Urban Planning & Infrastructure in Migration Contexts-Jordan

Unleashing the Potential for a Better Quality of Life in Al Hussein Neighbourhood of Mafraq

Project Brief:

Rehabilitating Residential Buildings in Critical and Substandard Conditions

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General Information

PROJECT TITLE	Rehabilitating residential buildings in critical and substandard conditions Project
PARTNERS	Ministry of Social Development
TIME FRAME	5 Years
LOCATION	Al Hussein Neighbourhood, Mafraq, Jordan
ESTIMATED BUDGET	50,000 to 70,000 JD/ Residential Building 70,000 to 140,000 US Dollars/ Residential Building
SDGs ALIGNMENT	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE; 10 REDUCED INEQUALITIES; 11 SUSTAINABLE CITIES AND COMMUNITIES
TARGET BENEFICIARY GROUP	Direct Beneficiaries: Total Population of Al Hussein Neighbourhood, including the host community and refugees (around 13,197 residents currently).
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Rehabilitating Residential Buildings in Critical and Substandard Conditions

PROBLEM IDENTIFICATION

A substantial portion of residential buildings in Al Hussein Neighborhood, with 24% classified as substandard and 14% as critical, are suffering from severe structural damage, missing elements, and overall deterioration. These conditions make the buildings unsafe for habitation and unsuitable for vertical expansion, which is necessary to accommodate the expected population growth by 2039. Buildings in critical condition require immediate rehabilitation or replacement, while those in substandard condition need significant repairs to ensure safety and liveability. The poor state of these buildings not only affects housing quality but also poses a barrier to urban development. Without intervention, the conditions will continue to worsen, negatively impacting residents' health and well-being. Urgent rehabilitation is vital, not only to restore the structural integrity of these homes but also to create socioeconomic opportunities for the community.

PROJECT OBJECTIVE

The project aims to address the poor condition of residential buildings in Al Hussein Neighbourhood, where 24% are substandard and 14% are in critical condition. These buildings require urgent repairs or replacement due to structural damage and safety issues, making them unsuitable for vertical expansion or accommodating future population growth. The rehabilitation effort will not only improve housing quality but also provide socioeconomic opportunities, such as home-based businesses and community spaces. This initiative is crucial for enhancing the quality of life for the neighbourhood's vulnerable residents and aligns with local development priorities..

BENEFICIARIES

- **Direct Beneficiaries:** Total Population of Al Hussein Neighbourhood, including the host community and refugees (around 13,197 residents currently).

PROJECT IMPACT

The project will improve living conditions for residents by rehabilitating substandard and critical residential buildings while also enhancing economic opportunities through the integration of spaces for home-based businesses or community activities. This dual approach will contribute to the improved quality of life for vulnerable populations and promote sustainable development in the neighbourhood. the project aligns with the GMM Local Development Strategy for 2024-2028, which prioritizes easing access to the housing market for the most disadvantaged populations. It also supports the Jordan National Urban Policy, which emphasizes bridging the gap between housing demand and supply.

PROJECT PARTNER

- **Ministry of Social Development (MoSD):** Owner and implementer; GMM will be responsible for the implementation, maintenance, and sustainability of the project.
- **Donor/financier:** A funding entity(s) is needed to support the implementation the project on ground.

PROJECT LIFE CYCLE

Feasibility studies, Concept and Detailed Design, Construction, Periodic maintenance

PROJECT FINANCIALS

Total cost and sum for rehabilitating residential buildings:

- Residential building approximate rehabilitation cost: 500JD/m² = 700 USD/ m²*.
- Total number of residential buildings in critical conditions: 101
- Average area of residential buildings in critical conditions: 160 m².
- Total number of residential buildings in substandard conditions: 158
- Average area of residential buildings in substandard conditions: 192 m².
- Total area of residential buildings in need of rehabilitation works is: 46,605 m².
- Total approximate cost to rehabilitate one residential building: 50,000 JD to 100,000 JD per building = 70,000 USD to 140,000 USD per building
- Total approximate cost to rehabilitate all buildings: 23,300,000 JD = 32,620,000 USD

* (These are preliminary estimates)

Current investment commitments and type (municipal budget, LOI):

- External fund is needed

Investment needs: Detailed Studies, Concept & Detailed Design, and Construction

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ACTION PLAN

	Actions	Responsible Entity	Year (Quarters)
01	Mobilize resources, prepare the detailed work plan, and identify the roles and responsibilities.	Responsible Committee from relevant governmental entities and the donor	2025 2026 2027 2028 2029
02	Prepare the design RFP for the bidding process and announce the bid. The RFP must include developing the concept and detailed design	Responsible Committee from relevant governmental entities and the donor	2025 2026 2027 2028 2029
03	Hold the bid evaluation and selection and accordingly negotiate and award the contract.	Responsible Committee from relevant governmental entities and the donor	2025 2026 2027 2028 2029
04	Conduct the technical assessment and community consultation sessions to identify the needs, challenges, and opportunities	Consultant under the supervision of the responsible Committee from relevant governmental entities and the donor	2025 2026 2027 2028 2029
05	Develop the concept design, conduct community consultation sessions, and gain the needed approvals.	Consultant under the supervision of the responsible Committee from relevant governmental entities and the donor	2025 2026 2027 2028 2029
06	Finalize the detailed design drawings.	Consultant under the supervision of the responsible Committee from relevant governmental entities and the donor	2025 2026 2027 2028 2029
07	Prepare the construction RFP for the bidding process and announce the bid.	The responsible Committee from relevant governmental entities and the donor & the Consultant	2025 2026 2027 2028 2029
08	Hold the bid evaluation and selection and accordingly negotiate and award the contract.	The responsible Committee from relevant governmental entities and the donor & the Consultant	2025 2026 2027 2028 2029
09	Implementation of the construction work.	Contractor under the supervision of the responsible Committee from relevant governmental entities and the donor	2025 2026 2027 2028 2029

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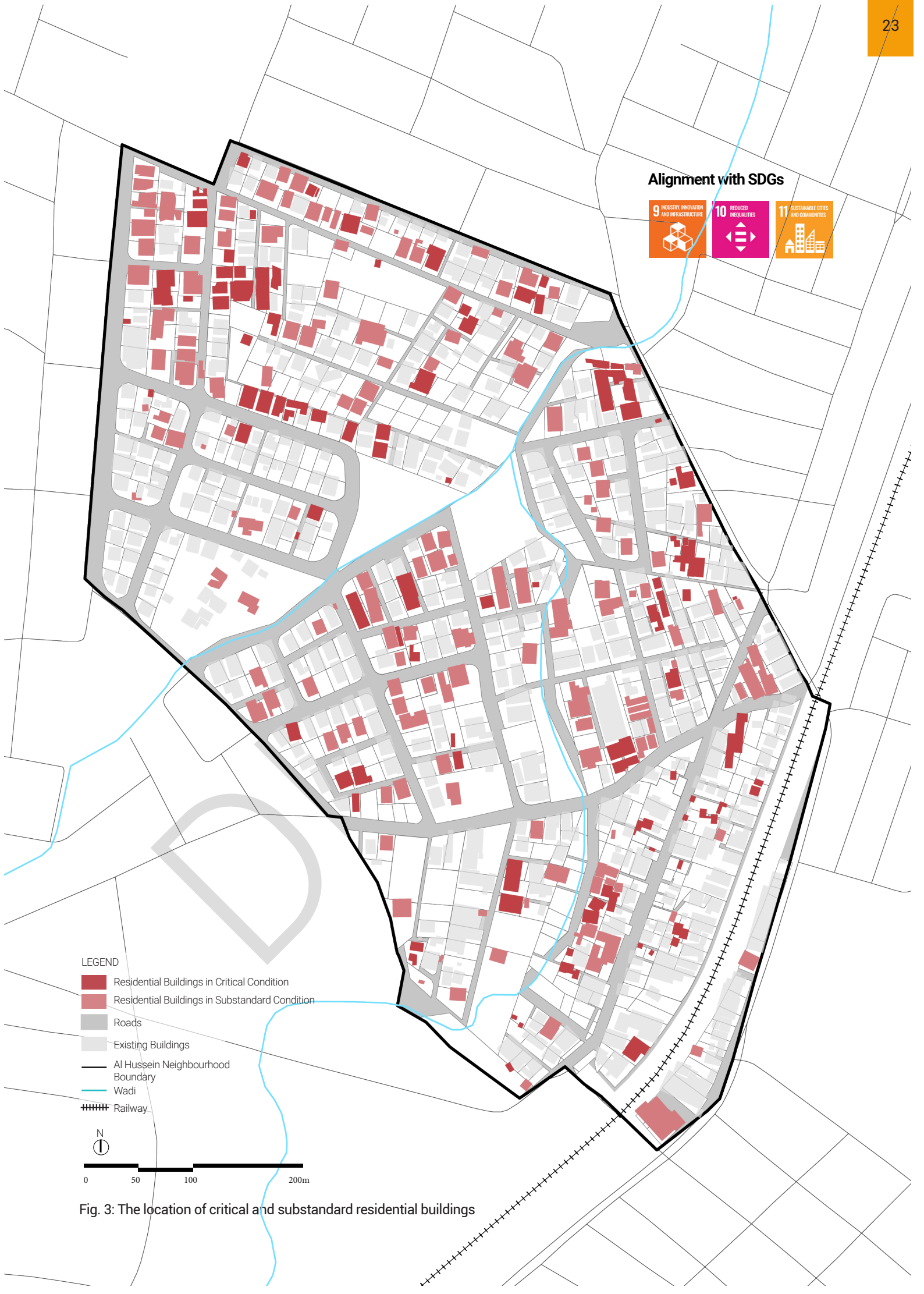

Fig. 3: The location of critical and substandard residential buildings