



Qom Railway station development using PPP model - Global experience: Prague main station



UIC next station
TEHRAN 2019

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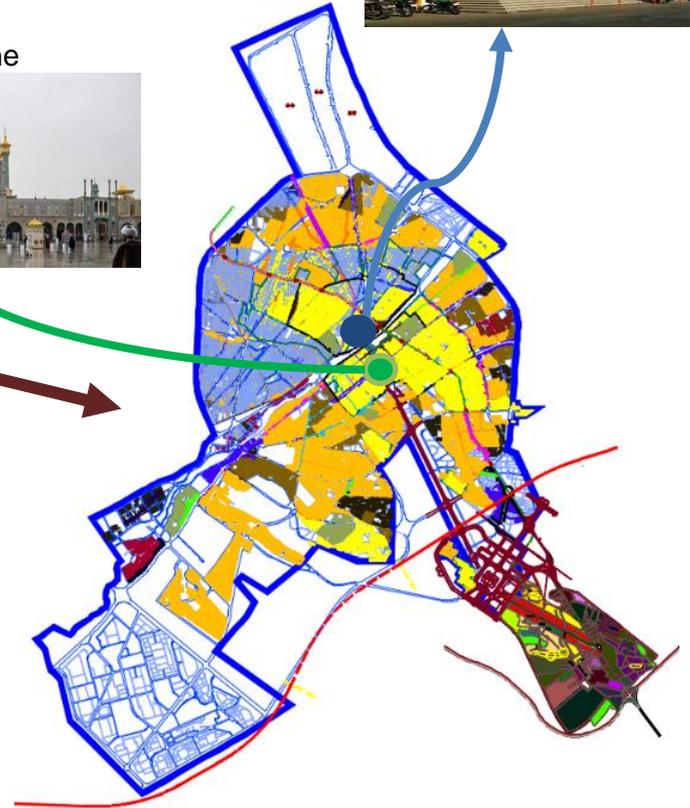
RAI

Technical Deputy of Logistics Director Office

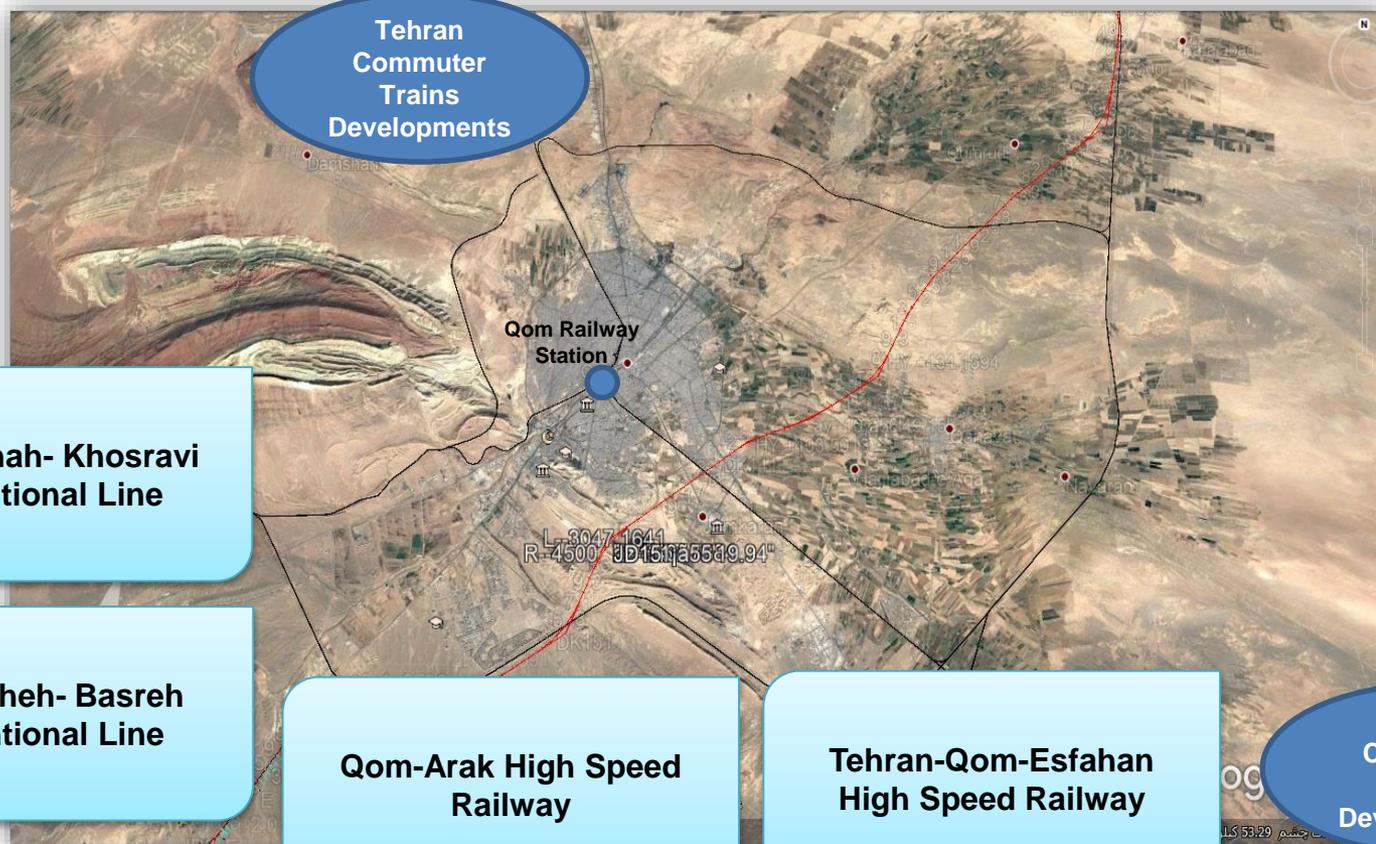
Qom Railway Station



Qom Railway Station



Future Developments in Qom Railway Station



Tehran
Commuter
Trains
Developments

Kermanshah- Khosravi
Conventional Line

Shalamcheh- Basreh
Conventional Line

Qom-Arak High Speed
Railway

Tehran-Qom-Esfahan
High Speed Railway

Kashan
Commuter
Trains
Developments

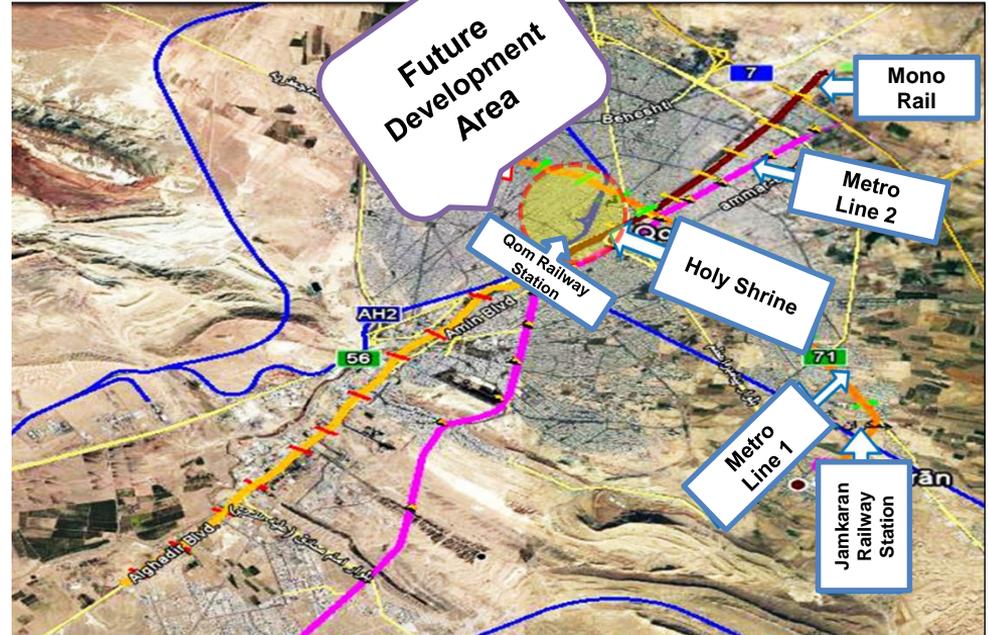
The importance of development



Capacity



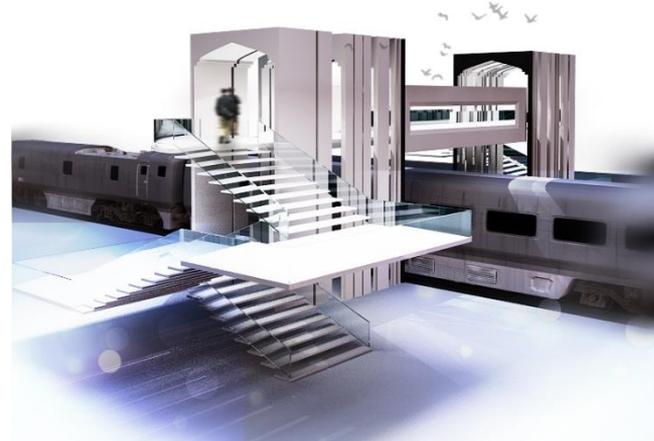
Network



Location

Number of Passenger: 2 million per year
Passenger Hall space: 600 m²

Development Plans



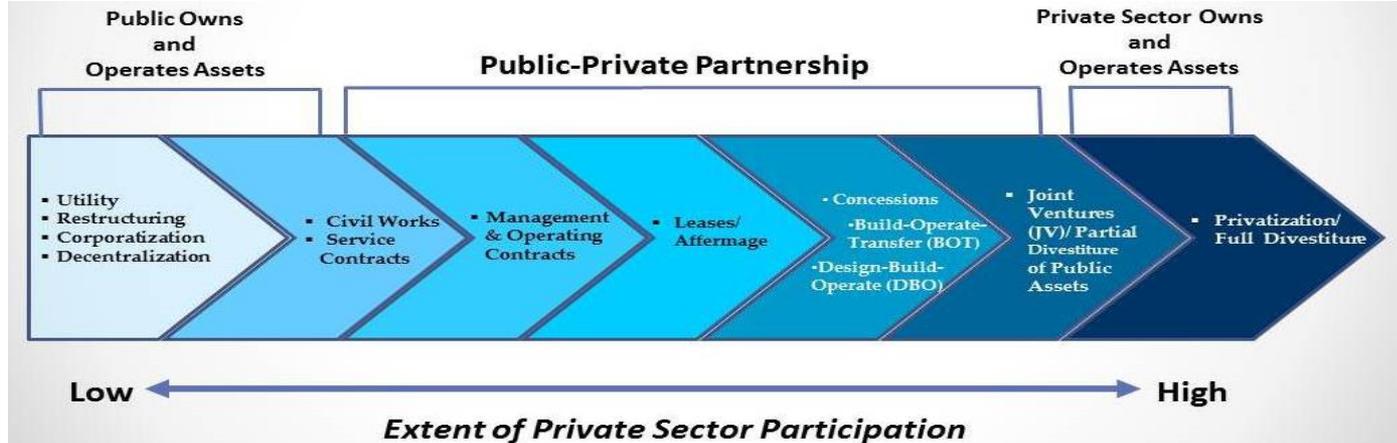
Passenger: more than 6 million per year for 2021
Required Space: more than 3000 m2 → (2400 m2 should be added)

Financing Methods for project implementation

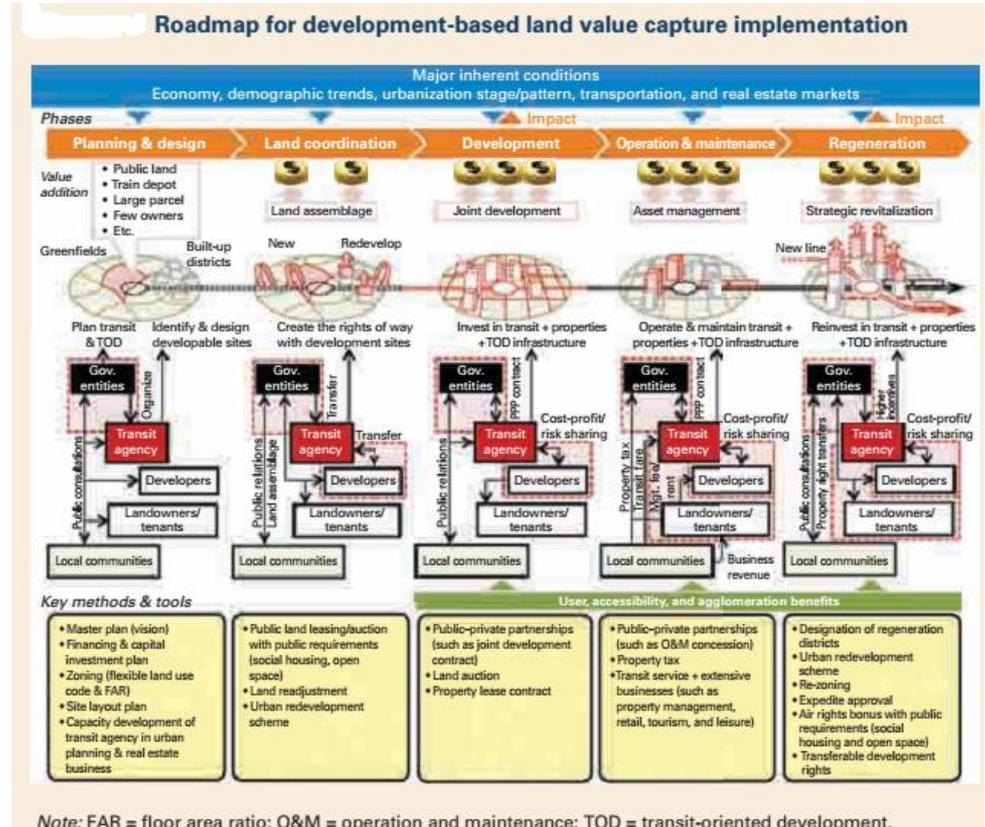
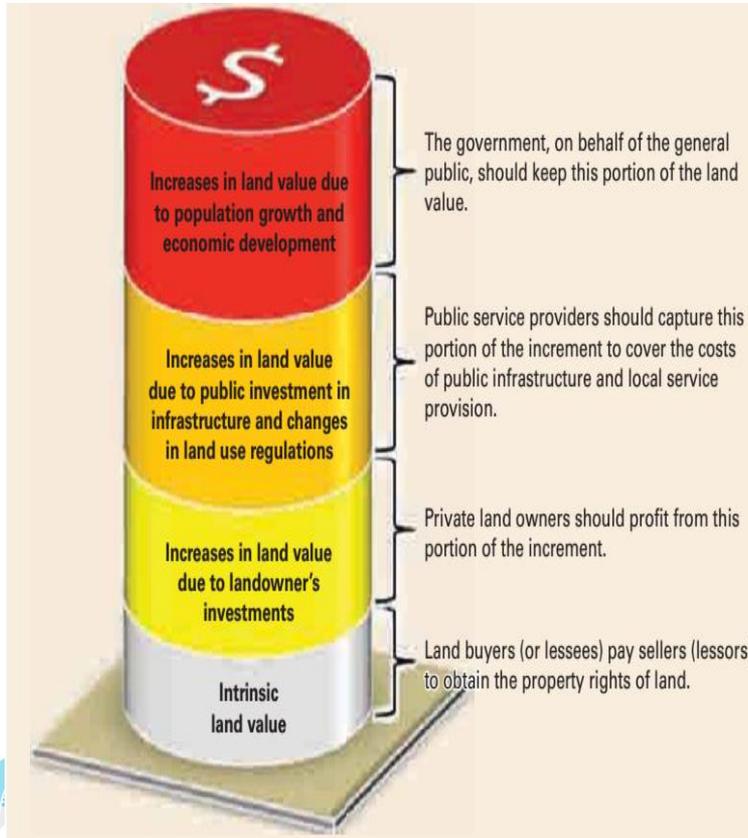
Traditional



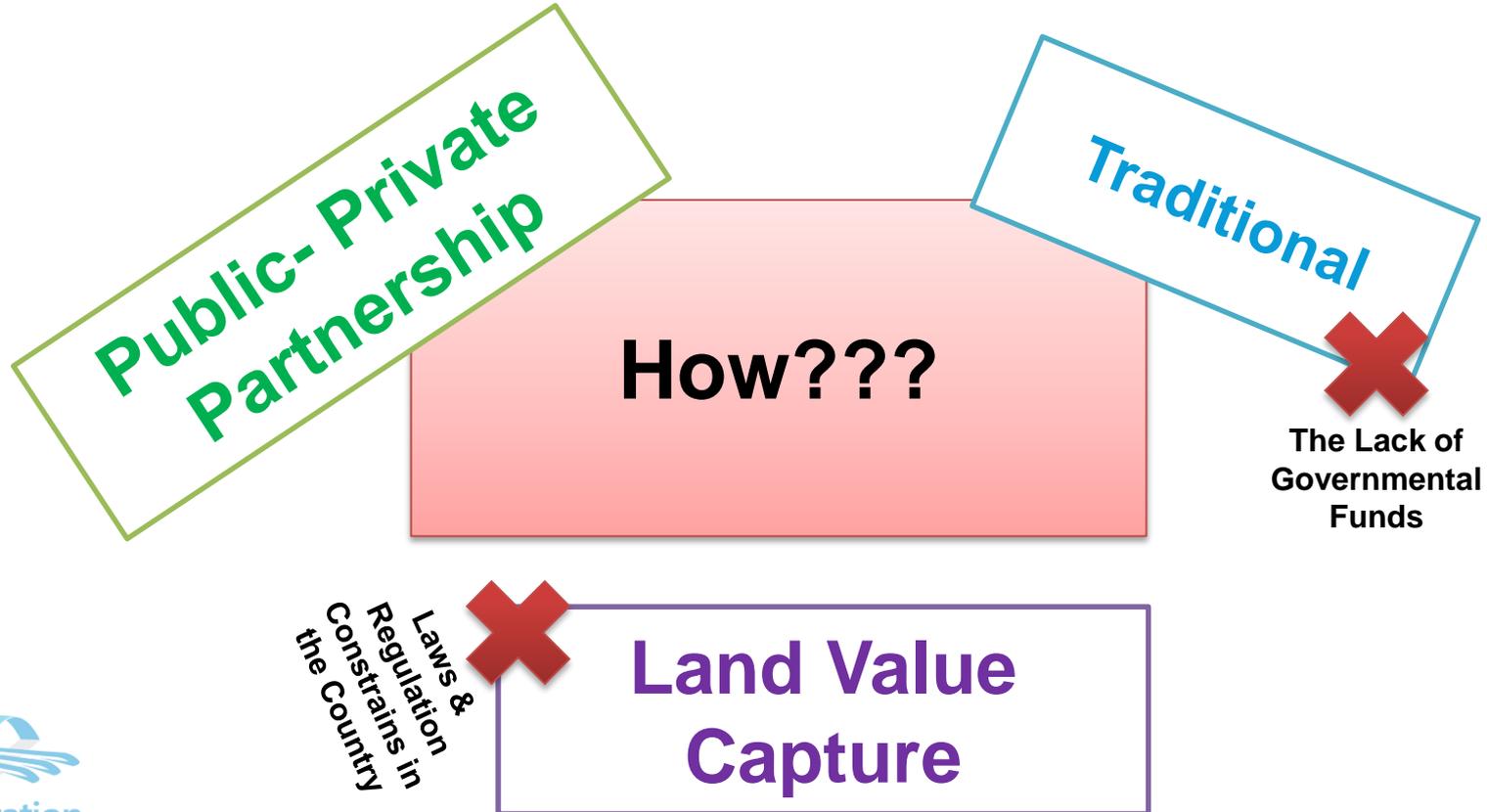
Public-Private Partnership



Financing Methods for project implementation

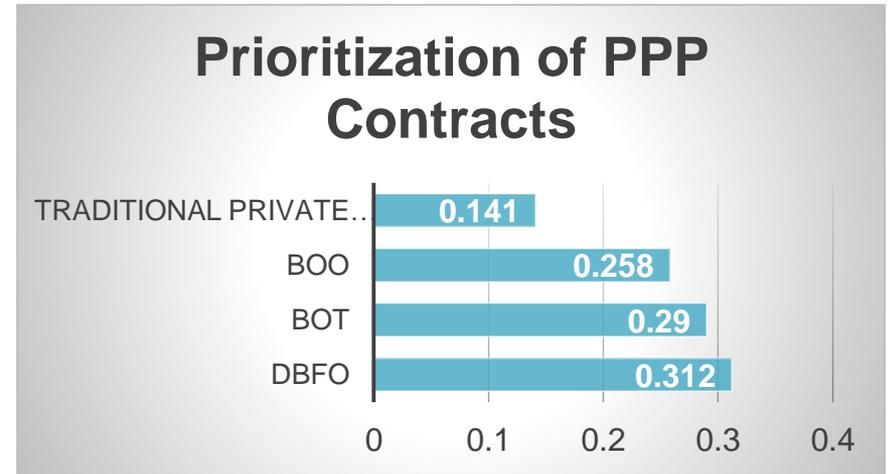


Financing Methods for project implementation



Appropriate PPP model for railway projects in Iran

- Reduction of changes in laws
- Paying the bills from the government
- Increase of the applicability of government guarantees
- Ease of receiving loans
- Ease of receiving related insurances
- Being clear in the ownership of project
- Supply of quality and standards
- Supply of equipment
- Selection of appropriate private sector
- Environmental preservation
- Ease of maintenance and repair
- Decrease of operating costs
- Commitment of the parties to their obligations
- Proper distribution of authorities and responsibilities between parties
- Increase of project profitability



Prague Central Station



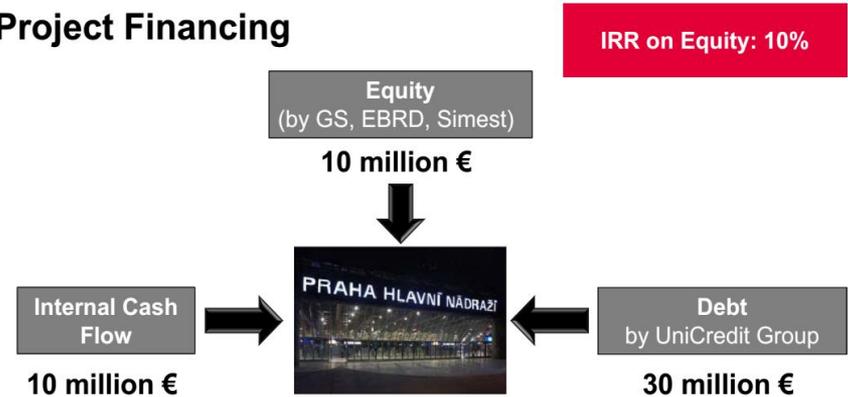
Open in 1871
610 daily trains
8 Platforms
53 million Passenger
Access to Line C of Metro



Key Terms of PPP deal

- The Czech Railways (“**CD**”) was seeking for a professional subject able to renovate and manage their major hub: Prague Central Station,
- Based on selection process, CD signed with Grandi Stazioni a Long Term Concession Contract (40 Years) in respect of Prague Central Station, on Dec. 2003,
- Grandi Stazioni invests in the refurbishment of the Station and then manages that **vs** its right to commercially exploit the premises,
- Grandi Stazioni pays a Concession Fee to CD.

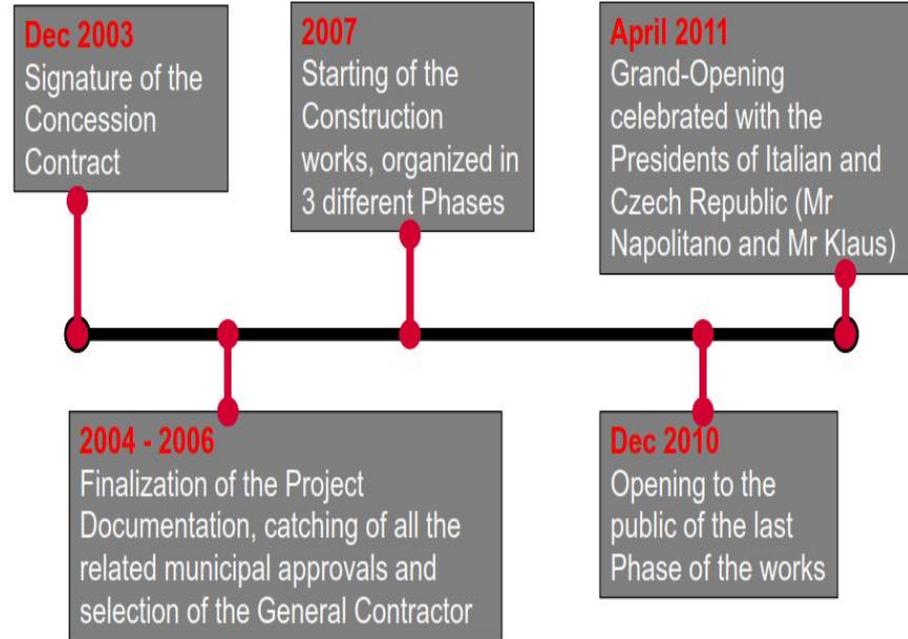
Project Financing



Reference: PPP model for refurbishing and managing Prague central station- Next Station 2013

What happened?

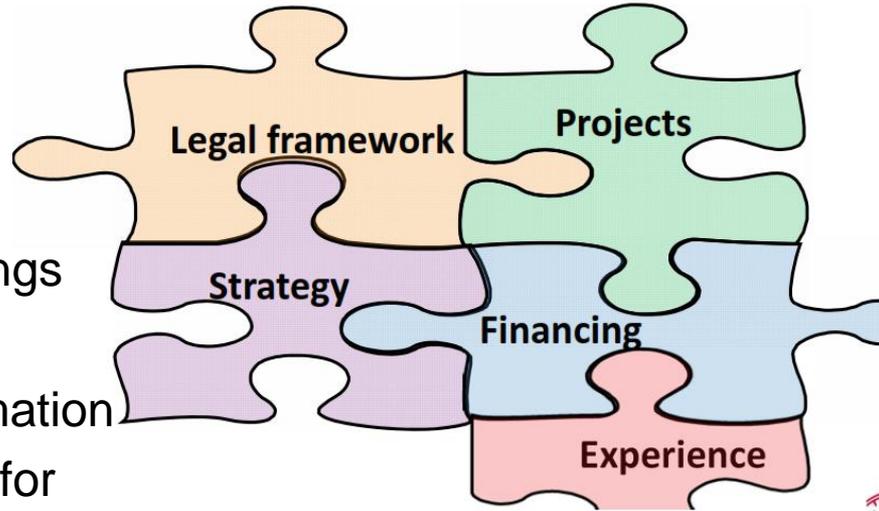
- GS was awarded a 30-year concession by ČD in December 2003
- Began renovation in 2006
- First part was opened in 14 April 2011
- Work on the older part of the building faced problem
- Target completion date of 2013 was extended by three years to October 2016
- GS had requested a further extension of the deadline to autumn 2018
- On October 6 2016 SŽDC gave notice that the lease would be terminated



Milestones

What should we do?

- Do enough study
- Have a technical study for historical buildings
- Have a complete market research study
- Focus more on time schedule & cost estimation
- Choose the appropriate financing method for the project
- Clear all the misunderstanding in contract
- Get to know all the important Stakeholders



Thank you
for your kind attention



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