



# CEDARS INTERNATIONAL

## **CEDARS International Rental Offer: Medical Industries Techno Park - Dubai November 2007**

### **Project Summary**

#### **Concept of Cedars International:**

CEDARS International is a unique project in its concept, its structure as well as in its contemplated function. No where else in the region of the Middle East and in other areas, such an integrated medical complex which combines medical care, postgraduate medical training, undergraduate medical teaching, nursing, medical technicians skill upgrading, paramedics formation, medical industries complex and the various supporting services to go along, has been conceived or built.

#### **The Medical Industrial Complex:**

The Industrial Complex will be built on 30.000 m<sup>2</sup> of land. An initial office building is contemplated where potential partners can have their required office spaces. Other facilities will have to be dealt with on a case per case basis according to the pre-specified requirements of the potential partners.

#### **Location of CEDARS International:**

Situated in the prime most location of the Dubai Techno Park just beside the Techno Park Headquarters, it faces on the one side the International Business City of the World central Airport which is going to consist of 850 Towers ranging between 50 and 350 Meters high servicing the largest Airport of the world. On the other side, it faces the most prestigious project of Dubai; the Dubai Water Front City which will accommodate 1.4 million of high



income population. The Logistic importance of this project in terms of its strategic location at the Dubai Techno Park between the World Central Airport at Jebel Ali destined to handle 115 Million Passengers and more than 22 millions tons of Cargo a year and the Jebel Ali sea port handling at present more than 7 Million containers and destined to handle 12 million containers in 2010 and more than 20 Million containers in 2020 make of the project the most important hub for medical services and medical industries in the whole Middle and Far Eastern region.

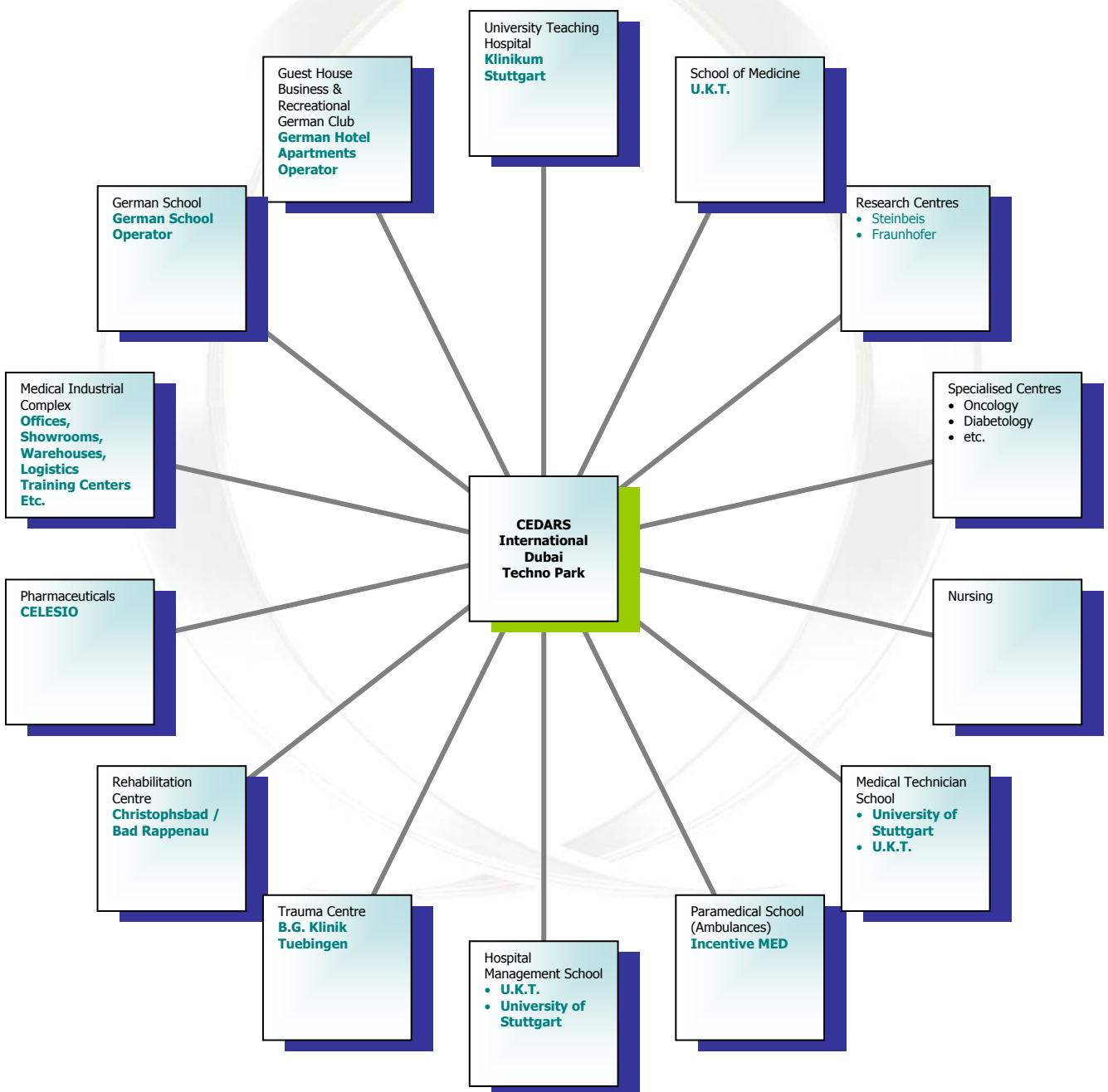


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## Project Structure:

The project is conceived as 16 autonomous entities yet under a common Management Board (CEDARS International Group of Companies).

The architectural structure should reflect the German identity of the project with a lot of prestige and class to highlight the Upper End service character of the project and make it consistent with the highly prestigious environment where it is built in the vicinity of the World Central Airport International Business City and the Dubai Water Front City. Separate contracts will be signed between Cedars International and each entity shown below.





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## Time frame:

- 2006: Revision of master plan Dubai Techno Park
- 2007: Laying of foundation stone Cedars International on April 5 by Dr. Wolfgang Schuster
- 2008: Start of construction in 1<sup>st</sup> quarter of 2008  
Completion of extension of existing CEDARS J.A.I.H. in 3<sup>rd</sup> quarter of the year
- 2010: Completion of Schools, Guest House & Medical Industries Complex
- 2011: Completion of University Hospital

## Rentals:

<b>MEDICAL INDUSTRIES COMPLEX RENTALS</b>			
<b>For Office/Showroom Area</b>			
Total area available (approx.)	9,945 m <sup>2</sup>		
Rate per m <sup>2</sup> per year (First year)	US\$.550/-		
Escalation per year	5%		
Rental Guarantee for 10 years period		\$6,603	per m <sup>2</sup> per 10 years
Rental Guarantee for 15 years period		\$11,868	per m <sup>2</sup> per 15 years
(For example an office of approx: 300 m <sup>2</sup> will cost approx: US\$.165,000/- per year for the first year)			
<b>For Storage Area:</b>			
Total area available (approx.)	12,155 m <sup>2</sup>		
Rate per m <sup>2</sup> per year (First year)	US\$.190/-		
Escalation per year	5%		
Total Rental Guarantee for 10 years period		\$2,390	per m <sup>2</sup> per 10 years
Total Rental Guarantee for 15 years period		\$4,100	per m <sup>2</sup> per 15 years
(For example a storage area of approx: 600 m <sup>2</sup> will cost approx: US\$.114,000/- per year for the first year)			
<b>Note: Administrative/service charges; covered parking fee &amp; other out of pocket expenses to be paid at actual on periodic/yearly basis</b>			

The rental offer also applies to the hospital extension at the site of the existing CEDARS Jebel Ali International Hospital where office space can be rented from 3<sup>rd</sup> quarter 2008 for companies who want to set up business in Dubai as soon as possible. Business can be shifted to Medical Industries Techno Park at CEDARS International upon its completion.



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Service Type	Fees in US\$
<b>VISA CHARGES</b>	180.00
VISIT VISA	229.00
	327.00
VISIT VISA RENEWAL - for one month after 60 days	588.00 (normal)
ORDINARY EMPLOYMENT VISA	640.00 (dringend)
	82.00
<b>URGENT VISA STAMPING</b>	118.00
ENTRY PERMIT RENEWAL	262.00
LOCAL CHANGE - for senior staff	229.00
LOCAL CHANGE - for other staff	172.00
INSIDE THE COUNTRY	
DEPENDENT SERVICES:	409.00 (normal)
NEW ENTRY PERMIT	490.00 (dringend)
	409.00 (normal)
ENTRY PERMIT RENEWAL	490.00 (dringend)
	164.00
ENDORSEMENT OF CHILD ON MOTHER'S PP (INSIDE)	229.00
LOCAL TRANSFER FROM VISIT TO RESIDENCE	164.00
RESIDENCE VISA TRANSFER FROM OLD PP TO NEW PP	409.00 (normal)
ENTRY PERMIT - CHILD BORN OUTSIDE WITH SEPARATE PP	490.00 (dringend)
	409.00 (normal)
ENTRY PERMIT - CHILD BORN INSIDE WITH SEPARATE PP	490.00 (dringend)
	654.00
RESIDENCE RELEASE TRANSFER	409.00 (normal)
RESIDENCE VISA RENEWAL - 18YRS MALE STUDENT (Subject to Immg approval)	490.00 (dringend)
	245.00
VISA STAMPING DELETION FROM MOTHER STAMPING TO CHILD'S NEW PP	66.00
RESIDENCE VISA CANCELLATION	640.00
SPONSORSHIP TRANSFER	33.00



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<b>URGENT MEDICAL</b>	118.00
CORRECTION ON EMPLOYMENT VISA	164.00
LOSS OF PASSPORT - NEW VISA STAMPING	164.00
VISA RESTAMPING IN PASSPORT / CHANGE OF PROFESSION	164.00
CORRECTION IN RE-STAMPING	33.00
ORIIIGNAL VISA COLLECTION FROM IMMIGRATION - PINK COPY	518.00
ABSCONDING CHARGES / VISA TRANSFER DEPOSIT	518.00
REMOVAL OF ABSCONDING CHARGES	164.00
VISA TRANSFER FEE BETWEEN TECHNO PARK COMPANIES	66.00
AMENDMENT IN EMPLOYMENT CONTRACT	490.00 (normal)
RENEWAL OF RESIDENCY PERMIT	572.00 (dringend)
	66.00
CANCELLATION OUTSIDE THE COUNTRY	
<b>ID CARD CHARGES</b>	66.00
CHARGES FOR LOST ID CARD	147.00 (normal)
ID CARDS - 3 YEARS	180.00 (dringend)
	147.00 (normal)
ID CARDS - UNDER SPONSORSHIP OF PARENT OR SPOUSE	180.00 (dringend)
<b>LICENSE CHARGES</b>	1,796.00 p.a. (normal)
LICENCE FEES - INDUSTRIAL & TRADING	
	9,796.00
LICENCE FEES - GENERAL TRADING	164.00 (normal)
AMENDMENT IN LICENCE	327.00 (dringend)
	5,062.00
ISSUING DUMMY LICENSE FOR THE OFFICES	66.00
RENEWAL LICENSE	66.00
RE-PRINT LICENSE	490.00
LICENCE CANCELLATION	66.00
FINE AGAINST EXPIRED LICENCES	



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<b>MISCELLANEOUS CHARGES</b>	
TELEPHONE APPLICATION	180.00
INITIAL APPROVAL - Economic Department	130.00
LEGAL SERVICES FOR CLIENTS	3,600.00
ESTABLISHMENT REGISTRATION - Economic Department	610.00
COMMERCIAL REGISTRATION WITH MINISTRY OF COMMERCE (for L.L.C)	3,600.00
AMENDMENT IN COMMERCIAL REGISTRATION	1,220.00
PREPARING COMMERCIAL REGISTRATION	1,220.00
RENEWAL OF COMMERCIAL REGISTRATION	1,210.00
FREE ZONE REGISTRATION WITH JAFZA - For FZCO	18,000.00
FREE ZONE REGISTRATION WITH JAFZA - For FZE	12,000.00
P.O.BOX SERVICES	180.00
SALARY CERTIFICATE, NOC TO IMMIGRATION & OTHER CERTIFICATES	60.00 (ordinary)
	120.00 (urgent)
TRADE NAME RESERVATION	250.00
ANNUAL FEE CHARGES FOR SIGN BOARD	1,200.00
SUB-LEASE CHARGES	12,000.00 p.a.

**All charges including licensing fee & visa charges etc. are subject to change with or without prior notice from Techno Park Authority or any relevant Government bodies.**