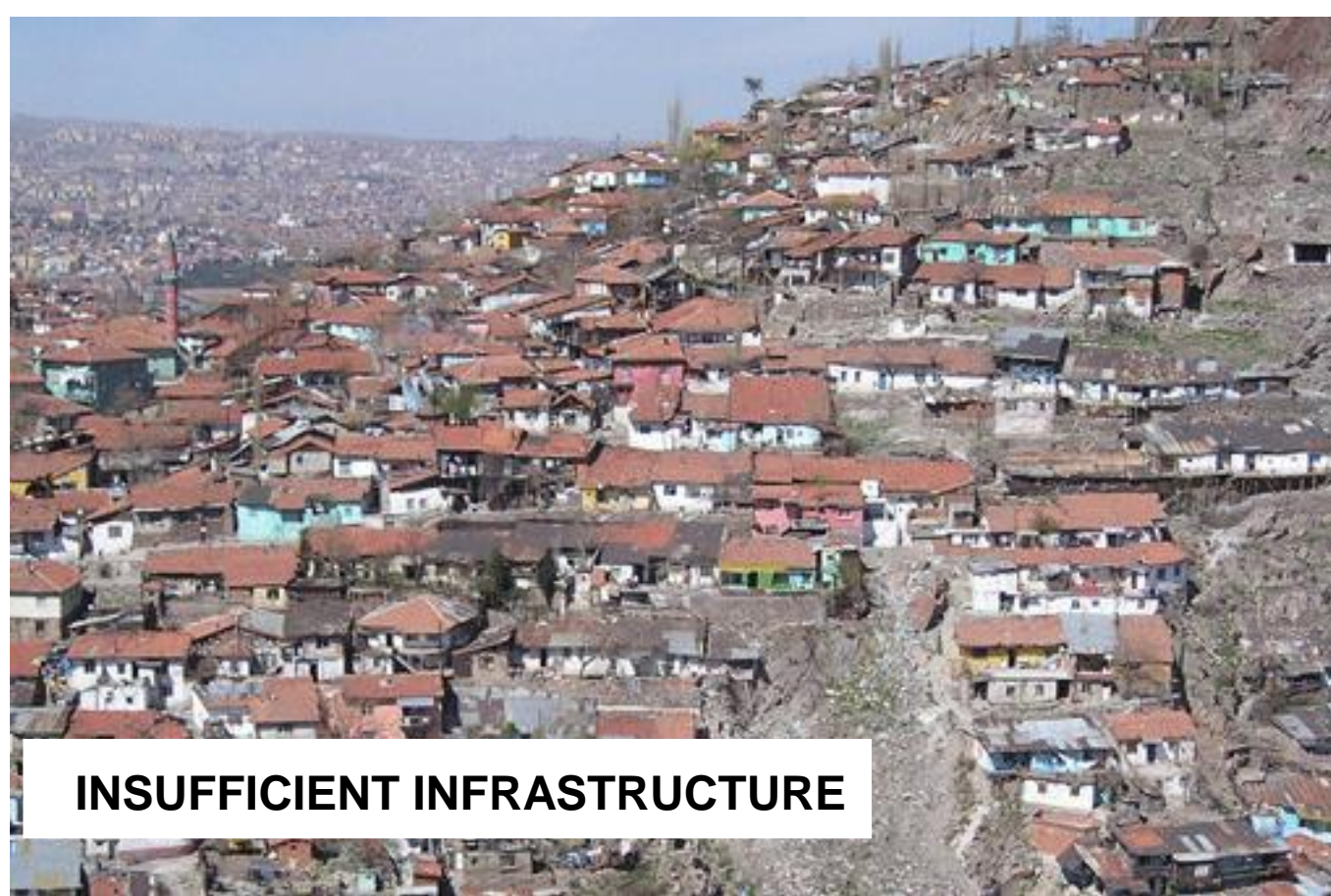
LACK OF SOCIAL FACILITIES



FLOODING RISK



AIR POLLUTION



INSUFFICIENT INFRASTRUCTURE



EARTHQUAKE RISK

Identified Investment(s):

- Transforming an urban district having unhealthy, vulnerable housing units to a modern and resilient neighborhood with appropriate infrastructure and social amenities
- **Building construction costs including additional construction rights:**
US \$ 660 million
(50% of new housing units will be allocated to Existing Houseowners)
- **Infrastructure cost - US \$ 150 million**
- **Social Facilities - US \$ 110 million**

How Will These Investments be Financed?

- **Municipality Funding: US \$ 132 million**
- **World Bank: US \$ 260 million**
- **Private Developer (recipient of development rights): US \$ 530 million**

Investment Results to Private Developer:

- **Total Revenue to Developer: US \$ 742 million; from sales at market-rates (net of units re-allocated back to current residents and 132 mil. \$ paid back to the municipality)**
- **Gross Return to Private Developer: 40 %**

The ultimate objective of the Project, is to transform KARADOLAP to a **MODERN and RESILIENT neighborhood**. To achieve this, a holistic approach is adopted addressing social, physical, economical and environmental concerns and inter-alia:

- Disaster risk mitigation (seismic and landslide risks)
- Improving living and health safety standards
- Expanding and improving Infrastructure
- Creating more green and open space
- Air pollution abatement
- Energy Efficiency