



# KPMG Real Estate Monthly Pulse

April 2019

Dear all,

We are very pleased to share the latest issue of the **KPMG Real Estate Monthly Pulse**. In this issue, we bring you the key news highlights from the Real Estate and related sectors in Qatar. We hope you will find this issue an invaluable read, helping you to stay connected with the latest developments in the industry.

## Real Estate

— [Areas for non-Qatari ownership and use of real estate announced](#)

Qatar's Council of Ministers gave its approval to identify areas and places where non-Qataris could own real estate. Under the executive procedures of Law No. 16 of 2018 on regulation of non-Qatari ownership and use of real estate, expatriates in Qatar can now freely own property in 10 areas with 16 others designated for real estate use for 99 years. The 10 designated areas are: West Bay (Area 66), The Pearl-Qatar (66), Al Khor Resort (74), Rawdat Al Jahaniyah (investment area), Al Qassar (administrative area 60), Al Dafna (administrative area 61), Onaiza (administrative area 63), Al Wasail (69), Al Khraij (69) and Jabal Theyleeb (69).

— [Barwa announces awarding of Phase-III Madinat Al Mawater project contract](#)

Barwa Real Estate Group, announced the award for the construction of the third phase of Madinat Al Mawater project to the Contractor 'Hassanesco Trading and Contracting (HCC)' for a value of QAR335mn, with the implementation of this phase to be completed within a period of 18 months.

The project embraces a total built-up area of around 167,072 square meters, which includes used-car lots, apartments, shops and workshops. In addition to an integrated car services center, the development will have a commercial car spare parts complex, a hypermarket, a mosque and a car dealer showroom. Moreover, the project will also cover the construction of the infrastructure works, which includes an electricity substation, internal roads, networks for potable water, firefighting systems, irrigation, storm water and foul waters and surveillance cameras with all related

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services such as pump rooms, water and irrigation tanks, as well as sewage treatment plant.

- [\*\*Weekly real estate trading volume exceeds QAR320m\*\*](#)  
According to the Ministry of Justice, the trading volume of registered real estate deals between March 3 and March 7 stood at over QAR320m. The department's weekly report said that the trading included empty lands, residential units, residential buildings, residential tower and a multipurpose building. Most of the trading took place in Al Rayyan, Doha, Al Daayen, Umm Salal, Al Wakra, Al Shamal, Al Khor and Al Thakhira. The trading volume of registered real estate deals between February 24 and February 28 was over QAR323m.
- [\*\*Barwa new labour city project's leasing process to start soon\*\*](#)  
Barwa Real Estate Company has completed its new labour city project along Salwa Road and the commercial leasing agreements for the 3,170 residential houses is to begin within the second quarter of this year, a top official of the real estate company announced. The construction contract for the QR1.29bn affordable housing project was awarded to INSHA Company in 2017.
- [\*\*Doha Municipality tops in real estate deals\*\*](#)  
Doha Municipality was the most sought after area for real estate buyers in 2018. Doha witnessed real estate deals worth QR10.7bn last year, beating other municipalities by wide margin. Al Rayyan came second in terms of value of deals while Al Daayen was third. Al Wakrah, which has undergone significant infrastructure development in the past few years, was fourth in terms of real estate deals.  
According to data from the Ministry of Development Planning and Statistics, the value of properties sold in Al Rayyan Municipality was QR6.37bn in 2018, while it was QR2.76bn in Al Daayen Municipality. Total value of real estate deals in Al Wakrah Municipality was QR1.84bn in 2018.
- [\*\*Construction activities see double-digit growth in January\*\*](#)  
Building and construction activities in Qatar gained momentum in the first month of 2019, reaffirming the resilience of the Qatari economy in general and the real estate sector in particular, despite regional and global challenges.  
Some 790 new building permits were issued in January 2019, registering a sharp jump of nearly 17 percent compared to 677 permits issued in December 2018, official data shows.

## **Retail**

### [\*\*Qatar Investment Authority announced the relaunch of the iconic 52 Champs-Elysées\*\*](#)

Qatar Investment Authority announced the relaunch of the iconic 52 Champs-Elysées in France. Following 5 years of extensive redevelopment, this landmark asset has been fully transformed into a mixed-use property of 270,000 sqft including a retail area of 178,000 sqft and office space of 91,500 sqft.

QIA also launched Galeries Lafayette as the flagship retail tenant at 52 Champs-Elysées. The department store will be joined by international luxury brands including Chanel, Dior, Lancome, and Monoprix. The development will also feature a rooftop restaurant overlooking the Champs Elysées.

## Hospitality

- [Thailand's Centara Hotels & Resorts debuts in Qatar](#)  
Thailand's leading hotel operator, Centara Hotels & Resorts has opened Centara West Bay Residences & Suites Doha in West Bay, marking its entry into Qatar's growing hospitality sector. The total number of Centara hotels in operation or development has reached 68 with the opening of this new property. Residences range in size from 45 square meters to 365 square meters and feature bedrooms, living and dining areas, kitchens, washing machines and tumble dryers.
- [MGallery makes debut in Qatar with launch of Alwadi Hotel in Msheireb Downtown Doha](#)  
Hotel brand MGallery, made its debut in Qatar with the launch of Alwadi Hotel Doha. The brand new hotel is located within Msheireb Downtown Doha, a new retail, commercial and residential development. The hotel comprises of 213 keys and offer balconies with views overlooking Souq Waqif and the West Bay skyline. All rooms feature the hotel's unique cocoon MyBed concept.

## Industrial

- [Iraqi companies urged to set up industrial projects in Qatar](#)  
HE the Minister of Commerce and Industry Ali bin Ahmed al-Kuwari has urged Iraqi companies to set up industrial projects in various sectors in Qatar, particularly in food and pharmaceuticals. Foreign companies, which serve the Iraqi market may establish industrial facilities in free zones in the country and export their products to the Iraqi market or expand into new regional markets, al-Kuwari said while chairing Qatar's delegation to the first Qatari-Iraqi Businessmen Forum in Baghdad.
- [Qatar allocates QAR5bn for beautification and landscaping](#)  
Qatar has allocated QAR5bn for beautification and landscaping projects, which will be implemented in 5 years, said Director of Public Parks Department at the Ministry of Municipality and Environment, Mohammed Ali Al Khouri.  
He said that Qatar made remarkable achievements in beautification while speaking at an event on sustainable development of landscaping held yesterday at the seventh edition of Qatar International Agricultural Exhibition (AgriteQ 2019) and the First International Environmental Exhibition (EnviroteQ). He said that Qatar attached great importance on the projects of landscaping and greening in the cities.

Source: *The Peninsula, Qatar Tribune, Gulf Times*

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