

3.4.3 The Building Completion Certificate shall be issued following a satisfactory inspection visit by the Authority and/or relevant Service Authority. If the inspection of the buildings reveals that further work has to be carried out, the Building Completion Certificate shall be delayed until those works are completed.

3.4.4 The application for a Building Completion Certificate must be accompanied by the following documents:

- ✓ Copy of Building Permit
- ✓ Copy of Building Inspection Log
- ✓ Copy of Final Inspection Comments from DEWA
- ✓ Copy of DEWA estimate
- ✓ Civil Defense Certificate (Original)
- ✓ Compliance Certificate from Consultant (Original)
- ✓ Compliance Certificate for External Connections (Original)
- ✓ Compliance Certificate from Etisalat for Telecom (Original)
- ✓ HSE NOC from DS
- ✓ NOC from Owner to issue Completion Certificate (Original)
- ✓ LAND Demarcation Certificate
- ✓ Soft copy of as-built drawings stamped the consultant

3.4.5 For Electric and Water Supplies, the Contractor shall be required to submit to the relevant Service Authority “Inspection Certificates” in accordance with the prescribed forms. All installations and equipment installed therein shall be subject to the Service Authority inspection, testing and final approval before connecting the power supply. All relevant documents shall be submitted to the Authority after the final approval by the Service Authority.

### 3.5 Alterations and Additions to Buildings

3.5.1 Any alterations or additions to existing building 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.

3.5.2 Any extensions or alterations to the electrical installations shall require the approval of the relevant Service Authority.

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

### 3.6 Powers of the Authorities

3.6.1 It is the discretion of the Authority to cancel the Building Permit if:

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

3.6.2 Building Permit shall not be withheld unreasonably, but the Authority shall have the discretionary power, while 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.

3.6.3 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.

3.6.4 It is the responsibility of the developer or his agent to apply in accordance with the up-to-date regulations, the Authority notices, etc. that may supersede ones mentioned in these regulations.

3.6.5 The Authority reserves the right to reject the appointment of consultants or contractors for particular jobs if they are not deemed competent enough to fulfill the related responsibilities

3.6.6 The Authority reserves the right to suspend a consultant or a contractor for non-compliance with the regulations.