



*Ministry of Housing &  
Urban Development*

# **FOREIGN INVESTMENT IN THE HOUSING SECTOR OF IRAN**

**IN THE NAME OF GOD**

# Human Development Indicators in Iran

- Life expectancy: 70.2
- Rate of Literacy:
  - 6 years old and more: 84.6%
  - 6-29 years old: 97.2%
- Children and young adults' Rate of Education: 72.8%
- Iran rank of education from 1: 0.792
- National Urbanization Indicator: 68.47%
- Young population: 26%

# **Profile of the Macroeconomics and the Housing Sector in the Islamic Republic of Iran (2006-007)**

<b>➤ No. of Household</b>	<b>17.5 million</b>
<b>➤ Housing stock</b>	<b>15.97 million units</b>
<b>➤ Amount of investment in the housing of the whole country</b>	<b>21 billion dollars</b>
<b>➤ Housing share of total capital formation</b>	<b>25-35%</b>
<b>➤ Housing share of GDP</b>	<b>5.6%</b>
<b>➤ Investment return</b>	<b>30%</b>
<b>➤ Housing share of total employment</b>	<b>13%</b>
<b>➤ Average annual demand for housing for the next 5 years</b>	<b>1.2 millions Units</b>
<b>➤ Production of housing</b>	<b>838,000 units</b>
<b>➤ Housing production per 1000 person</b>	<b>1.2 units</b>

# Macro-Scale Information on the Housing Sector

- Average construction cost for 1 m<sup>2</sup> of urban residential buildings in the first half of 2008 : 350 dollars
- At present, the average price of a housing unit in urban areas is about 10 times the annual income of an urban household
- The average rate of cyclic inflation in the housing sector during 1992-2007 has been 21.4

# Macro-Scale Information on the Housing Sector (2006)

Average price and cyclic growth rate of 1 m<sup>2</sup> of housing in metropolitan areas (1992-2007) in USD

<b>Metropolis</b>	<b>Average price for the 2<sup>nd</sup> half of 2007</b>	<b>Cyclic growth rate</b>
<b>Tehran</b>	<b>1,515</b>	<b>24.1</b>
<b>Mashhad</b>	<b>585</b>	<b>23.3</b>
<b>Esfahan</b>	<b>680</b>	<b>22.6</b>
<b>Tabriz</b>	<b>448</b>	<b>21.8</b>
<b>Shiraz</b>	<b>447</b>	<b>21.6</b>
<b>Karaj</b>	<b>657</b>	<b>23.1</b>

# **Legal Basis for Foreign Investment in the Housing Sector**

- ❖ **Foreign Investment Promotion and Protection Act (FIPPA)**
- ❖ **General policies in the fourth five-year development plan of the I.R. of Iran**
  - ✓ To attract more foreign investment resources, and advanced technologies
- ❖ **The fourth five-year development plan of the I.R. of Iran-Housing sector**
  - ✓ to encourage and promote foreign investment in the housing sector
- ❖ **The Law for the Regularization and Protection of Housing Production and Supply**
  - ✓ protection of domestic and foreign investments in implementation of production projects

# Purposes of Foreign Investment in the Housing Sector

- To increase the amount of investment in the housing sector
- To introduce modern construction technologies into the country and to elevate quality and quantity in the construction industry through supporting foreign housing mass production companies and contractors



# **I.R. of Iran Protection through Enactment of FIPPA**

## **Foreign investment in Iran**

### **➤ Some reasons to invest in Iran**

- ✓ A unique geographic location at the heart of a cross-road connecting the Middle East, Asia and Europe
- ✓ Vast Iranian domestic markets as well as quick access to the markets of the neighboring countries
- ✓ A nation-wide network developed infrastructure in the areas of telecommunication, energy, and rail and road transportation
- ✓ Low utility cost like water, electricity and local and international phone calls (at present these sectors are public; however, according to the general policies of the present government they are being privatized)
- ✓ Reduced income tax rates of the firms and companies as a fiscal incentive
- ✓ Enactment of the new Foreign Investment Promotion and protection Act (FIPPA) to substitute the former Law (LAPFI)

# **I.R. of Iran Protection through Enactment of FIPPA**

## **Foreign Investment Promotion and Protection Act (FIPPA)**

➤ The purpose of the ratification and amendment of FIPPA is to enhance the legal framework and operational environment for foreign investors in Iran, and to introduce foreign technology in order to realize the economic development of the country.

➤ **Some specific enhancements introduced by FIPPA are as follows:**

1. Broader fields for involvement by foreign investors including in major infrastructure projects;

2. Broader definition given to foreign investment, covering all types of investments

3. Streamlined and fast-track investment licensing application and approval process;

4. Creation of a one-stop shop called the “ Center for Foreign Investment Services” at the Organization for Investment, Economic and Technical Assistance of Iran (OIETAI or Organization) for focused and efficient support for foreign investments made in the country;

5. More flexibility and facilitated regulatory practices for the access of foreign investors to foreign exchanges for the purposes of transfer of capital;

# **I.R. of Iran Protection through Enactment of FIPPA**

## **➤ The objectives of accepting foreign investment in Iran**

1. Enhance economic development and growth
2. Increase employment opportunities
3. Allow access to and develop technologies and managerial skills
4. Enhance quality of products
5. Boost the country's export capabilities

## **➤ Definition of Foreign Investment**

Employment of Foreign Capital in activities where the risk of the return of capital and accrued profits of which is undertaken by the investor. FIPPA classifies foreign investment in two general categories: i) legal participation (Foreign direct investment, FDI), ii) contractual arrangements

# **I.R. of Iran Protection through Enactment of FIPPA**

## **➤ Ceiling of Foreign Investment**

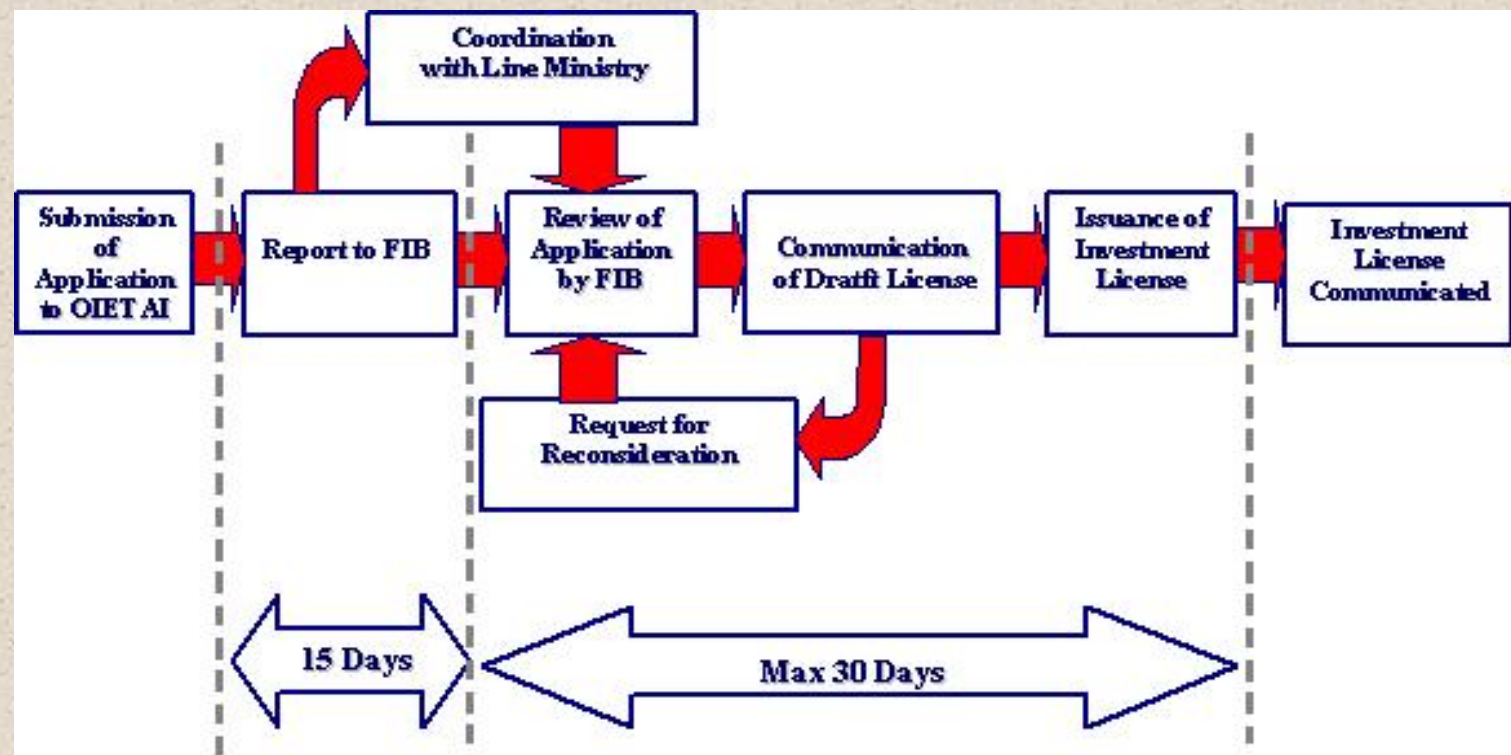
The volume of direct foreign investment shall not be subject to any minimum and maximum.

## **➤ Definitions of Iranian company and foreign company**

✓ **Iranian company:** The term "Iranian Company" refers to a company incorporated and registered in Iran according to Iranian Commercial Code, even if a hundred percent of its shares or stocks belong to foreign individual or legal entity.

✓ **Foreign company:** Any company incorporated and registered outside Iran. (Establishing a branch or representative office is not considered as foreign investment).

# I.R. of Iran Protection through Enactment of FIPPA investment licensing



OIETAI: FIB(Foreign Investment Board)

# **I.R. of Iran Protection through Enactment of FIPPA**

- **Fundamental rights recognized under FIPPA in favor of foreign investors are as follows:**
- ✓ The right to transfer profits (dividends) as well as capital and gains on capital in foreign exchange;
- ✓ The right to receive compensation resulting from expropriation (deprivation of ownership) and nationalization of foreign capital;
- ✓ The right to receive compensation resulting from the enactment of law and/or Cabinet decrees causing prohibition or interruption in the implementation of financial contracts of foreign investors;
- ✓ Convertibility and transferability of the funds resulting from various investment contracts and transfer of technology agreements into foreign exchange;
- ✓ Possibility of submission of investment disputes to international tribunals;
- ✓ Recruitment of foreign technicians in affairs related to investment projects;
- ✓ Export of goods and services without any commitment to reintroduce export proceeds to the country;
- ✓ Keep foreign exchange resulting from export outside the country
- ✓ Direct access to and possibility of withdrawal of export proceeds out of escrow accounts established in banks outside the country;

# **I.R. of Iran Protection through Enactment of FIPPA**

## **➤ Foreign investment and insurance**

Foreign investor may insure his/her investment against non-commercial (political) risks with an insurance agency in his/her respective country

## **➤ Land ownership and foreign investors**

✓ land ownership in the name of foreign nationals is not permitted. However, in the event that the implementation of foreign investment project results in the establishment of an “Iranian Company”, ownership of land in the name of that company which bears an Iranian identity would be permissible

✓ Ownership of land to the extent typically required for personal use by foreign nationals is permissible. Recognition of such ownership is dependent upon a specific permission from the Ministry of Foreign Affairs

# **I.R. of Iran Protection through Enactment of FIPPA**

## **➤ Types of foreign capital**

In addition to cash, foreign capital can include all types of non-cash capital comprising of machinery, equipment, spare parts, raw material, know-how and expertise services

## **➤ Foreign cash capital imported to the country**

✓ Foreign cash capital shall have to be imported into the country through banking system and/or the official channels acceptable to the Central Bank of the Islamic Republic of Iran

✓ That portion of imported foreign exchange required to be converted into rials at the discretion of the investor, shall be purchased by the recipient bank at the current rate, and its equivalent in rials shall be deposited in the account of the J.V.C. or the investee firm

✓ Is it possible for the foreign investor not to convert the imported foreign exchange into rials but use it for foreign purchases



# **I.R. of Iran Protection through Enactment of FIPPA**

## **➤ Formalities required for the importation of non-cash capital**

Importation of non-cash capital items related to foreign investment projects are not subject to the formalities of importation of commercial commodities and can be imported directly into the Country based on the list approved previously.

## **➤ Criteria for the importation of know-how**

It is considered as acceptable types of foreign capital and after evaluation and registration, upon the approval of the relevant Ministry shall be imported into the Country.

# **I.R. of Iran Protection through Enactment of FIPPA**

## **➤ Taxation, tax exemption and foreign investment**

✓ The rate of income tax for legal entities in Iran is 25% of the taxable income. It is 25% for all types of companies, whether Iranian or foreign ones, that is equally applied

✓ 80% of the income derived from producing and activities of cooperative and private sectors are tax exempted for a term of 4 years.

✓ All enterprises for domestic and international tourism that have obtained permits from the Ministry of Culture and Islamic Guidance shall enjoy an annual exemption of 50% of their applicable taxes

## **➤ Requirement for enjoying tax exemptions**

1.If located out of a 120-kilometer radius from the center of Tehran,

2.If located out of a 50-kilometer radius from the center of Isfahan,

3.If located out of a 30-kilometers radius from the centers of provinces (except for the Industrial Estates within this radius)

✓ 100% of taxable income of all units located in less developed areas shall be tax exempted for a period of 10 years

# I.R. of Iran Protection through Enactment of FIPPA

## Various Types of Tax Exemptions

<b>Activity Sector</b>	<b>Rate of Exemption</b>	<b>Length of Exemption</b>
Agriculture	100%	Without limit
Industries and Mines	80%	4 years
Industries & Mines in deprived areas	100%	10 years
Tourism	50%	Without limit
Exports	100%	Without limit

# **I.R. of Iran Protection through Enactment of FIPPA**

## **Facilities offered for entry visa of foreign investors**

- The relevant executive agencies, are required to proceed with the issuance of visas, residence permits and work permits for foreign investors, directors, experts and their immediate family members in relation to the investments covered by FIPPA, at the request of the OIETAI confirming their status as investors
- OIETAI is required to ensure the access of the general public to all information related to investment, foreign investors, investment opportunities, Iranian partners, fields of activity, and other information available to the Organization.

# **I.R. of Iran Protection through Enactment of FIPPA**

## **➤ Obligations for foreign investor(s) to have local partner(s)**

It is by no means obligatory to have local partner, but in most cases foreign investors themselves are willing to in order to take advantage of their local partners familiarity with the business environment, regulatory and administrative requirements and opportunities locally available.

# **I.R. of Iran Protection through Enactment of FIPPA Performance of the Foreign Investment Sector From 1993 to May 20, 2008**

1. During this period, investments amounting to 33.4 billion dollars have been made under (FIPPA) on 452 projects.
2. The housing sector absorbed about 910 million dollars of foreign investment with 51 projects in this period of time.
3. During the years of 2006 and 2007, the housing sector had the potential to absorb 20% of the total amount of foreign investment in the I.R. of Iran.
4. This indicator is envisaged to increase to 30% during the fifth five-year development plan of the country.
5. More than 30% of foreign investment has been made by Asian countries in 26% of projects.

# Points from Tax laws Related to the Housing Sector

- Each absolute transfer of properties shall be taxed at a flat rate of 5% of the transaction value
- The first absolute transfer of newly-built buildings whether residential or otherwise, with the certificate of work completion dated less than two years, shall be taxed at a flat rate of 10% in addition to the aforementioned absolute property tax and based on the value of building transacted.
- Individuals and legal entities will not pay any tax on the income derived from the construction and sale of the building
- the government is duty bound to take appropriate measures concerning the following:
  - Planning for the production and provision of the construction material needed for the housing sector
  - Support the production of standardized construction material and new technologies, and if necessary to issue the permit for the import of construction material, and
  - Prevent the import of non-standard construction material
- All housing production projects for the low-income groups and housing production in the dilapidated urban fabrics will enjoy a discount of around 50% on construction tariffs and construction density fees. The remaining amount can be paid in installments and will not be subject to any commission fees.

# Potentials for investment in Iran





# Urban Development Procedures in the Islamic Republic of Iran

## Peri-Urban Development Approach

## Inner Development Approach

**Objective:** to utilize lands appropriate for urban development located in outer city boundaries in order to respond population spillover of large cities and housing for the staff of industrial complexes

**Objective:** Focus on the urban central fabrics through the infrastructural development and the enhancement of potential capacities within the cities

**Urban Discontinuous development in the framework of creating new towns and satellite towns**

**Urban Continuous Development in the framework of land development located in urban peripheries**

- Utilize land via renovation of dilapidated fabrics and amalgamation of land parcels
- Utilize land gained from the relocation of unauthorized uses in cities such as military barracks, etc
- To restore and rehabilitate buildings
- Renovate & reconstruct old neighborhoods

**Head Organization:**  
New Towns Development Company

**Head organization:**  
NLHO

**Head organization:**  
UDRO and NLHO

**Projects Presented by the National  
Land and Housing Organization  
(NLHO) open to investment**

## Specifications of the projects carried out by the National land and Housing Organization (NLHO) open to investment

Project Title	Place	Area		Land-use
		Land(1000m <sup>2</sup> )	Built Area(m) <sup>2</sup>	
<b>1. Besat 33-floored Tower</b>	<b>Tabriz</b>	<b>8.2</b>	<b>43.9</b>	<b>Administrative-commercial</b>
<b>2. Zomorrod Towers</b>	<b>Tabriz</b>	<b>550</b>	<b>430</b>	<b>Residential-commercial</b>
<b>3. Shahid ASbbaspour complex</b>	<b>Tehran</b>	<b>6.67</b>	<b>10.71</b>	<b>Administrative-commercial</b>
<b>4. Arash complex</b>	<b>Qazvin</b>	<b>21.5</b>	<b>99.67</b>	<b>Residential-commercial</b>
<b>5. Caspian complex</b>	<b>Qazvin</b>	<b>2.2</b>	<b>8</b>	<b>Residential-commercial</b>
<b>6. Pardis complex</b>	<b>Ahwaz</b>	<b>46</b>	<b>40.7</b>	<b>Commercial-Services-cultural</b>
<b>7. Hormozan complex</b>	<b>Bandar Abbas</b>	<b>15.50</b>	<b>33.31</b>	<b>Commercial-Services-cultural</b>
<b>8. Morvaride Shomal (The North Pearl)</b>	<b>Rasht</b>	<b>94.4</b>	<b>253.89</b>	<b>Residential-commercial</b>
<b>9.Kiakolaye</b>	<b>Langroud</b>	<b>2700</b>	<b>975</b>	<b>Recreational-sports</b>
<b>10.Bezin</b>	<b>Shiraz</b>	<b>25</b>	<b>70</b>	<b>Residential-commercial</b>

**Projects Presented by the Urban  
Development and Revitalization  
Organization**

# Urban Development And Revitalization Organization

## Proposed Projects

- **Project name: Hakim**
- **Province: North Khorasan**
- **City: Shirvan**
- **Location: End of West Hakim St.**
- **Total Area: 7.3 ha**



## Building areas according to specific uses

Uses	Resident ial	Commerc ial	Office	Educatio nal	Roads and Green Spaces
Open spaces	21076	14051	-	3786	34671
Building Areas	82278	29920	19946	-	-

## Project Finance Specification

Item	Caption	Index
1	IRR	87%
2	NPV	24 million €
3	Project Cost	34 million €
4	Project Period	3 years

# Urban Development And Revitalization Organization

## Proposed Projects

- **Project name: Zaferanieh**
- **Province:Khorasan Razavi**
- **City: Heidarieh**
- **Location: Taleghani St.**
- **Total Area: 10.8 ha**

<b>Project Finance Specification</b>		
<b>Item</b>	<b>Caption</b>	<b>Index</b>
<b>1</b>	<b>IRR</b>	<b>42%</b>
<b>2</b>	<b>NPV</b>	<b>8 million €</b>
<b>3</b>	<b>Project Cost</b>	<b>82 million €</b>
<b>4</b>	<b>Project Period</b>	<b>3 years</b>

## Building areas according to specific uses

Item	Uses	Open Spaces	Density	Constructable Space
1	Residential	21039	400%	93087
2	Mixed Residential and Commercial	23281	Residential 189% Commercial 100%	Residential 44000m <sup>2</sup> Commercial 23281m <sup>2</sup>
3	Local Commercial	8119	140%	11367
4	General green Spaces	1660	-	-
5	Roading area and services spaces	53827	-	-



# Urban Development And Revitalization Organization

## Proposed Projects

- **Project name: Farzan**
- **Province: South Khorasan**
- **City: Birjand**
- **Location: Shahid Rastgoo Moghaddam St.**
- **Total Area: 7.4 ha**

<b>Project Finance Specification</b>		
<b>Item</b>	<b>Caption</b>	<b>Index</b>
<b>1</b>	<b>IRR</b>	<b>30%</b>
<b>2</b>	<b>NPV</b>	<b>20 million €</b>
<b>3</b>	<b>Project Cost</b>	<b>41 million €</b>
<b>4</b>	<b>Project Period</b>	<b>4 years</b>

## Building areas according to specific uses

<b>Item</b>	<b>Uses</b>	<b>Open Spaces</b>	<b>Density</b>	<b>Constructable Space</b>
<b>1</b>	<b>REsidenti al</b>	<b>33457</b>	<b>45</b>	<b>117099</b>
<b>2</b>	<b>Commerci al-Office</b>	<b>11152</b>	<b>15</b>	<b>33456</b>
<b>3</b>	<b>Local Commerci al</b>	<b>3717</b>	<b>5</b>	<b>6691</b>
<b>4</b>	<b>Green Spaces and road</b>	<b>26023</b>	<b>35</b>	<b>-</b>
<b>5</b>	<b>Parking</b>	<b>-</b>	<b>-</b>	<b>31000</b>

# Urban Development And Revitalization Organization

## Proposed Projects

- **Project name:**  
**Opening of Shoaie St.**
- **Province:****Khorasan**  
**Razavi**
- **City:** **Mashhad**
- **Location:** **Bagh**  
**Rezvan**
- **Total Area:** **3.6 ha**



## Building areas according to specific uses

<b>Building area</b>	<b>Uses</b>	<b>Roading Area</b>	<b>Residential and Commercial Spaces</b>	<b>Total Area</b>
<b>66088</b>	<b>Residential-Commercial</b>	<b>24151</b>	<b>12111m<sup>2</sup></b>	<b>36262</b>

## Project Finance Specification

<b>Item</b>	<b>Caption</b>	<b>Index</b>
<b>1</b>	<b>IRR</b>	<b>37%</b>
<b>2</b>	<b>NPV</b>	<b>13 million €</b>
<b>3</b>	<b>Project Cost</b>	<b>46 million €</b>
<b>4</b>	<b>Project Period</b>	<b>6 years</b>

# **Urban Development And Revitalization Organization**

## **Proposed Projects**

- **Project name: Opening of Sharestan-e-Razavi**
- **Province:Khorasan Razavi**
- **City: Mashhad**
- **Location: Sharestan-e-Razavi St.**
- **Total Area: 5.3 ha**

## Building areas according to specific uses

<b>Building area</b>	<b>Uses</b>	<b>Roads</b>	<b>Residential and Commercial Spaces</b>	<b>Total Area</b>
<b>144983</b>	<b>Residential-Commercial</b>	<b>25320</b>	<b>28498m<sup>2</sup></b>	<b>53813</b>

## Project Finance Specification

<b>Item</b>	<b>Caption</b>	<b>Index</b>
<b>1</b>	<b>IRR</b>	<b>24%</b>
<b>2</b>	<b>NPV</b>	<b>6 million €</b>
<b>3</b>	<b>Project Cost</b>	<b>71 million €</b>
<b>4</b>	<b>Project Period</b>	<b>8 years</b>

# **Projects Presented by the New Towns Development Company**

# New towns

## Parand



- **Province: Tehran**
- **Location: South-west of Tehran, across from the Imam Khomeini International Airport**
- **Distance from the Tehran metropolis: 35 km**
- **Objective of establishment: to supply housing for part of population spillover of the south-western zone of Tehran and to accommodate the staff of Imam Khomeini International Airport**
- **Area: 15000 hectares**
- **Projected population: 150 thousands**





# Specifications of the projects open to investment in Parand

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>
<b>1.Educational-cultural centers</b>	<b>310</b>	<b>186</b>	<b>Recreational</b>
<b>2. Camping</b>	<b>30</b>	<b>18</b>	<b>Services</b>
<b>3. 96-bed hospital</b>	<b>15</b>	<b>9</b>	<b>Clinical</b>
<b>4. carting</b>	<b>210</b>	<b>126</b>	<b>Leisure-sporting activities</b>
<b>5. Global village tourist-historic complex</b>	<b>500</b>	<b>300</b>	<b>Cultural-recreational</b>
<b>6. tourist-recreational complex</b>	<b>400</b>	<b>240</b>	<b>Recreational</b>
<b>7. Kouhsar wooded park</b>	<b>500</b>	<b>300</b>	<b>Recreational</b>
<b>8. Cycling track</b>	<b>70</b>	<b>42</b>	<b>Leisure-sports</b>
<b>9. World trade complex</b>	<b>860</b>	<b>516</b>	<b>Commercial</b>
<b>10. Amusement park</b>	<b>2500</b>	<b>15</b>	<b>Recreational</b>
<b>11. Olympic village</b>	<b>1360</b>	<b>816</b>	<b>Sporting activities</b>
<b>12. Flower and birds garden</b>	<b>40</b>	<b>2.4</b>	<b>Cultural</b>
<b>13. Metro Station</b>	<b>50</b>	<b>3</b>	<b>Services</b>
<b>14.Special stadium of the city</b>	<b>480</b>	<b>288</b>	<b>Sports</b>
<b>15. Traffic training park</b>	<b>500</b>	<b>3</b>	<b>Services</b>



# New Towns Golbahar

- **Province: Northern (Razavi) Khorasan**
- **Location: North-west of Mashhad, south of Mashhad-Quchan ring road**
- **Distance from the Mashhad metropolis: 35 km.**
- **The objective of the establishment of the town: to prevent from irregular urban sprawl and informal settlement in the urban peripheries of large cities like Mashhad Metropolis**
- **Area: approximately 4000 hectares**
- **Population: about 400 thousands**



# Specifications of the projects open to investment in Golbahar

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>	<b>IRR %</b>
<b>1. Commercial complex of Parand neighborhood</b>	<b>6.78</b>	<b>4.07</b>	<b>Commercial</b>	<b>29</b>
<b>2. Residential apartments</b>	<b>111.21</b>	<b>151.24</b>	<b>4 floored residential</b>	<b>19</b>
<b>3. High rise buildings in the housing field</b>	<b>51.07</b>	<b>107.24</b>	<b>6 floored residential</b>	<b>31</b>
<b>4. High rise buildings in the housing field</b>	<b>19.82</b>	<b>52.09</b>	<b>8 floored residential</b>	<b>22</b>
<b>5. High rise buildings in the housing field</b>	<b>34.57</b>	<b>118.25</b>	<b>12 floored residential</b>	<b>69</b>
<b>6. Water sports complex</b>	<b>3.43</b>	<b>4.16</b>	<b>Recreational- sports</b>	<b>25</b>
<b>7. Roofed amusement park complex</b>	<b>39.6</b>	<b>13.1</b>	<b>Recreational</b>	<b>15</b>
<b>8. Sporting activities complex</b>	<b>24.7</b>	<b>7.56</b>	<b>Sporting activities</b>	<b>20</b>
<b>9. Sanjaghak sea restaurant</b>	<b>0.5</b>	<b>0.5</b>	<b>Services</b>	<b>28</b>
<b>10. Apartments with a view of the complex</b>	<b>53</b>	<b>31.8</b>	<b>tourist-leisure</b>	<b>34</b>
<b>11. Central commercial complex of zone/block 1</b>	<b>2.99</b>	<b>6.36</b>	<b>Commercial</b>	<b>38</b>
<b>12. Baharestan commercial complex</b>	<b>3.56</b>	<b>3.56</b>	<b>Commercial</b>	<b>24</b>



# New towns Hashtgerd

- **Province: Tehran**
- **Location: the extension of the southern slopes of Alborz Mountains and northern margins of central Iranshahr desert land**
- **Distance from Tehran Metropolis: 65 km. from Tehran to the west adjacent to Tehran-Quazvin free way**
- **Population: 500 thousands**





# New towns Hashtgerd

## Objective of the establishment of the Town:

- To attract the Tehran and Karaj population spillover
- Ideal distance between Tehran and the new town that is connected to Tehran continuously
- Appropriate non-agricultural lands with public ownership that could be acquired
- Appropriate slope for urban development and appropriate soil to establish high rise structures
- Good access to water resources: ground waters, dams, etc.
- Good geographical and natural conditions with temperate climate of highlands
- Good proximity to nearby large cities



# Specifications of the projects open to investment in Hashtgerd new town

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>	<b>Profitability %</b>	<b>Project periods</b>
<b>1. Center of the zone</b>	<b>14.34</b>	<b>34.37</b>	<b>Residential-commercial-cultural</b>		
<b>2. Not-for-profit educational campus</b>	<b>6.37</b>	<b>10.73</b>	<b>Educational</b>	<b>27.5</b>	<b>2 years</b>
<b>3. Center of zone 2 phase 2</b>	<b>6.4</b>	<b>22.67</b>	<b>Residential-commercial-cultural</b>	<b>54</b>	<b>3 years</b>
<b>4. Amusement park</b>	<b>-</b>	<b>-</b>	<b>Recreational</b>	<b>-</b>	
<b>5. Swimming pool</b>	<b>4.21</b>	<b>2.19</b>	<b>Sporting activities</b>	<b>61</b>	<b>3 years</b>
<b>6. Commercial-residential project of Block 12</b>	<b>12.93</b>	<b>75.63</b>	<b>Residential-commercial</b>	<b>36</b>	<b>2 years</b>

# New Towns Andisheh



**Province:** Tehran

**Location:** south-west of Tehran, north-west of Shahryar, and south-east of Karaj

**Distance from the Tehran metropolis:** 30km.

**Area:** 1400 hectares

**Projected population:** 100 thousands

**The basis for the design of Andisheh New town:**

Emphasis on the use of spatial values in Iranian cities

Special attention to the cultural, recreational, and amenities uses

Focus on the design and the details of urban landscape and furniture

Attempt to conform with the concepts of sustainable development



# Specifications of the projects open to investment in Andisheh new

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>
<b>1. CDB</b>	<b>11.42</b>	<b>37</b>	<b>Commercial</b>
<b>2. Commercial-residential mixed used in 3 phases</b>	<b>38.3</b>	<b>107</b>	<b>Commercial</b>
<b>3. Sports, adults leisure</b>	<b>56.5</b>	<b>5.8</b>	<b>Sports-recreational</b>
<b>4. Sports, recreational for children</b>	<b>25</b>	<b>4.2</b>	<b>Sports-recreational</b>
<b>5. lodging, tourist, accommodation</b>	<b>11.94</b>	<b>14</b>	<b>Recreational- accommodation</b>
<b>6. Clinical-health care</b>	<b>24.5</b>	<b>23</b>	<b>Health care</b>
<b>7. Leisure-cultural</b>	<b>7.4</b>	<b>8.9</b>	<b>Recreational-cultural</b>
<b>8. Administrative</b>	<b>11.35</b>	<b>68</b>	<b>Administrative</b>
<b>9. Services</b>	<b>10.54</b>	<b>50</b>	<b>Services</b>
<b>10. Iran Electronic Commercial complex</b>	<b>5.5</b>	<b>28</b>	<b>Administrative, Commercial, Services &amp; stock market hall</b>

**Investment returns are anticipated as at least 30%.  
Construction period is estimated to be 3 years.**



# **New towns**

## **Pardis**

- Province: Tehran**
- Location: East of Tehran on the way from Abeali to Tehran**
- Distance from Tehran Metropolis: 25km.**
- Population: 200 thousands**
  
- Objective of the establishment of the Town:**  
**to supply housing for the population spillover of the Tehran metropolitan area, Pardis new town is designed in six phases**

# Specifications of the projects open to investment in Pardis new town

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>
<b>1.Darreh Behesht</b>	<b>7.4</b>	<b>-</b>	<b>Recreational- tourist</b>
<b>2. Residential tower 1</b>	<b>11.6</b>	<b>46.55</b>	<b>Residential</b>
<b>3. Residential tower 2</b>	<b>16.26</b>	<b>41.57</b>	<b>Residential</b>
<b>4. Residential tower 3</b>	<b>18.36</b>	<b>47.24</b>	<b>Residential</b>
<b>5. Subway &amp; bus station Complex</b>	<b>400</b>	<b>490.38</b>	<b>Administrative transportation</b>
<b>6. Park, artificial Lake, hotel&amp; cable car</b>	<b>106.75</b>	<b>25.47</b>	<b>Recreational- tourist</b>
<b>7. Khalij-e-Fars commercial Complex</b>	<b>53</b>	<b>99.64</b>	<b>commercial</b>
<b>8. Commercial complex (including seven project)</b>	<b>19.55</b>	<b>27.78</b>	<b>commercial</b>
<b>9.One phase from Eivanekei</b>	<b>500</b>	<b>-</b>	<b>Residential</b>



# New towns Baharestan



- **Province:** Isfahan
- **Location:** south- east of Isfahan-Shiraz road
- **Distance from Isfahan:** 15km.
- **Population:** 320 thousands    **Area:** 3000 hectares

## **Objective of the establishment of the Town:**

- to attract and supply housing for the population spillover of Isfahan
- To create a secondary city in order to set the urban hierarchy in the area
- To attract a part of activities that are exclusively centralized in Isfahan
- To transfer the increasing population of the area to the unused (Mavat) lands in order to protect agricultural lands from squatter settlements
- To preserve the historical delicate values of the city of Isfahan
- To establish industrial centers for the production of light home appliances
- To establish service centers to prevent the centralization of services, especially higher education centers in Isfahan

# Specifications of the projects open to investment in Baharestan New Town

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>
<b>1. Administrative &amp; public services</b>	<b>211</b>	<b>150</b>	<b>Services-commercial</b>
<b>2. Hotels, apartment-hotels</b>	<b>140</b>	<b>100</b>	<b>Services-amenities</b>
<b>3. Administrative &amp; public services</b>	<b>141</b>	<b>100</b>	<b>Services-administrative</b>
<b>4. Cultural &amp; recreational shopping mall</b>	<b>211</b>	<b>150</b>	<b>Cultural, leisure, commercial</b>
<b>5. Residential housing units</b>	<b>176</b>	<b>125</b>	<b>Residential</b>
<b>6. Sporting activities &amp; recreational</b>	<b>210</b>	<b>150</b>	<b>Recreational, sporting activities</b>
<b>7. Administrative-services</b>	<b>211</b>	<b>150</b>	<b>Administrative, services</b>

# New towns

## Poulad



Shahr

- **Province: Isfahan**
- **Location: South west of Isfahan, adjacent to Isfahan- Shahr-e-kord road, 10 km from Iron mill, 35 km. from Mobarakeh Steel Mill and 15 km. from Sepahan Cement Plant**
- **Distance from Isfahan: 15km.**
- **Population: 320 thousands**
- **Area: 7000 hectares**



### **Objective of the establishment of the Town:**

- 1. To supply housing for the staff of Isfahan Iron Mill**
- 2. To supply housing for the staff of main industries located in the west of Isfahan area**
- 3. To attract the growing population of adjacent towns and cities**
- 4. To centralize part of administrative, educational, cultural, recreational activities and services of the area**
- 5. To create balance in the residential and services hierarchy and sustainability of settlement system**

# Specifications of the projects open to investment in Pouladshahr New Town

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>	<b>Rate of return %</b>	<b>Project period</b>
<b>1. Accommodation &amp; lodging complex</b>	<b>20</b>	<b>5</b>	<b>Accommodation-recreational</b>	<b>24</b>	<b>2 years</b>
<b>2. Commercial services complex</b>	<b>100</b>	<b>15</b>	<b>Commercial-services</b>	<b>33</b>	<b>4 years</b>
<b>3. Artificial lake</b>	<b>30</b>	<b>4</b>	<b>Sporting activities recreational</b>	<b>24</b>	<b>3 years</b>
<b>4. tourist complex &amp; wildlife park</b>	<b>44</b>	<b>4.5</b>	<b>tourist-recreational</b>	<b>38</b>	<b>3 years</b>
<b>5. Permanent exhibition site</b>	<b>1650</b>	<b>300</b>	<b>Services-Exhibition</b>	<b>21</b>	<b>10 years</b>
<b>6. Cultural-artistic complex</b>	<b>11</b>	<b>2</b>	<b>Cultural-artistic</b>	<b>22</b>	<b>2 years</b>
<b>7. Residential complexes (Mehr project )</b>	<b>830</b>	<b>320</b>	<b>Exclusive residential</b>	<b>17</b>	<b>7 years</b>
<b>8. tourist village</b>	<b>125</b>	<b>15</b>	<b>Recreational Accommodation</b>	<b>30</b>	<b>5 years</b>
<b>9. Subway station</b>	<b>35.1</b>	<b>35.1</b>	<b>Services</b>	<b>33</b>	<b>5 years</b>

# New towns Majlesi

- **Province:** Isfahan
- **Location:** South-west on the highway to Isfahan
- **Distance from Isfahan:** 65km.
- **Distance from Mobarakeh Steel Mill:** 6km.
- **Population:** 140000 **Area:** 3000 hectares

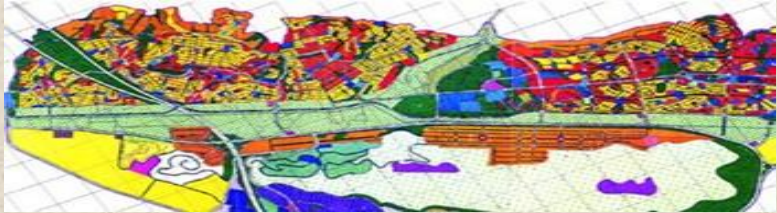


- **Objective of the establishment of the Town:**
- To establish new economic hubs outside of the area
- Equalized/harmonious population distribution in the area
- To preserve the green belt around Zayandeh Roud River
- To apply control over industrial urban sprawl
- To drive the city expansion towards the southern part of Zayandeh Roud
- To supply housing for the population of the area and those employed in Mobarakeh Steel Works and the relevant industries, nearby agricultural and services sectors, and production workshops within the city

# Specifications of the projects open to investment in Majlessi New Town

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>	<b>Rate of return %</b>	<b>Project period</b>
<b>1. Athletic site</b>	<b>964.37</b>	<b>52.96</b>	<b>Sports</b>	<b>10</b>	<b>5 years</b>
<b>2. Hotels complex</b>	<b>33.69</b>	<b>17.9</b>	<b>Recreational</b>	<b>50</b>	<b>4 years</b>
<b>3. Commercial-services, Subway complex</b>	<b>15</b>	<b>15</b>	<b>Commercial-services</b>	<b>25</b>	<b>3 years</b>
<b>4. Kowsar central Roundabout</b>	<b>46</b>	<b>-</b>	<b>Cultural center, Museum (landscaping)</b>	<b>20</b>	<b>3 years</b>
<b>5. Commercial-residential complex</b>	<b>100</b>	<b>-</b>	<b>Residential-commercial</b>	<b>50</b>	<b>4 years</b>
<b>6. Amin industrial Site</b>	<b>2677.82</b>	<b>702.92</b>	<b>Industrial (site preparing)</b>	<b>50</b>	<b>1 years</b>





# New towns Sadra



- **Province:** Fars
- **Location:** North-west of Shiraz
- **Distance from Shiraz:** 15km.
- **Population:** 200000
- **Area:** the area and legal boundaries of Sadra New Town are about 5000 hectares and the city boundary is set as 36000 hectares
- **Objective of the establishment of the Town:**
- Reasonable and harmonious/equalized distribution of the urban population of Shiraz
- To supply housing for the population spillover of the cities of Shiraz, Marvdasht and Zarghan
- To prevent the destruction of orchards and agricultural lands
- To create the opportunity to regularize the city of Shiraz

# Specifications of the projects open to investment in Sadra

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>
<b>1.Manoosh Recreational, tourist</b>	<b>550</b>	<b>Under Design</b>	<b>Recreational-sports-amenities</b>
<b>2. To design urban open spaces</b>	<b>40</b>		<b>Services-commercial</b>
	<b>2700</b>		<b>Private gardens</b>
	<b>1080</b>		<b>Urban agriculture</b>
	<b>400</b>		<b>Thematic gardens</b>
	<b>400</b>		<b>Recreational-sports complex</b>
	<b>3. Various projects for the equipped center of the city</b>		<b>-</b>
<b>4. To build the sewage treatment plant to the eastern part</b>	<b>250</b>		<b>Services</b>
<b>5. To build the sewage treatment plant to the western part</b>	<b>200</b>		<b>Services</b>
<b>6. To create 100 units or garden-Cities</b>	<b>200</b>		
<b>7. Central general hospital of the city</b>	<b>15</b>		<b>Clinical</b>
<b>8. Advance the construction Andishe park</b>	<b>150</b>		<b>Recreational</b>
<b>9.Science &amp; literature Park</b>	<b>100</b>		<b>Recreational</b>
<b>10. To build the great commercial complex</b>	<b>10</b>	<b>commercial</b>	
<b>11.Sports</b>	<b>50</b>	<b>Sports</b>	
<b>12.Subway station</b>	<b>10</b>	<b>Services</b>	
<b>13. Traditional &amp; local markets</b>	<b>10</b>		

# **New towns**

## **Shirin Shahr**

- **Province:** Khouzestan
- **Location:** South-west of Ahwaz and to the east of Karoun River in the center of five agriculture and industrial complexes
- **Distance from Ahwaz:** 21 km.
- **Population:** 120000

### **Specifications of the projects open to investment in shirin Shahr New Town**

<b>Title</b>	<b>Area of land (1000m<sup>2</sup>)</b>	<b>Built Area(m<sup>2</sup>)</b>	<b>Land use</b>
<b>1. Recreational-tourist complex</b>	<b>1300</b>	<b>400</b>	<b>Recreational- tourist- residential sporting activities</b>
<b>2. Construction of 1500 Housing units</b>	<b>2500</b>	<b>1500</b>	<b>residential</b>

# **New towns**

## **Shirin Shahr**

### **Objective of the establishment of the Town:**

- To supply the housing of the employees of the existing industries and also the staff of the oil fields and industries, and the employees of future industries in order to ensure the proximity of residences and workplace
- To direct the population spillover of Khouzestan province away from the Ahwaz metropolis and with a reasonable distance from central areas
- To prevent the formation of informal settlements in Ahwaz Metropolitan area
- To prevent increases in land prices in Ahwaz
- To reduce the construction costs as the land prices are low in this town
- To preserve the green belt around Karoun River
- To attract funds and investment into the Khouzestan province
- To create a new economic and sports activities hub, having a strong economic structure

# **Approved technologies in line with the industrialization of housing construction in the Islamic Republic of Iran**

- Mass production of housing is only possible through industrial methods with well-targeting, planning, management and harmonious growth of the relevant industries
- In order to industrialize building construction in the I.R. of Iran common industrial construction systems have been reviewed from the viewpoint of structure, safety against fire, thermal performance, acoustics, duration, construction material, Strong and weak points and have been recommended to the housing developers as the approved systems

# **Approved technologies in line with the industrialization of housing construction in the Islamic Republic of Iran**

- 1. Light-Weight Steel Frame Structure (LSF)**
- 2. Non-load- Bearing Light-Weight Steel Frame Panels**
- 3. Single 3Dimensional Sandwich Panel System (Single 3D)**
- 4. Double-Wall 3Dimension Sandwich panel system (double 3D)**
- 5. Non-load bearing 3dimensional sandwich panel system (3D panel)**
- 6. Modular and integral metal modules for monolithical concreting**
- 7. Tunnel forming system**
- 8. Pre-cast load-bearing wall structure with light-weight concrete**
- 9. Semi-pre-cast composite steel-concrete frames**
- 10. Fiber cement board**

# **Approved technologies in line with the industrialization of housing construction in the Islamic Republic of Iran**

- 11. Autoclaved aerated concrete blocks (AAC)**
- 12. Double wall system**
- 13. Insulated concrete forms system**
- 14. Welded wire cages**
- 15. Welded steel truss for joists**
- 16. Structures' forming with Shams system**
- 17. Reinforced concrete slab with polypropylene formwork blocks**
- 18. Composite steel-concrete slabs**
- 19. Wood Cement Boards**
- 20. Concrete Structures Forming With Flying Table System**

# Related Site

[www.mhud.gov.ir](http://www.mhud.gov.ir)

[www.iraninvestment.org](http://www.iraninvestment.org)

[www.iraninvestment.ir](http://www.iraninvestment.ir)

- **contain comprehensive information regarding foreign investment in the Islamic Republic of Iran**