

# Auditing and Risk Identification at Emaar

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Objective of asking Questions – To better understand the potential bottleneck (as it relates to urban planning and development) in reaching Cadre’s Vision

Questions:

1. Physical Development
  - a. What elements make the building structures Green (environmentally friendly)?
  - b. What elements make the buildings are smart?
  - c. What elements make the buildings disability friendly?
  - d. What elements make the buildings family friendly (women and children)?
  
2. Urban Planning
  - a. What is the expected population growth rate during development?
  - b. What is the expected population growth rate post development (2026-2050)?
  - c. What are the access points into the city during development?
  - d. What are the access points into the city post development (2026-2050)?
  - e. What is number of schools per household?
  - f. What is the expected average family size?
  - g. What is the social fabric structure?
    - i. List types of occupations available in the city
    - ii. Indicate the average income per household
    - iii. Indicate the type of population the city attracting in terms of socio-economic status
  - h. List features that make the city community centric
  - i. List features that make the city urban centric
  - j. List features in the city that will make me want to retire in the city 20 years from now
  - k. What features are included to manage traffic?
  - l. What features are included to manage industrial waste?
  - m. What features are included to manage garbage disposal?
  - n. What is the ratio of golf course land to playground land (for kids, including soccer fields)?
  - o. How many police stations per household will there be?
  - p. How many fire stations per household will there be?
  - q. How many hospitals per household will there be?
  - r. What is the floor area ratio for different parts of the city (needed to estimate density)?

3. Growth control

- a. What mechanisms are in place to control the rate of growth, or the geographic and demographic rate of growth?
- b. How dependent is economic prosperity upon continued economic growth, or how dependent might it become if rapid growth were to begin?
- c. Will slowing down the area rate of growth significantly impact levels of unemployment and business growth?
- d. Who will gain from the appreciation of land and other capital values ordinarily associated with rapid growth?
- e. What part of the gains will accrue to people already in the EC (job-holders and businessmen); what part to people coming into the area?
- f. How will the economic and social consequences of growth control translate themselves into political pressures and issues?

4. Urban Decay

- a. What mechanisms are in place to control for urban decay?
- b. What mechanisms are in place to allow for suburbanization (in case of an “urban exodus”)?

5. Transit-oriented development

- a. What mechanisms are in place that allow for maximization of public transport?
- b. How will transport throughout city be affected by unique climate?
- c. Given that KAEC is a “green city,” what mechanisms are in place that allow for convenience of transit and at the same time consciousness of carbon emissions? [Climate Protection]
- d. What mechanisms are in place to ensure optimal public health rates?

6. Community-based questions

- a. What community amenities will be provided throughout the City?
- b. How will the community amenities be distributed (by area, by population), and what are the rates of distribution?
- c. What mechanisms are in place to allow for additional community amenities to be developed over the course of population growth in the future?