

PROJECT SHEET

SALAM YITI, SULTANATE OF OMAN

LAND RECLAMATION AND REVETMENT WORKS FOR HOTELS AND RESIDENTIAL DEVELOPMENT

INTRODUCTION

Through Omram (Oman Tourism Development Company), the Omani government is developing the tourist and real estate sector in order to diversify its economical drivers. The government's interest in tourism is twofold: it recognizes that the sector could provide a non-oil source of foreign exchange, and it hopes to tap its labor-intensive character as a potential source of employment for young Omanis. Salam Yiti – Resort & Spa is one of the first freehold tourism and residential developments to be launched in the Sultanate of Oman. Dubai Holdings, through their subsidiary Sama Dubai, market the brand "Salam", under which their international Recreational Developments are undertaken. Together they are developing the Salam Yiti Project. As a result of the economic downturn, the project was postponed in 2009.

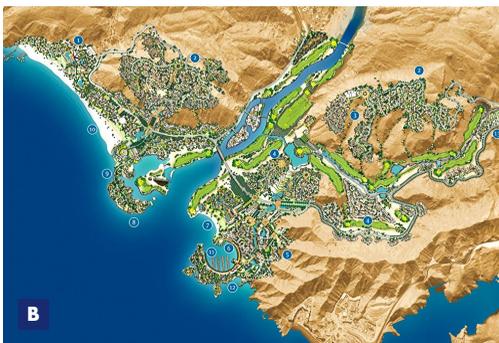
Salam Yiti is located near the south of Muscat, about 40 minutes away from Muscat's international airport, and minutes from the traditional business and hotel district of Qurum. The Salam Yiti development covers 420 hectares of land and climbs as high as 140 meters above

FEATURES

Client	Sama Dubai – Omram Joint Venture
Location	Yiti/Hanshift, South of Muscat, Oman
Period	September 2007 - January 2009
Contractor	Boskalis Westminster Oman LLC / Consolidated Contractors Company LLC Consortium



- A Location map
- B Masterplan of the project
- C Reclamation works in progress
- D Aerial view showing the situation at the start of the works



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sea level. The project is being developed at a cost of \$1.7 billion. It was scheduled for completion by 2013. The development plan features luxury hotels, state-of-the-art spas, exclusive villas and apartments, and luxury townhouses set on the beach and in the mountains and select shopping and dining outlets, all surrounded by a championship golf course, marina, a wellness and eco-marine center. The Salam Yiti development offers long stretches of beaches set against an impressive mountain range. It is aimed at international and regional tourists as well as second home owners in search of tranquility, wellness and relaxation. The architecture is inspired by Oman's traditions and culture and designed in harmony with the surrounding ecosystems.

PROJECT CHARACTERISTICS

Sama Dubai has contracted Boskalis Westminster Oman LLC (BWO), along with its joint venture partner Consolidated Contractors Company (CCC), to carry out the early construction and development works. Deploying

backhoe dredgers (BHD's) and Trailing Suction Hopper Dredgers (TSHD's), Boskalis was able to deliver nearly 300,000 m³ of sand per week to the site.

The design followed an extensive study and analysis (by Halcrow International) of the up-stream wadi catchment areas. A series of measures were adopted to ensure the preservation and protection of the environment.

SPECIFICATIONS

The design included the construction of man-made canals, coming in from the sea and reaching all the way to the mountains, in order to create a waterfront development. For this reason, some 2 million m³ of rock and sand were placed onsite, creating a 3-6 meter high increment to the existing ground level, along with the realignment of Wadi Qanu. The project consisted of dredging and infrastructure works, including mountain blasting for road enabling works, the creation of two exclusive Islands and the construction of a sand platform around two Wadi channels, including several revetments. As part of the phase 2 reclamation work, access bunds were constructed. Furthermore, a 'concrete batching plant' was commissioned on-site, in order to produce 30 ton concrete blocks. The blocks were used for the construction of quay walls in the marina. The marina was designed to accommodate 75 deep berths for larger sailing yachts. In total, 1,9 million m³ material was dredged and 125.000 m³ was excavated



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- E** Aerial view of work in progress
F By deploying BHD's and TSHD's, Boskalis was able to deliver nearly 300,000 m³ of sand per week to the site. The TSHD 'Queen of the Netherlands' at work.

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