

➤ ENVIRONMENTAL AND SOCIAL REVIEW SUMMARY OF ABDALI MALL, JORDAN (45097)

PROJECT DESCRIPTION

The project consists of the development and operation of a food, retail and entertainment centre (the “Mall” or the “Project”) currently being developed by the Abdali Mall Company (the “Company”) positioned in the heart of the Abdali Urban Regeneration Project (“AURP”).

The goals of the project are: to provide food, entertainment and retail space in an area where it is lacking, to support the urban regeneration of the centre of Amman, to help provide employment to the local population and to develop the building in a highly sustainable way.

1. Screening Categories

The project was categorised “B” by the European Bank for Reconstruction and Development (EBRD), which means that an environmental and social analysis was required by the Bank, in accordance with the 2008 Environmental and Social Policy and Performance Requirements (<http://www.ebrd.com/downloads/research/policies/2008policy.pdf>) . The project has some environmental and social impacts which can be readily addressed through mitigation measures and an action plan.

2. The process of environmental and social due diligence is complete. Due diligence focused on the development of Abdali Mall, although aspects of the broader Abdali regeneration scheme were considered to set Abdali Mall in context. An Environmental and Social Action Plan (ESAP) will address environmental management, public and worker grievance mechanisms, a life and fire safety audit and benefit sharing activities. The Client has agreed the use of the public space in the shopping mall for cultural and environmental advocacy activities, as well as, small stalls for the selling of local goods and traditional products in particular of women and young people running small businesses.

In terms of labour standards, please note that the Bank requires all its clients to comply with the Bank’s Performance Requirements (PRs), including PR 2 on Labour and Working Conditions.

3. Traffic issues

The master plan of the Abdali regeneration scheme provides ground-breaking solutions to be used for the first time in the region including highly efficient pedestrian-focused traffic solutions. The Abdali Mall site is triangular in shape and has a main road to the South, with high vehicular traffic at peak times. There are two secondary roads, forming the Western and Eastern boundaries of the plot – one of these is already built and the other is under-construction. As per the Environmental and Social Action Plan (ESAP) agreed with the Client, the Client will develop an adequate traffic management plan and implement control measures to prevent injury to third parties (e.g. shoppers, visitors, nearby residents, etc.).

UTILITY GRID AND SUSTAINABILITY

The Abdali regeneration scheme, including Abdali Mall, will be supplied by Jordan District Energy that will act as the exclusive provider of district cooling and heating services. The Project encompasses advanced techniques of building sustainability, including but not limited to double skin façade, ground earth tubes used for mechanical ventilation, building integrated solar power generation, advanced mechanical and electrical services including LED lighting, variable speed drives, heat recovery, full automation and an integrated building management system. Special focus is on reduction of water use through water saving techniques which may include rain water harvesting and an integrated gray water system. This will be the first use of such advanced technologies at a large scale in a commercial building in Jordan. Waste water will be discharged to the municipal system. The Company is considering applying for international sustainability certification of the Project.

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