

Zuidas  
Zuidas

**ZUIDAS AMSTERDAM**

Mr.mr.drs. L.C. Brinkman,  
Chairman of the board  
of the Zuidas Amsterdam Compagny  
28 January 2008

Zuidas

**Map of Amsterdam**

Zuidas

**International Airport Amsterdam Schiphol at 6 minutes distance**

Zuidas

**Zuidas ambition: people - city - profit**

- Cosmopolitan
- International allure
- High quality of living and working
- Complete city centre
- Strong economic structure
- Safe, healthy and green environment
- Sustainability and flexibility
- **Underground infrastructure is required**

Zuidas

**Programme**

■ living	1.074.000 m <sup>2</sup>	
9.000 apartments = about 20.000 residents		
[La Défense today 20.000 residents]		
■ offices Zuidas	1.035.000 m <sup>2</sup>	
[La Défense 3.000.000 m <sup>2</sup> ]		
■ Facilities	372.000 m <sup>2</sup>	
[La Défense shops 230.000 m <sup>2</sup> ]		

Zuidas

**Succes up till now**

- 1997 approval of the Materplan Zuidas by City Council
- since 1997 is about 500.000 m<sup>2</sup> let and in use = about 50.000 m<sup>2</sup> a year
- forecast was 30.000 m<sup>2</sup> a year
- take up in 2006 was 102.000 m<sup>2</sup>, international 60%
- take up in 2007 was 50.000 m<sup>2</sup>, international 80 % (data: Jones Lang Lasalle)
- under construction (about 70.000 m<sup>2</sup>) completed in 2009

## Economic functions need green/water areas

ABNAMRO from Beatrix park



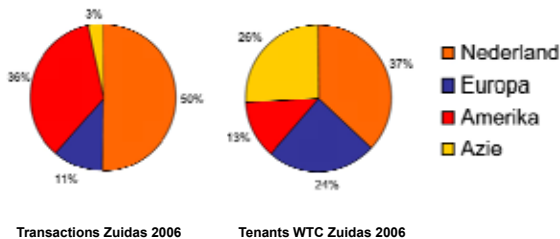
International Airport with Nieuwe Meer



## Zuidas under construction



## International companies



## Objectives Zuidas

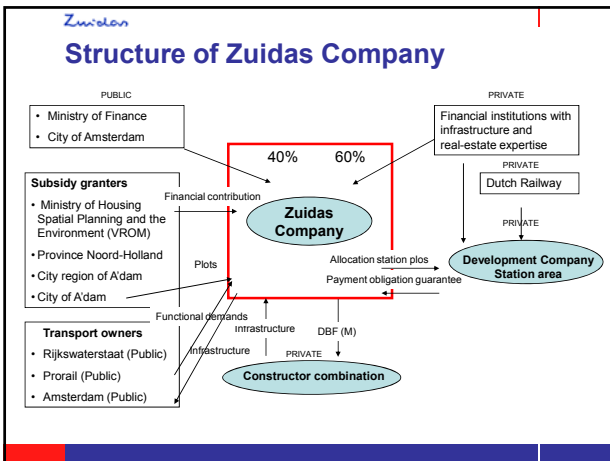
- Sustainable development and realization of the project
- Management of the integral design and construction of the main infrastructure to the Zuidas area according to the Dok model
- Development of construction-ready plot, urban infrastructure and public areas above and between the tunnels (the 'Dokzone') as well the areas besides the tunnels
- Generating revenues by e.g. the distribution of leaseholds of a number of plots amounting to 2,7 mln. m<sup>2</sup> of floor space.
- Public private partnership for the entire project.

## Zuidas Company

- Zuidas Company will be responsible to carry out the Zuidas project, which will be contained by both public and private shareholders.
- The Dutch ministry of Finance and the City of Amsterdam participate as shareholders, each with a minority interest of 20%
- The remaining 60% will be allocated among selected private parties
- Zuidas Company will have the form of a closed limited partnership under Dutch law

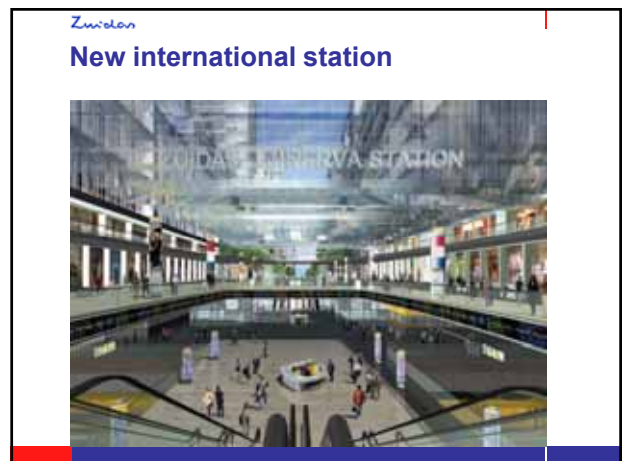
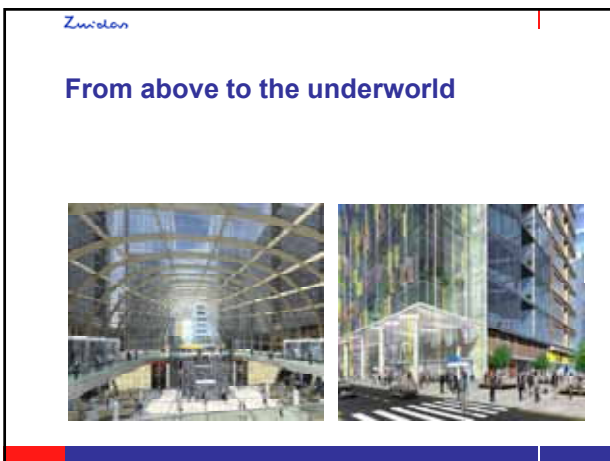
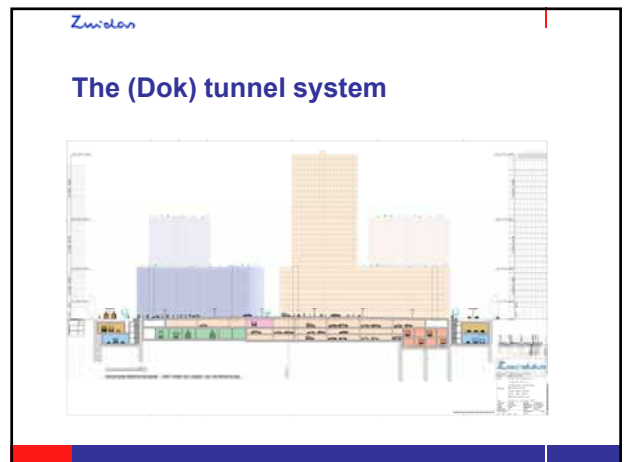
## Basics of participation in Zuidas development

- Public-private partnership for entire project
- Risk-bearing participation of private parties, but financial risk is limited to a certain amount
- Realisation of infrastructure for transport owners
- "Bankable" project
- Market returns on capital for public and private shareholders



- Zuidas**
- ### Time schedule / the state of affairs
- January/February 2008 Mayor and Elderman city of Amsterdam
  - February 2008 City Council of Amsterdam
  - February 2008 council of Ministers
  - February/March Lower House
- After that call for tenders**
- Beside that development of the**

- Zuidas**
- ### Underground infrastructure
- 2 tubes above each other for highway in each direction
  - 2 tubes above each other for light rail with 4 platforms
  - parking facilities for the buildings above
  - 3 tubes for heavy rail including HST
  - a transverse plaza that connect all the light rail and heavy rail platforms and above



Zwischen

### Transverse -1



Zwischen

### Lightrail platforms -2



Zwischen

### Heavy railplatforms -2



Zwischen

### Cross-section of the Dok model

