

# BUILDING PERMITS AND PLANNING REGULATIONS



## Introduction

This document is intended to provide an overview of the Building Permits and Planning Regulations ('Regulations'). It does not replace the Regulations in any way, nor does it remove the need for an investor to seek its own professional advice if it considers this to be prudent. It is not intended to be a comprehensive description of the Regulations.

## Background

Law No. (34) of 2005, as amended by Decree-Law No. (21) of 2017 established the Free Zones Authority (the 'Authority') which in summary, is responsible for managing specific Free Zones within the State of Qatar.

The Free Zones are dedicated areas of land within the State of Qatar that have been identified as economic zones; these economic zones have been designed in way that enables investors to benefit from economic incentives over and above those available to companies investing within the State of Qatar.

Currently, there are two (2) free zones:

- 1) Ras Bufontas – known as an 'Airport Free Zone and 4 km<sup>2</sup> in size; this particular zone is some 6 km away from Hamad International Airport. This zone is intended to provide for industries such as logistics, consumer products, light manufacturing, services, technology and applications, and pharmaceuticals.
- 2) Umm Alhoul – located near Hamad Port, this zone being 30 km<sup>2</sup> in size will primarily cater for maritime industries, polymers and plastics, advances manufacturing and logistics.



# BUILDING PERMITS AND PLANNING REGULATIONS

## PART 1 Preliminary Rules

**ARTICLE 1**

**CITATION**

These Regulations will be cited as the Building Permits and Planning Regulations.

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**ARTICLE 2**

**DEFINITIONS**

Article 2 prescribes a list of definitions which apply to the Regulations.

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**ARTICLE 3**

**INTERPRETATION**

Article 3 provides guidance on references to some concepts and terms used in the Regulations.

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**ARTICLE 4**

**APPLICATION**

Article 4 prescribes that, these Regulations regulate the building permits and planning regime of the Free Zone, all Development on designated Land will be governed exclusively by Free Zones Legislation.

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## PART 2 Building Permit Applications

**ARTICLE 5**

**REQUIREMENTS FOR DEVELOPMENT WORK**

Article 5 prescribes that a Building Permit will be compulsory for carrying out any Development.

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## ARTICLE 6 BUILDING PERMIT APPLICATION

Article 6 provides that the Free Zone Entity must submit an application to the Authority in accordance with prescribed form and supporting documents as required by the Authority.

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## ARTICLE 7 DETERMINATION OF A BUILDING PERMIT APPLICATION

Article 7 gives the Authority an absolute discretion to approve or reject a Building Permit Application, lists the assessment criteria, and requires the Authority to give reasons when refusing.

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## ARTICLE 8 INFORMATION CONTAINED IN A BUILDING PERMIT

Article 8 deals with the information to be captured within a Building Permit.

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## ARTICLE 9 REFUSAL OF A BUILDING PERMIT APPLICATION

Article 9 prescribes the procedure a Free Zone Entity can follow if it wishes to address the grounds for refusal under Article 7.

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## PART 3 Carrying out the Development Work

## ARTICLE 10 CONSTRUCTION COMPLIANCE REQUIREMENTS

Article 10 provides that the Free Zone Entity must carry out the Development in full compliance with the issued Building Permit and other general prescribed principles which also must be adhered to when undertaking the Development.

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## ARTICLE 11 NOTIFICATION OF COMPLETION OF THE DEVELOPMENT WORK

Article 11 stipulates the requirements to be followed by the Free Zone Entity on the Development's Practical Completion Date. A Free Zone Entity cannot Occupy the Development unless the Authority has issued a Final Certificate.

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### PART 4

## Post-Completion of the Development Work

## ARTICLE 12 CONTINUING COMPLIANCE

Article 12 deals with continuing compliance of Free Zone Entity, if the Building Permit includes conditions, restrictions and requirements which apply once the Final Certificate is issued.

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### PART 5

## Building Permit Register

## ARTICLE 13 BUILDING PERMIT REGISTER

Article 13 enables the Authority to establish and maintain the Building Permit Register and to set out its content.

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### PART 6

## Applications by an Applicant

## ARTICLE 14 BUILDING PERMIT APPLICATIONS BY AN APPLICANT

Article 14 prescribes the procedures of submitting a Building Permit Application. An Applicant may submit a Building Permit Application at any time following the application for a License.

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## PART 7

### General Provisions

#### ARTICLE 15 FEES

Article 15 requires the Free Zone Entities to pay the indicated fees set out in Schedule 1 immediately becoming due.

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#### ARTICLE 16 SANCTIONS

Article 16 empowers the Authority to impose sanctions for violations of Regulations as set out in Schedule 2.

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#### ARTICLE 17 AMENDMENT OF THE REGULATIONS

Article 17 enables the Authority to amend the Regulations and other documentation without liability and requires the Free Zone Entity to comply with the relevant in force at the material time.

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#### ARTICLE 18 REVOCATION AND REPLACEMENT

Article 18 prescribes that The Building Permits and Planning Regulations 2020 revoked and replaced by these Regulations.

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