

1.2. Responsibilities of Stakeholders

1.2.1. Stakeholder

In the context of this chapter, stakeholder is a collective term involving investor, owner, participating parties, service providers (architects, consulting engineers, installation contractors, inspection agencies, maintenance contractors etc.), profit makers, interested parties, third parties and caretakers involved in the project development, design, construction, installation, inspection and maintenance.

1.2.2. Responsibilities/ Responsible

The requirement of being liable to fulfill duties and answerable to fulfill accountability.

1.2.3. Owner

A person who is the proprietor and possesses the legal authority from government to own the particular land, property, assets, structure, businesses or material.

1.2.4. Owner's representative

A qualified and competent person or organization appointed or designated by the owner to perform owner's duties and responsibilities on owner's behalf. Owner is directly responsible for Owner's representative's conduct.

1.2.5. Developer (Property Developer)

A person or the organization who makes investments to purchase urban or suburban land and real estate, develops it into habitable spaces, especially by subdividing the land into building sites to sell or/and constructing buildings on those sites to sell.

1.2.6. Infrastructure (Urban and Suburban)

Fundamental features of an urban or suburban habitable spaces which provides for basic needs of modern living such as Roads to drive to places, electricity supply and power distribution for lighting, water supply and distribution, Fuel Supply and distribution for cooking, communication network, drainage network and public transportation facilities such as rail and bus networks.

However, Civil Defence' concern and approval scope with infrastructure is limited to Road Network, cooking Fuel supply and distribution, and urban fire fighting provision such as Public Yard Fire Hydrants.

1.2.7. Consultant (Lead/Main Consultant)

A person or the organization who is a professional advisor, expert, specialist who offers his expertise in counseling, planning, designing, constructing and commissioning buildings, structures and infrastructure for a fee.

In context to Civil Defence, "Consultant" is a professional, approved by both Municipality and individual Emirates' Civil Defence, authorized and "responsible" to design, including Fire and Life Safety Drawings and execute project construction work upon obtaining relevant formal approval and permit under his "responsibility", from municipality and Civil Defence.

However, Main consultant is not authorized to prepare Fire and Life Safety reports and risk assessments when initiated by Civil Defence. It is House of Expertise' scope.