

2. DEVELOPMENT CONTROL PROCEDURES

The Development Guidelines and Planning Regulations and Standards contained in this booklet are intended for use by approved Developers seeking to construct industrial or warehousing units with ancillary office facilities, on serviced sites rented in the Dubai World Central (DWC) - Dubai Logistics City. They should be applied in conjunction with the local and international standards and codes of building construction.

The regulations contained in this document shall be considered to be the minimum requirements. Developers shall comply with these regulations and with all relevant legislative requirements of the Authority.

The Authority reserves the right to change any of these regulations and it shall be the duty of the consultants, contractors and developers to ensure that they possess the latest updates.

These regulations include:

- a. Procedures for development, covering building permits, construction procedures, alterations to rebuilt units, building completion certificates, power of the Authority and responsibilities and disputes.
- b. General planning Regulations governing plot coverage, building set backs and heights, provision of parking, loading and unloading facilities, fencing and site landscaping and the external appearance of buildings.
- c. Performance standards governing:
 - The provision of utility services, rainwater drainage and refuse disposal.
 - The design of buildings including structure, materials and finishes, mechanical, electrical, and telephone installations.

2.1 General

- 2.1.1 A Developer wishing to rent a serviced plot in the Dubai Logistics City must apply to the Authority, stating his intended operations and his land requirements.
- 2.1.2 Following the signature of his rental agreement with the Authority, the Developer must appoint a qualified Architectural / Engineering Consultant, registered in Dubai, and approved by the Authority, to carry out the design tasks connected to

his project, and to act on his behalf regarding all technical matters related to the design, construction and completion of his project.

- 2.1.3 The development shall adopt and house "Green Building Design Techniques" that are scaled by acquiring a minimum level of "LEED certified" following the US Green Building Council LEED rating system or equivalent certification level from nationally recognized rating system. The developer shall contact Emirates Green Building Council to inquire about the appropriate Green Rating System that applies to the project. The developer shall comply with all the Design and Construction requirements of the Rating System and shall submit proof of certification towards the end of construction.
- 2.1.4 The Contractor must apply, prior to commencing any construction works for the following:
 - a. A building permit from the Authority.
 - b. No objection certificates (N.O.C) from the Authority and/or from the Service Authorities in charge.
 - c. Demarcation and Demarcation Certificate.
- 2.1.5 The Developer must appoint an approved Contractor to carry out construction works related to his project. The appointed Contractor must observe the procedures for construction set out in this booklet and any other locally applicable Regulations.
- 2.1.6 No buildings or facilities may be occupied after construction prior to obtaining a Building Completion Certificate from the Authority.
- 2.1.7 No facilities may be operated unless an Operation Fitness Certificate is issued by the Authority.
- 2.1.8 All Developers should approach the Authority with the initial design documentation, in order to obtain the approval on the building volume, built up area, external character and skin finishing material specification.