

# MAHKOTA TEMBURONG SMART CITY & NEW BRUNEI INTERNATIONAL AIRPORT FOR THE ORGANIZATION OF ISLAMIC CONFERENCE (O.I.C.) CONFERENCE 2027

GATEWAY TO THE HAJJ, UMRAH & TOURISM HUB OF THE WORLD









Under His Majesty's reign, Brunei has undergone unprecedented socio-economic transformations and continues to enjoy both political and economic stability. As a result, Brunei has achieved a high Human Development Index under the Millennium Development Goals.

His Majesty commissioned the future development of Brunei with Wawasan Brunei 2035 (Brunei Vision 2035) that set achievable goals for an increased quality of life and a dynamic sustainable economy.









Three Ultimate Goals of Wawasan 2035:
Firstly, in aspiring for highly well-educated,
skilled, and accomplished people as
measured by the highest
international standards.

Secondly, enjoying a high quality of life among the top ten countries in the world.

And thirdly, having a dynamic and resilient economy that is ranked among the world's top ten countries in terms of per capita income, self-sufficient, and sustainable.



### Kings Vision 2035



#### **WAWASAN BRUNEI 2039**

By 2035, Brunei Darussalam aims to be recognised for:

- The accomplishments of its well-educated and highly skilled people
- Its population living with high quality of life
- A sustainable and dynamic economy

We will need to develop and implement an integrated and well-coordinated national strategy comprising of the following key elements:





Under Wawasan 2035, Brunel alms to be one of the Top 10 nations in the world recognised for its **Quality of Life**.



Politically and Leonomically Stable
No History of Natural Disasters

No History of Torrorism related incidents



#/ in Asia for 'liest Living Standards (Morcor Report 2011) #16 in the world for High Pay and Productivity (GCK 2011-12)



Your His Majesty, the Sultan, Koperasi Bumiputera Bersatu Berhad (KBBB) is proud and happy that some of the vision and dreams of the Wawasan 2035 is already implemented:

1. One of the biggest palaces in the world - The Istana Nurul Iman. The palace contains 1,788 rooms, which include 257 bathrooms, a banquet hall that can be expanded to accommodate up to 5,000 guests, and a mosque accommodating 1,500 people. The palace also includes a 110-car garage, an air-conditioned stable for the Sultan's 200 polo ponies, and five swimming pools. In total, Istana Nurul Iman contains 2,152,782 square feet (200,000 m²) of floor space. Istana Nurul Iman has 564 chandeliers, 51,000 light bulbs, 44 stairwells, and 18 elevators







2. The Hengyi PMB refinery and petrochemical project involves the development of an integrated refinery and petrochemical complex at Pulau Muara Besar in Brunei. The world-class refinery and petrochemical facility is one of the biggest oil refineries in the world with a total project cost of USD 30B. Hengyi Industries is a joint-venture between China's Zhejiang Hengyi Group (70%) and Damai Holdings (30%), a wholly-owned subsidiary of the Brunei Government's Strategic Development Capital Fund. The Hengyi PMB refinery and petrochemical project is part of China's Belt and Road Initiative (BRI) and is considered to be one of the biggest single foreign direct investments in Brunei.

Hengyi's 8-Million tonnes/year integrated refining and petrochemical complex on Pulau Muara Besar Island was proposed by the Founder and Adviser of KBBB with Bechtel USA, one of the oldest, one of the most respected engineering, construction, and project management companies in the world today for Oil and Gas.







3. Dewan Majis - Is the biggest parliament house in ASEAN. it is a beautiful building with a blue big dome and roofs, and decorative wall and column features. The council comprises of 36 appointed members. Under Brunei's 1959 constitution, His Majesty Haji Hassanal Bolkiah is the head of state with full executive authority, including emergency powers since 1962. The Council holds its sitting annually in March at Legislative Council Building in Bandar Seri Begawan.







3. Sultan Haji Omar 'Ali Saifuddien Bridge or the Temburong Bridge - The Longest bridge in ASEAN was proposed & planned by Koperasi Bumiputera Bersatu Berhad (KBBB). It is a dual- carriageway bridge in Brunei that spans across Brunei Bay, connecting the Bruneian mainland with its semi-exclave of Temburong. It is the longest bridge in Southeast Asia, at 30 kilometres (19 mi) long.







Koperasi Bumiputera Bersatu Berhad (KBBB) was founded in October 2006 under the Ministry of Finance, with the objectives of: 1) enhancing the social and economic welfare of its members and the community, 2) foster great cooperation between the different layers of the Brunei community, and 3) to improve the cooperative movement by working with local, regional, national, and international entities. KBBB helps promote Brunei's socioeconomic development to improve quality of life, generate employment opportunities, and helpdevelop a sustainable economy. KBBB working hard with foreign experts who are globally acknowledged Urban designers & planners, Contractors and Developers to implement the King's Vision 2035.

On June 18, 2014 with Letter Reference No: BINA/KOP/201/2006 - BUMIPUTERA, KBBB was appointed by His Majesty's Government, through the Department (Brunei Industrial Development Authority — BINA), for Brunei Vision 2035 projects as a major developer to strategically source, organize, and manage projects and infrastructures. His Majesty's Government empowered KBBB with the authority to identify and propose projects that will enhance and complement the objectives of Brunei Vision 2035.



### Kings Vision 2035 Upcoming Projects







KBBB Founder and Adviser, and KBBB Directors invited His Majesty Sultan Haji Hassanal Bolkiah for a cake cutting ceremony on his birthday.







### King's Vision 2035 - Upcoming Mega Projects

### OIC

### Temburong Mahkota Smart City for Organization of Islamic Conference (OIC) 2027

Under the King's Vision 2035, His Majesty's goal is to build the Mahkota Temburong Smart City for the Organization of Islamic Conference (OIC) in 2027. It will be one of the most advanced, green cities and one of the best townships in the World.

It will be made especially ready by KBBB for the First Organization of Islamic Conference (OIC) in 2027 in Brunei Darussalam. KBBB proposes to build a highly secure, interconnected underground channel within the complete OIC Conference Township consisting of the following flagship projects:

- 1. Brunei OIC Financial Tower the tallest tower in the world
- 2. Twin Seven (7) Star Hotel Two fully secured, 70 stories high, bulletproofed
- 3. Convention Center Can accommodate 5,000 people
- 4. Mosque Can accommodate 50,000 people
- 5. Museum Will have 1,000 Muslim Articles from all over the world to be exhibited to all Muslims
- 6. Hospital 300-bed capacity with the best medical care
- 7. New King's Palace can accommodate 5,000 guests







### King's Vision 2035 - Upcoming Mega Projects

### Mahkota Temburong Smart City for Organization of Islamic Conference (OIC) 2027

A smart city is a technologically modern urban area that uses different types of electronic methods and sensors to collect specific data. Information gained from that data is used to manage assets, resources and services efficiently; in return, that data is used to improve operations across the city. This includes data collected from citizens, devices, buildings and assets that is processed and analyzed to monitor and manage traffic and transportation systems, power plants, utilities, water supply networks, waste, criminal investigations,

information systems, schools, libraries, hospitals, and other community services. Smart cities are defined as smart both in the ways in which their governments harness technology as well as in how they monitor, analyze, plan, and govern the city. In smart cities, the sharing of data is not limited to the city itself but also includes businesses, citizens, and other third parties that can benefit from various uses of that data. Sharing data from different systems and sectors creates opportunities for increased understanding and economic benefits

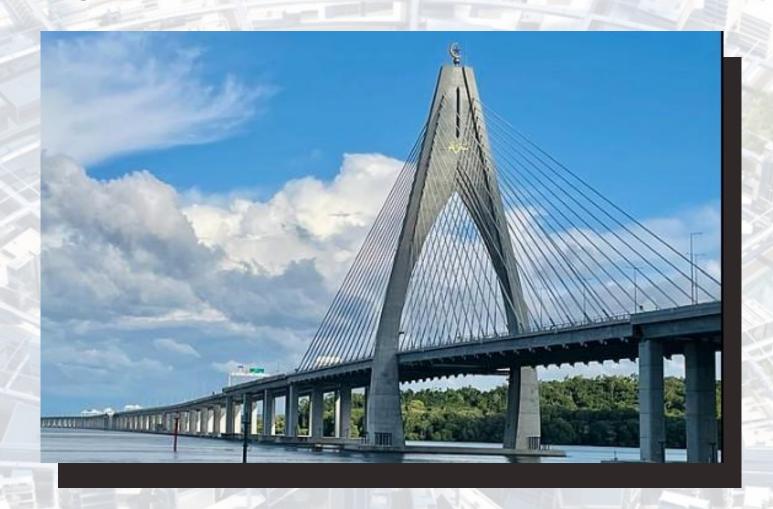








### Kings Vision 2035 Upcoming Mega Projects Temburong Mahkota Township & Smart City



Brunei has a total land area of 5,765 km<sup>2</sup> and over 160 kilometers of coastline along the South China Sea. Sitting on the equator, Brunei Darussalam enjoys an equatorial climate with an average temperature of about 28° Celsius, high humidity, and heavy rainfall.

Brunei Darussalam is divided into four districts, namely Brunei-Muara, Tutong, Belait, and Temburong. Its capital, Bandar Seri Begawan, is located in the Brunei-Muara district. The capital is the center of Government and business activities. All the other major towns are within a two-hour driving distance from Bandar Seri Begawan.



KBBB proposes to build 50,000 thousand housing units in Temburong to help de-crowd Bandar Seri Begawan, a highly dense and populated district among all four districts in Brunei. The planned local migration to the new township will balance the use of natural resources, decongest the capital, and will boost the local economy of Temburong. That's why His Majesty built the longest and most expensive bridge in order to connect the districts and to encourage more people to move to Temburong.



# Kings Vision 2035 Upcoming Mega Projects Biggest Islamic University in Asia



King's Vision 2035 (UNISSA). ongoing project includes building a world-renowned University Sultan Sharif Ali.

The goal is to match other well-established Islamic universities to further the teachings of Islam. The university will be staffed with highly educated Islamic professors to present history, traditions, other religions as a comparison for similarities and differences, modern-day insight, Quranic and Hadith teachings, and other important aspects, in the effort to spread knowledge. The proposed plan is to attract students from Brunei & Muslim all over the world, so that it too may be known as a destination for high-quality education. The plan will encompass hiring skilled professors, utilizing new technologies, smart and energy- efficient building materials, and providing space for teaching facilities as well as on-site campus housing for students and faculty members





### TWIN TOWER HOTEL & CONVENTION CENTER FOR ORGANIZATION OF ISLAMIC CONFERENCE (OIC) 2027

Twin tower, Seven star-70 stories Hotel for OIC Delegates & Convention Hall for OIC Meeting which can accommodate up to 5,000 people. Highest security protocol, with bullet proofed buildings and underground walkways.

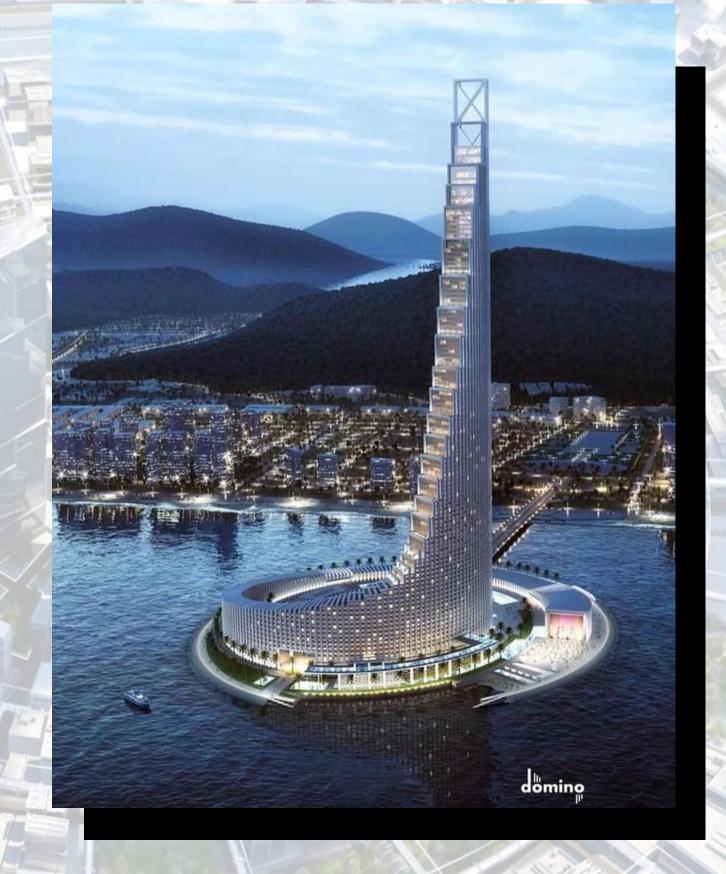






### BRUNEI OIC FINANCIAL CENTER

**BRUNEI OIC FINANCIAL CENTER** This majesty's vision relating to this extraordinary concept goes beyond "the highest tower in the world". It focuses on the creation of a landmark to be acknowledged worldwide! Activities and functions lined up will be implemented to the highest standards. The Residential component will include a suspended "Garden City" including suspended gardens and planters along the lower Residential components.







### HOSPITAL

The proposed design for the new & modern hospital is to be built for delegations of OIC Members. OIC members will be cared for by high-end, skilled medical professionals. The hospital is planned to have a bed capacity of 300-500 rooms.







### BIGGEST MOSQUE

- The Mosque will be used for Haajj and Umrah Rehearsal
- It can
   accommodate up
   to 50,000
   worshippers
- Hajj and Umrah will bring 6,000 to 10,000 daily passengers

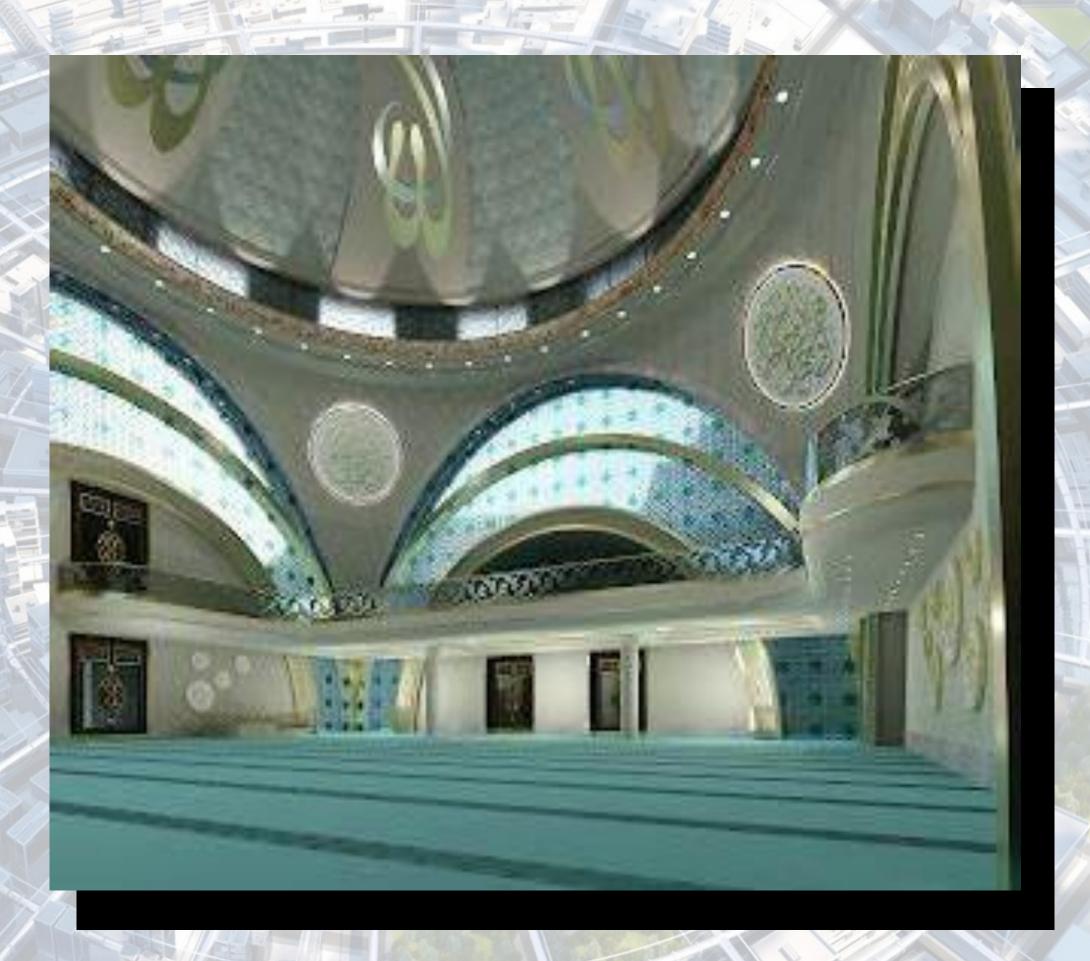






This mosque will be one of the biggest mosques in ASEAN, accommodating 50,000 people for OIC Guests from 57 countries & for Muslim Hari Raya, Hari Raya Haajj.

### BIGGEST MOSQUE







### THE NEW ROYAL PALACE

The proposed new Palace will accommodate up to 5,000 people. The Palace will be designed and planned and for the Sultan to host OIC Members & all Bruneian citizens when they visit him during Hari Raya.







### MUSEUM

The proposed Museum will be planned to display up to 1,000 Islamic Artifacts from Muslim countries around the globe. To achieve this objective, a well-planned design is required to enable the display of these items for the public.







### MUSEUM

The internal layout is to be designed in order to emphasize the contrast between older historic artifacts with a modern building's External & Internal layouts.







### POLO AND GOLF GROUNDS



#### **POLO & GOLF GROUNDS:**

The sport of Polo is one that has a deep-rooted history and is known as a Gentleman's Sport and the Sport of Kings. This is His Majesty's favorite sport.

There are over 100 member countries in the Federation of International Polo, an organization known for the highest levels of the sport.

The concept and design elements will be directed by the expertise and guidance of His Majesty Sultan, this includes the grounds, stadium, horse stables, and all other aspects of a world-class Polo & Golf Grounds especially for OIC members.







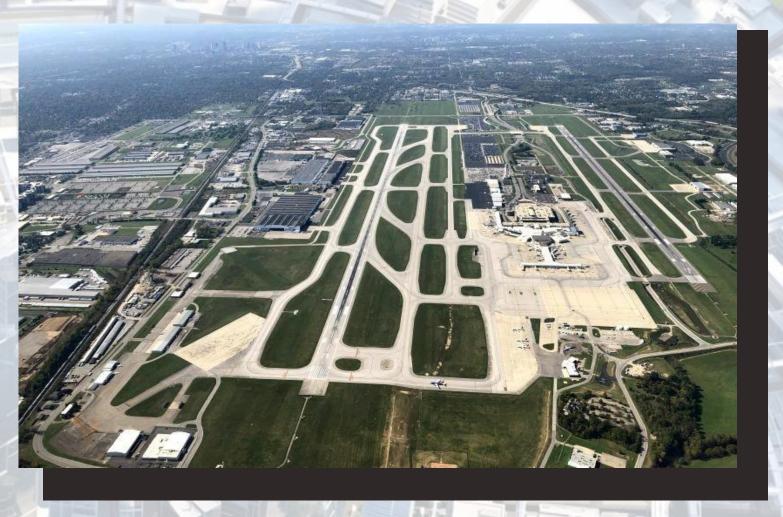
### King's Vision 2035 THE NEW BRUNEI INTERNATIONAL AIRPORT

The proposed New Brunei International Airport will be ready for the 2027 OIC Islamic Conference to be attended in by more than 57 Islamic countries. It is the first time that the conference will be held in Brunei Darussalam.

The new airport infrastructure will hallmark the opportunity to open Brunei to be the top-of-choice destination for Haajj & Umrah rehearsal and for a new trade & tourism network. The airport facilities will be able to cater to large Aircraft such as the Airbus A380 and the Boeing 787.

In addition, the planned collaboration for the BIMP - EAGA Trans-Borneo Railway Network (TBRN) among Brunei, Indonesia, Malaysia, and the Philippines, will house its Terminal Hub and warehousing operations in this zone which will help foster free trade, cooperation, reduced logistical costs, increased employment, and enhanced government and business relationships for Brunei.





#### **Proposed New International Airport**



A380 and Boeing 787



### King's Vision 2035 THE NEW BRUNEI INTERNATIONAL AIRPORT

New Brunei International Airport will support His Majesty's Kings Vision 2035 by:

- Prepare the country for the OIC Conference in 2027
- Prepare the country for ASEAN domestic tourism.
- Pave the way towards economic diversification from a heavy Hydrocarbon based revenue stream to a conference, tourism, and rehearsal hub which brings in fresh revenue for the country.
- Introduction of Darussalam Air Brunei's low-cost airline carrier like what Air Asia & Cebu Pacific is doing right now. KBBB proposes Darussalam Air to offer free outgoing cargo of up to 100 kgs for Duty Free items from Brunei Duty Free Shopping Malls.
- With the projected increased number of tourists arriving in Brunei for the OIC Conference in 2027, Hajj and Umrah rehearsal, business and recreational activities, a new airport facility is highly recommended by KBBB to be completed.



#### **Proposed New International Airport**









### Kings Vision 2035 THE NEW BRUNEI INTERNATIONAL AIRPORT

New Brunei International Airport will support His Majesty's Kings Vision 2035 by:

- Preparing the country for the OIC Conference in 2027
- Preparing the country for ASEAN domestic tourism.
- Paving the way towards economic diversification from a heavy Hydrocarbon based revenue stream to a conference, tourism, and rehearsal hub which brings in fresh revenue for the country.
- Introduction of Darussalam Air Brunei's low-cost airline carrier similar to Air Asia & Cebu Pacific. KBBB proposes Darussalam Air to offer free outgoing cargo of up to 100 kgs for Duty Free items from Brunei Duty Free Shopping Malls.
- With the projected increased number of tourists arriving in Brunei for the OIC Conference in 2027, Haajj and Umrah rehearsal, business and recreational activities, a new airport facility is highly recommended by KBBB to be completed on or before 2027.



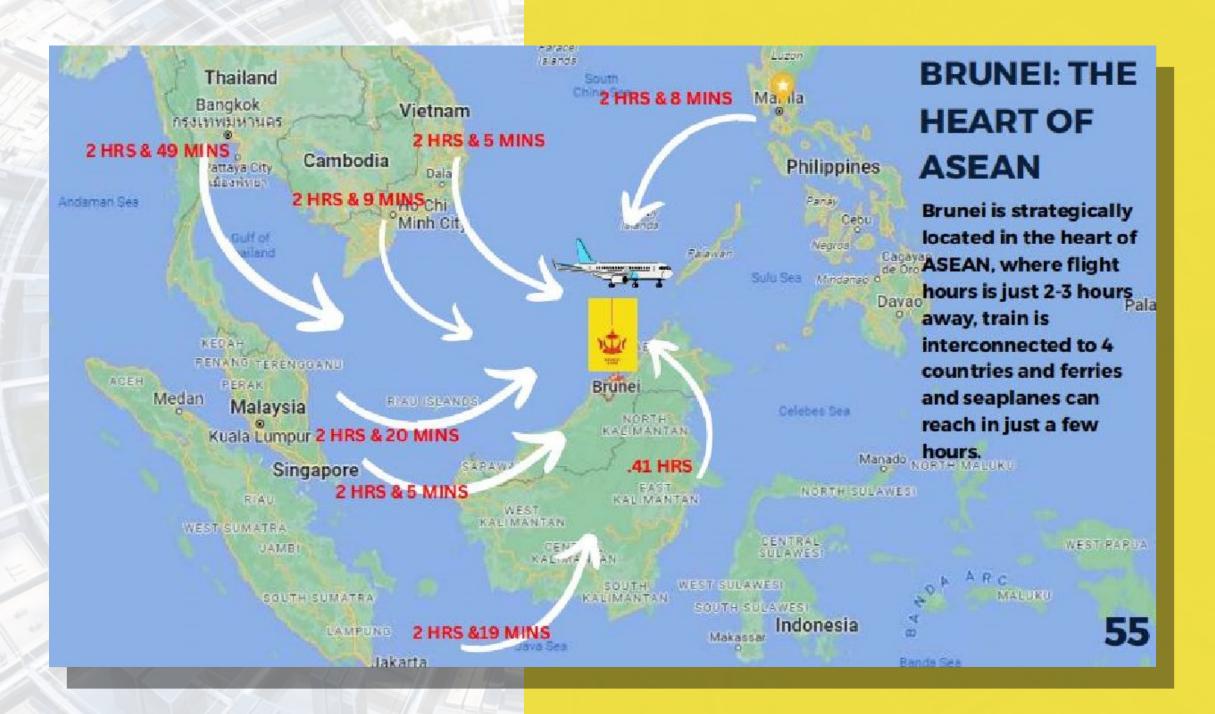






#### **LOGISTICS HUB OF ASEAN**

• Brunei is the heart of the ASEAN region with very short flights to any ASEAN country (2-3 hours). Brunei is strategically located at the center of Southeast Asia and along the East-West maritime trade route. Geographically, Brunei's easy connectivity to the growing economies within the region makes it an ideal location for export-oriented and investment endeavors interconnected to BIMP - EAGA Pan-Borneo Hi-way and the future BIMP - EAGA Trans-Borneo Railway.

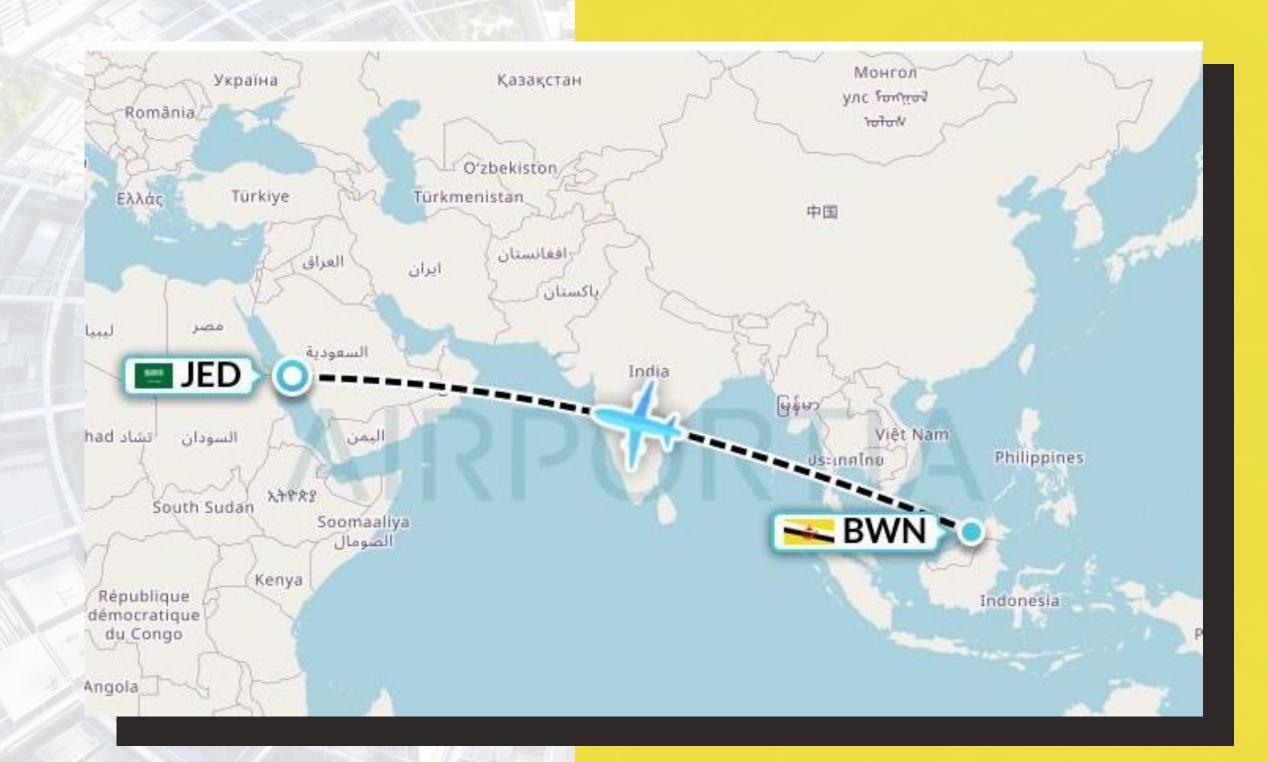






#### NON-STOP DAILY FLIGHTS TO JEDDAH AND MECCA

Mecca is the birthplace of the Prophet Muhammad. The Kaaba is located in the center of the Great Mosque in Mecca and universally considered by Muslims to be the most sacred spot on Earth. Thus, Mecca is a deeply spiritual destination for Muslims all over the world and is considered the heart of Islam.

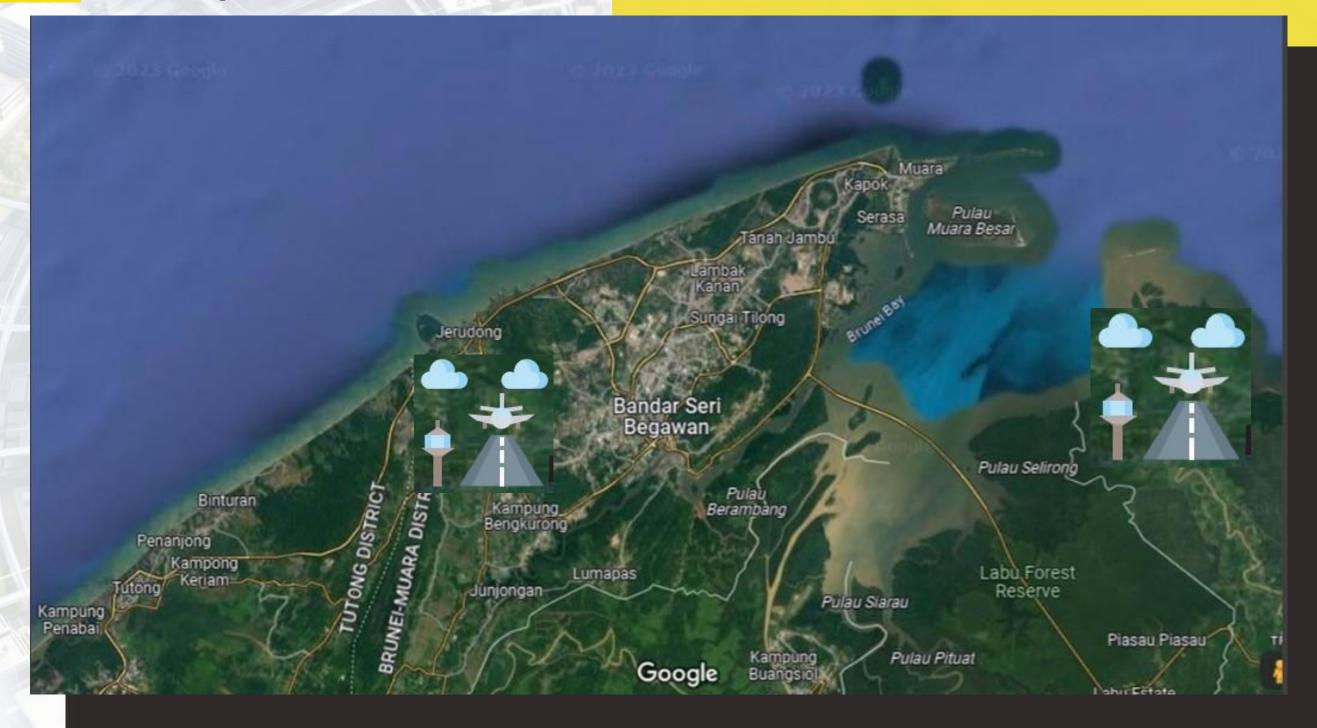






KBBB propose two airport location near the sea.

- 1. TUTONG one hour away from the Mahkota Temburong Smart City
- 2. TEMBURONG 15 minutes away from Mahkota TemburongSmart City







#### TEMBURONG IS THE RECOMMENDED LOCATION:

Locating the new Airport closer to the Temburong Mahkota Smart City and to the planned new OIC Complex will be in line with the Sultan's "Brunei Vision 2035" with these desirable outcomes:

- Increase the opportunity and encourages travellers to consider short stay in Brunei.
- Enable Commercial exchange with Travellers.
- Encourage travellers to consider short stay in the Hotels provided in the newly created Smart City;
- Speed-up the commercial viability of the newly created Smart City.
- Increase commercial activities due to the proximity to shopping malls, Restaurants, and other amenities;
- Increase commercial exchange, make it easier for travellers.
- Substantially increase job opportunities for Bruneians





One of the main objectives of the King's Vision 2035 is to achieve long-term & lasting solutions to unemployment experienced in Brunei. It is important to note that 90% of businesses in Brunei are owned by foreigners, while many locals are left to experience long-term unemployment. **Furthermore, most businesses still** suffering from Covid-19-related issues. increasing and creating employment opportunities is one of the main objectives of the King's Vision 2035 because Brunei has the highest unemployment rate in ASEAN.





All 10 ASEAN member states have faced a sudden increase in unemployment in 2020 compared to the year previously as a consequence of the global pandemic. Countries in ASEAN with the highest unemployment are currently Brunei (8.37%), Singapore (5.19%), Malaysia (4.55%) and Indonesia (4.11%).

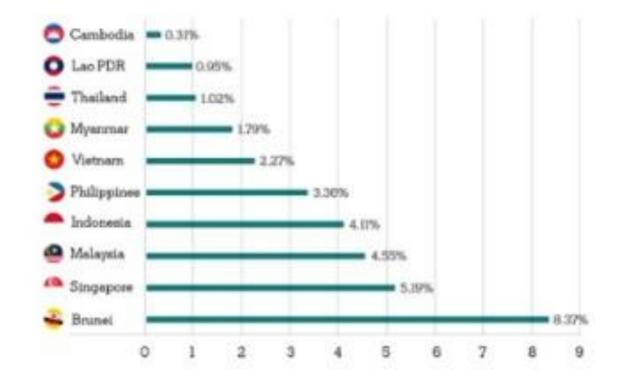
The severe economic and labour market impact as a result of the pandemic on employment requires urgent, large-scale and targeted responses. One of the recommendations by the International Labor Organization (ILO) is to design well-targeted active labour market programmes.

Visit www.theaseanpost.com/economy to stay abreast of the latest economic developments in the region.

#TheASEANPost #ASEAN #ILO #WorldBank #Unemployment #Labour #Crisis #Pandemic #Covid19 #Coronavirus



#### Unemployment Rate In ASEAN (2020) (% of total labour force)



\*Source: The World Bank



### AIRPORT JOBS FOR BRUNEIANS:

- . 30,000 jobless now in
- Brunei Employment
   opportunities for up to
   20,000 workers in
   Temburong Mahkota Smart
   City









#### TOURISM HUB CREATION, THE DUBAI OF ASEAN



Brunei is one of the richest countries in the world according to Forbes Magazine and has long been called the Gem of Asia. Shinning its light from the South East Asian region to the world, Brunei shimmered the nations with a rich legacy of the Monarch's stories of success in providing its people with an extraordinary quality of life. Over the years, the country felt the slowing down of its economy because of too much emphasis on the Hydrocarbon Sector. As a result of this high dependence on Oil & Gas, it shrank the contribution of other economic players to the country's Gross Domestic Product (GDP). As Dubai, Qatar and Saudi Arabia took-off with a successful economic diversification programs through tourism years before, Brunei is soon to follow. Brunei is strategically located in the middle of ASEAN countries and the government of His Majesty encouragers foreigners to come to Brunei to invest in the country through Foreign Direct Investment (FDI). Brunei has given special land ownership, free taxes and tariff, and 100% ownership for Foreign owned businesses put up in the country. It has been proven that Tourism greatly contributed towards economic growth and job creation as well as for non-oil producing countries like Singapore, Philippines and Thailand.





### Kings Vision 2035 projects

### 7, 5 & 3 Star Hotels in Mahkota Temburong Township.

Luxury Seven Star Hotels would incorporate advanced technological & cultural designs into their architecture and utilize wooden craft styles inspired from Brunei tradition and culture, creating the ambiance of a culturally immersed holiday at a high-scale resort.

Features would include hospitality, dining, fitness, and entertainment for business and recreational activities all integrated into a technologically advanced smart and green ecosystem.









### Kings Vision 2035 TOURISM HUB CREATION

#### **DUTY FREE SHOPPING CENTER:**

The concept of these Shopping Centres is to rival other major shopping experiences around the world found in other large cities and tourist destinations in order to bring Brunei to the forefront of association with exclusive and fun shopping experiences. The Shopping Centres will include Duty-Free hubs and be a fusion of international brands, ranging from technology accessories, high-end fashion, sporting goods and fashion, skincare, makeup, toiletries, fragrances, stationeries, bookstores, footwear, entertainment, gaming, local and international cuisines, and more





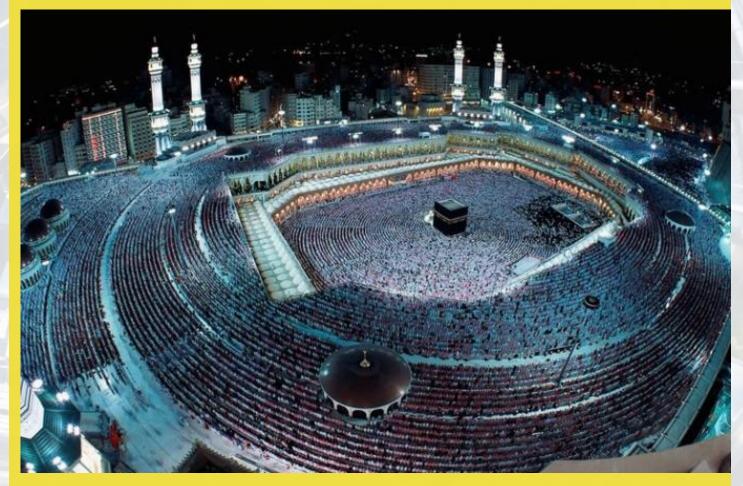


### Kings Vision 2035 Brunei to be the UMRAH & HAJJ Hub of ASEAN

- . As Muslims, one of the sacred pillars of Islam to fulfill in one's lifetime is the undertaking of <a href="Hajj">Hajj</a>, the holy pilgrimage in Mecca. For those who are able, they can also go on an Umrah. Umrah is like a minipilgrimage.
- Umrah can be performed at any time during the Islamic calendar, unlike Hajj which can only be performed during the month of Dhul Hijjah.
- Hajj is undertaken for 30 days while Umrah is 14 days, Brunei as the training hub for Hajj & Umrah targets to bring in 6,000 pilgrims daily or an average of 180,000 per month.











#### THE BEST AIRPORT BUILDER AND DEVELOPER:

Blue Chip Global Development was founded by a group of seasoned property development and investment experts with a strong track record in the industry. Led by Raymond Khattar, a prominent figure in the property development space, the team at Blue Chip Global Development has over 50 years of combined experience in creating and managing high-value investments. Over the years, Blue Chip Global Development has worked on numerous high-profile projects, transforming unique properties into valuable assets for its clients. With a focus on sustainability and long-term value, the company has earned a reputation for delivering exceptional investment opportunities and achieving outstanding results for its clients.

Today, Blue Chip Global Development continues to build on its legacy of success, providing a comprehensive range of investment services to clients around the world. With its experienced team of professionals, deep industry knowledge, and innovative approach, the company is well-positioned to create and manage high-value investments for years to come.





#### **GLOBALLY SOUGHT AFTER DEVELOPER:**

Raymond Khattar is a highly respected and sought-after advisor in the Australian investment and finance industry, with a focus on property development and construction. He is known for his unwavering commitment to delivering exceptional results for all stakeholders, including the wider community. With over 45 years of industry experience, Ray has honed his skills in identifying and nurturing talented teams to deliver successful development projects. He has earned a reputation for taking on complex and challenging projects that others deem "too hard" and has a pragmatic approach to navigating government regulations and politics to achieve high project yields.

He has established Blue Chip Global Development as a global service provider, offering access to his methodologies, resources, and extensive networks to optimize development potential and fully maximize returns for his clients. Ray's passion for innovation and bespoke financial solutions sets him apart as a leading figure in the private banking and finance world.











#### THE BEST MASTER PLANNER, URBAN PLANNER & DESIGNER:

FPA Architects International is committed to offering a combination of creative, technical, integrated, and sustainable economic design solutions creating a Model for Today and The Future – Space...with a difference.

Working closely with their clients during the design process enables the client's objectives and FPA's contextual skills and design expertise to be integrated into an optimum solution.

FPA's design abilities embody a wide spectrum of problem-solving skills. These abilities range from the purely pragmatic to those that are inspirational, bold and distinctive.

Master Design & Urban Planning
Site and context analysis, space planning
Undertake Schematic Design
Liaison with AuthoritiesConstruction Documentation
Co-ordination with consultants
Tender Evaluation and Contract Administration
Interior Design
Marketing Services using advanced Visualization and 3D animation website: www.fpaarchitects.com









Fayek Azer is the Managing Director of FPA Architects International Pty. Ltd a Sydney based Company offering a full range of Architectural Services which include Urban Design & Planning, and full Architectural Services.

**Professional qualifications:** 

Fayek holds a Bachelor's Degree in Architecture & Civil Engineering, a Master's of Architecture &

Civil Engineering graduated from Catholic University of Louvain, Belgium.

He successfully completed a research Thesis in, "Urban Renewal and Public Housing" The objective being to establish a "Methodology" associated with "Urban Renewal" to overcome urban deterioration and enable the creation of sustainable neighborhood, socially, economically

and environmentally. integration of a new development in an existing urban fabric. Over a period of 30 years, Fayek designed a number of high profile and successful projects in four

Continents: Western Europe (Belgium), Middle East (Saudi Arabia), Australia, South Korea and

China.

Fayek demonstrated outstanding "Space Planning" skills which go beyond the basics of "Design

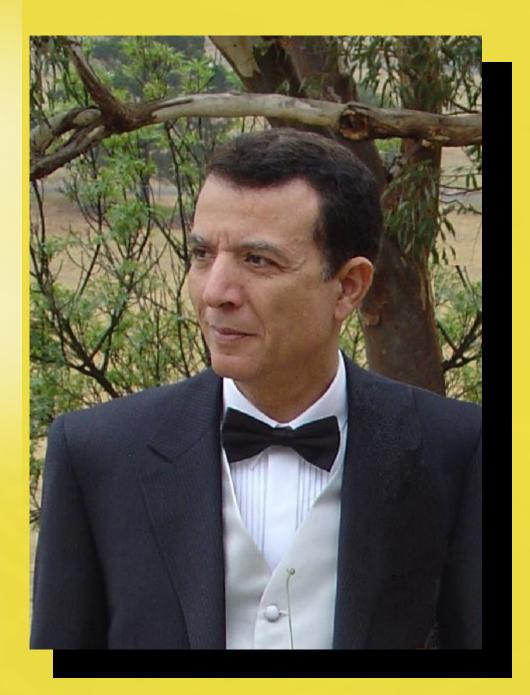
Principles". His success in KSA, China and South Korea was, to a certain extent, contributed to his

deep understanding and the ability to account for the Cultural Dimension into the design. Fayek's project experience extends into Urban Design and Planning, Residential, Commercial, Mixed Use and Seniors Living Developments. Fayek's design abilities embody a wide spectrum of

problem-solving skills resulting in FPA gaining a reputation of specializing in challenging project.







MR. FAYEK AZER



## HIS MAJESTY SULTAN HAJI HASSANAL BOLKIAH



Your His Majesty, KBBB is working hard to implement your Vision 2035 especially for the Organization of Islamic Conference (OIC) for 2027. KBBB has organized a team of experts and an internationally recognized group of professional Urban Planners, Designers, Contractors, and Developers to execute your vision for the OIC Conference. This will be a great legacy that His Majesty's Government will leave behind.

In order for the world to see a preview of the King's Vision 2035, KBBB uploaded in youtube the video rendition of the Brunei Vision 2035 which it reached million of views worldwide.







### **KING'S VISION 2035**





https://www.youtube.com/watch?v=1P0RKsWqjXU



# Cerima kasih



