

the contractor to start preparatory work and operations necessary for the movement of personnel, equipment, furnishing and erecting field offices, construction fence, construction signboard and other facilities necessary for work on the project.

3.1.9 Enabling Works Permit – The appointed contractors shall prepare Enabling Works Permit application and submit for approval. The Authority shall review the submission in order to ensure that all required insurance, bonds and permits are obtained. Enabling works might be preceded by mobilization activities, carried out after the client has selected the contractor, but before the Building Permit is issued by the authority. These are preparatory activities, such as; excavation for basements, arranging road closures etc.

3.1.10 Building Permit - Please refer section 3.2.

3.1.11 Structural Inspections – The Authority representative shall carry out Structural Inspection for all horizontal elements (slab, foundations etc.) The contractor shall submit request for inspection prior to concreting.

3.1.12 Building Completion - No buildings or facilities may be occupied by the owner's representatives after construction prior to obtaining a Building Completion Certificate from the Authority. Please refer section 3.4 for further details.

3.1.13 Building Fitness Certificate - No facilities may be occupied by the actual tenants unless a Building Fitness Certificate is issued by the Authority.

Note:

1. Application forms for the above mentioned services by Development Control department can be downloaded from www.dubaisouth.ae website.
2. Any approvals issued by the Authority for item nos. 3.1.5 to 3.1.10 will expire after six months if no subsequent request for approval is submitted to the authority.

3.2 Procedures and Requirements for a Building Permit

3.2.1 A building permit shall be issued subject to:

- a) Obtaining the No objection certificate from the Service Authorities for water, electricity, fire alarm/firefighting, LPG and telecom.

- b) Fulfilling the submission requirements of the Authority.
- c) Building Permit Fees and any other fees as per fee schedule

3.2.2 The Building Permit becomes null and void if:

- ✓ Construction authorized is not commenced within 180 days.
- ✓ Construction on work is suspended or abandoned for a period of 180 days at any time after work is commenced.
- ✓ Main contractor and/or Consultant is changed.

3.2.3 Any amendments to approved drawings or deviations from the conditions stipulated in the building permit shall not be allowed unless explicit and written consent of the Authority is granted by applying Design Revision Process. In case of violation, the Authority reserves its right to demolish any illegal addition to the buildings or part thereof. The cost of demolition shall be borne by the contractor and consultant.

3.2.4 Documents to be submitted to the Authority for obtaining a building permit must include:

- Copy of Final Design Review Approval
- Contractor Appointment Letter from Owner (Original)
- Contractors Acceptance Letter (Original)
- Copy of Consultants Professional License & DS Reg.
- Copy of Contractors Trade License & DS Reg.
- Outline Programme of Work in Primavera format
- DS QHSE NOC
- Site Allocation Layout with Adjacent Plots
- An invoice for the payment of the submission fee & refundable deposit.

3.3 Construction Procedures

3.3.1 The Developer shall appoint a Contractor for the execution of his project. The Consultant shall supervise all construction works and shall liaise with the Authority regarding any problems encountered during execution. No direct communication concerning the management of the construction process shall be established between the Authority and the Contractor.