



# 2019/2020 Hospital projects in the MENA region

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Arab Health   
By Informa Markets

## Market synopsis

The healthcare sector in the Middle East and North Africa (MENA) region is witnessing a phase of significant growth. A recent report by Fitch Solutions suggests that the MENA region's healthcare market is projected to grow from US\$ 185.5 billion in 2019 to US\$ 243.6 billion with an 11.7% compound annual growth rate (CAGR) at constant exchange rates through to 2023. MENA's healthcare market will post a five-year CAGR of 6.6% in US dollar terms.

The report suggests that urbanisation, ageing demographics and a rising burden of chronic diseases will rapidly boost the demand for healthcare in the MENA region. With governments attempting to diversify their economies and reduce their vulnerability to oil price volatility, the private sector is likely to take on some of the healthcare burden, including projects through public-private partnerships.

In line with these predictions, Al Masah Capital data suggests that the MENA healthcare market will be worth US\$ 144 billion by 2020, while the private sector's share in healthcare spending is expected to reach 33% by 2020.

### Drivers in the MENA healthcare market:

- Growing burden of non-communicable diseases
- Population growth and rapid urbanisation
- Changing focus from curative care to preventative care
- Adoption of mandatory health insurance
- Increasing importance of Public-Private Partnerships
- Smart application of modern technology
- Adoption of integrated care models
- Opportunities in areas of specialised care, rehabilitation and long-term care
- Medical tourism as an integral part of economic diversification plans

## Top hospital projects in the MENA region

### United Arab Emirates

The United Arab Emirates (UAE) government is extensively expanding and upgrading its healthcare system to develop a robust world-class healthcare infrastructure. According to Business Monitor International, healthcare expenditure in the UAE reached US\$ 17 billion in 2017 and is expected to rise to US\$ 21.3 billion by 2021. Overall, healthcare spending is projected to account for 4.6% of a country's GDP by 2026 from 4.2% in 2016.

Meanwhile, given the increasing need for care, Alpen Capital projects that the requirement for beds in the country will reach 14,969 in 2022, representing a demand for 2,069 new beds. This demand is being mitigated by the 700 healthcare projects worth US\$ 60.9 billion under various stages of development.

### Burjeel Medical City, Abu Dhabi

**City:** Abu Dhabi

**Project Cost:** US\$ 381 million

**Size:** 1 million sqm

**Beds:** 400

**Owner:** VPS Healthcare Group

**Main Contractor:** NSCC International Limited

**Consultant:** Society Technology House

**Project Development Consultant:** AMS

**Project Completion:** Q4 2019

### Facts about MENA healthcare sector:

- Healthcare market to be worth US\$ 144 billion by 2020 and US\$ 243.6 billion by 2023
- Healthcare market to grow at CAGR of 11.7% through to 2023
- Private sector's share in healthcare spending is expected to reach 33% by 2020
- Shortage of physicians could rise to 150,000 by 2020
- Medical device market to grow at a CAGR of 9.3% between 2018-2023
- Medical technology market set to grow to US\$ 11 billion by 2021

*(Source: Fitch Solutions/ Al Masah Capital Research)*

Burjeel Medical City, part of Mohammed Bin Zayed City, is a 92,903 sqm tertiary care complex on the Abu Dhabi-Dubai highway. Burjeel Medical City is being developed by Abu Dhabi's Burjeel Hospital, part of the VPS Healthcare Group.

When operational, the 400 bed main hospital, made up for four towers, will be equipped with specialised departments like oncology, acute care, long-term care and wellness as well as air ambulance service. It will also include an advanced imaging department, an emergency department, endoscopy, a rehabilitation centre with prosthetics & orthotics services, outpatient clinics and a large retail area. It will also have long-term care villas, an administrative building and a mosque.

## Thumbay Hospital Dubai Expansion, Dubai

**City:** Dubai

**Project Cost:** N/A

**Size:** 13,000 sqm

**Beds:** 300

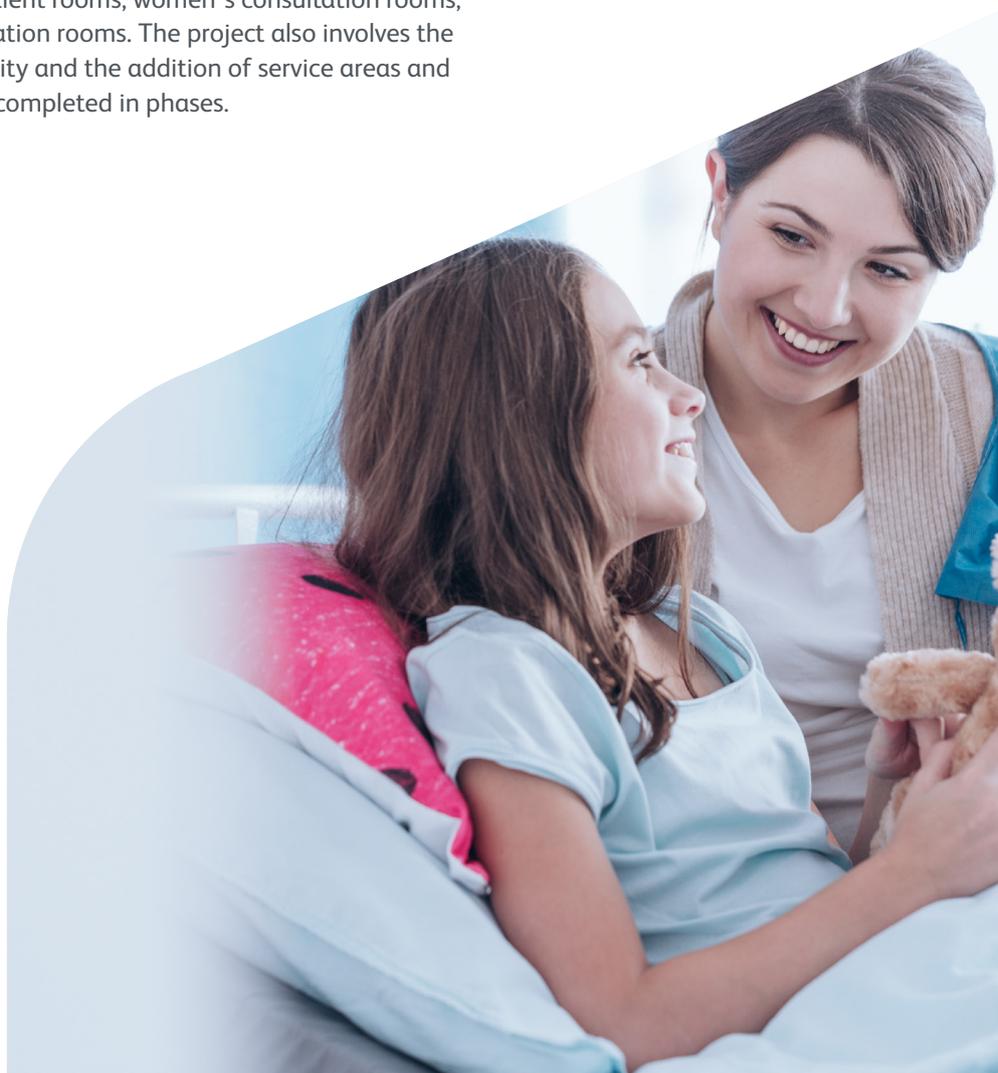
**Owner:** Thumbay Group

**Main Contractor:** Thumbay Builders

**Project Completion:** TBC

Thumbay Hospital Dubai has signed an expansion project with Thumbay Builders, for a substantial expansion of its facilities. The expansion includes the addition of over 13,000 sqm of built-up area by expanding the existing ground and first-floor areas, as well as the addition of a new four-storey building with advanced facilities. New inpatient rooms, OPD clinics, treatment rooms and dental clinics would be added to the existing building. A new Cath Lab, VIP patient room, ICUs and CCUs would also be added.

The new building would house a crèche, mortuary, pharmacy, restaurant, VIP lounge, day care beds, Standard/Deluxe/VIP patient rooms, women's consultation rooms, LDRs, NICU, Well Baby Nursery and isolation rooms. The project also involves the expansion of the hospital's parking facility and the addition of service areas and children's play area. The project will be completed in phases.



## Sheikh Khalifa Central Hospital, Fujairah

**City:** Fujairah

**Project cost:** US\$ 235 million

**Size:** 57,800 sqm

**Beds:** 300

**Owner:** Ministry of Presidential Affairs

**Consultants:** CC Group

**Project completion:** Q2 2019

The project's scope of work consists of a hospital building located at Al Faseel, Fujairah. The hospital has been made to hold growth from the initial 205 beds to an optimal amount of 300 beds, 24 hours service to patients, 11 specialised departments, outpatient clinics and a 32 bed emergency ward, three-storey rehabilitation centre housed in a separate building and 673 parking spots.

The hospital has a Trauma and Accident Department (ER), Inpatient Wards, Intensive Care Units (ICU), Department of Maternity and Premature Delivery, Department of Burn Unit, Department of Surgical and Internal Medicine, Radiology Department, Laboratory and Blood Bank Department, Department of Anesthesiology and Recovery Department, Operations Theatre Department, Cardiac Catheter Department, Endoscopy / Cystoscopy Department, Supporting Service Departments, and Outpatient Clinics.

## Long Term Care Facility Health Project, Al Mamzar

**City:** Dubai

**Project cost:** N/A

**Size:** 157,935 sqm

**Beds:** 120

**Owners:** Dubai Health Authority

**Contractors:** Eng. Adnan Saffarini Office (construction supervision)

**Consultants:** OBE Architects

**Project completion:** TBC

The Dubai Health Authority long-term care facility project covers the construction of a G+1 nursing home facility spread over a land area of 57,242.21 sqm covering a built-up area of 15,7935.2 sqm including 10,000-seat theatre and other related facilities.

The centre, which will be located at the Seniors' Happiness Centre complex, will cater to the needs of long-term care patients and will provide them with a positive environment to promote healing. There is a link to the three main towers by a concourse, which is covered by a stunning glass roof linking the project's two main elements together.

## Saudi German Hospital Al Marjan, Ras Al Khaimah

**City:** Ras Al Khaimah

**Project cost:** N/A

**Size:** N/A

**Beds:** 100

**Owner:** Middle East Healthcare Company

**Main Contractor:** TBC

**Project Completion:** H2 2019

Saudi German Hospital has signed an agreement to develop a 100 bed specialty hospital on Al Marjan Island, in the Emirate of Ras Al Khaimah.

The planned hospital will offer a range of healthcare services, including medical, rehabilitation, and cosmetic. The hospital will offer seven specialties, Saudi General Hospital Group said in a statement, adding that by 2020, this number will go up to 13.

According to Construction Week, the proposed expansion will also see an increase in the number of beds and the headcount of the hospital's medical and nursing teams.

## Danat Al Emarat Hospital for Women and Children – Phase 2, Abu Dhabi

**City:** Abu Dhabi

**Project cost:** US\$ 81.6 million

**Size:** N/A

**Beds:** 100

**Owner:** UEMedical

**Architects:** HKS, Amar Golden Design

**Main Contractor:** TBC

**Project Completion:** Mid-2020

The second phase of the Danat Al Emarat Hospital for Women and Children includes the construction of a new tower with a capacity of 100 beds. The new tower will be adjacent to the current hospital building located in Abu Dhabi Gate City and will be operational by mid-2020.

With the completion of the second tower, the total number of hospital beds will increase to 225 beds covering various specialties. The number of beds at the NICU will double to 40 beds. Paediatric subspecialties, including paediatric orthopaedics, paediatric gastroenterology, paediatric pulmonology and paediatric neurology, in collaboration with the renowned The Hospital for Sick Children (SickKids), Toronto, Canada, will be further expanded.

The new expansion of the hospital also includes the addition of 50 new beds for women, three new digital operating rooms, and 10 additional delivery rooms.



## Kuwait

According to a report by Alpen Capital, the healthcare market in Kuwait is projected to reach US\$ 5.8 billion in 2022, registering a CAGR of 3.4 % from 2017. Given the growing size of the healthcare market, the country is likely to witness a requirement of 9,807 beds in 2022, implying an additional demand for over 1,200 beds from 2017.

The Ministry of Health and the Ministry of Public Works announced a US\$ 4.42 billion project to replace or expand nine operating hospitals within the next ten years. The goal is to add 5,400 beds, 150 operating rooms, and 500 outpatient clinics to the current 7,095 hospital beds countrywide. Meanwhile, the private healthcare market is estimated to grow by 15 to 20 % in the coming years.

### New Al Jahra Hospital, Al Jahra

**City:** Al Jahra

**Project Cost:** US\$ 1 billion

**Size:** 426,000 sqm (main building)

**Beds:** 1,171

**Owner:** Amiri Diwan and the State of Kuwait

**Main Contractor:** Mohammed Abdul Mohsin Al Kharafi & Sons (EPC)

**Consultants:** PACE, e.construct

**Project Completion:** TBC

The New Al Jahra Hospital in the Al Jahra area of Kuwait is a full-service general secondary care public hospital, offering a selection of specialised services along with the infrastructure to accommodate select tertiary care capabilities. The 1,171 bed capacity hospital includes three VIP suites, 156 women's beds, 98 NICU beds, 168 paediatrics beds and 749 adult beds.

The main building is made up of a basement level, ground floor and 14 additional floors with a total built-up area of 426,000 sqm. The built up area also includes a dental services building housing over 104 clinics, an administration building, public car parking with 2,900 spaces and a power plant.

Major departments include: accident and emergency and separate adult and paediatric treatment areas; 135 outpatient clinics; outpatient procedures including endoscopy, pulmonary and cardiology; radiology and nuclear medicine; same day medical observation unit; a modern surgical suite with 20 OR's including two hybrid rooms; a women's centre including women's surgery, infertility clinic and outpatient services, NICU and special care nurseries, women's surgery. Inpatient beds include adult, paediatric and women's centre beds as well as 12 unique ICU bed units, 115 dentistry clinics spanning 29,000 sqm.

### Farwaniya Hospital Expansion, Kuwait City

**City:** Kuwait City

**Project Cost:** US\$ 928 million

**Size:** N/A

**Beds:** Additional 955

**Owner:** Ministry of Health, Kuwait Health Assurance Company (KHAC)

**Main Contractor:** Sayyed Hameed Behbehani & Sons

**Consultant:** KEO International Consultants

**Project Completion:** TBC

The Al Farwaniya Hospital expansion is part of the National Healthcare Expansion Plan by the Ministry of Health (MoH) of the State of Kuwait.

The additional 955 beds in the new hospital will represent a 17 % increase in the total number of hospital beds in all of Kuwait. The dental facility will include 157 clinics, and the car park will accommodate 1,400 cars in a multi-storey car park.

The Al Farwaniya Hospital expansion project will include a new state-of-the-art hospital, an outpatient clinic for dermatology and physical therapy, a dental treatment and teaching facility, and a services building.

The project includes:

- New Hospital (HSP)
- Dermatology Outpatient Clinics (OP)
- Dental Clinic (DC)
- Services Building (SB)
- Multistory Car park building (CP)

### **Al Adnan Hospital Expansion, Kuwait**

**City:** Mubarak Al-Kabeer

**Project Cost:** US\$ 588 million

**Size:** 471,103 sqm (built up area)

**Beds:** Additional 632

**Owner:** Ministry of Health, Kuwait Health Assurance Company (KHAC)

**Main Contractor:** Sayyed Hamid Behbehani & Sons Co

**Consultant:** SSH, Dar International Engineering Consultants, PACE, Hill International - System Development and Project management (SDPM)

**Project Completion:** TBC

Initiated by the Kuwait Ministry of Health (MoH) as part of the Kuwait National Healthcare Development Plan, the expansion of the Al Adan Hospital will provide 632 beds over 14 floors.

It will offer new maternity and paediatrics healthcare facilities including associated supporting facilities, a general surgical unit, same-day surgery, nutrition and dietetics, adult and paediatrics physiotherapy and rehabilitation unit, hospital administration and a multi-storey car park.

The main hospital has a clinical podium housing a large entrance atrium, clinics and acute services with three upper ward towers providing identity and scale to the development.

The project includes:

- Women & Children Hospital
- Surgical & C.S. Building
- Physical Therapy & Rehab. Building
- Health Region Admin. Building
- Strategic Stores
- Emergency Car Park
- P.T. Rehab. Car Park Building

## Kuwait Cancer Control Center Expansion, Kuwait City

**City:** Kuwait City

**Project Cost:** US\$ 596 million

**Size:** 200,000 sqm

**Beds:** Additional 618

**Owner:** Ministry of Health, Kuwait Health Assurance Company

**Main Contractor:** Alghanim International General Trading & Contracting Company W.L.L

**Consultant:** PACE, NBBJ, Gulf Consult

**Project Completion:** TBC

The Kuwait Control Centre for Cancer, located in Al Sabah Medical District, Kuwait City, is an expansion project by the Ministry of Health and the Kuwait Health Assurance Company (KHAC).

According to ProTenders, the new 618 bed, the 12-storey building includes all relevant departments essential to a state-of-the-art cancer treatment facility including radiology, surgery, laboratories, pharmacy, physiotherapy, and psychology clinics.

The building also incorporates inpatient and outpatient facilities. The outpatient functions are zoned in the west building, closest to the building entry and the 2,000 car-parking garages for easy access. Horizontal connections allow direct access to imaging and interventional functions in the east building. Inpatient beds are located in the east side of the building.

## Sabah General Hospital Expansion, Al Sabah

**City:** Al Sabah

**Project Cost:** US\$ 617 million

**Size:** 265,000 sqm

**Beds:** Additional 617

**Owner:** Ministry of Health, Kuwait Health Assurance Company (KHAC)

**Main Contractor:** Shapoorji Pallonji & Co. Ltd.

**Consultant:** SSH, TRO Jung Brannen, e.construct

**Project Completion:** July 2019

Al Sabah Hospital is to act as a general secondary care facility providing general and specialised clinical services. It will also support the Al Amiri Hospital in providing general secondary care services to the residents of Capital Governorate.

According to the Kuwait Times, the project comprises of a main building with a basement, a ground floor and 12 floors with a 512 bed capacity, in addition to 105 ICU beds.



The hospital will also include casualty, radiology, general surgery, specialised surgery, nuclear medicine, physiotherapy and respiratory departments, in addition to 72 OPDs, pharmacies, reception, labs, storage areas and a heliport. The hospital administration building comprises of eight floors and that the nuclear medicine department would be equipped with state-of-the art waste processing technology.

## Saudi Arabia

From an estimated US\$ 44.3 billion in 2017, health expenditure in Saudi Arabia is projected to grow at a CAGR of 6.1 % to US\$ 59.5 billion in 2022, according to Alpen Capital. The growth is likely to be driven by a CAGR of 2.0 % in the population, rise in the cost of treatment and increase in health insurance coverage.

According to the latest figures from Aon Hewitt, the Ministry of Health is expected to spend close to US\$ 71 billion in the five-years ending in 2020.

Meanwhile, research from Knight Frank indicates that to keep pace with population growth, Saudi Arabia would require an additional 5,000 beds by 2020 and 20,000 beds by 2035, based on the current density of beds. Based on the global average of bed density, Saudi Arabia faced a gap of 14,000 beds in 2016, and this gap is expected to widen to 40,000 beds by 2035.

## King Abdullah Bin Abdulaziz Medical Complexes – Riyadh & Jeddah

**City:** Riyadh & Jeddah

**Project Cost:** US\$ 6.8 billion

**Size:** 1.1 million sqm each

**Beds:** 1,500+ each

**Owner:** Ministry of Interior

**Main Contractors:** ABV Rock Group (Riyadh), Saudi Binladin Group (Jeddah)

**Project Completion:** TBC

The King Abdullah Bin Abdulaziz 1.300 km<sup>2</sup> megaproject for the development of Security Forces Medical Complexes is Saudi Arabia's largest healthcare project, and also the largest medical project in the GCC. Two separate medical cities for security forces are being developed in Riyadh and Jeddah on behalf of the Kingdom's Interior Ministry.

According to Construction Week, as of 13 February 2019, construction work is underway on Jeddah Security Forces Medical City, for which ABV Rock Group is working as the main contractor. The company is also working in a similar role on Riyadh Security Forces Medical City.

The Riyadh Security Forces Medical City includes three hospital buildings, an academic and clinical centre, research areas, a specialist hospital for mental health, and a gynaecology and obstetrics hospital. The website places progress on the 1,700 bed facility at 87 %.

Meanwhile, Jeddah Security Forces Medical City will feature 1,864 beds and includes similar health facilities as its Riyadh counterpart. Tahpi and Hyundai Elevator were named among the list of participants for the project, which according to ProTenders, was 74 % complete as of 13 February 2019.

## King Khalid Medical City, Dammam

**City:** Dammam

**Project Cost:** US\$ 1.27 billion

**Size:** 700,000 sqm

**Beds:** 1,500

**Owner:** Ministry of Health, King Khaled Mega Project Management Office

**Main Contractor:** Vanir Construction Management

**Consultant:** AECOM

**Project Completion:** Est. 2020

The 1,500 bed hospital project, managed by the King Khaled Mega Project Management Office on behalf of the Ministry of Health will include a research centre, staff accommodation, conference centre, mosque, administrative building, car parking structures and community centre.

The hospital includes centres of excellence in cardiovascular, neurosciences, rehabilitation, multi-neurosciences, rehabilitation, multi-organ transplant, genetic organ transplant, genetic & metabolics, ophthalmology, and oncology.

## King Faisal Medical City, Asir

**City:** Asir

**Project Cost:** US\$ 1.06 billion

**Size:** 2.2 million sqm

**Beds:** 1,350 beds in 2 phases

**Owner:** Ministry of Health

**Main Contractor:** Al-Fouzan Trading & General Construction (Phase 1)

**Consultant:** Zuhair Fayez Partnership (Phase 1) HDR

**Project Completion:** 2021

The 1,350 bed King Faisal Medical City in Abha will be fully operational by 2021, according to an official statement published in Saudi Gazette newspaper.

The project will be implemented in phases. Construction works on the first phase involves the construction of the main hospital building, which is currently underway. The main hospital at King Faisal Medical City will comprise 500 beds with another 850 beds distributed across five specialty hospitals: cardiology, oncology, ophthalmology, neurology and rehabilitation.

According to ProTenders, the scope of work for Phase 2 includes 100 bed Ophthalmology Centre, 200 bed Cardiology Centre, 150 bed Neurology Centre, 200 bed Oncology Centre, 200 bed Rehabilitation Center, 200 bed outpatient clinic, administrative building, accommodation building and facilities centre. Scope of work also includes underground parking, convention centre, hotel, utilities, road and related infrastructure works.

## Medical City for Rehabilitation and Treatment, Riyadh

**City:** Riyadh

**Project Cost:** US\$ 346.6 million

**Size:** 1.2 million sqm

**Beds:** 1,100

**Owner:** Ministry of Health, Private Hospitals Association (PHA) in Jordan

**Main Contractor:** TBC

**Project Completion:** TBC

According to Arab News, Saudi Arabia and Jordan will co-build the medical city for rehabilitation and treatment in Riyadh. The complex will comprise a 600 bed hospital specialised in the treatment and therapy of physical disabilities, a 250 bed public health hospital, and a 250 bed hospital for healthcare and convalescing patients.

It will also include a hotel with 120 beds and 12 suites, 223 tourist villas, 152 hotel villas, 448 furnished apartments distributed among 56 buildings, a commercial mall, recreation and gym centres, gardens and mosques. A medical faculty specialised in rehabilitation therapy will also be established in the compound, in addition to water-treatment and electricity-generation stations.

The project is expected to generate more than 3,000 jobs and serve more than 170,000 patients a year.

## King Fahad Medical City Expansion, Riyadh

**City:** Riyadh

**Project Cost:** US\$14 billion

**Size:** 1.2 million square foot

**Beds:** 600

**Owner:** Ministry of Health

**Project Stakeholders:** TPE Consulting Engineers and Rider Levett Bucknall

**Project Completion:** TBC

According to ProTenders, King Fahad Medical City is located in the heart of Riyadh and is considered the largest and most advanced medical complex in the Middle East.

The project involves expansion of a 1,395 bed medical campus by addition of 231 beds, a state-of-the-art cancer and proton beam therapy centre in an area of 473,000 square feet, a 316 bed neuroscience institute in an area of 368,000 square feet, a 48 bed cardiovascular centre in an area of 120,000 square feet, a six-storey laboratory and office building (243,400 square feet) and a 60,000 square foot central energy plant.

## Saudi German Hospital, Dammam

**City:** Dammam

**Project Cost:** US\$ 90 million

**Size:** 39,000 sqm

**Beds:** 300

**Owner:** Middle East Healthcare Company

**Project Participants:** International Hospital Construction Co (IHCC)

**Project Completion:** Q2 2019



Once complete, the Saudi German Hospital in Damman will cover an area of 39,000 sqm, with eight operating rooms and potential capacity of up to 300 beds and 100 clinics.

International Hospital Construction Co (IHCC) was awarded deals to build Saudi German Hospital's facilities in Dammam, as well as Makkah. Construction on the healthcare facility started on 7 December 2016, and its completion is due in June 2019.

## Egypt

According to 2014 statistics from the World Health Organization (WHO), the most recent data available, health expenditure accounts for 5.6% of Egypt's gross domestic product (GDP).

Meanwhile, Colliers International has reported that the demand for healthcare services is expected to grow continuously and, in order to reach 76,000 new beds by 2020, Egypt will require a further investment of US\$ 16 - 21 billion. The demand is expected to reach to up to 178,000 new beds requiring an investment of US\$ 38 - 60 billion by 2050.

### New National Cancer Institute, Giza

**City:** Giza

**Project Cost:** N/A

**Size:** 500,000 sqm

**Beds:** 1,000

**Owner:** National Cancer Institute (NCI)

**Main Contractor:** Skidmore, Owings & Merrill LLP (SOM)

**Consultants:** Hill International

**Project Completion:** Anticipated 2019

Located in Sheikh Zayed City, Giza, the 500,000 sqm New National Cancer Institute campus will become the largest comprehensive cancer centre in the region.

When complete, the medical campus will consist of a 1000 bed hospital with an extensive outpatient centre. It will also include a specialised nursing institute, hotel and housing, and facilities for research, training, faculty and conferences.

The project is targeting LEED Gold and is designed to US medical planning standards.

### Children's Cancer Hospital Egypt 57357 Extension, Cairo

**City:** Cairo

**Project Cost:** US\$ 200 million

**Size:** 215,660 sqm

**Beds:** 300 (total bed capacity)

**Owner:** Association of Friends of National Cancer Institute (AFNCI)

**Main Contractor:** Arabian Construction Co. (ACC)

**Consultants:** Callision RTKL Dubai, Al Amar Consulting Group

**Project Completion:** 2020

Children's Cancer Hospital Egypt 57357 is one of the largest children's cancer hospitals in the world. The extension of the existing hospital complex covers the construction of four phases comprising of the following projects/buildings:

- Outpatient Center: A 16-level building with a total built-up area of 85,150 sqm. It will include 100 clinics, 250 Medical Oncology Infusion Stations, a Radiation Oncology Center and an Outpatient Radiology Center.
- Smart Building: An 18-level administrative building that will become the technologically advanced home for CCHF and 57357's administrative department.

- Health Sciences Academy: The new Health Sciences Academy will provide advanced, transformational education and training to CCHE staff and students from the MENA region.

### **Batterjee Medical City, Alexandria**

**City:** Alexandria

**Project Cost:** US\$ 500 million

**Size:** N/A

**Beds:** 300

**Owner:** Middle East Healthcare Company

**Consultant:** N/A

**Project Completion:** Q4 2019

Having laid its foundation stone back in October 2016, the Batterjee Medical City complex in Alex West residential compounds estate will be developed in four phases.

The first phase consists of a 300 bed general hospital and staff accommodation. Phase two consists of seven sub-specialty hospitals and staff accommodation, while phase three consists of Medical Tower with 220 clinics and phase four consists of a medical college with all its related facilities. Saudi German Hospital will operate the hospital development.

### **The Global Hospital, Alexandria**

**City:** Alexandria

**Project Cost:** US\$ 72 million

**Size:** 37,000 sqm

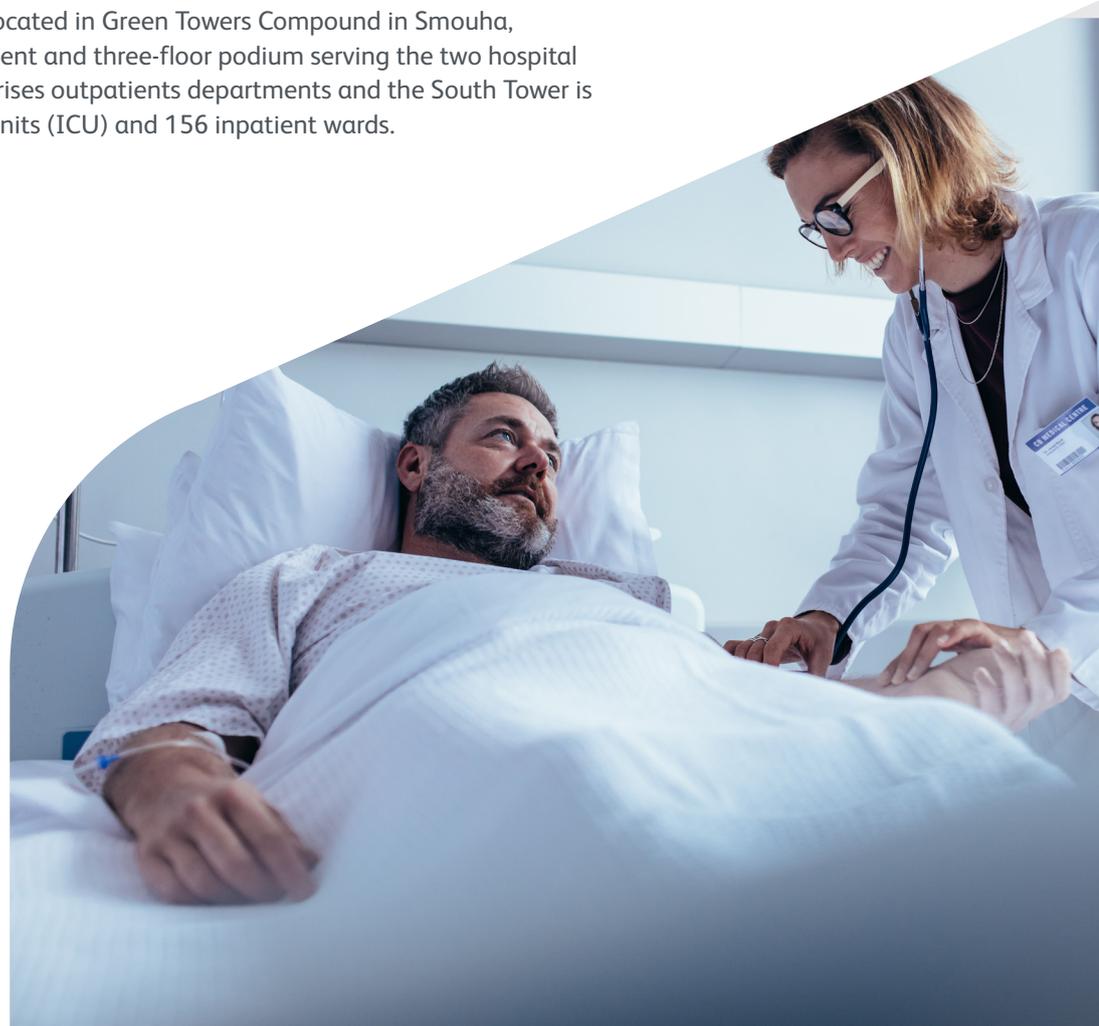
**Beds:** 192

**Owner:** The Global Hospital Co.

**Consultant:** Engineering Consultants Group (ECG)/ Navmatica

**Project Completion:** TBC

The 192 bed Global Hospital, located in Green Towers Compound in Smouha, Alexandria, comprises a basement and three-floor podium serving the two hospital towers. The North Tower comprises outpatients departments and the South Tower is made up of 64 intensive care units (ICU) and 156 inpatient wards.



The hospital will contain oversized operation rooms and advanced diagnostic centres for laboratory work and radiology. There will be 13 integrated, specialised medical centres, which will act as a single unit.

The Global Hospital will also have ambulatory and acute services with a trauma centre and resuscitation rooms, as well as post-operative and general intensive care units.

## Bahrain

According to a report by Alpen Capital, health expenditure in Bahrain is anticipated at US\$ 2.4 billion in 2022, signifying a CAGR of 5.1 % from an estimated US\$ 1.8 billion in 2017. The growing size of the population, proposed mandatory health insurance, lifestyle ailments and the rising cost of care are the factors aiding growth.

The country's hospital bed requirement is projected at 2,979 in 2022, suggesting annual average growth of 2.0 % from 2017. The liberalisation of the sector, with foreign companies being allowed to own 100 % in private healthcare facilities, will lend a push to the development of the industry.

### King Abdullah Bin Abdulaziz Medical City, Durrat Al Bahrain

**City:** Durrat Al Bahrain

**Project Cost:** US\$ 1 billion

**Size:** 1 million sqm

**Beds:** 264 (Phase 1), 500 on completion

**Owner:** Bahrain Ministry of Health

**Contractor:** TBC

**Project Completion:** Q1 2021

The King Abdullah Medical City in Durrat Al Bahrain is funded through a US\$ 267 million grant from the late King Abdulla bin Abdulaziz Al Saud of Saudi Arabia and will be built on a 1 million sqm plot donated by His Majesty King Hamad at Durrat Al Bahrain.

The city, run by Arabian Gulf University, is part of a public hospitals system in co-operation with healthcare institutions such as Supreme Council of Health and National Health Regulatory Authority.

Phase 1 construction, which includes an eight-storey educational hospital with the capacity of 288 beds; a three-storey outpatient clinic; and a building that will provide clinical services that include operating theatres, a morgue, and restaurants.

Phase 2 will see the hospital bed capacity increase to over 500 beds complete with academic school, research facility, medical hotel, rehabilitation hospital, and on-site accommodation for both students and staff.

Infrastructure work on the Saudi-funded King Abdullah bin Abdulaziz Medical City in Bahrain is being split into four phases, according to the Construction Week website, with construction on the project's Academic Medical Centre expected to complete within 24 months.

The start of the infrastructure works coincides with the construction of the development's Academic Medical Centre. Its construction is expected to receive patients in the first months of 2021.

## Muharraq Hospital Complex, Muharraq

**City:** Muharraq

**Project Cost:** US\$ 81.7 million

**Size:** TBC

**Beds:** 210

**Developer:** Bahrain Ministry of Municipalities Affairs & Urban Planning

**Contractor:** Saleh Abdullah Al-Mahana (long-stay care centre)

**Project Completion:** 2020 (Phase 1)

The three-in-one hospital complex in Muharraq will be delivered in three phases: Phase 1 includes a long-stay care centre with the capacity to accommodate 100 beds and will be constructed to provide care for patients in need of admission at the care centre for long periods; Phase 2 will see the setting up of a maternity hospital with 110 beds; while the final phase, Phase 3 will include the construction of a US \$4.5 million 800 sqm multiple sclerosis centre with the 100 bed which is set to be completed by mid-2020.

Phase 1 is set to cost US\$ 30 million. Construction began in Q3 2018 and is expected to last approximately two years, according to the Bahrain News Agency.

The project belongs to the Ministry of Health and is being financed by the Saudi Fund for Development, following a 2014 agreement between the Kingdom of Bahrain and the Kingdom of Saudi Arabia.

## Mohammed Bin Khalifa Cardiac Hospital, Awali

**City:** Awali

**Project Cost:** US\$ 106 million

**Size:** 44,000 sqm

**Beds:** 150

**Owner:** Supreme Council of Health Development

**Main Contractor:** Mohamed Abdulmohsin Al Kharafi and Sons Company

**Consultant:** WS Atkins & Partners Overseas

**Project Completion:** TBC

According to ProTenders, the project's scope of work consist of a seven-storey, 150 bed capacity hospital complex that will cover an area of 44,000 square meters building located in Awali.

Scope of work includes an outpatient's clinic, an emergency ward for chest diseases, paediatric ward and other medical facilities. It will also have cardiac theatres in which two will cater to major heart operations and one common theatre for cardiac catheterisation. The hospital will be associated with the existing Mohammed bin Khalifa Cardiac Centre at the BDF Hospital in Riffa and will be planned and executed under the direct supervision of the Bahrain Defence Force General Command.



The centre, featuring 150 beds, operating theatres, an emergency unit and laboratories, among other facilities, will be built on a 44,000 sqm plot of land with US\$ 42 million allocated to provide medical equipment and other furniture.

The Abu Dhabi Fund for Development also helped finance and support the project.

## Oman

From an estimated US\$ 3.2 billion in 2017, current healthcare expenditure in Oman is expected to grow at a CAGR of 9.1 % to US\$ 4.9 billion in 2022, according to a report published by Alpen Capital. To accommodate the growing base of patients, the bed requirement in Oman is anticipated to grow at a CAGR of 3.2 % through to 2022, translating into a demand for more than 1,100 new beds to reach a capacity of 7,937 beds.

### Sultan Qaboos Medical City Complex, Barka

**City:** Barka

**Project Cost:** US\$ 1.5 billion

**Size:** 5 million sqm

**Beds:** 2,000

**Owner:** Ministry of Health, Muscat National Development and Investment Company (Tatweer)

**Main Contractor:** TBC

**Project Completion:** 2021

The 2,000 bed Sultan Qaboos Medical City Complex in Barka will have five highly specialised hospitals for general medicine, trauma, paediatrics, head and neck ailments and organ transplant. It will also have diagnostic and rehabilitation centre, a laboratory and a central imaging building. A university research centre, other development centres and a Medical Education City are currently being planned as part of the project.

Once operational, the new Medical City is expected to work side by side with the Sultan Qaboos University (SQU) facilitating the necessary research and development facilities to the students.

Covering a total area of five million sqm, the Medical City is also envisaged to house shopping, hospitality, leisure, residential and leisure developments promoted by the private sector.

The government is billed to enlist private local and international partners in the development, management and operation of the medical complex — potentially the first PPP model for Oman outside of the utilities sector.

### International Medical City, Salalah

**City:** Salalah

**Project Cost:** US\$ 1 billion

**Size:** 800,000 sqm

**Beds:** 800

**Owner:** Apex Medical Group (AMG), Subsidiary of Saudi Arabias Al Joaib Group

**Main Contractor:** TBC

**Consultant:** Atkins, PSOMAS

**Project Completion:** TBC

The International Medical City in Salalah is being developed by Apex Medical Group, a subsidiary of Saudi Arabia's Al Joaib Group, which has invested around US\$1 billion in the project. The project's scope of work consists of a regional multi-specialty organ transplant and rehabilitation hospital.

Built around a main hospital, Medical City will also include a luxury hotel, spa, educational and training facilities for doctors and nurses and a wellbeing centre, alongside accommodation, commercial and service facilities for visitors and resident.

The construction of phases includes:

Phase 1:

- 30,000 sqm land area
- 250 bed hospital
- Transplant and dialysis centre
- Rehabilitation centre
- Medical and diagnostic centre
- Tertiary care hospital

Phase 2:

- Extension of the multi-specialty tertiary care hospital to 430 beds
- Healthcare resort comprising a wellness centre, a four-star hotel connected to the hospital, a conference hall, staff accommodation, serviced apartment for patients' families, in addition to other amenities

Phase 3:

- 100 bed extension
- Medical College
- Nursing College
- Conference Center
- Research and Development Centre
- Extension of multi-specialty tertiary hospital to 530 beds

## Sultan Qaboos Hospital, Salalah

**City:** Salalah

**Project Cost:** US\$ 350 million

**Size:** 850,000 sqm

**Beds:** 700

**Owner:** Ministry of Health

**Main Contractor:** TBC

**Consultant:** TBC

**Project Completion:** TBC

The new hospital in Salalah will be built on a total area of 200,000 sqm, with approximately 700 beds spread over departments such as a burn unit, paediatrics, adult ICUs, as well as 25 maternity rooms. In addition to two operating rooms, there will also be an integrated unit for accidents and emergencies and an isolation ward.



The hospital will have a radiology department, which includes three x-ray machines, two CT scan machines, one MRI machine, ultrasound devices, a bone-density device, a mammogram machine, a pharmacy, and medical laboratories.

According to ProTenders, the project will be implemented in two phases - the first phase comprising initial design and mobilisation activities and second-phase works would commence once the design had been completed and funding had been finalised.

### Royal Oman Police Hospital, Muscat

**City:** Muscat

**Project Cost:** US\$ 553 million

**Size:** 1 million sqm

**Beds:** 600

**Owner:** Royal Oman Police

**Main Contractor:** Galfar Engineering and Contracting Company

**Consultant:** HPC (Principal Architect)

**Project Completion:** TBC

The project's scope of work consists of a six-storey hospital building located at Orfan. A general hospital is to be built in Muscat at the Airport Heights area, designed to accommodate 400 beds in the first phase and expandable to 600 beds in the future. The hospital will provide medical care to the members of the Royal Oman Police and their families.

The project is constructed in various phases. The project involves the construction of a 90,000 sqm healthcare facility comprising a main hospital and 20 auxiliary buildings. The first phase involves the construction of a six-storey, 400 bed hospital, featuring a cancer centre in the basement level, a trauma centre on the ground floor, a children's clinic on the first floor, a women's clinic on the second floor, a cardiac centre on the third floor, a surgery department on the fourth floor and a VIP accommodation facility on the fifth and the sixth floors. The second phase will comprise the expansion of 400 beds to 600 beds.

The hospital campus will include orthopaedic units, diagnostic and treatment zones, ambulatory care, research and education facilities, a multi-story staff accommodation facility, residential units, substations, a sewerage treatment plant, a multi-storey car parking structure and related infrastructure.

### Suwaiq General Hospital, Suwaiq

**City:** Suwaiq

**Project Cost:** US\$ 200 million

**Size:** 100,000 sqm

**Beds:** 250

**Owner:** Ministry of Health

**Consultants:** React Studio

**Project Completion:** TBC

The Ministry of Health is planning to develop a hospital at Suwaiq, in North Batinah, in Oman. The three-floor hospital will have a 250 bed capacity and 53 outpatient clinics; the hospital will be developed on five floors above ground, will be divided into different specialized departments and will have 12 satellite buildings supporting the main body.

The hospital will comprise an adult, paediatric and coronary care unit, as well as a special care baby unit. Different sub-speciality wards such as surgical, medical, psychiatric, obstetrics and gynaecology, and paediatrics wards will also be available.

For 45 years Arab Health has brought the latest innovations in healthcare to the MENA region. From state-of-the-art imaging equipment to the most cost-effective disposables; developments in healthcare infrastructure, Arab Health continues to be at the heart of healthcare in the Middle East. The 2020 edition of the show will take place from 27 - 30 January and will welcome 4,250+ exhibiting companies to showcase their latest innovations to 55,000 healthcare and trade professionals. This year Arab Health is also pleased to introduce that show floor will be divided into 8 sectors including a primary sector for healthcare infrastructure. Running alongside the exhibition are 18 conference tracks and a variety of workshops for medical professionals to advance their knowledge and skills. For more information, visit [www.arabhealthonline.com](http://www.arabhealthonline.com).