

**Decision**  
**No. 220/2017**  
**Issuing the Investment Regulations**  
**In the Public Establishment of Industrial Estates**

Pursuant to the System of the Public Establishment of Industrial Estates promulgated by Royal Decree No. 32/2015,  
The approval of the Board of Directors of the Public Establishment of Industrial Estates,  
The approval of the Minister of Commerce and Industry,  
The approval of the Ministry of Finance,  
And as per the exigencies of the public good,

**It is resolved**

**Article One**

The provisions of the enclosed Regulations shall apply to the investment in the zone of the Public Establishment of Industrial Estates.

**Article Two**

Revoked shall stand all that contradicts or contravenes the provisions of the enclosed Regulations.

**Article Three**

This Decision shall be published in the Official Gazette and shall enter into force six (6) months after its publication date.

**Issued on: 27 Ramadan 1438 AH**  
**CT: 22 June 2017 CE**

**Eng. Ahmad bin Hassan Al-Dheeb**  
Undersecretary of the Ministry of Commerce and Industry  
Chairperson

**Investment Regulations**  
**In the Zones of the Public Establishment of Industrial Estates**

**Chapter One**  
**Definitions and General Provisions**

### **Article (1)**

In the application of the provisions of these Regulations, the following terms shall have the respective meanings hereunder unless the context requires otherwise:

**Establishment:**

The Public Establishment of Industrial Estates.

**Board:**

Board of Directors of the Establishment.

**CEO:**

The CEO of the Establishment.

**Zone:**

Any area of land allocated for the establishment of an investment activity that the Establishment operates, manages or supervises.

**Director General:**

Director General of the zone.

**Concerned Office:**

The Operations Department in the zone or any organizational division in the zone concerned with investors' dealings.

**Committee:**

The Investment Committee in the zone.

**Supreme Committee:**

The Supreme Investment Committee in the Establishment stipulated in Article (70) of these Regulations.

**Investment Application:**

The application submitted by the concerned persons for the allocation of a location in the zone for practicing one of the investment activities.

**Investor:**

A company, institution or commercial representation office, whether Omani or foreign, licensed to practice investment activity in the zone.

**Developer:**

An Omani or foreign company contracted to build, manage, or operate the zone or a part thereof or to execute infra- or superstructure or public utilities.

**License:**

A certificate issued by the Establishment to the investor to practice the investment activity in the zone.

**Authorized Representative:**

The natural or legal person authorized by the investor to perform all or some of his works and represent him in taking all required procedures in the zone.

**Transportation Agent:**

The investor licensed to practice the activity of goods transportation or logistics services in the zone.

### **Article (2)**

The provisions of these Regulations shall apply to the investors, developers, contractors, service providers and workers in the zone. The provisions of the laws, regulations, and systems applicable in the Sultanate and relevant to the licensed activity shall apply to the issues not covered by a specific text in these Regulations.

### **Article (3)**

A committee called "Investment Committee" shall be set up in each zone chaired by the Director General and membership of the director of the relevant department and financial director. The CEO shall issue a decision on its work system. It shall:

- 1- Study and determine new investment opportunities in the zone and refer its recommendations thereon to the Supreme Committee.
- 2- Decide on the investment applications whose area is less than one hundred thousand (100000) square meters.
- 3- Study the investment applications whose area exceeds one hundred thousand (100000) square meters and refer its recommendations thereon to the Supreme Committee.
- 4- Study the issue of termination of contracts and cancellation of licenses and take the appropriate recommendations or decision thereon as per the case according to the power stipulated in these Regulations.
- 5- Consider any other issues referred to it by the CEO or the Board.

### **Article (4)**

Each investor shall appoint one or more authorized representative to work on his behalf in the zone.

### **Article (5)**

The notices and emails exchanged between the Establishment and the investor shall have the same legal authenticity of the written letters and notices.

### **Article (6)**

The Establishment shall have the right at any time to request any documents, data, or information it deems required from the investor or the developer. It shall also have the right to make the required inspections to

ensure his compliance by the provisions of the law, these Regulations, and the regulations and decisions applicable in the zone.

### **Article (7)**

The zone shall have a general register in which it shall record all the licenses, usufruct contracts, lease contracts and investment agreements.

## **Chapter Two Licenses**

### **Article (8)**

The Establishment shall issue the following licenses:

- 1- The license to practice industrial activity granted to the investor involved in industrial works based on manufacturing or re-manufacturing the commodities and changing their features by which they entered the zone.
- 2- The license to practice commercial activity granted to the investor involved in commercial works related to import, re-export, and store goods and trade them inside the zone along with re-arranging and re-packing them without changing their features by which they entered the zone.
- 3- The license to practice service activity granted to the investor involved in consultancy, administrative, restaurant, or any other services required by the work of investors in the zone.
- 4- The license to practice logistic activity granted to the investor involved in logistic services.
- 5- The license to practice real estate activity granted to the investor involved in the works related to the construction, operation, management, and leasing residential and commercial buildings in the zone.
- 6- The license to practice technical activity granted to the investor involved in the works related to software, communications and information technology but not the manufacturing of hardware and equipment.
- 7- Development license granted to the developers in the zone.
- 8- The licenses of other activities, which the Board approves their practice in the zone.

### **Article (9)**

The investor shall not practice the investment activity or perform any works in the zone without first obtainment of the relevant license according to the provisions of these Regulations.

If the investor practices more than one activity, he shall obtain a license for each activity.

**Article (10)**

The concerned person or his legal representative shall submit the investment application to the relevant department on the designated form along with the documents mentioned in the form.

The application can also be submitted online on the Establishment website.

**Article (11)**

The relevant department shall record the investment applications in the designated register. Within ten (10) business days from the date of submitting the application, the relevant department shall review it and request any required documents and data not submitted. If the applicant does not submit these documents and data within twenty (20) business days from the date of notification thereof, the application shall stand as cancelled.

The relevant department shall refer the complete applications to the Committee along with a report thereon.

**Article (12)**

The Committee shall review the application requests and issue its recommendations or decisions thereon within ten (10) business days from the date on which the Committee received the application.

In case of dismissal, the decision shall be reasoned.

The relevant department shall inform the applicant of the decision of the Committee within five (5) business days from its issuance. The lapse of (60) sixty days after the submission of the application without a response shall stand as dismissal thereof.

**Article (13)**

In case of approving the investment application, the applicant, for approval of the license application, shall conclude the lease or usufruct contract or investment agreement with the zone within (30) thirty business days from the date of notifying him of approval. If the investor does not conclude the contract within the said period, the approval shall stand as cancelled.

The signing of the lease or usufruct contract or investment agreement shall stand as approval of the investor's commencing construction and preliminaries works for the site after obtainment of the required permits. In

all cases, this approval shall not approve the practice of any investment activity before obtainment of the license.

#### **Article (14)**

Upon the completion of the requirements for practicing the activity stipulated in these Regulations, obtaining the licenses from the relevant authorities, preparing the work site, approval of the civil defense, and obtaining construction completion certificate, the investor shall apply to the relevant department to get the license. The relevant department shall decide on the application within (30) thirty business days from the date of submission. The lapse of the said period without a decision shall stand as approval of the application.

#### **Article (15)**

The license shall determine the licensed investment activity and the investor shall not practice any other activity than that mentioned in the licensed.

#### **Article (16)**

The period of the license shall be one (1) year that starts from the date of its issuance renewable upon an application by the investor or his legal representative at least thirty (30) business days before its expiry provided the fulfilment of the set conditions, and in particular the following:

- 1- Validity of the commercial register.
- 2- Validity of lease contract, usufruct contract, or investment agreement.
- 3- Compliance by the stipulated general health and safety conditions.
- 4- Submission of prescribed insurance policies under these Regulations.
- 5- Payment of the charges and all financial dues to the zone.

In case of dismissal of the license renewal application, the decision shall be reasoned and the relevant department shall inform the applicant of such dismissal at his address mentioned in the renewal application. If there is no response to the application within (30) thirty days, this shall stand as approval.

#### **Article (17)**

The investor shall:

- 1- Abide by the obligations of the Sultanate stipulated under the international agreement related to the investor's activity.
- 2- Abide by the legislations applicable in the zone and other laws applicable in the Sultanate.

- 3- Abide by the conditions of the license issued to him.
- 4- Abide by the prescribed Omanization percentages.
- 5- Inform the Establishment with any amendment in the details of the license issued to him.
- 6- Keep the required registered as determined by the Establishment.
- 7- Cooperate with the Establishment staff with judicial arrest capacity, allow them to practice their powers, and facilitate their performance of their functions.
- 8- Disclose any data or information required by the Establishment for statistical purposes.

### **Article (18)**

The investor shall not:

- 1- Amend his legal form without a written approval by the Establishment.
- 2- Practice any work that would impede the performance of the zone, contravenes its purposes, threatens the security of its facilities, investors, workers, or clients or endangers their safety.
- 3- Possess any corrupt, damages, expired or environmentally-detrimental goods, the goods that the Sultanate boycotts their country of origin economically, or goods whose possession is legally prohibited.
- 4- Possess goods that have writings, drawings, inscriptions, signs or shapes that contradict the beliefs, instructions and concepts of the divine religions or violate public ethics and morals.
- 5- Practice any activities or operations that constitute illegal competition.

### **Article (19)**

The license issued to the investor shall be cancelled in the following cases:

- 1- If it is proven that it was issued based on incorrect data or information or fake documents.
- 2- If the usufruct contract, lease contract or investment agreement expires without renewal.
- 3- Upon the request of the investor.
- 4- Bringing prohibited goods into the zone.
- 5- If the accumulative points reach one hundred (100) according to the provisions of the Regulation of Administrative Violations and Sanctions in the Establishment.

### **Article (20)**

The Establishment may suspend or cancel the license issued to the investor in the following cases:

- 1- Violation of the license conditions.

- 2- Sale of all technical facilities and fixtures established on the plot.
- 3- Not commencing the practice of the licensed activity for six (6) months from the date of issuing the license without any acceptable excuse.
- 4- Stopping the practice of the licensed activity one (1) year without any acceptable excuse.
- 5- Non-payment of the fees and other payable amounts to the Establishment on their maturity dates.
- 6- Violation of the legislations applicable in the zone and other laws applicable in the Sultanate.
- 7- Practice of any activity not licensed in the zone.

#### **Article (21)**

The Establishment may not suspend or cancel the license in the cases mentioned in Article (20) of these Regulations unless after informing the investor or his representatives of the violation ascribed to him. It shall give him a period of not more than (60) sixty business days and lapse of the said period without removal of the reasons of violation.

#### **Article (22)**

Within (60) sixty business days from receiving the license cancellation notice, the investor shall take the procedures required to obtain the quittance certificate from the relevant department unless he has another license on the same location on which he practices the activity. This shall be without prejudice to his liability towards third parties.

#### **Article (23)**

In order to get the quittance certificate, the investor shall:

- 1- Evacuate the leased location or plot from all occupancies.
- 2- Remove all buildings and facilities he established if the Establishment does not want to own them.
- 3- Remove any waste or ruins on the location or plot.
- 4- Hand over the leased location or plot at the condition at which he received the same.
- 5- Liquidate or dissolve the company unless it has another branch outside the zone.
- 6- Amend the commercial register as per the case according to the laws and controls applicable in the Ministry of Commerce and Industry.
- 7- Settle all rights and obligations due to the zone.
- 8- Settle the conditions of his workers and submit a proof that he does not have expatriate workforce registered in the zone.

**Article (24)**

In case of license cancellation for any reason, the zone shall inform the Directorate General for Passports and Residence in the Royal Oman Police, Ministry of Manpower, and all the concerned parties of the same.

The investor shall settle the conditions of his expatriate workforce previously given work residences under his sponsorship according to the applicable rules.

**Article (25)**

The cancellation of the investor's license according to the provisions of these Regulations shall not prejudice any of his obligations toward third parties. The investor shall submit an undertaking of these obligations on his full liability. The zone shall observe the rights of any third party that has contracts with the investor inside the zone.

**Chapter Three**  
**Granting Land Usufruct in the Zone**

**Article (26)**

The usufruct of the Establishment lands shall be a temporary in-kind right that ends if its period expires or when the project ends, whichever is earlier.

**Article (27)**

Only the Establishment shall have the right to grant usufruct of the lands in the zone.

No person or entity can have usufruct of the lands in the zone without a license for that from the Establishment according to the provisions of these Regulations.

**Article (28)**

The usufruct of lands in the zone shall be subject to the provisions of these Regulations and the terms and conditions of the usufruct contract concluded between the Establishment and the usufructer on the designated form prepared by the Establishment without prejudice to the provisions of these Regulations.

**Article (29)**

The usufruct of lands in the zone shall be against a charge determined by the Board.

In addition, the Establishment may grant usufruct of the lands in the zone for governmental entities, places of worship, and charities for nominal charge or free of charge according to a Board decision.

**Article (30)**

The purpose of the usufruct granted under the provisions of these Regulations shall be in line with the planning of the related plot.

Deciding the area of the usufruct land shall be in line with the nature and actual needs of the activity in light of the rules stated by the Establishment in this regard. In all cases, the area of the usufruct land shall not exceed the limits of actual needs of the project.

**Article (31)**

The usufruct period of the lands in the zone shall not exceed (99) ninety-nine calendar years renewable upon the request of the usufructer and the approval of the Establishment.

**Article (32)**

The usufruct contract concluded between the Establishment and the usufructer shall:

- 1- Determine the location and area of the usufruct land and purpose of its use.
- 2- Determine the annual charge of usufruct, rate of annual increase thereof during the contract period, and method of payment.
- 3- Determine the financial security provided by the usufructer.
- 4- Determine the usufruct period.
- 5- Describe the project, its various components, stages of execution, and time schedule of its execution.
- 6- State the obligations of both parties.
- 7- Indicate the consequences of violation of obligations and termination of the agreement.
- 8- Mention any other items that the Establishment deems their inclusion necessary in the contract.

**Article (33)**

The concerned person or his legal representative shall submit the usufruct application to the relevant department or online on the Establishment website on the designated form along with all the documents states in the form.

The Establishment may request any additional documents and data required to decide the application request.

**Article (34)**

The Supreme Committee shall review the application and decide on it within (30) thirty business days from the date of completion of data and required documents. The lapse of this period without a decision shall stand as refusal.

The refusal decision shall be reasoned.

**Article (35)**

The Establishment shall deliver the land the subject of usufruct to the usufructer free of any rights that would prevent his use thereof according to the terms and conditions of the usufruct contract.

**Article (36)**

The Establishment shall guarantee not obstructing the usufructer throughout the usufruct period.

**Article (37)**

The usufructer, whether in person or his workers, shall have the right to use and exploit the usufruct land in line with the provisions of these Regulations and the texts of the usufruct contract.

**Article (38)**

The usufructer shall:

- 1- Abide by the restrictions and rules prescribed by the Establishment and the restrictions stipulated in the usufruct contract.
- 2- Use and exploit the usufruct land according to the purpose designated for the land.
- 3- Pay the fees of usufruct on the set dates and with no delay.
- 4- Preserve the usufruct land and maintain it throughout the usufruct period.
- 5- Observe the laws, regulations, decision, and instructions applicable in the zone.
- 6- Execute the project on the usufruct land during the period agreed with the Establishment.

**Article (39)**

Without prejudice to the provisions of Article (38) of these Regulations, the usufructer may dispose of the stipulated usufruct under the provisions of these Regulations by any disposal provided it does not contradict with

the purpose designated for the usufruct land without prejudice to the title of the land itself. Any such disposal shall be according to the conditions and rules set by the Establishment.

In all cases, the disposee shall not receive any rights unless within the limits of the usufructer's right and for the same period and conditions.

**Article (40)**

The usufructer shall not dispose of the usufruct by sale or assignment unless after the completion of the project and commencing the practice of his activity.

**Article (41)**

The usufructer shall not dispose of the usufruct for a period that exceeds the usufruct period agreed with the Establishment in the usufruct contract.

**Article (42)**

The usufructer shall deliver the usufruct land to the Establishment after the expiry of the usufruct period in its original condition. He shall also remove the buildings and facilities thereon and any wastes or ruins therein unless agreed otherwise.

If the usufructer violates his mentioned obligations and the Establishment does not want to own the buildings and facilities, the Establishment may take one of the following procedures:

- 1- Sell the buildings and facilities at public auction according to the rules and procedures stated in a decision by the CEO after the approval of the Board.
- 2- Remove the buildings, facilities, wastes and ruins if their sale is not possible at the expense of the usufructer.

This shall be without prejudice to the right of the Establishment to claim all the costs it paid in this regard and the compensation for the damages it incurred.

**Article (43)**

The Establishment shall terminate the usufruct in the following cases:

- 1- Upon the request of the usufructer.
- 2- If it discovers that the usufructer had obtained the license based on incorrect data and information or fake documents.

- 3- If the usufructer's license for practicing the licensed activity in the zone is cancelled.
- 4- If the activity licensed for the investor is deleted from the commercial register.
- 5- If the usufructer is declared bankrupt or in case of the liquidation or termination of the legal personality of the usufructer.
- 6- Any other cases agreed between the Establishment and the usufructer.

#### **Article (44)**

The usufruct contract shall terminate if the investor does not commence construction works and preparation of the site within (6) six months after obtainment of the required approvals and permits or if he does not obtain approvals and permits from the relevant entities within (6) six months from its effective date without acceptable reasons. The CEO may issue a decision to renew this period for a second period or a third period by a decision from the Supreme Committee as per the case. In this case, the investor shall not be entitled to any compensations from the Establishment.

#### **Article (45)**

Without prejudice to the provision of Article (43) of these Regulations, the Establishment may terminate the usufruct if the investor violates any of his obligations stipulated in the usufruct contract or the license conditions.

The Establishment may not terminate the usufruct in the abovementioned cases before notifying the investor of the violation ascribed to the project, setting a period for him to remove the reasons of the violation, and the lapse of this period without removing these reasons.

#### **Article (46)**

The Establishment may terminate the usufruct according to the provisions of these Regulations if the public interest so requires according to the provisions of the applicable laws in the Sultanate.

#### **Article (47)**

The termination of the usufruct according to the provisions of these Regulations shall not prejudice the investor's obligations toward third parties.

#### **Article (48)**

Without prejudice to the agreements of both parties, if the Establishment expresses its desire to own the buildings or facilities established on the usufruct land after the end of the usufruct, it shall take the required

procedures to purchase them according to the administrative and financial rules and procedures applicable therein considering the following:

- 1- Obtainment of the approval of the Board to the purchase after ensuring the economic feasibility thereof.
- 2- Setting up a committee of specialists in the Establishment to evaluate the buildings or facilities established on the land by a decision from the CEO. The committee may seek the assistance of experts and specialists for the evaluation of assessment process if required.
- 3- Informing the investor or his legal representative in writing of the estimated value of the buildings or facilities.

If the investor accepts the estimated value and does not object to it within (15) fifteen business days, the Establishment shall complete the required procedures in this regard. In case of investor's objection to the estimated value rendering the sale unfeasible, the Establishment shall take the required procedures to remove the buildings or facilities at the expense of the investor.

#### **Article (49)**

The investor may involve new partners in the usufruct contract concluded with the zone considering the following procedures:

- 1- Obtainment of the written approval of the Establishment to that.
- 2- Amending the usufruct contract.

#### **Article (50)**

Any partner in the usufruct contract may withdraw from it or assign his rights to the other partners or new partners considering the following procedures:

- 1- Submission of a quittance certificate approved by the zone for the partner to withdraw.
- 2- Amending the details of the usufruct contract.

### **Chapter Four Lease of Lands and Facilities in the Zone**

#### **Article (51)**

Only the Establishment may lease lands and facilities in the zone.

Lease of lands and facilities in the zone shall be according to the provisions of these Regulations and the lease contract as per the form designated for that purpose by the Establishment.

#### **Article (52)**

The lease period of lands and facilities in the zone shall not exceed (30) thirty calendar years renewable upon the request of the investor and the approval of the Establishment.

**Article (53)**

The lease contract shall continue until the end of the agreed period by its parties and renew automatically unless the investor inform the Establishment in writing of his desire to evacuate the leased property at least (3) three months from the expiry of the lease contract.

**Article (54)**

The investor shall pay the rent stipulated in the lease contract within (30) thirty days of its maturity date against a receipt unless agreed otherwise. The receipt of payment the rent for a specific period shall be a proof for payment of the rent for the previous periods unless otherwise proven. If the lease contract does not stipulate a specific date for rent payment, the rent shall be payable at the beginning of each calendar year.

**Article (55)**

Except for the buildings and facilities established by the Establishment and determined by the Supreme Committee, the investor may lease the buildings and facilities he builds on the leased lands under a lease contract on the form designated by the Establishment for that purpose considering the following:

- 1- The approval of the Director General in writing before signing the lease contract upon the recommendation of the relevant department.
- 2- The investor has practiced the licensed activity for at least one year.
- 3- Payment of all financial dues to the Establishment plus three percent (3%) of the contract price annually.
- 4- Submission of a written undertaking of the investor's liability jointly with the tenant for any obligations toward the Establishment.
- 5- The tenant was registered according to the Commercial Register Law, Commercial Companies Law, and the systems and instructions applicable in this regard.
- 6- The tenant has obtained the license before commencing the investment activity and any licensed legally prescribed for the activity.

In all cases, the investor shall not lease the open lands or parts thereof. Moreover, he shall not lease the industrial buildings and facilities he erects if the license granted to him is for an industrial activity.

**Article (56)**

The investor may involve new partners in the lease contract concluded with the Establishment provide he submit an application to the Director General on the form designated for that purpose by the Establishment.

**Article (57)**

Except for the buildings and facilities established by the Establishment and determined by the Supreme Committee, the investor may lease the buildings

**Article (57)**

Any partner may withdraw from the lease contract or assign his rights therein to the other partners or new partners provided the submission of a quittance certificate on the designated form.

**Article (58)**

The investor may sell all the facilities and technical fixtures he established on the leased land provided he submit an application for that to the Director General on the form designated by the Establishment for that purposes considering the following conditions and procedures:

- 1- The lapse of one year after the conclusion of the lease contract in the zone and the leased lands were equipped according to the technical conditions and specifications in this regard.
- 2- Submission of a quittance certificate on the form designated for that.
- 3- Cancellation of the license of the selling investor.
- 4- Signing a new lease contact or investment agreement between the zone and the new investor for the remaining period of the contract.
- 5- Obtainment of the required license for the practice of the investment activity by the new investor.

**Article (59)**

The Establishment may terminate the lease contract if the investor violates his obligations mentioned therein. The Establishment may also terminate the lease contract if the public interest so requires without prejudice to the investor's rights.

**Article (60)**

The lease contract shall terminate if the investor does not commence construction works and preparation of the site within (6) six months after obtainment of the required approvals and permits or if he does not obtain approvals and permits from the relevant entities within (6) six months from its effective date without acceptable reasons. The Director General may

issue a decision to renew this period for a second period or a third period by a decision from the Committee or Supreme Committee as per the case. In this case, the investor shall not be entitled to any compensations from the Establishment.

#### **Article (61)**

Upon the termination of the lease contract, the investor shall return the leased land or facilities to the Establishment at their original status and free of any rights thereon.

The investor shall also remove all buildings and facilities he established thereon and any wastes or ruins therein unless agreed otherwise.

#### **Article (62)**

If the investor violates his obligation to evacuate the leased land or facilities from all contents within (90) ninety days from the date of expiry or termination of the lease contract, the Director General may take any of the following procedures:

- 1- Evacuate at the expense of the investor and store the contents in an appropriate place along with imposing storage fees on the investor. The zone shall not be responsible for any damage, loss or shortage to these contents due to the evacuation process.
- 2- Sell the contents in the leased plot or location according to the controls for sale of goods at the public auction in the zone.
- 3- Destroy the contents if it is not possible or unfeasible to sell them according to the controls for destruction of goods in the zone.

#### **Article (63)**

If the investor violates his obligation to remove the buildings and facilities he established within (90) ninety days from the date of expiry or termination of the lease contract while the Establishment does not want to own them, the Director General may take any of the following procedures:

- 1- Sell the buildings and facilities at the public auction according to the controls for selling goods in the zone stipulated in these Regulations while obligating the purchaser to sign a lease contract for the area of land that holds the buildings and facilities.
- 2- Remove the buildings and facilities if it is not possible or unfeasible to sell them and claim all the resulting expenses from the investor.

#### **Article (64)**

If the Establishment would like to own the buildings or facilities established on the leased lands, it shall take the procedures required for their purchase according to the administrative and financial controls and procedures applicable in the Establishment considering the following:

- 1- The relevant department shall prepare a technical report that includes a precise description of these buildings and facilities and the benefits and returns of their ownership.
- 2- Approval of the Board of the purchase.
- 3- Setting up a committee of specialists in the Establishment to evaluate the buildings or facilities established on the land by a decision from the CEO. The committee may seek the assistance of experts and specialists for the evaluation of assessment process if required.
- 4- Informing the investor or his legal representative in writing of the estimated value of the buildings or facilities.

If the investor accepts the estimated value and does not object to it within (15) fifteen business days, the Establishment shall complete the required procedures in this regard. In case of investor's objection to the estimated value rendering the sale unfeasible, the Establishment shall take the required procedures to remove the buildings or facilities at the expense of the investor.

#### **Article (65)**

If the investor violates his obligation to remove the wastes and ruins in the leased land or facilities within (10) ten days from the date of expiry or termination of the lease contract, the Director General may order their removal at the investor's expense. This shall be without prejudice to the right of the Establishment to claim all the expenses it incurred in this regard from the investor.

#### **Article (66)**

The Establishment may take all its financial dues toward the investor from the price of the contents of the leased plot and the buildings or facilities erected thereon. If the price exceeds these dues, the remaining amount shall be recorded in the Establishment accounts in favor of the investor. If the price is not enough to pay these dues, the Establishment shall claim them according to the legal procedures adopted for collecting the financial rights of the Establishment.

#### **Article (67)**

The provisions of this Chapter shall apply to the leasee investor from another investor without prejudice to his rights and obligations stipulated in the contract concluded with the leasing investor.

#### **Article (68)**

Upon a decision by the Director General at the recommendation of the Committee, the Establishment may withdraw a part of the plot leased to

the investor if he does not use more than fifty percent (50%) of its total area within (5) five years from the commencement date of practicing the activity.

## **Chapter Five Zone Development**

### **Article (69)**

The Establishment may contract one or more developers who are eligible and have technical, financial, and administrative efficiency to develop the zone or part thereof under an investment agreement. The development shall include all infra- and superstructure works, and management and operating processes, including:

- 1- Execution of roads, networks of water, telephone, electricity, sewage, and rainwater discharge, and all the works required for the development of any area or part in the zone.
- 2- Construction of residential and labor compounds in the zone.
- 3- Construction of hotels and touristic resorts for the service of investing companies.
- 4- Construction and execution of logistics services projects.
- 5- Construction of power generation, desalination and purification plants and drilling wells provided the services of these projects be exclusively for the zones of the Establishment and in coordination with the competent authorities.
- 6- Management or operation of any services or facilities inside the zone.
- 7- Construction of any other facilities determined by the Supreme Committee on Investment.

The developer shall prepare the development plan and the required time schedule after the approval of the Establishment.

### **Article (70)**

A committee called "Supreme Committee on Investment" shall be set up in the Establishment with the CEO as chair and membership of the senior Establishment staff as determined in a decision by the Board that shall also name the committee rapporteur from among the Establishment employees. The decision shall also determine the working system of the committee. The Supreme Committee on Investment shall decide on the investment applications submitted by the developers and the investment application in which the area of land required for investment exceeds (100000) one hundred thousand square meters.

**Article (71)**

The developer shall not assign part or all of his rights and obligations related to the development of a zone or a part thereof to another entity without the written approval of the Establishment according to the designated form prepared for this purpose. Provided the assignee abide by the conditions required for his approval as a developer and after the payment of a fee equivalent to ten percent (10%) of the price of the contract concluded between the developer and the assignee.

The assignee shall apply to the Establishment to obtain a development license according to the rules and procedures adopted for reviewing the developers' applications stipulated in these Regulations.

**Article (72)**

The concerned department shall pre-qualify the developers through the following:

- 1- Announce the zones and projects that the Establishment desires to invest in the local and international media and invite the developers for pre-qualification according to the following criteria:
  - A- The developer's resume.
  - B- Financial ability.
  - C- Technical expertise.
- 2- Review the information submitted by the developers and apply the criteria mentioned in clause (1) of this Article to classify the developers, refer its recommendations to the Supreme Committee, and then invite them to submit their competitive financial proposals.

The department may seek the assistance of the specialists it may need for the pre-qualification process.

**Article (73)**

The concerned department shall determine the investment opportunities marketable to the developers and the Supreme Committee.

**Article (74)**

If the developer submits a project not included in the investment opportunities that the Establishment promotes or offers as investment opportunities, the application shall be studied and the developer shall be qualified according to the provisions of these Regulations. If his qualification and the feasibility of the project are proven, the Establishment shall conclude an investment agreement with him without the need to announce any competition thereon.

**Article (75)**

The Supreme Committee may grant the companies that the Establishment owns or participates therein the development of any zone directly without the need to announce that.

**Article (76)**

The investment agreement concluded between the Establishment and the developer shall in particular:

- 1- Determine the location and area of the development land and purpose of its use.
- 2- Determine the annual rent, charge of usufruct of the lands and facilities, or any other financial compensation according to the provisions of the agreement.
- 3- Determine the financial security provided by the developer.
- 4- Determine the development period and the schedule for the construction of the project.
- 5- Describe the project, its various components, and stages of execution.
- 6- Indicate the rights and obligations of both parties to the agreement.
- 7- Indicate the criteria of performance by which the developer should abide.
- 8- State the rights and obligations of the sub-developers in the zone.
- 9- Indicate the sanctions imposed on the developer in case of violation of his obligations.
- 10- Indicate the dispute settlement mechanism.
- 11- Mention any other obligations and conditions, and exclusive rights granted to the developer and the method of regulation of these rights.
- 12- Indicate the provisions and conditions for the Establishment recovery of the zone the subject of investment agreement if the developer commits any of the violations mentioned in the agreement.
- 13- Indicate the cases and conditions of terminating the agreement.

**Article (77)**

The maximum limit of the investment agreement shall be as follows:

- 1- Ninety-nine (99) years if the investment agreement relates to the construction, management, and operation of the zone or a part thereof or execution of infra- superstructure or public utilities

provided the investment agreement include the provisions of the usufruct contract as per the provisions of these Regulations.

- 2- Twenty-five (25) if the investment agreement relates to the management or operation of the zone or a part thereof.

#### **Article (78)**

The developer shall have the following rights:

- 1- To develop all or part of the relevant zone according to the development plan approved by the Establishment and determined upon the conclusion of the investment agreement between the developer and the Establishment.
- 2- To provide one or more services in all or part of the relevant zone according to the level of services required shown in the development plan approved for that zone.
- 3- To lease the land inside the relevant zone to practice the activities allowed in the zone.
- 4- To determine and collect the rents or any other financial amounts approved by the Establishment.
- 5- To market the zone lands to the clients inside or outside the Sultanate to use the same in practicing the activities allowed in the zone.
- 6- To set the rules and procedures for the development and operation of the relevant zone upon the approval of the Establishment.
- 7- To contract qualified entities to provide the services in the zone.

#### **Article (79)**

The developer shall:

- 1- Ensure that his investors and licensees abide by the systems and procedures adopted in the Establishment.
- 2- Provide the services stipulated in the investment agreement to the beneficiaries that the developer approved to provide them with in line with the development plan.
- 3- Allow the Establishment staff to enter the relevant zone to ensure that the developer practices his activity according to the conditions of the license and the investment agreement.

#### **Article (80)**

The developer shall prepare the general plan of the zone the subject of the investment agreement, which shall consist of the organizational plans at all its levels as follows:

- 1- The detailed survey plan of the location.
- 2- The master plan.
- 3- The detailed master plan.

4- The execution schedule.

This shall be within (6) six months from the date of concluding the investment agreement. The Supreme Committee may extend this period for a similar period.

**Article (81)**

The organizational plans referred to in Article (80) of these Regulations shall:

- 1- Be in line with the vision of the Establishment and its approved planning criteria and prepared by specialized and qualified companies and engineering and consultancy offices licensed to work in the Sultanate.
- 2- Be prepared according to Geographical Information System (GIS), AutoCAD, and the geographical coordinate system adopted in the Sultanate (WGS84) in the form of hard and soft maps.
- 3- Be prepared in line with the environment impact study and the legislations applicable in the zone.
- 4- Observe the technical requirements of the buildings and other approved specifications issued in a decision by the CEO.

**Article (82)**

The detailed master plan of the location shall include the following:

- 1- Detailed description of the location in terms of the typographical and hydrological nature, geophysical characteristics of the soil and the spatial characteristics of the location.
- 2- Detailed description of the relation between the location and its surroundings along with indicating the external infrastructure services, including the roads, lines for provisions and distribution of water, electricity, communications and sewage network as well as the channels of water discharge and ground communications network.
- 3- A map showing the external borders of the location, its contour lines, main linking points to the networks of infrastructure and external supply facilities, and the level of road at the entrance.

**Article (83)**

The developer shall perform all the works and studies required for the preparation of the detailed master plan of the location provided the Establishment provide him with the required data and information and facilitate his access procedures to the location.

**Article (84)**

The developer shall submit a detailed master plan of the location to the Establishment by the date set by the Supreme Committee.

The Establishment shall issue its decision thereon within (30) thirty business days from the date of receiving the report. The lapse of the said period without a decision shall stand as acceptance.

In case of refusal, the decision shall be reasoned.

**Article (85)**

After approving the detailed master plan of the location, the developer shall prepare the master plan of the master plan of the location that shall include the following:

- 1- A scheme of the various uses of the lands that shall determine the sites, areas and corridors allocated and reserved for common uses, including the roads with their various organizational levels, pedestrian corridors, vehicle parking lots, public utilities, corridors of infrastructure networks (main and secondary), urban spaces, green spaces, places of worship, and social services centers.
- 2- The locations and spaces allocated for the various economic uses, including the areas allocated to residential, commercial, residential-commercial, office, touristic, storage, and industrial uses.
- 3- The percentage of each of the uses mentioned in clause (1) of this Article compared the total area of the location.

**Article (86)**

The Establishment shall issue its decision on the master plan within (30) thirty business days from the receipt of the plan. The lapse of that period without a decision shall stand as approval.

In case of refusal, the decision shall be reasoned.

**Article (87)**

In case of approving the master plan, the developer shall prepare the detailed master plan that shall include the provisions and conditions of plan and construction specifically and in detail for each piece of land separately, and the following in particular:

- 1- Coordinates of the plots of land according to the approved geographical coordinate system, area of each plot and the dimensions of its four sides.
- 2- Type and use each plot in the plan.

- 3- The level of building compared to the level of the road that leads to the plot, linking axes and points with the surrounding road network and the infrastructure networks that serve it.
- 4- The maximum percentage and floor ration, maximum height, and minimum side, front and back rebounds.
- 5- The area of parking of vehicles of all types based on the building area and nature of use.
- 6- The restrictions on identity and architectural style that determines the external appearance of buildings and fences, specifications of materials used, and the requirements of site coordination.

#### **Article (88)**

The developer shall submit the detailed master plans to the Establishment within the time set in the time schedule mentioned in the zone development plan.

The Establishment shall decide on the approval of the detailed master plans within (30) thirty days from the date of submitting the plan. The lapse of that period without a decision shall stand as approval.

In case of refusal, the decision shall be reasoned.

#### **Article (89)**

The Establishment may during the execution periods approve the amendment of the master plan or detailed master plan based on the request of the developer. The application shall include all the elements subject to amendment and the amendments of the work plan and time schedule of executing the various stages of the development project.

### **Chapter Six Construction Works in the Zone**

#### **Article (90)**

No contractor shall practice construction works in the zone without obtaining a permit from the relevant department according to these Regulations and the controls issues by the zone.

#### **Article (91)**

Before commencing work in the zone, the contractor shall obtain the required permits for his workers.

#### **Article (92)**

No construction works shall be established, expanded, or amended in the zone before obtaining the license from the relevant department according to the provisions of these Regulations.

**Article (93)**

The application for the license for construction works, expansions or amendments thereto shall be submitted to the relevant department on the designated form for that purpose accompanied by the original construction documents and schemes as well as other documents mentioned in the form and the proof on payment of the prescribed fees.

**Article (94)**

The construction schemes enclosed with the license application shall be approved by an engineering company or office licensed to work in the Sultanate and authenticated by Public Authority for Civil Defense and Ambulance.

**Article (95)**

The construction schemes shall be in line with the various level of plans, architectural and technical requirements of buildings, and other prescribed specifications issued in a decision by the CEO. The stakeholders shall submit an executive summary that indicates the conformity between the designs and the required conditions and their abidance by the standard percentages and figures mentioned in the approved master plans.

**Article (96)**

The relevant department shall review the application for construction works license and approve or disapprove it within (15) fifteen business days from the date of its submission along with the complete required documents.

In case of refusal, the decision shall be reasoned.

**Article (97)**

The construction license shall be valid for one (1) year renewable for similar period(s) by a decision from the director of the relevant department upon an application submitted by the party requesting the license accompanied by a proof on payment of the prescribed charges.

**Article (98)**

The licensee to perform construction works shall appoint an engineering company or office licensed to work in the Sultanate to supervise the execution of the construction works and ensure compliance by the license schemes and the stipulated construction requirements.

**Article (99)**

The licensee shall obtain the approval of the relevant department to the appointment of the contractor or the engineering office that shall execute the construction works in the zone. The department shall have the right to refuse any contractor or engineering office that has committed a violation in the zone provided it mention the reasons of the refusal.

**Article (100)**

The following works shall not be done without obtaining the approval of the relevant department according to the conditions and procedures issued in a decision by the CEO:

- 1- Excavation in the public road or its reserve to connect the infrastructure services to the project.
- 2- Excavation outside the boundaries of the plot licensed for usufruct.

**Article (101)**

It is prohibited to leave the filling ruins and construction materials or dispose of them in other than the locations designated for that by the zone.

**Article (102)**

In case of violation of the provisions of Articles (100) and (101) of these Regulations, the zone shall take one of the following two procedures:

- 1- Obligate the violator to remove the reasons of the violation and return the first condition within the period it sets for him.
- 2- Remove the reasons of the violation and return the first condition at the expense of the violator along with ordering him to pay all the expenses incurred by the zone in this regard.

**Article (103)**

The stakeholders shall immediately stop the construction or excavation works if they reveal monuments or architectural landmarks in the location and inform the zone of the same at once.

**Article (104)**

Upon the completion of the construction works, the licensee shall obtain the construction completion certificate from the relevant department. He shall submit the relevant application on the designated form accompanied by a report from the engineering company or office supervising the

construction works proving the abidance by the license conditions and other conditions and specification determined by the department concerning the use of the building or the nature of the envisaged economic activity.

The zone may request any additional documents or data and conduct the required inspections to decide on the said application.

No building shall be occupied before the obtainment of the said certificate.

#### **Article (105)**

The relevant department shall review the application for construction completion certificate and decide on it within (10) ten business days from the date of completing all the documents, data, and inspections required. The lapse of that period without a decision shall stand as approval.

In case of refusal, the decision shall be reasoned.

#### **Article (106)**

The applicant for construction completion certificate shall be informed of the decision issued thereon at the address mentioned in the application within (5) five business days.

### **Chapter Seven Sale at Public Auction**

#### **Article (107)**

Upon the recommendation of the relevant department, the Director General may issue a decision to sell the following goods at public auction:

- 1- The goods stored in leased plots and facilities whose lease contracts were terminated but their owners have not transported or stored them in other places within six (6) months from the date of termination of the lease contract.
- 2- The goods that have become a danger to the adjacent stored goods or detrimental to public health, environment or the storage facilities that contain them if their owner does not take them out of the zone within a period calculated according to the degree of their danger. Their owner shall be informed of that in writing. In this case, sale shall apply only to the goods proven usable.
- 3- The perishable goods if their owner does not take them out of the zone within a period calculated according to their perishability.
- 4- The goods whose owners are unknown. In this case, the sale price of these goods shall be recorded on the account of zone revenues.

### **Article (108)**

The Director General shall issue a decision to form a Committee for Selling Goods at Public Auction at the public auction of three zone staff. The chair of the committee shall be one of the zone staff who has the judicial arrest capacity. The decision shall determine the rapporteur of this committee who shall prepare its entire works and inform the stakeholders of its decisions.

### **Article (109)**

The Committee for Selling Goods at Public Auction shall:

- 1- Approve the sale of goods if the highest price submitted by tenderers equals or exceeds the estimated value of the goods.
- 2- Postpone the sale once if the highest price submitted by tenderers is less than the estimated value of the goods. Upon offering the goods for sale at the public auction for the second time, the committee may approve the sale whether the highest bid is more or less than their estimated value.
- 3- Sell the goods at the first time even if the highest price submitted by tenderers is less than their estimated value if it is not possible to postpone the sale at the public auction due to the condition of the goods after the approval of the Director General.

### **Article (110)**

The goods shall be sold at public auction according to the following procedures:

- 1- The relevant department shall prepare statements of goods to be sold.
- 2- These statements shall be accompanied by a statement of the estimated value of the goods, financial entitlements due to the zone, reason for sale, and complete description of goods in terms of type, number, and quantity. The relevant department may seek the assistance of whoever it deems appropriate to evaluate the goods value.
- 3- The relevant department shall then refer the statements mentioned in clause (1) of this Article to the Director General along with its recommendation in this regard.
- 4- The sale of the goods shall be announced, after the approval of the Director General, in one local newspapers provided the announcement include the sale venue and date along with a full description of goods offered for sale.

- 5- The sale session at the public auction shall be held at the venue and date set in the announcement in the presence of all members of the Committee for Selling Goods at Public Auction.

**Article (111)**

The tenderer awarded the auction shall pay two percent (2%) of the price of goods upon the issuance of the awarding decision.

**Article (112)**

The tenderer awarded the auction shall pay the remaining price of the goods within (10) ten business days from the awarding date in addition to the price of announcement in the local newspapers and all administrative expenses of three percent (3%) of the sale price. If he does not do that, the goods shall be re-offered for sale at the public auction. In this case, he shall bear all the costs that result from that.

**Article (113)**

The tenderer awarded the auction shall be given (30) thirty business days to take the goods out of the zone after the date of payment of the remaining price. If he does not take them out during this period, a financial fine shall be imposed on him for each delay day by a decision from the Director General. If he does not take the goods out of the zone within (90) ninety days, they shall be re-sold at the public auction provided the first awardee of the auction bear all the resulting costs without any liability on the zone.

**Article (114)**

After announcement of selling the goods at the public auction and before the date of the auction, the investor may stop the sale procedures according to an application he submits to the relevant department indicating the reason for that. The department shall review the application and submit it to the Director General along with its opinion provided the investor bear all the costs resulting from stopping sale procedures.

**Article (115)**

Upon the recommendation of the relevant department, the Director General may postpone the sale of goods at public auction if the goods value is more than the dues of the zone on the investor if there is no other reason for sale thereof under the provisions of these Regulations.

**Article (116)**

If the number of tenderers is less than three (3), the sale price shall not be less than the estimated value of the goods.

**Article (117)**

Bidding for the goods shall be only from the persons attending the auction session in person or their legal agents after they present a proof to that agency. If the tenderer is a legal person, its representatives shall submit a proof on such representation.

**Article (118)**

The distribution of the proceeds of goods sale at public auction shall be as follows:

- 1- If the auction awarded price equals the dues of the zone and the costs of auction procedures, these dues shall be collected according to the applicable financial procedures.
- 2- If the auction awarded price exceeds the dues of the zone and the costs of auction procedures, the surplus amount shall be recorded in its accounts in favor of the investor who shall be notified of that according to the applicable financial procedures.
- 3- If the auction awarded price is less than the dues of the zone and the costs of auction procedures, the zone shall demand the investor to pay the difference and collect the same according to the applicable procedures in the Sultanate.

**Article (119)**

The zone shall not be liable for any damage that may result from the sale of goods at public auction or any rights or obligations of the investors or third parties because of the application of the provisions of these Regulations.

**Article (120)**

The tenderers shall inspect the goods before the sale session in the presence of all members of the Committee for Selling Goods at Public Auction. Any auctioneer participating in the auction shall be considered as having inspected the announced goods and any claim to the contrary shall not be admissible.

**Article (121)**

The public auction for the sale of goods shall be at the location where the goods exist unless the Director General decides to transfer the goods to another location prepared for that purpose provided this do not affect their safety.

**Article (122)**

The notices and sale decisions shall be served to the investors at the addresses registered with the zone without any liability on the zone in this regard. If it is not possible for the zone to serve the notice due to lack of precise address or the change of address without informing the zone, the sale announcement shall as a notice under the provisions of these Regulations.

#### **Article (123)**

There shall not be no sale for the goods at the public auction if they are subject to lawsuits related to intellectual property rights or trademarks, or if they are under precautionary attachment in favor of any governmental entity.

### **Chapter Eight Destruction of Goods**

#### **Article (124)**

The zone shall destroy the following goods:

- 1- The goods that expired and seized by the staff who have the judicial arrest capacity.
- 2- The goods whose presence in the zone has become dangerous to the other goods and individuals in the zone and seized by the staff who have the judicial arrest capacity.
- 3- The goods that cannot be sold at the public auction after taking a decision in this regard under the provisions of these Regulations.
- 4- The goods subject to a judicial judgment issued to destroy them.

#### **Article (125)**

The goods shall be destroyed in the zone according to the following procedures:

- 1- The relevant department shall prepare statements of goods to be destroyed.
- 2- The relevant department shall refer the statements to the Director General along with the recommendation to destroy the goods and the cause of destruction per case.
- 3- The relevant department shall inform the investor of the destruction decision at least fifteen (15) business days before the date set for destruction.

However, the investor may request the suspension of destruction procedures upon the submission of an application to the relevant department indicating justifications for his request. If the Director General

approves the application upon the recommendation of the relevant department, the investor shall take the goods out of the zone within the period set by the Director General.

#### **Article (126)**

- 1- The Director General shall issue the goods destruction decision that shall include the following details:
  - A- Name of the investor or his authorized person.
  - B- Description of the goods.
  - C- Reason for destruction.
  - D- Destruction location and date.
- 2- Goods destruction decision shall be issued at least five (5) business days before the date set for destruction and copies thereof shall be sent to the bodies represented on the Goods Destruction Committee stipulated in Article (127) of these Regulations except in the cases of necessity decided by the Director General. In the latter cases, the destruction takes places first and then these bodies shall be informed.
- 3- Goods destruction decision shall be accompanied by all documents related to the goods shown in the destruction decision.

#### **Article (127)**

The Director General shall issue a decision to form a committee for the destruction of goods of not less than (3) three members chaired by one of the zone staff who have judicial arrest capacity. The committee may seek the assistance of the specialized bodies if the concerned goods have an environmental impact.

The decision shall appoint a rapporteur for this committee from among the zone staff to prepare its work.

#### **Article (128)**

The Goods Destruction Committee shall:

- 1- Inspect the goods and conform them to the actual statements.
- 2- Determine the appropriate manner to destroy the goods to get rid of them in a safe and environment-friendly manner.
- 3- Determine the destruction location and date.
- 4- Supervise the transport of goods from their storage location to their destruction location.
- 5- Supervise the destruction process directly.

#### **Article (129)**

- 1- After the completion of the destruction process, the Goods Destruction Committee shall prepare destruction minutes that include the method of destruction along with a detailed description of the condition of goods after destruction. All committee members shall sign these minutes.
- 2- The committee shall enclose with the goods destruction minutes original copies of the destruction decision and all documents related to the goods.
- 3- After all committee members have signed the minutes, the committee rapporteur shall submit the same to the relevant department to issue the destruction certificate.

#### **Article (130)**

The relevant department shall collect the costs of goods destruction from the investor or his authorized representative before the destruction process commences. If the investor or his authorized representative does not pay these amounts, the relevant department shall continue the procedures and they collect the charges later according to the financial procedures applicable in the zone.

#### **Article (131)**

The goods may be destroyed in the zone pursuant to the provisions of these Regulations upon the request of the investor or his authorized representative according to the following conditions:

- 1- Submission of an undertaking that there is no dispute over their ownership or lack of any lawsuits related to intellectual rights thereon.
- 2- Submission of a proof that their destruction has no negative effect on the environment.
- 3- If it is not possible to sell or dispose of the goods or if they do not have a commercial value.
- 4- Payment of the costs resulting from the destruction process.
- 5- If the investor or his authorized representative submits an undertaking that the zone is not liable for the goods in any case.

#### **Article (132)**

The relevant department shall issue goods destruction certificate based on the destruction minutes prepared by the Goods Destruction Minutes.

#### **Article (133)**

If the members of the Goods Destruction Committee stipulated in Article (127) of these Regulations have different views concerning the method of

undertaking its functions, they shall refer the issue to the Director General for decision that shall be final.

## **Chapter Nine**

### **Regulation of Entrance of Individuals and Vehicles into the Zone**

#### **Article (134)**

The workers of the investor, service providers, and contractors in the zone shall obtain an entry permit into the zone. This permit shall be valid for (2) two years from the date of issuance provided this does not exceed the expiry date of residence of expatriates.

#### **Article (135)**

The investor, service providers, and contractors in the zone and their workers shall obtain an entry permit for their vehicles into the zone according to the provisions of these Regulations.

The following conditions shall apply to obtainment of the vehicle entry permit:

- 1- The driver of the vehicle should be allowed to enter the zone.
- 2- The license of the vehicle should be valid.

#### **Article (136)**

The investor's card shall be a permit for him to enter the zone at any time. He can bring two vehicles into the zone free of charge.

#### **Article (137)**

The zone shall issue the permit upon an application submitted by the concerned person to the relevant department after fulfilling the conditions and payment of the prescribed fees.

#### **Article (138)**

The following conditions shall apply to the obtainment of an entry permit for public conveyances into the zone:

- 1- The conveyance should be owned by the applicant or rented by an investor involved in the activity of passenger transport in the zone.
- 2- The conveyance should have a valid license for not less than one (1) month.
- 3- The conveyance should have an insurance policy on the passengers and third parties valid for the period of the permit.
- 4- The validity of the license shall not exceed the validity of the conveyance license.

**Article (139)**

The public conveyances allowed to enter the zone shall not transport the individuals not allowed to enter the zone.

The public conveyances owned by the investor shall not transport other than his workers or employees.

**Article (140)**

The relevant department shall issue entry permits for goods transport conveyances, both Omani and foreign, to the zone for loading purposes after payment of the prescribed fees without prejudice to the international agreement on land transport to which the Sultanate is a party.

**Article (141)**

No Omani or foreign goods transportation conveyances shall enter into the zone except through a licensed transportation agent that shall abide by the following:

- 1- Rent a plot in the zone for parking its conveyances and accommodating the machinery and equipment used in handling.
- 2- Be licensed to practice land transport activity.
- 3- Provide empty conveyances within forty-eight (48) hours from the time of request by the investor or as agreed.
- 4- Provide empty conveyances from inside the Sultanate or from the trucks existing in the zone.

The transportation agent shall be entirely responsible for the conveyance and its driver allowed into the zone from the time of entry into the zone until exit therefrom.

**Article (142)**

If the investor owns goods transport conveyances or contracts local transport companies or owner of the conveyance and desires to use the same to transport his goods into the zone, he shall be allowed to do that upon his request provided he shall not use them to transport the goods of other investors.

In this case, the investor shall be entirely responsible for the conveyance and its driver from the time of entry into the zone until exit therefrom.

**Article (143)**

The conveyances and vehicles allowed into the zone shall not park in public streets or stay at night in other than the designated locations.

**Article (144)**

The relevant department shall prepare a register at the zone gate to record the empty conveyances that enter the zone for loading. This register shall include their numbers, nationality, name of transportation agent, and loading location.

**Article (145)**

On a daily basis, the security and safety personnel in the zone shall take an inventory of all the goods conveyances in the zone at the end of working hours and inform the relevant department of the same to take the required procedures.

In all cases, the relevant department may withdraw the permit and prevent the conveyance of vehicle from entry if it violates the provisions of these Regulations or the instructions issued to it by the relevant department or the security and safety personnel in the zone.

**Chapter Ten  
Workers in the Zone**

**Article (146)**

The investor shall inform the zone of all details related to his workers and procure their entry permits within (30) thirty days of their joining the work.

The investor shall maintain a register of his workers to write the following details:

- 1- Names of workers.
- 2- Dates of joining work in the zone.
- 3- Their domiciles.
- 4- Contact information.
- 5- Any other details determined by the relevant department.

He shall specify the name of a person or known entity in the Sultanate for Omanis and in the homeland for the expatriate to contact when necessary.

The investor shall be entirely responsible for the validity of these details, update them when required and inform the department of the same.

**Article (147)**

The investor shall not allow any worker to work for him before completion of the legally prescribed procedures stipulated in these Regulations and the relevant laws.

**Article (148)**

The investor shall not use workplaces as accommodation for workers who shall not sleep in other than the designated places.

**Article (149)**

The workers in the zone shall keep entry permits to the zone and show the same to the safety and security personnel in the zone whenever requested.

**Article (150)**

The workers in the zone shall abide by the public customs, traditions and practices applicable in the Sultanate.

**Article (151)**

The workers in the zone shall not commit any acts that would undermine zone stability, threaten its security and safety, or violate good conduct, and values and morals observed in the zone.

They shall not commit any act that would arouse the others' emotions and feelings or infringe upon their religious beliefs.

They shall not possess or exchange pornographic films, images, and magazines and any other materials that violate morals and religious values in the zone.

**Article (152)**

The workers in the zone shall not commit any act or utter anything that would negatively affect the reputation of the Sultanate.

**Article (153)**

The workers in the zone shall not be present in the workplaces in other than the official working hours without the approval of the relevant department in the zone.

**Chapter Eleven  
Workers' Accommodation**

**Article (154)**

The Establishment shall allocate a specific area in each zone for the construction of permanent accommodation for workers working in the zone.

### **Article (155)**

The permanent accommodation of workers in the zone shall fulfil the following conditions:

- 1- The entrances and exits of the residential area shall be separate from the remaining investment sector in the zone
- 2- The area of the building shall be consumerate with the number of workers therein.
- 3- They shall be separate from one another in a way that provides appropriate ventilation of the rooms therein.
- 4- The engineering conditions and standards as per the Omani specifications for residential buildings.
- 5- The public safety conditions as per the requirements of the civil defense.
- 6- Appropriate health facilities in each building in terms of appropriate ventilation and services of sewage and pure water valid for human use as per the applicable standards in the Sultanate.
- 7- A designated location in each building to prepare foods and keep them separately from the rooms in way that ensures the safety of workers, foods, and drinks.
- 8- Provision of appropriate sanitary ware for each building.
- 9- Provision of appropriate air-conditioning and cooling facilities that suit the climate conditions therein.
- 10- The number of workers in each room shall be consumerate with its area.
- 11- Each worker shall have his own bed.
- 12- Provision of enough spaces for entertainment and games.
- 13- Provision of first air services and primary medical center.

### **Article (156)**

The contractors may build temporary accommodation compounds for their workers in the zone after the approval of the relevant department provided the accommodation fulfil the following:

- 1- The public safety conditions as per the requirements of the civil defense.
- 2- The appropriate healthy environment in terms of sound ventilation and services of sewage and pure water valid for human use as per the applicable standards in the Sultanate.
- 3- To be at an enough distance from the excavation, filling, and construction works.
- 4- To be on plots leased to the working company that owns the building or the project or to be rented for that purpose.

- 5- Provisions of a quick conveyance in the accommodation around the clock.
- 6- Provision of an appropriate conveyance in emergencies at the accommodation location.

In all cases, only the workers in that project allowed to enter the zone shall stay in these temporary accommodation compounds provided they are allowed to enter the zone.

#### **Article (157)**

The investors shall not allocate part of the buildings or lands allocated to them to build the investment projects in the zone to build a permanent accommodation for their workers.

#### **Article (158)**

The buildings allocated to women shall be separate from those allocated to men. Mixing between genders shall not be permissible in the residential buildings.

The buildings allocated to families shall be separate from those allocated unmarried workers.

#### **Article (159)**

The entity that manages and operates the residential buildings in the zone shall appoint a male or female Omani supervisor, as per the case, for each building.

#### **Article (160)**

Any person allowed to enter the zone but not a worker shall not stay over in the workers' accommodation. No worker in the zone shall stay over in other than the building designated to him according to the details determined by the entity that manages and operates the residential buildings in the zone.

#### **Article (161)**

In cases of necessity, workers other than those of the zone may be accommodated in the workers' accommodation provided obtainment of a prior approval from the Director General and availability of additional area more than the needs of the zone.

#### **Article (162)**

The entity that manages and operates the residential buildings in the zone shall provide the relevant department with the number of buildings, lists of workers in each building, and all their details periodically.

## **Chapter Twelve Advertisement Signs**

### **Article (163)**

Each investor shall place in a conspicuous place of the leased plot or location or the place of his activity a sign that carries his name and type of his activity and any other data determined by the zone.

For the sake of consistency, the zone may provide and fix the signs on all plots, locations and leased places in the zone. In this case, the investor shall bear the costs of his signs in addition to the prescribed fees.

### **Article (164)**

The investor shall not fix or place a sign, writing, prominent letters, sign or inscription for advertising or promoting a name, shop, commodity, trade, profession, activity or any other thing in the leased plot or location or the place of his activity. This shall include advertisements operated by intermittent or permanent neon, and static, dynamic or shifting advertisements without the approval of the relevant department.

### **Article (165)**

The details on the signs and in advertisements shall be consistent with the investor's details mentioned in the commercial register and the documents related to the trademark and placed in a conspicuous rather than a misleading manner.

### **Article (166)**

Neither the sign nor the advertisement shall contain anything that violates the laws, regulations and systems applicable in the Sultanate. They shall not infringe upon the religious feelings or public morals or order. In case of violation, the CEO or his delegate may order the removal of the sign or the advertisement at the expense of the violator without prejudice to the penal liability of the offender.

### **Article (167)**

The investor shall maintain and renew the sign whenever necessary and meet the general safety conditions for the sign.

### **Article (168)**

The investor shall remove all the signs and advertisements from the leased plot or location in case of evacuation. He shall also move the same to the

new location if he moves to another location in the zone within (30) thirty days from the date of evacuation or moving.

#### **Article (169)**

The provisions stipulated in this Chapter shall not apply to the signs and advertisements of the units of State Administrative Apparatus and the public authorities and institutions.

### **Chapter Thirteen Insurance**

#### **Article (170)**

The investor shall submit the following insurance policies:

- 1- An insurance policy that covers all the damages and risks that may result from construction operations before the issuance of the building permit.
- 2- An insurance policy that covers all buildings, offices, plants, warehouses or real estate units he established and the machinery and equipment used in its operating or production processes immediately after the completion of construction operations. The relevant department shall not issue any construction completion certificate to the investor before the submission of this policy according to the provisions of these Regulations.
- 3- An insurance policy that covers all the damages and risks that may affect the goods he owns or holds on the plot or facility.
- 4- An insurance policy on his workers that covers all the damages or risks that would result from the nature of their work.

In all cases, the investor may submit one or various insurance policies to cover some or all damages and risks mentioned above.

#### **Article (171)**

The insurance policies stipulated in these Regulations shall be submitted on the set dates to the relevant department that shall decide on their approval or disapproval within (5) five business days from the date of submission. The lapse of this period without a decision shall stand as approval of the policy.

In case of approval of the policy, the investor submitting it shall receive a notice that includes its number and the time, day and date of its submission.

In case of refusal, it shall be returned to its submitter along with the reasons of disapproval.

**Article (172)**

The insurance policy shall cover all the damages and risks that would affect the individuals or properties it covers. The zone may set a limit of the liability for each incident before approving the policy.

The insurance policy shall be valid for (1) one calendar year or less than that upon the approval of the relevant department. In all cases, its period shall not be less than the period required to cover the related risks. The renewal of the policy, if required, shall be at least ten (10) business days before its expiry.

**Article (173)**

The insurance policy submitted by the investor shall include an explicit text that stipulates the invalidity of any condition that exempts the insurance company of liability for compensation.

The insurance policy submitted by the investor shall include an explicit text that stipulates that the insurance company shall not claim any amounts from the zone against the compensation the company has paid to the affected party.

**Article (174)**

The insurance policy shall not be acceptable if the name of the insured is not identical to the name mentioned in the license.

**Article (175)**

The relevant department may reject the insurance policy if it includes articles or conditions that violate the basic principles of the Law on Insurance Companies applicable in the Sultanate or issued by an insurance company that had previously procrastinated payment of compensation to the affected or claimed the compensation it had paid from the zone.

**Article (176)**

The insurance policy shall be in Arabic. If it is in a foreign language, it shall be accompanied by a certified Arabic translation. In the case of disagreement in interpretation, the Arabic version shall prevail.

**Chapter Fourteen  
Final Provisions**

**Article (177)**

The relevant department shall inform the concerned persons with the decision issued on their respective application according to the provisions of these Regulations at their addresses mentioned in the applications. In case of refusal, the decision shall be reasoned.

**Article (178)**

The investor may object to the decisions issued by the Supreme Committee or the CEO in a grievance submitted to the Board Chairperson and to the decisions issued by the committee or the Director General to the CEO. The grievance shall indicate the reasons and be accompanied by the supporting documents within (60) sixty days from the date of notification of the decision. There shall be a decision on the grievance within (30) thirty days from its date of submission.

If this period lapses without a decision, this shall be a disapproval of the grievance. The decision issued in this regard shall be final.

**Article (179)**

The Establishment staff concerned with the enforcement of the provisions of these Regulations and mentioned in a decision by the relevant authority upon the request of the CEO shall have the judicial arrest capacity as for the violations committees in their jurisdictions concerning the application of the provisions of these Regulations.

They shall have the right to enter the location at any time for inspection purposes, and ensure the application of the provisions of these Regulations, availability of the public health and safety conditions, Omanization percentages legally prescribed and any other law applicable in the zone.

**Article (180)**

The Director General or his delegate shall sign the lease contracts, usufruct contracts, and investment agreements concluded between the zone and the investor according to the designated forms.

**Article (181)**

No one shall commit any act that would impede work in the zone, contravene its purposes, threaten the security of facilities, investors, or workers in the zone or endanger their safety.

**Article (182)**

- 1- The following goods shall not enter the zone:
  - A- Goods that the Sultanate boycotts their countries of origin economically.

- B- Narcotics of any type and their derivatives except for those required for manufacturing pharmaceuticals and drugs as authorized by the Ministry of Health.
  - C- Firearms, ammunition, and explosives of any type without license from the relevant authorities.
  - D- Inflammable materials without the approval of the relevant authorities or in violation of the conditions of such approval.
  - E- Radioactive materials or those that have radioactive activity except those whose import is permissible for industrial, medical, or scientific research purposes as per a license from the relevant authorities and under their supervision and according to the conditions and controls they may set.
  - F- Waste materials detrimental of the environment and materials unfit for human or animal consumption.
  - G- Corrupt, stinking, decadent, expired or environmentally detrimental goods.
  - H- Goods that have writings, drawings, inscriptions, signs or shapes that contradict the beliefs, instructions and concepts of the divine religions or violate public ethics and morals.
  - I- Goods that violate the laws of protection of intellectual, industrial, literary, and technical property mentioned in a decision by the relevant authorities.
  - J- Goods prohibited to enter the Sultanate.
- 2- The goods stipulated in clause (A) of this Article that enter the zone shall be disposed of according to the provisions of the laws and systems applicable in the Sultanate.
  - 3- The zone shall not compensate for the goods stipulated clause (A) of this Article and their owners shall compensate for every interruption, damage or loss that would result from bringing them into the zone.

### **Article (183)**

The fees for the licenses and services provided by the Establishment as well as the rents of the plots and facilities in the zone shall be determined according to the annex enclosed with these Regulations. This shall be without prejudice to the stipulations of the investment agreement and existing lease contracts as for the rents of the plots and facilities.

In case of non-payment of the due fees or any financial compensation under the provisions of these Regulations within (30) thirty days of the maturity date, there shall be a delay fine of six percent (6%) of the said fees or any financial compensation calculated from maturity date.

**Article (184)**

The CEO shall issue a decision to set up a committee called "Committee of Review Applications and Financial Settlements" of (3) three Establishment staff including the financial director in the zone concerned with the exemption application. The decision shall also name the committee rapporteur.

This committee shall review the exemption application of the investors and refer its recommendations to the Board provided it consider the following in its recommendations:

- 1- The reasons of force majeure for inability to use the leased location, such as not connecting it to the services or roads up to the project site.
- 2- The natural accidents or disasters that affected the project.
- 3- The investor's compliance during his work in the zone by the systems, controls and decisions applicable in the zone, and Omanization percentage in particular.

**FESS FOR LICENSES AND SERVICES PROVIDED BY THE  
ESTABLISHMENT AND RENTS OF PLOTS AND FACILITIES IN  
THE ZONE**

**1- FESS FOR LICENSES AND SERVICES PROVIDED BY THE  
ESTABLISHMENT**

<b>Item</b>	<b>Fee (OMR)</b>	<b>Measurement Unit</b>	<b>Notes</b>
License for practicing industrial activity	(800)	Annual	The fee includes a lighted sign on the façade of the building that is not more than three (3) square meters. There shall be additional (10) ten Omani Rials per additional square meter in line with the technical conditions of each zone
License for practicing any activity other than industrial activity	(2200)	Annual	
License of small restaurants, transactions follow-up offices (projects granted a certificate from the Public Authority for SMEs provided the investment is not more than (50000) fifty thousand Omani Rials and the leased area is not more than (1000) one thousand square meters)	(100)	Annual	
Development license	(1000)	Annual	
License for practicing IT activities	(500)	Annual	
License for practicing educational and training activities	(5000)	Annual	
Amendment of license details	(25%) of license fees	Once	
Permit for ATMs and similar self-service machines	(500)	Annual	If they are in public places, there shall be an additional OMR 200 per month as rent

Contractor's work permit	(120) per project	Monthly	
Consultant's work permit	(60) per project	Monthly	
Permit for cleaning service provider	(120)	Annual	
Permit for transportation agent	(1500)	Annual	
Permit for goods handling contractor	(200)	Annual	
Customs clearance permit	(100)	Annual	
Permit other than the above	(25)	Monthly	
Amendment of permit details	(10)	Once	

**2- FEES FOR SERVICES PROVIDED UPON THE  
INCORPORATION OF THE PROJECT OR AMENDING  
THE MAIN DETAILS OF WORKING COMPANY**

<b>Item</b>	<b>Fee</b>	<b>Notes</b>
Survey plan of plot	(30) Baisas per square meter	
Additional/ replacement copy of survey plan	(20) Omani Rials	
Additional/ replacement copy of lease contract	(50) Omani Rials	
Amendment of lease/ usufruct contract	(50) Omani Rials	Once in addition to any fees related to other items resulting from the amendment
Application for amending the area of the leased location	(100) Omani Rials	Per each application provided payment of any service resulting from this amendment
Assignment of lease rights	(1) Omani Rial/ square meter	Once

Withdrawal/ addition of partners in the commercial register	(250) Baisas/ square meter	Once
Review and approval of engineering drawings	(150) Baisas/ square meter Provided not less than (200) Omani Rials	If the drawings are submitted again for review and approval without correcting the observations mentioned in the first review. The fee includes: construction commencement permit, handover of landmarks, service connection certificate, construction completion certificate, signs of the contractor and project, and construction permit
Review and approval of engineering drawings for the second time	(75) Baisas/ square meter Provided not less than (100) Omani Rials	
Renewal of expired construction permit	(100)	Once
Issuing a replacement copy of construction permit	(50)	Once
Amendment of details of construction permit	(50)	Once
Permit for construction of camp for contractor's workers inside the leased plot	(500)	Once
Permit for construction of camp for contractor's workers outside the leased plot	(500) Rials + (3) Rials/ square meters for the occupied area	
Permit for service passage corridor excluding excavation permit	(5) Rials / longitudinal meter/ annual	
Permit for excavation works including	(100) Rials	

cutting of an asphalt road		
Permit for installation of communications antennas (and similar devices) on roofs	(1000) Rials	
Permit for installation of communications towers	(2000) Rials + (40) Rials/ square meter of allocated plot	

### **3- FEES FOR GENERAL SERVICES PROVIDED TO THE WORKING COMPANIES IN THE ZONE**

<b>Item</b>	<b>Fee</b>	<b>Notes</b>
Advertising boards (signs) at the zone entrances/ inside the zone	(50) Rials/ square meter monthly	
Permit for advertising board fixed on private lands	(5) Rials/ square meter annual	
Advertising sign of a foreign product inside the zone	(1500) Rials/ annual	Provided there is no similar product manufactured inside the relevant zone
Advertising sign of a local/GCC product on roofs or facades of buildings	(350) Rials/ annual	
Permit for distribution of advertising leaflets inside the zone	(100)	Per day/ ad
Permit for holding an event inside the zone	(50)/ day	Add (5) Rials/ day/ square meter if in public places
Certificate of destruction of foodstuff	(20) Rials	
Reservation of a shaded public parking	(100) Rials/ parking/ annual	

Reservation of an unshaded public parking	(50) Rials/ parking/ annual	
---	-----------------------------------	--

#### 4- FEES FOR MISCELLANEOUS SERVICES

Item	Fee	Notes
Authentication of a salary statement of expatriate workers	(5) Rials	Certificate
Printouts, work manuals, specification and any other printed materials	(10) Rials	Each document
Quittance certificate form	(5) Rials	Each document
Issuing To Whom It May Concern certificate	(5) Rials	Each document
Authentication of documents	(5) Rials	Each document
Copies of documents including authentication	(5) Rials	Each document
Issuing a weight card	(3) Rials	
Issuing any other document than the above	(5) Rials	Each document
Entry permits of empty truck for loading purposes	(3) Rials	Each entry
Entry permit of individuals into the zone	(3) Rials/ permit/ annual	
Entry permit for private vehicles into the zone	(5) Rials/ permit/ annual	
Parking of truck in shipping yards	(100) Baisas/ hour of parking	

Sewage services	Baisa/ gallon of water invoice consumption	If the water is one of the production components and not discharged through the sewage network, an ad hoc technical committee shall be set up to review each case and determine the percentage of water subject to tariff
Connection of water service	(100) Rials	
Connection of gas service	(100) Rials	
Reconnection of services after interruption by service provider	(50) Rials	
Consumption of water	(3.5) Baisa per gallon	
Consumption of gas	14% of gas price in USD set by provider – Baisa per square meter	

#### **5- PLOTS, BUILDINGS, WAREHOUSES AND OFFICE SPACES**

<b>Item</b>	<b>Fee</b>	<b>Notes</b>
Industrial plots	(1) Rial/ square meter/ annual	Price shall increase by (15%) every five years
Residential plots	(2) Rials/ square meter/ annual	
Service, logistic (warehouses), and commercial plots	(3) Rials/ square meter/ annual	
Office spaces/ Knowledge Oasis Muscat	Equipped (7) Rials/ square meter/ monthly Not equipped (6) Rials/ square meter/ monthly	This price does not include the consumption of electricity, maintenance services and other maintenance services and other services as determined by the Director General of the zone

Facilities and buildings of all uses	(estimated cost of square meter/10) × area	Add to this the rent of the area of the plot on which the facility is built
--------------------------------------	---	---