

RSS Feed Global Economic Upturn Seen as 2010 Approaches.

The global economy is expected to show a 1.1 percent drop in output for 2009, following a five percent expansion in 2007 and three percent growth in 2008

Economists are forecasting a rosier 2010 for global finances than this year has been. But they warn that the economic recovery remains fragile and will not be led by the world's advanced industrialized nations.

2009 began with a sinking global economy paralyzed by a worldwide credit crunch, stung by a cascading failure of banks and financial institutions, and undermined by panic and pessimism on the part of consumers and investors from Wall Street to Tokyo. Central banks and governments fought back with massive cash injections, financial rescue packages and stimulus programs, but success in containing the crisis was far from assured. Days before becoming U.S. president, Barack Obama warned of the economic perils ahead. "In short, a bad situation could become dramatically worse," Mr. Obama said.

The global economy is expected to show a 1.1 percent drop in output for 2009, following a five percent expansion in 2007 and three percent growth in 2008. The past year has seen sharp spikes in unemployment, which peaked at 10.2 percent in the United States, 9.8 percent in Europe, 9 percent in Brazil and 5.7 percent in Japan. But a turnaround is underway, according to U.S. Treasury Secretary Timothy Geithner.

"The U.S. economy and the world economy are now growing again. Businesses are starting to invest again, consumers are now spending, business and consumer confidence has improved, global trade is now expanding at an encouraging pace," Geithner said.

But analysts warn that perils remain, and badly needed financial reforms in the United States and elsewhere have yet to be implemented. Mark Zandi is Chief Economist at Moody's Economy.com. "You know policymakers have done a lot of good work stabilizing the financial system, but they have not changed anything fundamentally. And until they do, the risk of another financial panic in our future is still very high," Zandi said.

Policymakers must also decide when to wind down unprecedented levels of government stimulus and financial support. Those measures were deemed necessary in the face of an economic crisis, but can spark inflation if sustained for too long. Russian Deputy Prime Minister, Igor Shuvalov: "I think this year, it would be more about how to live after the crisis. What to do with exit policies and whether all of us carry on with fiscal stimulus or when we exit and on what conditions," Shuvalov said.

The global economic downturn struck advanced industrialized nations particularly hard, providing an opening for rising economic powers like India and China to shine on the world stage, according to World Bank President Robert Zoellick. "India is now a rising economic power that handled the

recent economic crisis very well. It has contributed to world economic stability and could become the pole [focus] of global economic growth over time," Zoellick said. For many nations, the passing of the financial crisis means attention must be refocused on long-term problems that preceded the global recession.

In the United States, massive government debt continues to grow at a time when an aging population is placing ever-greater demands on social welfare programs. In much of the developing world, such as in Kenya, other challenges must be tackled, according to World Bank Vice President for Africa Obiageli Ezekwesili. "In terms of competitiveness in the new global environment, Kenya will have absolutely no choice but to tackle the most important constraint to its development. It has been corruption," Ezekwesili said. Unlike in past economic rebounds, the United States is not in a position to drive global growth, according to the World Bank's Robert Zoellick.

"In every past economic crisis, what you have had is the U.S. consumer and the purchasing start the ball rolling again," Zoellick said. "And that consumption leads to increased business demand and investment on the business side. Most economists expect that is not going to be the case, this time." Instead of advanced industrialized nations leading the way, analysts say global economic growth will likely be powered by rapid expansion in countries like China and India, with contributions also coming from lesser-developed nations.

IN THIS ISSUE

Global economy ...	1
Industry Events	2
Breaking News	4-5

Those who know, are part of Developers & Builders Alliance



Our portfolio of exhibitions, conferences and award ceremonies brings together international investors, developers, government officials, and all professionals involved in the real estate industry.

Our goal is to act as an extension of your company and serve as a powerful business development partner providing you with access to carefully scrutinized information of qualified attendees and exhibitors so you can be sure you are receiving data only from the most eligible companies.

Gain market knowledge and achieve off-shore interests by utilizing our exclusive publications as a portal to foreign markets - The DBA Magazine and Newsletter. Both mediums assist you in gaining powerful industry insight and making strategic decisions.

Share the journey and vision. Achieve higher levels of success with the Developers and Builders Alliance at the forefront of the industry.

2010 Community Advancement Awards is now accepting applications for Usa & Canada; Euro Asia, Africa, Oceania, Australia and Middle East Regions. Deadline for submission: February 4, 2010. Visit www.dballiance.net to download the Call For Entries Form

January 13-15 IMN's US Real Estate Opportunity & Private Fund Investing Forum - Laguna Beach, CA

February 1-3 Real Estate Investment World, Sao Paulo-Brazil

March 29-31 Real Estate Investment World Shangri - La Pudong, Shanghai, China

April 7-10 Expo IFEMA SIMA Madrid, Spain

April 24 El Cairo, Egypt
Community Advancement Awards Ceremony

April 26-28 Mumbai, India
REIW Trade Show

May 18-20 Cityscape ASIA
Suntec, Singapore

June 21-23 Capital Management Forum
Singapore, Malaysia

July 26-29 Hotel Investment World Africa
Cape Town International Convention - Centre, Cape Town

September 27-29, Real Estate Investment world Latin America
Biltmore Hotel - Miami, Florida

October 4-7 Cityscape Dubai Trade Show & Forums

November 2-3 Cityscape USA, New York
Cityscape USA



www.dballiance.net

Dubai construction industry is dead for 2010

In what is a damning indictment of the Dubai debt crisis, Khaldoun Tabari, vice chairman and CEO of Dubai-based engineering contractor Drake & Scull International, has said the construction industry in Dubai has no chance of recovery in 2010. "If you are 100 percent in Dubai with nothing outside you are dead," he stated.

In the UAE, some 566 projects had been shelved or cancelled, the majority in Dubai. Despite this, the sector had just started to get back on its feet. However, since news broke of the Dubai debt crisis, things have gotten worse again with certain press outlets running stories that a room in Doncaster is cheaper than Dubai. And Tabari believes things are only going to get worse for the region. "We had hundreds of real estate developers, but

these are not going to exist anymore, that's a simple fact," he said. "There's going to be consolidation or they're going to go out of business, because they're not going to make their payments."

The financial crisis is expected to cause a significant reduction in the rate of growth for the UAE. The International Monetary Fund said that the Dubai property-based economy had dented confidence in the Gulf Arab business hub and would, as a result, lead to higher credit borrowing costs and even impact neighboring countries. Not just that, but the growth rate would fall to between 1 and 3 percent. Despite this, it is unlikely that the Dubai debt crisis will cause a 'second recession' and that any impact on international banks could be 'contained and managed'.

Jobs in Building Disappear in South FL

As the real estate market limps through another year, South Florida's construction industry continues to hemorrhage jobs.

As of August, the sector had shed another 15,100 jobs compared to a year ago, according to a report released by the Associated General Contractors of America.

In the Miami metropolitan area, construction-related jobs were down 14 percent versus last year. The greater Fort Lauderdale area saw a steeper dip of 17 percent. Statewide, the sector lost some 66,300 jobs, according to the report, which analyzed data from the Bureau of Labor Statistics. Miami-Dade and Broward ranked 209 and 260 in job losses, respectively, among 337 metropolitan areas nationwide.

The Reno, Nev., area ranked first, with a 35 percent loss, followed by Duluth, Minn., which saw a 33 percent decline, and Tucson, Ariz., which saw a 31 percent decline.

Ken Simonson, chief economist for AGC, said South Florida's rankings ran contrary to expectations mainly because the losses began much earlier than elsewhere.

In 2006, the region's construction workforce peaked at 166,600. By August, it had fallen to just over 110,000.

China to assist N.J. casino project

Revel Entertainment has turned to the Chinese government for help finishing the lavish casino it is building on Atlantic City's Boardwalk. China State Construction Engineering Corp., the construction arm of the Chinese government, will team with Revel Entertainment and Tishman Construction to complete what is likely to be Atlantic City's last new casino for a long while. Under the \$1.7 billion deal, China State will provide construction management for the casino, which is more than half done.

Revel plans next month to start seeking the financing to finish the project.

Casino revenues decline in August Due to the recession; Revel slowed the project's pace last year and halted all but exterior work on the ocean-themed casino, hotel and restaurants, originally valued at \$2 billion. Hundreds of construction workers were laid off in January. The project is considered to be too far along to abandon, and many local officials feel it could be the single most important factor in reversing a three-year economic slump in the nation's second-largest gambling market. It is the only one of four similar projects in Atlantic City on the drawing board as recently as 18 months ago that now seems likely to survive the recession.

Firm awarded Tamiami Trail bridge project

A Sunrise firm won the contract for a long-delayed project to improve water flow to Everglades National Park.

After two decades, numerous changes of plans and multiple lawsuits, the federal government is finally ready to break open the asphalt dam across the Everglades called the Tamiami Trail.

The U.S. Army Corps of Engineers on Monday announced it has awarded an \$81 million contract to a Sunrise firm to replace a section of road that has blocked the flow of the River of Grass for 80 years with a one-mile-long bridge.

It's a big breakthrough -- and not just because the bid came in \$120 million cheaper than expected. The project is critical to both restoring water flow to the park and something just as important to Everglades restoration -- public and political support for projects dogged by interagency bickering, repeated delays and spiraling cost projections.

Construction Unemployment Rate Rises to 22.7% in USA.

In a clear sign of construction's persistently severe problems, the industry's jobless rate hit its highest level in at least a decade, climbing to 22.7% in December, the Bureau of Labor Statistics has reported. The latest BLS monthly employment figures, released Jan. 8, show that construction's December jobless rate rose from November's 19.4%, and also was well above the December 2008 mark of 15.3%. Moreover, construction's 22.7% rate is the industry's highest since 2000, when BLS changed its system for classifying and defining industries, a bureau spokesperson says. Construction's previous post-2000 high came in February 2009, when the industry's jobless rate was 21.4%. Construction rates are not adjusted for seasonal variations. Under the pre-2000 BLS classification system, construction's peak unemployment rate since 1948 came in February 1983, when it reached 27.3%. Anirban Basu, the Associated Builders and Contractors' chief economist, said that the December BLS report "was particularly negative for the nonresidential construction sector."

Bank of America CEO Lewis Steps Down

Ken Lewis, the embattled CEO of Bank of America Corp., is leaving the company, succumbing to nearly a year of strife that followed his company's acquisition of Merrill Lynch & Co.

The bank said in a statement late Wednesday that Lewis, 62, would retire as CEO and also leave the company's board by the end of the year. The company said his successor will be selected by the time he steps down Dec. 31.

The news, coming after shareholders had stripped Lewis of his chairman's title earlier this year, wasn't surprising because of the heavy pressure he came under after the Merrill deal. Lewis had said he would stay on as CEO until after the company's financial problems were resolved, a process expected to take several years.

However, with the bank also under heavy criticism from government officials, Lewis was increasingly seen as vulnerable

UK land values up but developers will struggle to find suitable sites, research says

The value of residential development land in the UK has risen for the second quarter in a row but prices are still almost 50% below their peak of 2007, according to the latest research.

Urban land values rose by 1.1% and greenfield sites by 1.6% over the three months to the end of September, the Knight Frank Residential Development Land Index for the third quarter of 2009 shows.

But despite the recent growth, on an annual basis land values were down by 26.4% for urban sites and 16.8% for greenfield sites.

The increases are being driven by house builders who are obtaining finance for developments but private equity groups are still significant players, the index also shows.

New coastal law set to boost property investment in Nicaragua

After five years of uncertainty and speculation the government in Nicaragua has finally approved a new coastal law that bans property from being built within 50 meters of the sea.

The decision is a huge relief for real estate investors, many of them foreign, who were concerned that a temporary ban on property within 800 meters of the coast might be approved.

However, the real estate industry is so vital to the future economy of the Latin American country with an increasing number of property investors from the US showing interest that officials decided to opt for a compromise.

Before the temporary restriction was introduced developers could build within 30 meters of the beach. Indeed the temporary ban left property for sale and under construction.

Beat a retreat to Crete with Pafalias launch of Almyrida seaview

Pafalia Property Developers has launched its first project in Crete, Almyrida Seaview.

Just 150m from a sandy beach, each property in Almyrida Seaview will have unobstructed views of both Souda Bay and the White Mountains, creating a highly desirable project in one of the greenest areas of Northern Crete.

According to Demetris Prodromou, UK & Ireland sales manager, 'This new direction has come about as a result of customer requests for properties in Crete.'

It offers great potential for beachfront properties and we chose Almyrida both for this reason and for its natural beauty and location.

Carillion starts work on Birmingham's £193m library

Carillion has begun construction work on Birmingham's new £193m library in the city centre. The design for the Library of Birmingham, by Dutch architect firm Mecanoo, was unveiled last spring. The glass building wrapped in metal filigree, which is inspired by the city's industrial history, will include study areas and exhibition space. The city's has undergone a seven-year struggle to build a new library. Richard Rogers was appointed in 2002 but his design was scrapped after the council raised concerns about the budget. Then in 2007 there was a second design competition which attracted entries from David Adjaye, Glenn Howells and Ken Shuttleworth, but again the project went nowhere. The current design won planning permission last November. The scheme, being built in the city centre hub of Centenary Square, is being project managed by Capita Symonds, who will oversee the part-integration of the new library with the adjacent Birmingham Repertory Theatre.

Residential property prices in South Africa show year on year rise

The residential property market in South Africa appears to be coping with the global downturn although concerns about a rising number of foreclosures are increasing.

The average price of a property in South Africa increased by 1.2% year-on-year in June, according to the latest property price index.

However, the figures from Ooba, the biggest mortgage company in the country, should not be taken as a sign that the real estate market has turned for the better, its chief executive is warning.

'Rather than suggesting a recovery in the market place, this may be attributed to a shift to higher priced properties in June, given affluent homebuyers' ability to better adapt to strict bank lending practices,' said Saul Geffen, chief executive of ooba.

Infrastructure spending in Saudi Arabia to top \$100bn

The amount spent on infrastructure projects in Saudi Arabia over the next three years is likely to top \$100 billion, recent figures suggest. According to data from Standard Chartered Bank, government spending on infrastructure in the Gulf nation between 2010 and 2013 will be greater than that of any other Gulf Cooperation Council (GCC) nation. Indeed, spending in this sector will be more than twice that seen in any other country in the region, reports Gulf News. Oman and Kuwait will have the second largest amounts spent on infrastructure by the government, with the authorities in each nation forecast to invest about \$30 billion. David Barclay, a commodity strategist, commented: "In Saudi Arabia, the government has taken over a number of key infrastructure projects. These projects are likely to underpin regional demand for both base metals and steel."

Dubai developers 'want to turn offices into homes'

Increasing numbers of developers in Dubai are requesting to change plans for commercial projects into residential properties, it has been revealed. The Zoning Authority/Development Control of Dubai Technology and Media Free Zone has experienced a rise in the number of these proposals, reports Emirates Business 24/7.

Issam Al Aoui, senior architect at the body, revealed that the decision to do this is usually taken at the "excavation and piling stage".

He added that no developers are asking for permission to implement a full conversion.

"Developers have to resubmit requests to our committee depending on the percentage of conversion," Mr Al Aoui commented.

The official added that once approved, real estate firms would have to resubmit their designs, which would then be checked by the review department.

This comes after research from consultants BNC cited by Gulf News revealed that projects in the United Arab Emirates total more than \$3 trillion in value and dominate the market in the region.

Chinese real estate investors to voyage to the US

A number of Chinese real estate investors are heading to the US to take advantage of comparatively cheap investment opportunities. Organized by Chinese real estate portal Soufun.com, up to 30 people visited US on February 12th.

More than 300 Chinese investors registered their interest in attending the ten-day trip with the firm.

Liu Jian, an official at the Beijing-based real estate portal, stated that the global economic downturn has presented Chinese business professionals with a great opportunity.

The buyers were thought to be looking for property priced between two and three and five million Yuan (\$400,000 to \$700,000).

San Francisco, Los Angeles, Las Vegas and New York will be among the cities visited on the 25,000 Yuan trip.

Many of the trip attendees were parents looking to purchase property for their children who are looking to study in the US.

Most Latin American economies are on the rebound

A year after the global financial crisis exploded, most Latin American countries are putting the tough times in the rearview mirror during the final three months of 2009. Brazil, the region's giant and the world's ninth largest economy, is leading the way, along with such other market-friendly countries as Peru, Chile, Colombia, Uruguay and Panama. But a rising tide is not lifting all boats. The slow economic recovery in the United States is holding back Mexico and most Central American nations, with drug violence and swine flu also battering Mexico. Venezuela, Ecuador, Nicaragua, Bolivia and Argentina are lagging - in part because their leftist populist leaders have scared away investors and unsettled consumers with policies that have included nationalizing companies or private assets. Despite the fledgling signs of recovery, the World Bank reports the net losers include the eight million Latin Americans who have been forced into poverty and the other five million who would have left poverty but for the difficult economic times. Overall, about 560 million people live in Latin America and 180 million of them were below the poverty line at the beginning of 2009, the World Bank says.

Forecast for New Hotel openings in Latin America

Lodging Econometrics (LE) has compiled and released its first 2011 Forecast for New Hotel Openings in Latin America, projected to be 132 hotels/23,693 rooms. Adjusted for the global recession, LE has made further downward revisions to its forecasts for 2009 and 2010. Still, Latin America remains in the midst of a four-year New Openings surge that began in 2008. 151 new hotels/26,204 rooms are expected to open in 2010, a cyclical high for room counts. The 2009 forecast calls for 220 new hotels/20,754 rooms to come online, of which 73 hotels/10,678 rooms opened in Q1-Q2. The reason for this late cycle surge in room counts is because a high percentage of new open-ings are much larger beachfront resorts or major hotels in capital cities. Such projects have long development timelines for planning, permitting, financing, and construction, and tradi-tionally come online at the back end of the cycle.

Company awarded \$69.8 million contract to develop Navy housing at Guantanamo Bay

Hunt Building Company Ltd. of El Paso was awarded a \$69.8 million contract for construction of new housing units for Navy families at Guantanamo Bay, the Department of Defense announced Wednesday. The construction of 146 family housing units and renovation of the Navy Fitness Center at the Guantanamo Bay Navy base are expected to be completed by March 2012, a list of contract bid awards from the DOD stated. In another bid award announced Wednesday, Alutiiq International Solutions LLC of Dallas was awarded a \$13.4 million contract to design and build a company operations facility for a Patriot missile battalion at Fort Bliss.

Foreign buyers fall in Singapore

The number of foreign buyers investing in Singapore in 2008 has fallen by 24% y-0-y, according to analyst DTZ. Its research also found that domestic home buying by Singaporeans rose to 73% of the total private population, with corporations making up the rest of the domestic buying total in the country.

HONORARY MEMBERS

Gil Dezer
Donald J. Trump
Michael Dezer
Jorge M. Pérez
R. Donahue Peebles
Katherine Fernandez Rundle
Evangeline Gouletas
Hassan Sharbatly

BOARD MEMBERS

Verónica Mendieta, Chairwoman
Augusto G. Casamayor, Treasurer
Jorge E. Corzo, Secretary
Ralph Puig, Executive Director
M. Fernando Ponce, International Affairs

H. EXECUTIVE ADVISORS

José Viana
Jorge Brugo
Julio Noval
Ronald Finger
José Enrique Merchan
Fernando Fischman
J. Claudio Stivelman
Patricia Calasich
Reinaldo Borges
Jose Machiavello

LIAISONS

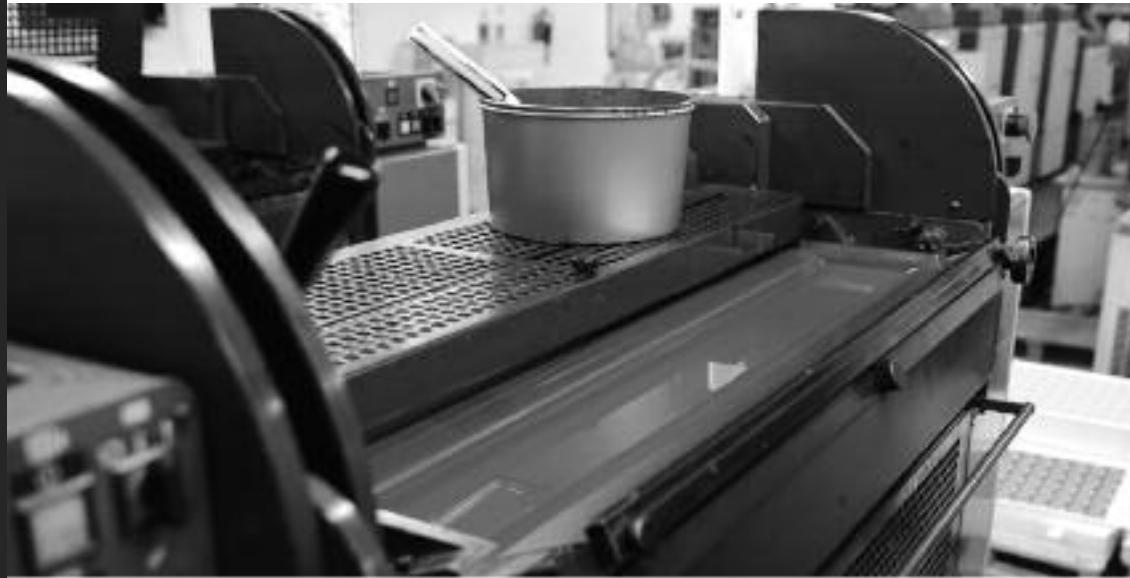
Canada
North America
Latin America
EuroAsia
Africa
Oceania
Middle East

SPONSORS

AC Graphics
Crystal Lagoons
Citystars Properties
Certified Green Partners
Trump Dezer Development
Visual Media Productions Group
C3TS Engineers & Architects
Ralph Puig Architect & Associates

EMBARK ON YOUR PASSAGEWAY TO SUSTAINABILITY

The new green... changed the nature of demand for printing services. Display the certification logo on your product to show your audience that you care for the environment.



AC Graphics, the first quadruple-certified green printer and complete in-house services worldwide. We provide full service commercial and "Short-Run" digital on-demand printing at all levels, that will bring down your cost while keeping your green commitment, marketing strategies and high quality standards.

www.acgraphics.com
305.691.3778



Developers & Builders Alliance

1056 East 24 Street | Miami, FL 33013

Business with a marketable Green initiative have a better chance of surviving these tough economic times.

Become a Certified Business and show your customers you are committed to environmental responsibility.

CGP Certification, through an independent third-party, assures your audience your commitment is real.



The DBA is proud to print on Forest Stewardship Council certified paper and with vegetable-based inks. FSC certification ensures that the paper used contains fiber from well-managed and responsibly harvested forests that meet strict environmental and socio-economic standards. Printed by acgraphics.com, FSC certified Chain-of-Custody # SGS-COC-003512

