

# **GYODER**

Turkish Real Estate Summit –V

Foreign Investment In Real Estate Market

and

Housing Finance

9<sup>th</sup> – 10<sup>th</sup> May 2005 –Ciragan Palace, Istanbul

Sustainable Urban Regeneration  
For  
Competitive Cities

THE EUROPEAN UNION WILL BECOME THE MOST  
COMPETITIVE AND DYNAMIC KNOWLEDGE BASED  
ECONOMY IN THE WORLD"

"The Lisbon Strategy will make the Union stronger and provide  
it with an opportunity to show global leadership. IT REMAINS  
THE RIGHT COURSE FOR AN ENLARGED UNION"

"Enlargement does not require a wholesale re-writing of the Lisbon  
Strategy or the re-axiation of its key targets... They remain valid for a  
Union of 25 or more... In the face of enlargement, existing and new  
member states must now choose to grow in a way which anchors  
future growth to steady improvements in cohesion and our  
environment"

# Key Issues

- EU Strategy for Sustainable Development

"The EU strategy for sustainable development offers a positive and ambitious vision of society in which economic growth goes hand in hand with environmental protection and social well-being - win-win solutions are possible - we can achieve prosperity without jeopardising either society or the environment."

EU Göteborg Summit -

"A Sustainable Europe for a Better World: A European Union Strategy for Sustainable Development"

**Intelligent Cities = Sustainable Cities = Competitive Cities**

# Key Issues

- The Urban Thematic Strategy and Spatial Planning

A strategy to unify the urban environment, transportation and urban society through the following key themes:

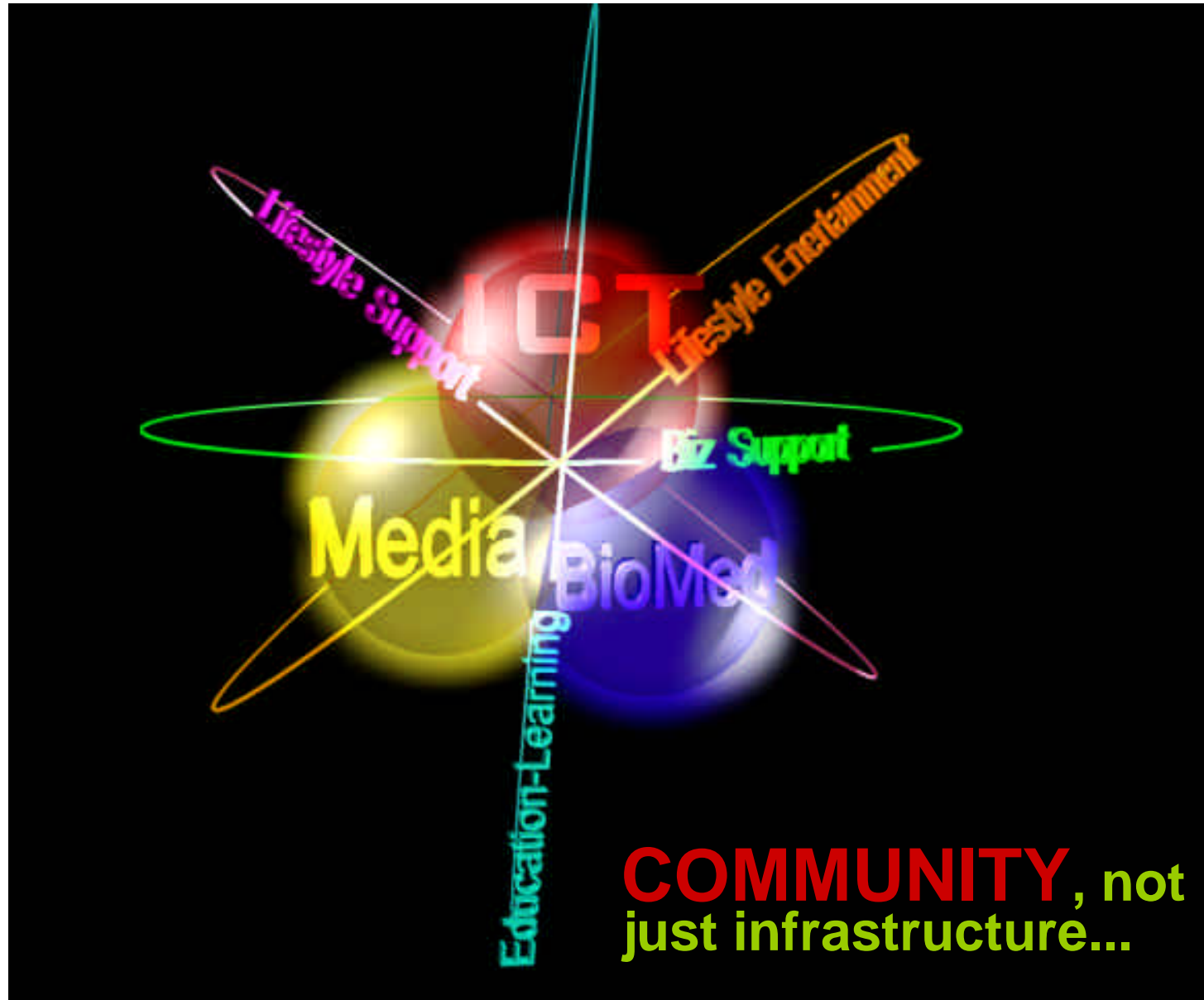
## **Sustainable City Management**

## **Sustainable Transportation**

## **Sustainable Design**

## **Sustainable Construction**

- Attracting inward investment
- Maximising access to EU funds



Buona Vista Science Hub –  
Singapore

# THE CONCEPT

Dynamic  
Planning

Mixed Use

Work-Live-  
Play-Learn

Vibrant  
Community

LRT - FS

Dynamic Mixed  
Development  
+  
Organic growth

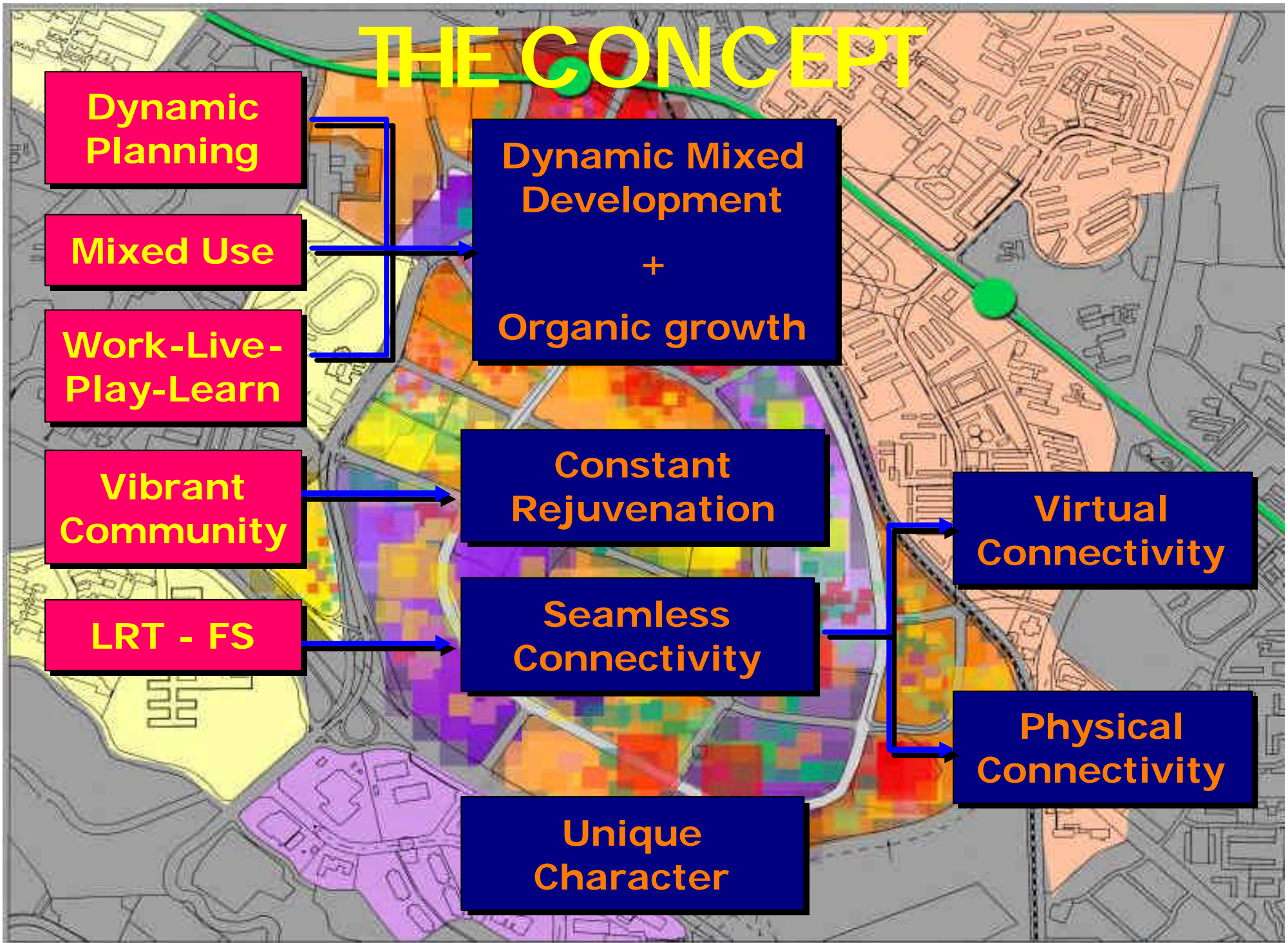
Constant  
Rejuvenation

Seamless  
Connectivity

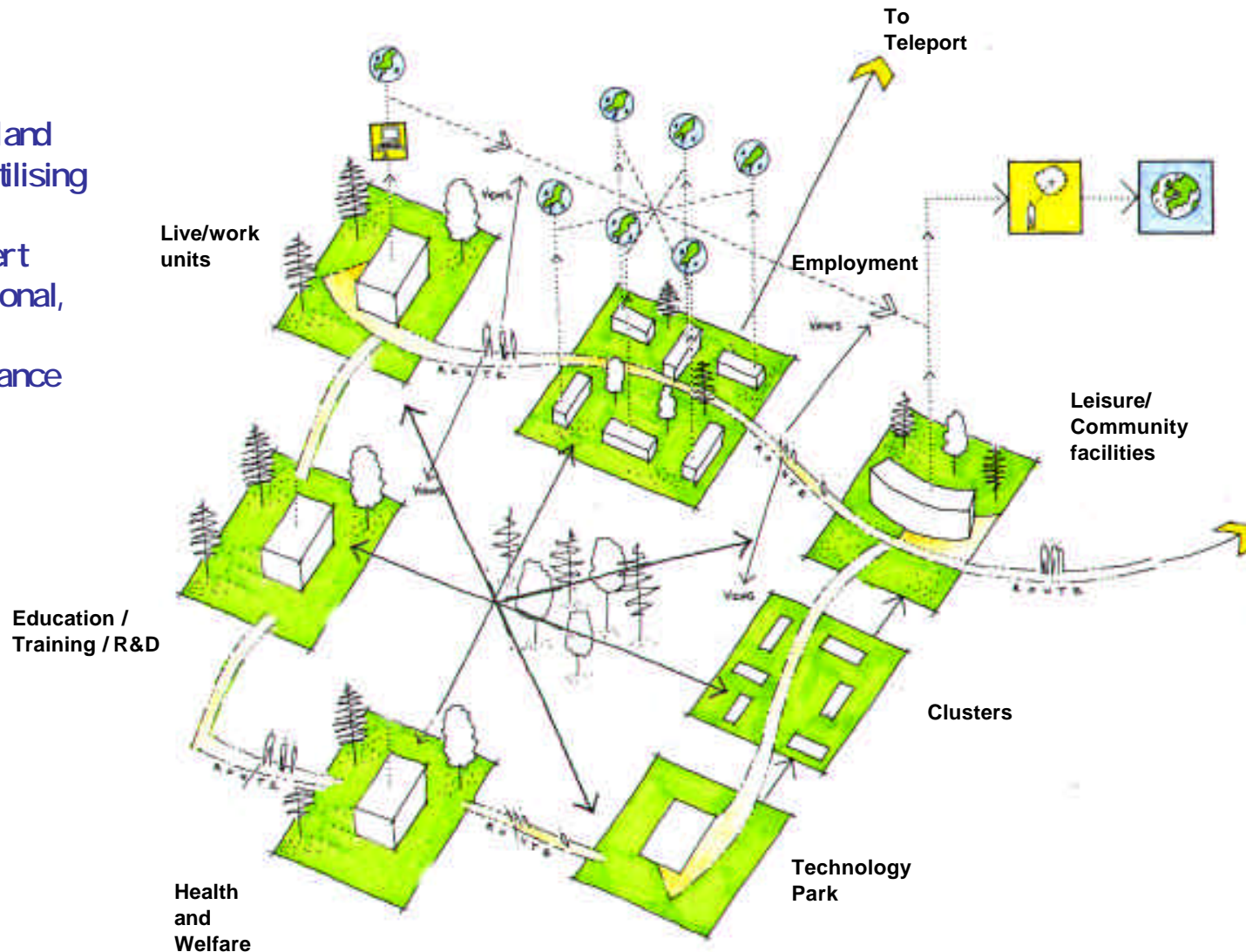
Unique  
Character

Virtual  
Connectivity

Physical  
Connectivity



“A mixed use, integrated and sustainable community utilising internal and external connectivity through expert systems to maximise national, regional and global competitiveness and enhance the quality of life”



**What is an intelligent community?**

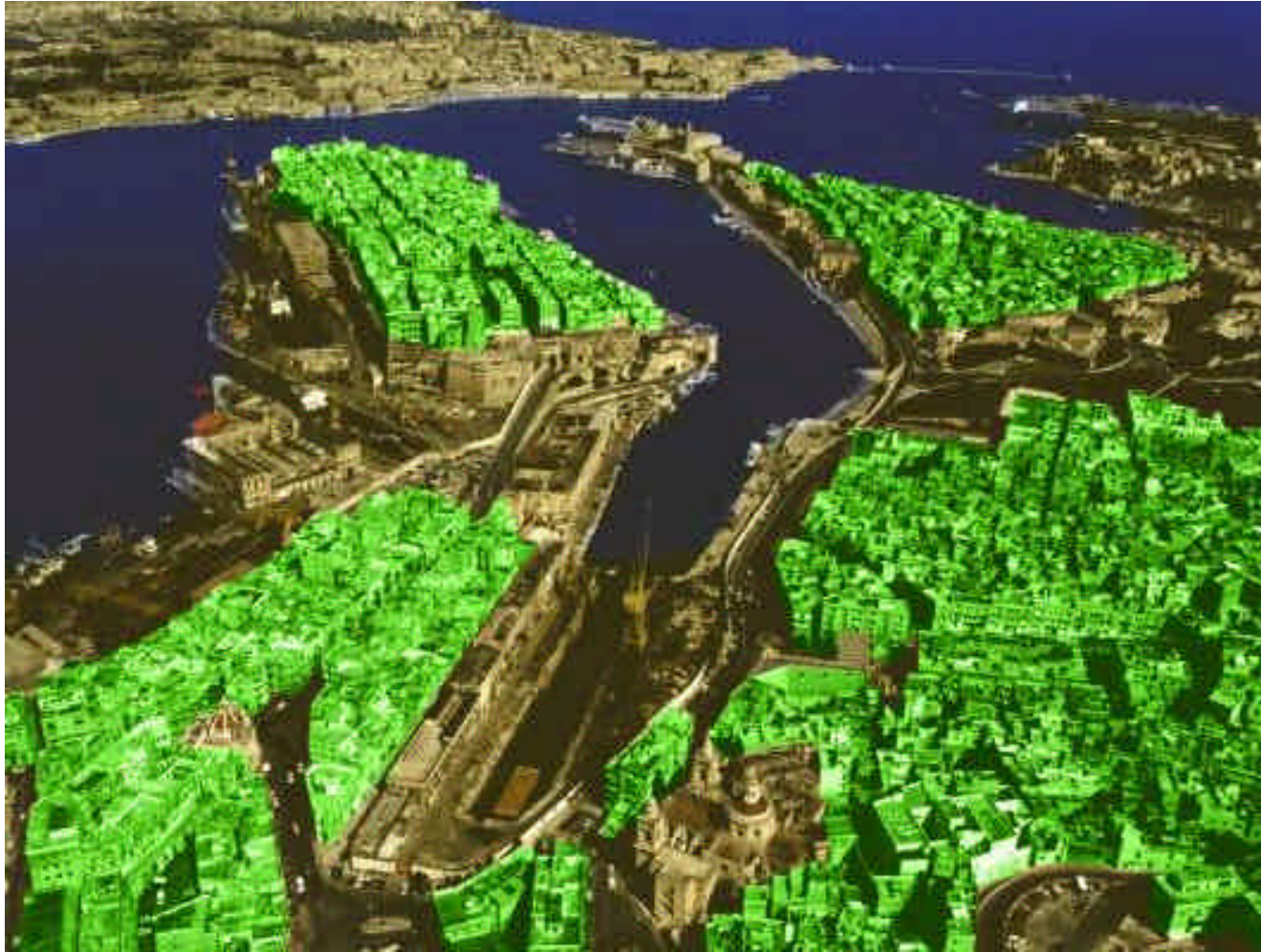


# Connected Thinking for Intelligent Communities

Smart Growth for Malta

World class location to meet global competition





# MALTA

**A Natural  
Location  
for a  
Connected  
Community**

Economic Competitiveness

Environmental & Cultural Attraction

Strategic Port /Logistical Location  
In the Mediterranean

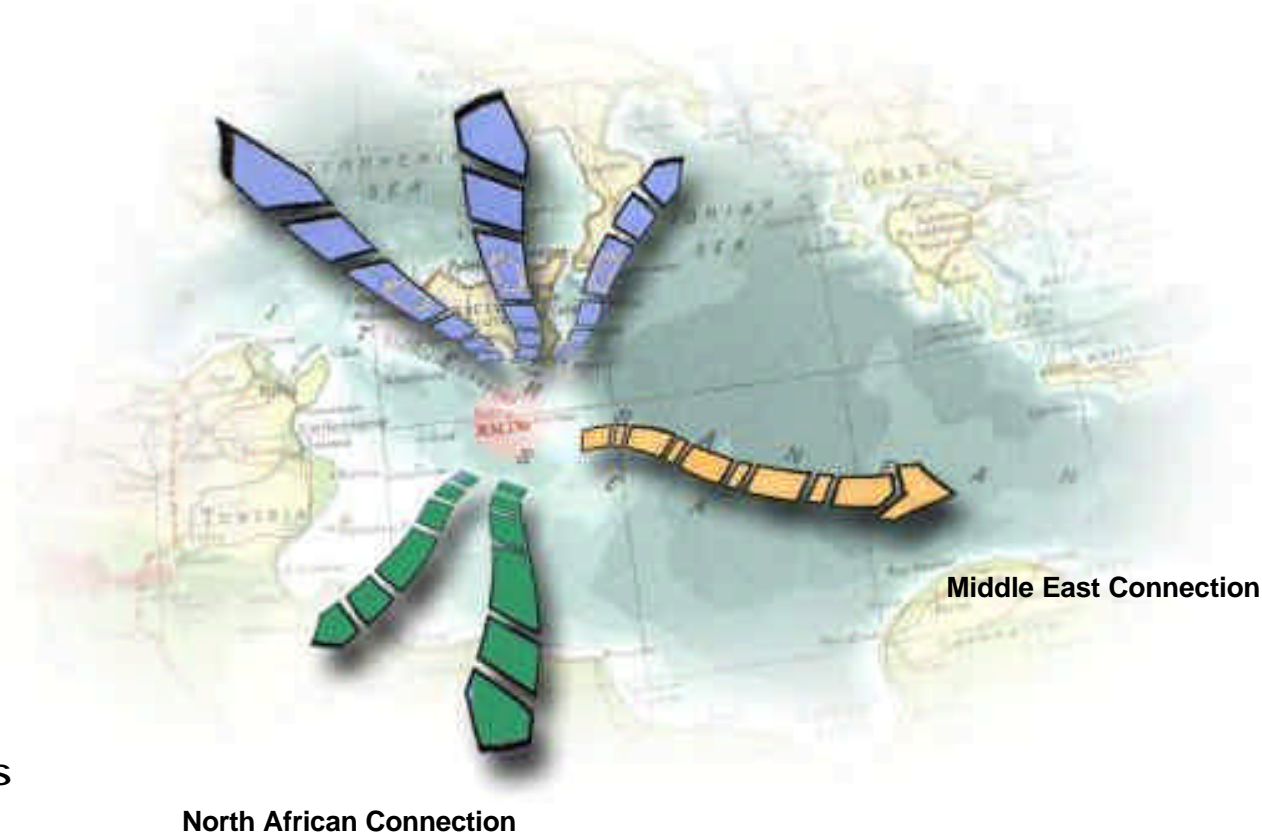
Support of Indigenous Skills

Availability of Technical /ICT skills

Inward Investment /EU Funding Issues

Health

EU Connection



Middle East Connection

North African Connection



## Key components of a sustainable urban regeneration

Achieving social inclusion

Lifting the community skill base

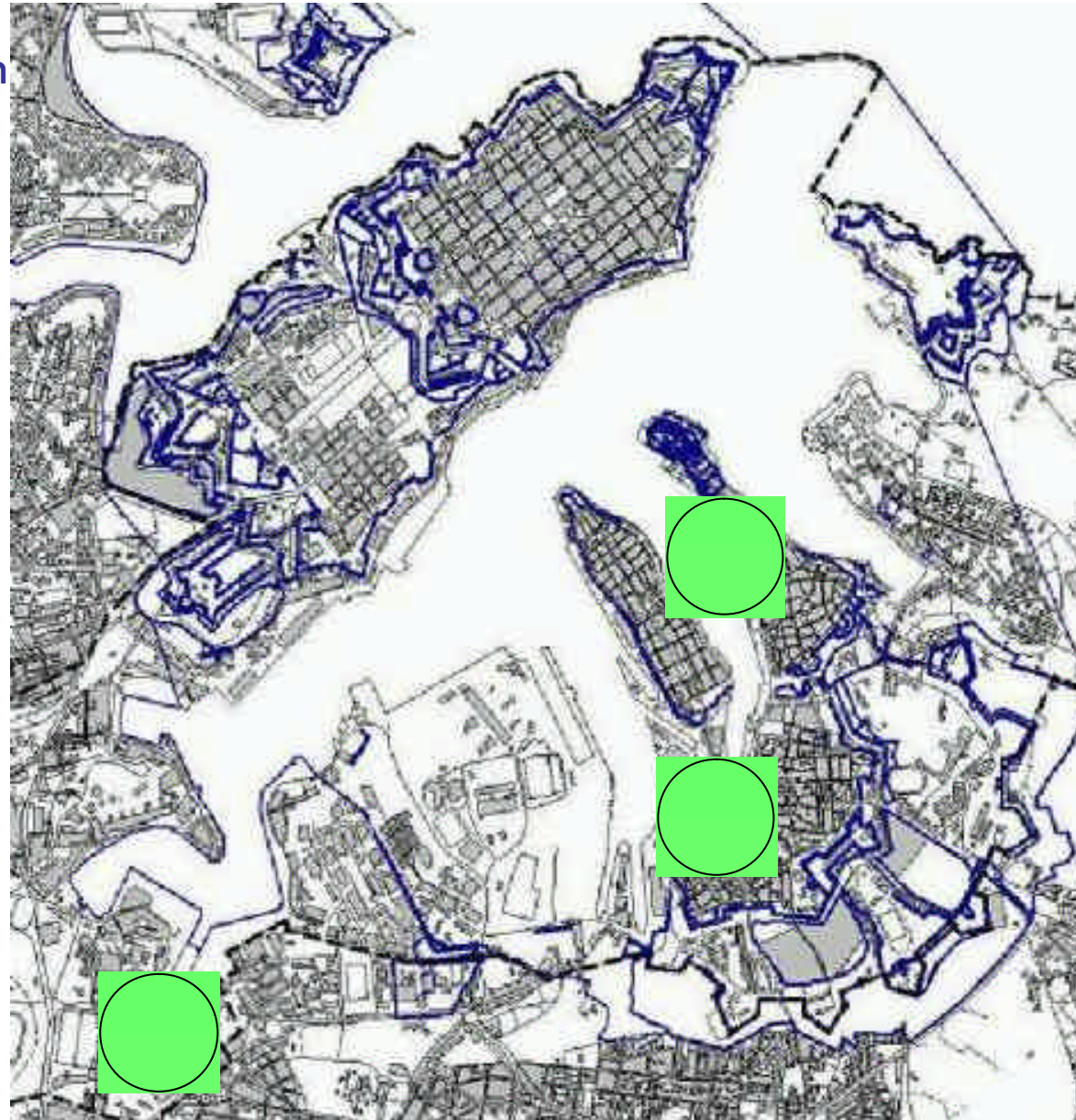
Integrated employment and education opportunities

Provide sustainable and targeted framework for retraining

Provide transparent framework for inward investment (incl. assembly of skills data)

Encouraging entrepreneurship and the formation of SME's

Encourage live/work and remote working (including community portal)



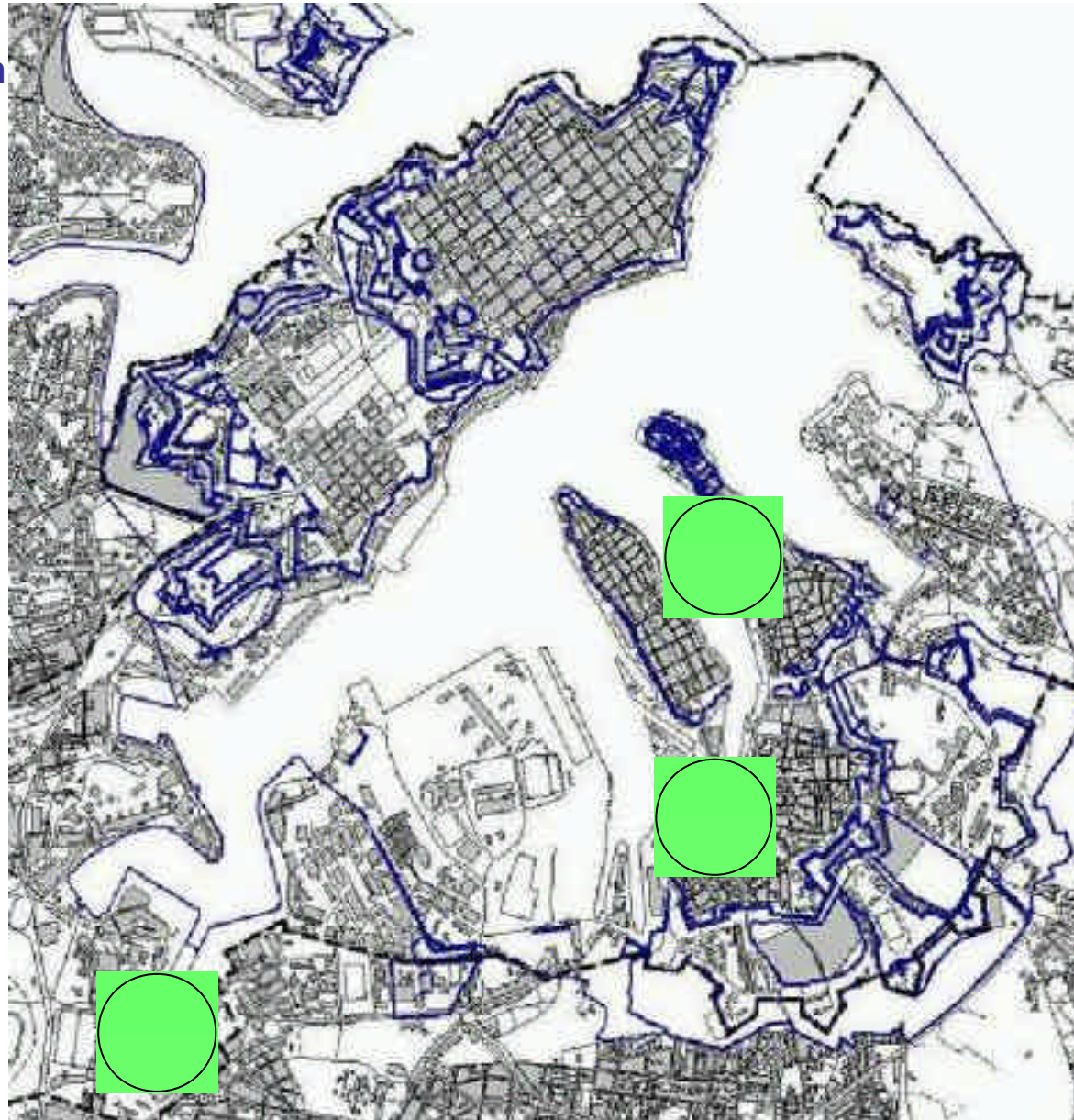
## Key components of a sustainable urban regeneration

Pursuing a high standard of urban design

Achieving significant environmental improvements including the provision of the highest quality, secure public domain

Building on current strengths and opportunities and providing a vision for the future potential

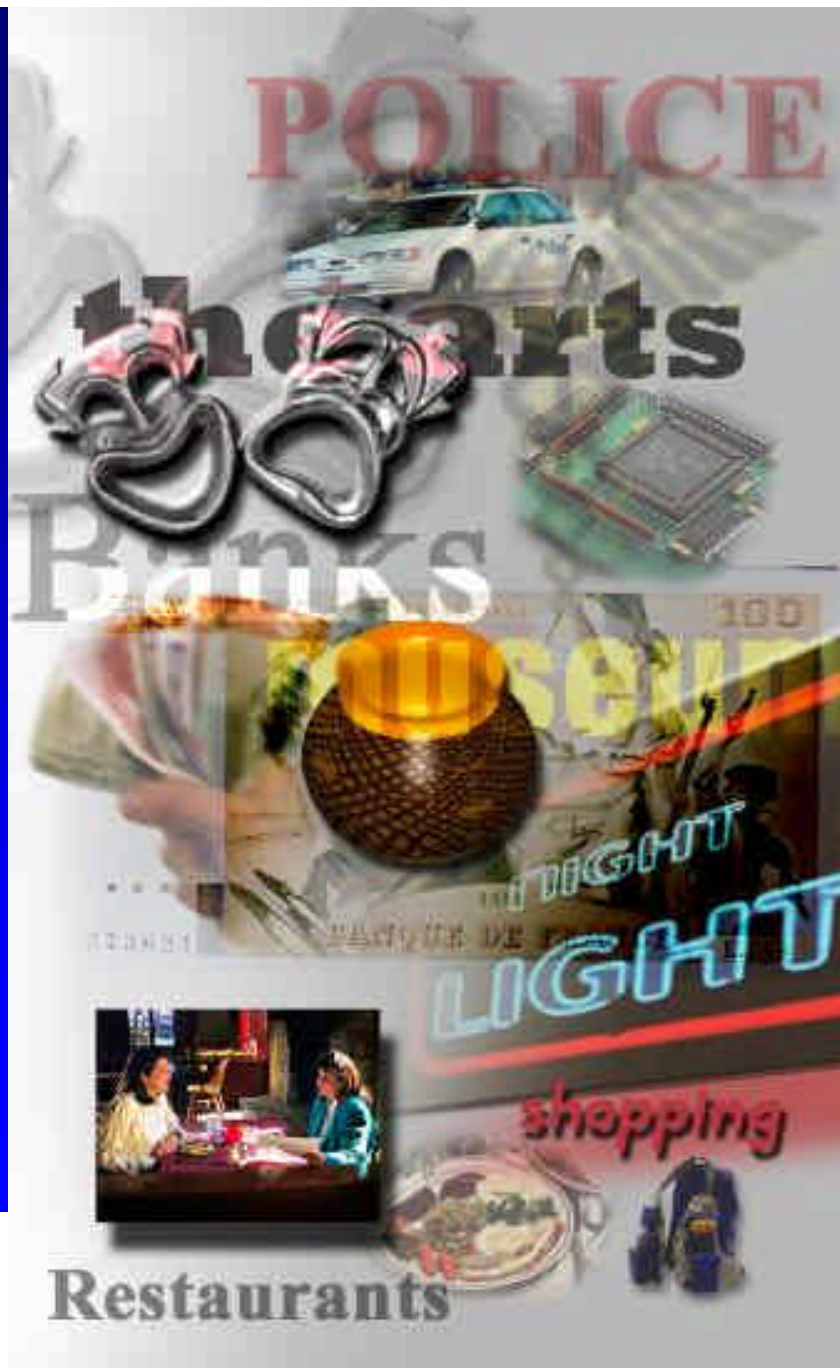
Establishing a model methodology for ongoing regeneration on Malta, which will maintain consistency with international "best practice" and maximise national economic advantage and competitiveness.



vision



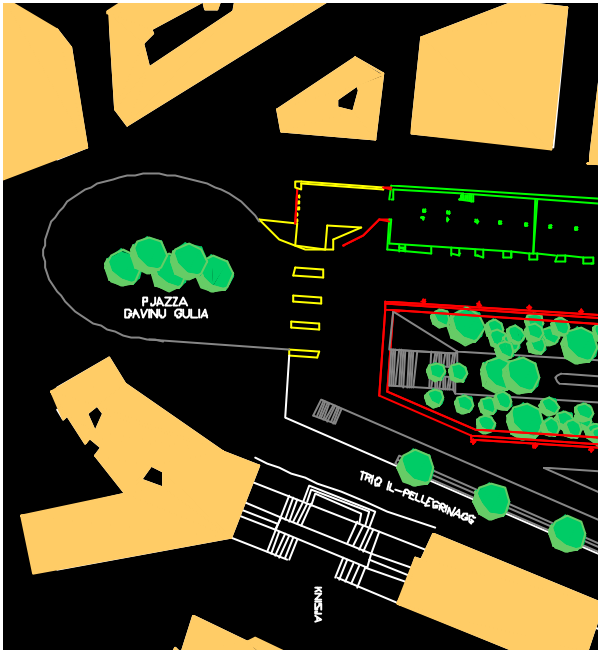
**dry docks – sustainable cultural tourism**



...it can happen

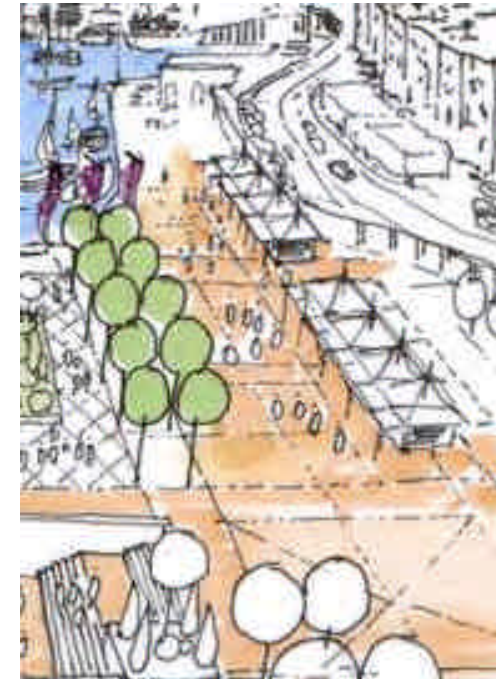
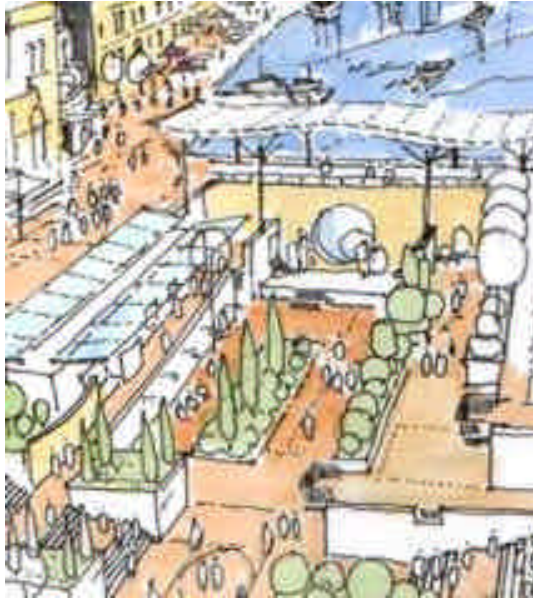
dry docks – stakeholder engagement

Indicati ve  
Plans and  
Sections  
for Dry  
Dock No 1

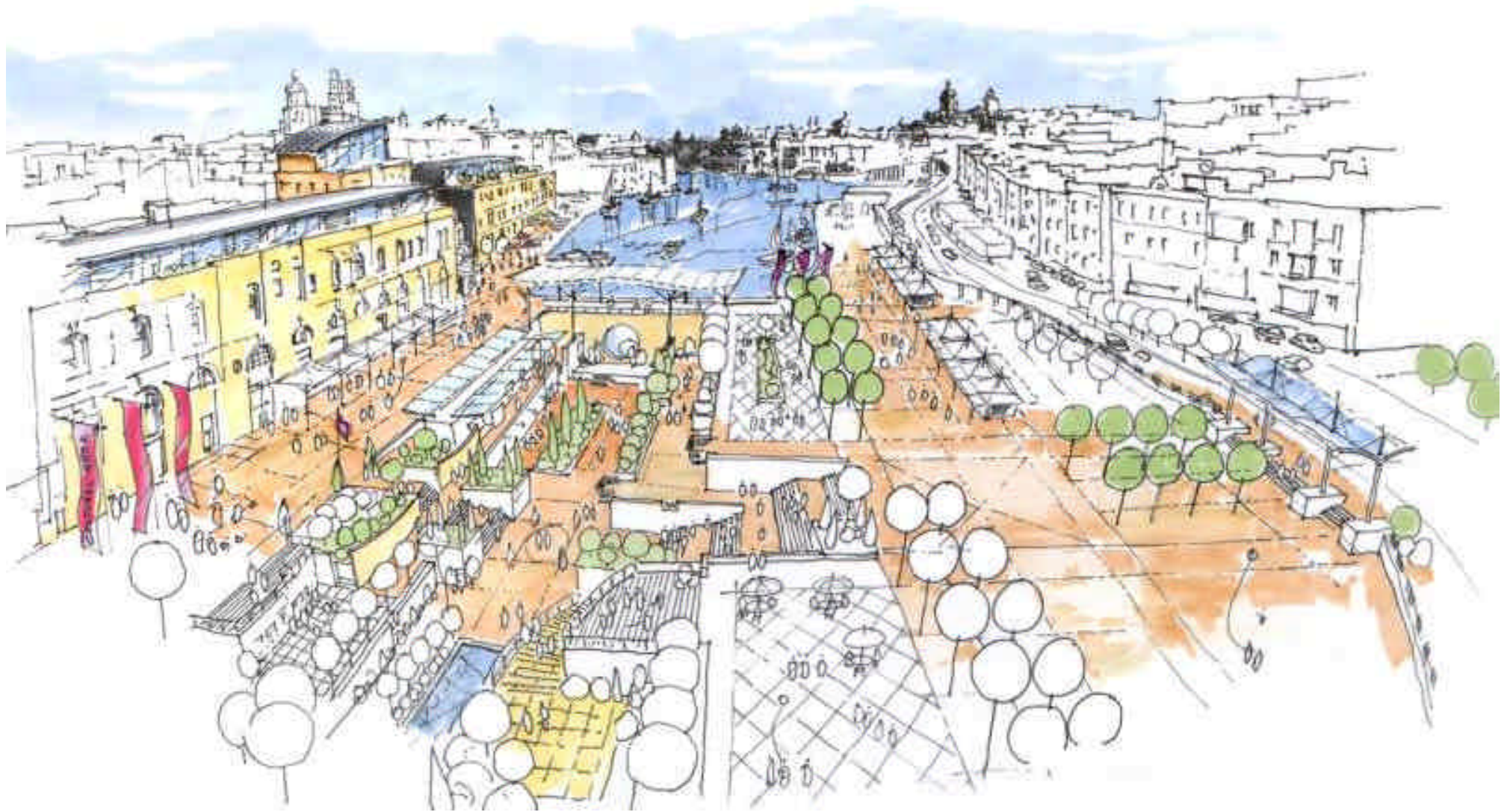


dry docks - proposal

A vision of  
"best  
practice"  
urban  
regeneration



dry docks - proposal



dry docks - proposal