

2.5 Building Operations

2.5.1 All building operations must be confined within the boundary fence or wall of the plot. Construction sites are required to be enclosed with temporary hoarding during the period of construction to avoid any hazard to public thoroughfares or adjacent buildings.

2.5.2 The Developer must obtain the approval of the Authority for the siting of temporary buildings and sheds required during construction and must ensure that adequate provisions for safety and the prevention of health hazards related to sanitation, dusting and drainage disposal are taken.

2.5.3 All necessary safety precautions shall be taken to protect existing buildings and fences from damage due to excavations, earthworks or any other building operation. The Developer and his agent are entirely responsible in case of damage.

2.5.4 The Authority shall have free and uninterrupted access to the construction site at any time.

2.5.5 The Developer or his agent must give the Authority no less than 7 days notice following the completion of the building for inspection and prior to obtaining a building completion certificate.

2.5.6 All construction works must be adequately supervised, and a signed copy of the approved drawings and building permit must be kept on site during construction.

2.5.7 Any deviation from the approved drawings, or commencement of a construction operation without approval shall result in a fine. The payment of this fine will not absolve the Developer from correcting the deviation.

2.5.8 Labour accommodation is not permitted within the site premises.

2.6 Alterations to Rebuilt Units

2.6.1 Any alterations to rebuilt factory or warehousing units shall be subject to the issue of a no objection certificate (N.O.C.) by the Authority. To obtain an N.O.C for alteration works, the Developer must present the same set of drawings required for a building permit, covering the areas of proposed alterations.

2.6.2 Prior to occupation, the Developer must obtain a Building Completion Certificate to the satisfaction of the Authority.

2.6.3 Any extensions or alterations to the electrical installations shall require the Service Authority (Electrical) approvals.

2.6.4 Any extension/alteration to the sewage installation shall require service authority approvals

2.7 Powers of the Authorities

2.7.1 At the discretion of the Authority the Building Permit may be cancelled if:

- a. Work was carried out in contravention of the conditions of the Building Permit or any regulations issued by the Authority.
- b. It is subsequently revealed that the Building Permit was issued on the basis of erroneous information supplied by the developer or his agent.

2.7.2 Building Permit will not be withheld unreasonably, but the Authority shall have the discretionary power, when issuing a Building Permit, to attach such special conditions thereto as related to all or any of the following matters:

- a. Filling or Excavation within the plot.
- b. Construction of boundary walls or fences.
- c. Construction of the external appearance of the building, in relation to fitness to its intended purpose and location.
- d. Disposal of soil, waste and rain water.
- e. Health and safety of personnel and environmental conditions of the workplace and surroundings.
- f. The engineering standards to which any process installation is constructed

2.7.3 The Authority is empowered to change, amend, replace and/or update the regulations without prior notice. It is the developer's responsibility to obtain updated regulations and ensure compliance.

2.7.4 It is the responsibility of the developer to apply up-to-date regulations, the Authority notices, etc. that may supersede ones mentioned in these regulations.