

We, Abdullah II Ibn Al Hussein, King of the Hashemite Kingdom of Jordan,
Pursuant to article (31) of the Constitution;
And based on Resolution of the Council of Ministers on 02/12/2003
Hereby ordain to promulgate the following Regulation :

Regulation No. (32) of 2004

**Regulation on Zoning and Construction Licensing in Aqaba Special Economic Zone
Issued pursuant to Clause (a) of Article (43) and Article (56) of the Law No. (32) of
2000 on Aqaba Special Economic Zone and Subclause (14) of Clause (a) of Article (67) of
the Law No. (79) of 1966 on City, Village and Building Zoning**

Article 1 - This Regulation shall be cited (**Regulation on Zoning and Construction Licensing in Aqaba Special Economic Zone** of 2003) and shall come into effect thirty days after the date of publication hereof in the Official Gazette.

Article 2 - The following words and expressions, wherever stated in this Regulation, shall have meanings designated hereunder unless the context otherwise implied :

Law	:	Law on Aqaba Special Economic Zone in effect.
Zone	:	Aqaba Special Economic Zone.
Authority	:	The Authority of the Zone.
Board	:	The Board of Commissioners of the Authority.
Zoning Law	:	Law on City, Village and Building Zoning
Planning Division Area	:	Part of the zoning area defined pursuant to the general plan for land uses in the Zone, and has special provisions on construction thereof.
Detailed Zoning Area	:	Part of a planning division area for which detailed regulating plans are drawn up where detailed provisions on construction thereof are to be set up, subject to the provisions on construction of the planning division area within which it is located.
Regulatory Body	:	The body in the Authority with the power to prepare regulating plans for the zoning area and monitor the execution thereof in accordance with the provisions of the Law, the Zoning Law and this Regulation.
Licensing Authority	:	The Board in its capacity as the District and Local Zoning Committee or any ad hoc committee formed by the Board in accordance with the provisions of the Law that is entrusted with following up and controlling the construction licensing, the subsequent monitoring of either of them, as well as with the implementation of the provisions of the Law, the Zoning Law, this Regulation and the instructions, and resolutions of the Board issued hereunder.
General Land Use Plan	:	A plan showing the uses of land within the zoning area certified by the Board in accordance with the legal rules prescribed by

	law.
Planning Division Plan	A plan that divides the general land use plan into parts with specific features and uses indicating the provisions on constructions relating to each of such uses.
Detailed Zoning Plan	A plan drawn up for a planning division area or any part thereof showing the road network, sidewalks, infrastructure, and details of land use categories and public utilities in addition to any division of the lands and provisions on construction therein.
Approved Zoning Plans	General plans for land uses, planning division plans, and detailed zoning plans or any of them, approved by the Board in accordance with the established rules of law.
Site Regulating Plan	A plan issued to the landlord showing the location of the project's land and the provisions on construction to be complied with or any other provisions and condition to be observed at drafting the licensing plans of the construction project.
Licensing Plans	Plans necessary for licensing any building or construction project in accordance with the provisions of this Regulation.
Special Zoning Project	A project for which the landlord applies and which execution requires drafting a detailed zoning plan for the land of such a project, subject to the provisions on construction of the planning division area within the zone in which the project is located.
Land Use Categories	The established use of lands and buildings in any area as per the regulating plans and the provisions on construction relating thereto.
Provisions on Zoning	The conditions and restrictions regulating the occupancy by any construction project of the place of its intended erection within the zoning, including the permitted use, construction density, setbacks and heights.
Provisions on Design	The conditions and specifications defining the design of any construction project to ensure meeting the engineering, architectural and environmental requirements and the applicable codes in various parts and elements of the project.
Provisions on Building	The additional conditions defining the construction process, including the procedures to be followed to produce that process and the general appearance of the project in accordance with the provisions of this Regulation.
Provisions on Construction	The general provisions on construction applicable to the entire zoning area, and the detailed provisions on construction applicable to any part thereof, including the provisions on zoning, the provisions on design and the provisions on building or any part thereof.
Construction Project	The project of construction of buildings or the erected engineering and technical structures based on the approved regulating plan and the provisions on construction applicable within the zoning area.
Land Plot	The area of land identified by the side lengths, unique number and location thereof under land plans, detailed regulating plans or any other method in accordance with the legislation in effect.
Project Land	The land plot on which the landlord intends to establish or

Building	: establishes the construction project. Any structure erected on a fixed location on the land or on a building with fixed location on the land, including the foundations, walls, ceilings, protrusions, fences, etc.
Hotel or Motel	: Any building or separate part of a building that contains no less than ten bedrooms and provides services as per the approved classification within the Zone, including the paid night shelter and food services.
Hotel Apartments	: A set of residential units or furnished apartments the number of which does not exceed eight which provide paid night shelter services.
Annex	: An extension to any main building, whether adjacent or not, usually used for the purposes of service of such a building.
Temporary Building	: Any building erected for a specific period or purpose then removed upon the end of such a period or achieving the purposes for which it has been erected.
Building Area	: The horizontal projection area of any building, including the roofed structures connected thereto, but excluding the open terraces and any open external staircase, open car parking, pergolas, shading structures or any other roofed areas, the exclusion of which is herein stipulated.
Building Surface Ratio	: The area of the building to the area of the project land.
Building Floor Area	: The total area of roofed horizontal projections of all floors of the building except for basements, open terraces, protection shades, any open external staircase, saviors, open car parking lots, pergolas, shading structures, pools, and any other areas provided for in this Regulation.
Floor Ratio	: The floor area of the building to the area of the project land.
Building Total Area	: The total roofed areas in the building or the constructional project.
Building Setback	: The space separating the building and the boundary of the project land from all sides, or the recession of the building from the boundary of the project land line.
Building Height	: The vertical distance measured between the mean of the higher level of paving and the top floor rib vault, except for the
Rib Vault	: The horizontal surface built using bearing constructional materials such as reinforced concrete separating two vertical spaces in a building.
Floor	: The part of a building between the horizontal surface of a ground and the upper surface of the floor of the floor directly on top thereof.
Top Floor	: The upper floor in the building within the permitted heights in the regulating division area or the detailed zoning area within which the building is situated.
Roof Floor	: The additional floor erected on the top floor permitted to be erected in the building in accordance with the provisions of this Regulation.
Roof Room	: Part of the building permitted to be erected on the top floor in accordance with the provisions of this Regulation, where the

	area of the roof room does not include the staircase and elevator machine room.
Ground Floor	A floor that is nearly at the paving level, where the main entrance to the building is at the level of this floor.
Basement Floor	The floor under the level of the ground floor, which is uncovered at least from one side (has side openings).
Vault	The floor below the natural level of the land within the boundaries of the project land from all sides, which may cover the whole area of the land.
Mezzanine Floor	The additional floor within the ground floor whenever the height of the ground floor so permitted in accordance with the provisions on construction.
Attic	The additional floor erected in a commercial store and consisting a part thereof, access to such a floor is through the commercial store and is solely used for the purposes of service thereof.
Terrace	Any part of the building with uncovered side or sides, whether roofed or not, within the boundaries of the land plot.
Pergolas and Shading Structures	Shades with no solid roofing open from all sides except for the sides adjacent to the original building or the fence, and are usually built for architectural decoration purpose of for climate purposes.
Entrance Shades	Roofs covering the entrances of the building and connecting between the boundaries of the project land and the entrance of the building itself for the purpose of protection from weather elements.
Commercial Shade	Any shading structure connected with the commercial building at the level of the ground floor rib vault facing or covering part of the anterior setback or the street.
Architectural Protrusion	Any non - separated protruded part of the building that cannot be converted into a separate part, including the decorative protrusions and projections or those protective from weather elements, flower buds, partitions, louver boxes and the like.
Signboard	Any sign with or without lighting mounted for the purpose of introduction, publicity, announcement or any other similar purposes.
Road (Street)	The zoning space designated for traffic of vehicles, pedestrians or both as specified in the approved regulating plan.
Sidewalk	The zoning space designated for pedestrian traffic on which vehicle traffic is not permitted except for emergencies or loading or unloading at certain times by decision of the licensing body.
Car Parking Lots	Spaces designated for car parking of all kinds which must be available within the boundaries of the project land in accordance with the provisions on construction, whether surface or internal.
Common Parking Lots	Spaces designated for car parking of all kinds which must be available within a construction project consisting of more than one building within the boundaries of the project land to serve all elements thereof in accordance with the provisions on construction, whether surface or internal.

Public Parking Lots	Spaces designated for car parking of all kinds as specified on the approved regulating plans to serve the citizens within the zoning area in general, whether for free or paid.
Surface Parking Lots	Shaded or open car parking of all kinds at the natural level of the land.
Internal Parking Lots	Car parking lots of all kinds within roofed structured, whether completely designated as car parking lot or part of a building of other uses.
Landlord	The natural or public or private legal person that owns the land plot or the registered or leased property who has the right to build, or the person who has the right to dispose of the land plot or property, or authorized to build thereon according to the documents approved by the Authority for this purpose.
Contractor	The person licensed pursuant to the effective legislation in the Zone to practice the constructional contracting profession and assigned by the landlord to establish the construction project in full or part, including the main contractor, subcontractor and manufacturing contractor, and the supplier of concrete mixtures or any constructional materials.
Engineer	The person licensed pursuant to the effective legislation in the Zone to practice engineering professions and preparing and signing licensing plans and shop drawings, who assume full or partial supervision of the works under assignment by the landlord.
Construction License	The permit issued by the licensing body to authorize the construction works to be executed within the zoning area in accordance with the procedures and provisions of construction, licensing plans and condition set forth in this Regulation.
Casting Permit	The approval in writing issued by the licensing body to permit the concert casting for foundations and rib vaults for any construction project, on a case by case basis.
Occupancy Permit	The approval in writing issued by the licensing body to permit the use of the construction building or project upon execution thereof.

General Provisions on Construction

Article 3 - The general provisions set forth in this Regulation relating to the management, monitoring and control of construction and the licensing of the projects thereof shall apply, unless the approved zoning plans included detailed construction provisions approved in accordance with the provisions of the Zoning Law and this Regulation.

Article 4 -

a - The regulatory body shall prepare the zoning plans for the zoning area at all levels thereof and submit the same to the Board for endorsement. It shall further review such plans on a periodical basis or whenever needed based on the population growth requirements in the Zoning Area with a view to achieve the developmental, investment and social objectives and progression and advancement of the local community in the Zone.

- b - At preparing the regulating plans for the zoning area, the local architectural feature and color consistency and synergy within the surrounding environment, as well as having in place a hierarchal setting of the road network in the Zone shall be taken into consideration to achieve a balanced distribution of the traffic in the city and avoid passing through highways within the residential neighborhoods to the extent possible.

Article 5 -

- a - The following key criteria shall be observed for controlling and monitoring the construction process within the Zoning Area :
 - 1 - The permitted limits for building heights.
 - 2 - Construction density.
 - 3 - Setbacks.
 - 4 - Exterior appearance of the buildings and the architectural pattern.
- b - The Board shall issue instructions necessary for defining the detailed construction provisions in each planning division area or detailed zoning area in accordance with the criteria referred to in Clause (a) of this article.

Article 6 -

- a - Permitted heights in all planning division areas or detailed zoning areas shall be defined at preparing the plans of each of them, where consideration shall be given in defining such height to providing synergy of heights of the planning division area and giving a suitable cultural feature to the Zoning Area in general.
- b - Permitted heights in every planning division zone shall be defined in meters, unless predefined by the number of floors in the areas which were developed before the effective date of the provisions of this Regulation, where any modification thereto resolved by the Board shall be then made, provided that to re -calculate the same in accordance with the provision of Clause (c) of this article.
- c - After the effective date of the provisions of this Regulation, meters shall be used to calculate the height instead of the number of floors, provided that the height shall be as follows :
 - 1 - (27) meters as maximum for all buildings of the Zoning Area, provided that the actually permitted heights for each detailed zoning area are to be determined on the detailed plans thereof, provided that not to exceed this limit.
 - 2 - (6) meters for the height of the ground floors in commercial buildings, exhibitions and hotels, which height shall include attics, mezzanines and thickness of the rib vault; and (3.5) meters for top floors in these buildings, including the thickness of the rib vault.
 - 3 - (3.5) meters for the height of any building, including the thickness of the rib vault of the building.
- d - The licensing body shall, with the approval of the Board in specific and justified cases, define the height of the floors in the license of the building for special use other than that provided for in Items (2) and (3) of Clause (c) of this article.
- e -
 - 1 - Building height shall be measured from the mean paving level. If the project land is situated on more than a street, the height shall be measured from the mean paving level on the higher level street.
 - 2 - If the building has a sloped roof, the height shall be calculated from the mean middle slope (inclined plane).
 - 3 - The height or decline of the tile level of the ground floor as to the level of the paving shall be defined under the provisions of detailed construction according to the location of the construction project and the purpose of use thereof. In

residential areas, the height of the flooring of the ground floor may be (1.25) meters from the mean paving level as maximum without counting the same within the permitted height.

- f - No roof room may be erected but for the purposes of building service, and may not be used for accommodation purposes nor the area thereof may exceed (10%) of the flat area of the floor above, provided that not to exceed (25) square meters in all cases.
- g - The height of the roof room may not exceed (2.5) meters, including the thickness of the rib vault, where the height of this room shall not be counted within the permitted height of the building even if the height thereof exceeded the limit provided for Item (1) of Clause (c) of this article.
- h -
 - 1 - No roof floor may be erected on the surface of the top of floor of any building unless the same is permitted according to the detailed regulating plans and the detailed zoning provisions thereof.
 - 2 - The area of the roof floor must be smaller than the top floor, provided that such an area is to be defined under the detailed constructions provisions of the detailed zoning area within which the building is situated, provided that to calculate the same within the floor area of the building.

Article 7 -

- a - Notwithstanding the provisions of Clause (c) of Article (6) of this Regulation, the Board may, upon a submission made by the regulatory body for justified reasons, designate certain sites within which buildings exceeding the higher permitted height within the Zoning Area can be erected.
- b - Parts of the buildings and structures permitted to exceed the specified heights shall be determined as follows :
 - 1 - Decorative elements, including minarets, domes and towers.
 - 2 - Chimneys, smoke drainage means, water saviors, lift wells, any staircases, Radio and TV antennas, ventilation towers, shades, pergolas, shading structures, helicopter landing pads, and parts of the roof parapet.
 - 3 - Signboards mounted in accordance with the provisions of this Regulation and the relevant legislation.
- c - The heights for parts provided for in Clause (b) of this article may not be exceeded but upon meeting the following conditions :
 - 1 - Not to use any part of the buildings and structures permitted to exceed the height but for the purpose for which the same was permitted.
 - 2 - The height shall not exceed the limit necessary for performing the intended purpose thereof as decided by the licensing body and not to cause damages to the neighborhood, disfigure the general appearance, or pose a risk to aviation.
 - 3 - The height shall not be in conflict with the requirements of the established architectural feature under the instructions issued by the Board.
 - 4 - The licensing plans shall include the engineering and architectural handling of such parts.

Article 8 -

- a - Construction density in each of the planning division areas or detailed zoning areas shall be organized by determining the permitted floor ratio, provided that such a ratio is to be specified at preparing the regulating plans and detailed provisions on construction of each of them.
- b - Calculation of the floor ratio of the building for each construction project shall be within the permitted setbacks and heights of the project and in accordance with the

- detailed provisions on construction of the planning division area or the detailed zoning area in which it is situated.
- c - The mezzanine floor or the attic may be constructed where the area of either of them shall not be counted within the floor area of the building upon meeting the following conditions :
 - 1 - The mezzanine floor or attic must be directly connected to the ground floor with access thereto from it, and the area thereof may be (100%) equal to the area of the ground floor.
 - 2 - Such a floor or attic shall be used for purposes supplementary to the use of the ground floor.
 - d - A basement floor or more may be constructed in the building in accordance with the specific provisions for use of the building, including the setbacks, where the area thereof shall not be counted within the floor area of the building but upon meeting the following conditions :
 - 1 - The roof level of the basement floor shall not exceed the tile level of the ground floor specified for the project land in accordance with Item (3) of Clause (e) of Article (6) of this Regulation.
 - 2 - The difference between the paving level and the natural level of the project land and the natural inclination thereof allows for erecting a basement floor or floors without drilling extending for more than half the distance between the anterior boundary and the rear boundary of the project land.
 - 3 - Any other conditions specified by the Board under instructions relating to controlling the construction density.
 - e - For licensing the erection of a vault in the building, the requirements hereunder shall be met and the area of the vault shall not be counted within the floor area of the building :
 - 1 - Access to the vault shall be made using a staircase from within the building with a secondary emergency exit in place. The technical requirements and public safety requirements for constructing vaults shall be defined under instructions to be issued by the Board for this purpose.
 - 2 - Ventilation and lighting shall be secured therein as per the specifications and national building codes established in the Kingdom.
 - 3 - The same shall not be designated for a use separate from that of the main building, where the use thereof shall be limited for the building service purposes, including car parking lots, shelters, water wells, and tenant services, including laundry, sports, mechanical equipment, central air conditioning, and electric transformer rooms.
 - f - If the floor ratio of the building for a planning division area has not been defined and the surface ratio thereof has been approved as established before the issuance of this Regulation, the provisions on the surface ratio of the building shall remain applicable unless adjusted by a floor ratio by resolution of the Board for justifiable reasons.

Article 9 -

- a - Lateral setbacks decided between two buildings or more may be canceled and permission may be given to build adjacent buildings, provided that the project lands are to be owned by one person or to apply for a common construction of such lands provided that to observe the anterior, rear and lateral setbacks of the adjacent buildings from the neighboring lands in accordance with the established provisions of the area within which the construction project is situated and to observe the other provisions on construction adopted for the project land.

Article 10 - The Board shall issue instructions relating to the general guidelines of the design provisions in the zoning area to define the architectural pattern therein, the exterior appearance of the buildings and the urban spaces, including the provisions on each of the planning division areas.

Article 11 -

- a - For erection of buildings for all uses, the same shall be made using natural materials such as stone, timber, clay, steel, concrete materials or prefab concrete units, where the Board shall issue instructions under which the colors of buildings façades and the conditions for finishing thereof shall be determined.
- b - Non - concrete prefab buildings may not be erected but for the purposes of public utility buildings or in industrial zones and warehouses, subject to the approval of the licensing body.
- c - No light reflecting materials may be used in the exterior façades of the building but with the approval of the licensing body, where the area rates of reflective materials in building façades shall be determined under instructions to be issued by the Board, provided that the area rate thereof shall in no case exceed (40%) of the area of each façade.

Article 12 -

Subject to the approved provisions on construction in the planning division areas, architectural elements and building elements set forth herein below can be erected in all categories of land uses of such areas, provided that to procure the approval of the licensing body in accordance with the following conditions :

- a - Erection of exterior fences as follows :
 - 1 - The construction thereof is for privacy purposes.
 - 2 - The height thereof shall not exceed (1.8) meters from the paving level, where it is permitted with a prior approval of the licensing body to increase this height if the land topography so required.
 - 3 - Shape of fences and their heights shall be observed according to the architectural pattern adopted by the Board for any area based on a submission of the regulatory body.
 - 4 - Approval of the regulatory body shall be procured for erecting exterior fences in commercial buildings.
- b - Erection of exterior staircase within the setback defined for the building shall be made as follows :
 - 1 - It shall be uncovered and unroofed where the repetition of the flight and landing shall be considered as roof within the meaning intended in this Item.
 - 2 - The flight width shall not exceed (1.3) square meters, including the lateral parapet thickness (stair railing or the protection barrier).
 - 3 - The requirements of privacy of the neighboring land plots shall be observed.
- c - Erection of pergolas, shading structures, entrance shades within the defined setback for the building shall be made as follows :
 - 1 - To use the same for building service, including car parking lots.
 - 2 - To be of open sides, except for the parts adjacent to the fence or the building.
 - 3 - The area thereof shall not exceed (20%) of the area of the project land, where the areas of all permitted annexes under the provisions of this Regulation shall be calculated within this percentage.
 - 4 - The area thereof shall not exceed (15%) of the area of the top floor with a maximum limit of (50) square meters if constructed on the roof of the

building, provided that not to be calculated within the percentage referred to in Item (3) of this clause.

- d - Erection of commercial shades under the instructions issued by the Board, subject to the following :
 - 1 - The depth of the shade shall not exceed two - third the width of the paving.
 - 2 - Not to be hanging without pillar supports or obstructing the movement on the pavement.
 - 3 - The height thereof above the paving level shall not be less than (2.40) meters from any point therein.
- e -
 - 1 - Erection of architectural protrusions on façades of the buildings, proved that not to exceed the boundaries of the project land and the protrusion thereof is not to be more than (30) cm from the building body. Otherwise, the same shall be calculated within the total area of the building and the floor area of the building.
 - 2 - The Board may, upon a submission made by the regulatory body, permit the protrusion of the top floors of the building on certain streets beyond the boundaries of the land plots on which they are erected pursuant to instructions to be issued for this purpose.

Article 13 - Land plot may be partitioned into smaller plots or two or more plots may be combined in one plot within the planning division area by a reasoned resolution of the Board and upon a submission made by the regulatory body, with the modification required to be made indicated on the approved construction provisions for such plots as a result of such a partition or combining.

Car Parking Lots

Article 14 -

- a - The construction project may not be licensed without specifying special or common parking lots for the same within the boundaries of the project land as per the licensing plans thereof and upon meeting the requirements provided for in this Regulation and in the detailed construction provisions of the detailed zoning area within which the project is situated, if any.
- b - No modification to the number of parking lots or to the dimensions, specifications and approved design thereof under the construction license without procuring the approval of the licensing body.
- c - The licensing body may require conducting a traffic impact study for projects which may lead to a significant increase or effect on the traffic in accordance with the conditions to be set by the Board for this purpose.

Article 15 - The number of parking lots within the boundaries of the project land shall be defined according to the categories of land use as follows :

- a - In residential use, one parking lot shall be provided for every residential unit irrespective of the area thereof.
- b - In commercial use, the following shall be provided :
 - 1 - One parking lot for every (75) square meters of the actually utilized area for commercial purposes except for the area of the attic.
 - 2 - One parking lot for every (100) square meters of the other areas of the commercial building.

- 3 - (30%) of the total number of the required parking lots as surface parking lots in building completely utilized as commercial centers or complexes if the area thereof exceeded (1000) square meters, where the ground floor or part thereof may be used for purposes of providing this percentage.
- c - In hotel, motel and hotel apartments uses, the following shall be provided :
- 1 - One parking lot for every (5) rooms in the five star class hotel.
 - 2 - One parking lot for every (5) rooms in the four star class hotel.
 - 3 - One parking lot for every (8) rooms in the three star class hotel.
 - 4 - One parking lot for every (10) rooms in the hotel of a class below three stars.
 - 5 - One additional parking lot in hotels, motels and hotel apartments, as the case may be, as follows :
 - For every (30) square meters of the areas designated for food and beverage in restaurants erected in any of them.
 - For every (50) square meters of the hall and lobby area.
 - For every two hotel suites.
 - For every (75) square meters of the areas designated for offices and commercial stores.
 - One parking lot for every hotel apartment of an of (75) square meter area or less, and two parking lots per apartment the area of which exceeds (75) square meters.
- d - In cinema or theatre uses, one parking lot shall be provided for every (6) seats in any of them within the boundaries of the project land.
- e - In restaurant and amusement park uses, one parking lot shall be provided for every (30) square meters of the area of any of them, including the areas designated for services thereof and the exterior areas designated for dining or other activities.
- f - In private and public office use, one parking lot shall be provided for every (75) square meters of the total area actually utilized for offices, in addition to one parking lot for every (100) square meters of the total remaining area of the building.
- g - In social, religious or administrative uses, the following shall be provided :
- 1 - One parking lot for every (100) square meters of the total area of the building in police stations and security authority installations.
 - 2 - One parking lot for every (100) square meters of the total area of the building for hospitals and health centers or as per the conditions set out in the detailed regulating plan. The Board may determine other conditions contrary to those set forth in this Item upon a submission made by the licensing body, provided that to provide surface parking lots at (30%) of the total number of parking lots, where the ground floor or part thereof may be used for providing such parking lots.
 - 3 - One parking lot for every (20) square meters of the area designated for religious rituals in religious places.
 - 4 - One parking lot for every (100) square meters of the total area of the building for any social center.
 - 5 - Parking lots for school and educational institution buildings shall be as follows :
 - One parking lot for every classroom.
 - One parking lot for every (100) square meters of the administrative areas.
 - One bus parking lot for every (6) classrooms.
 - Places designated for car parking for loading and unloading purposes where the same shall be recorded on the licensing plans.
- h - In industrial uses, the following shall be provided :

- 1 - One parking lot for every (100) square meters of the area used in production, including the storage spaces thereof, whether open or closed, unless the detailed regulating plan otherwise specified. Parking lots designated for service and visitor and employee cars may not be used for storage.
 - 2 - One parking lot for every (75) square meters of the area designated for administrative offices in the building.
 - 3 - Places designated for car parking for loading and unloading purposes according to the nature of the project where the same shall be recorded on the licensing plans.
- i - In multi use buildings, no less than (80%) of the total parking lots specified for every category of use in the building shall be provided in accordance with Clauses (a - h) of this article, except for hospitals and health centers.
 - j - The parking requirements for any use, unless provided for in Clauses (a - i) of this article, shall be determined according to the studies of every project and under instructions to be issued by the Board for this purpose.

Article 16 - If the regulating plan for any area contained public car parking lots, the Board may, by resolution to be issued upon a submission made by the licensing body, reduce the number of parking lots to be available in buildings benefiting from the public parking lots, where the Board may charge a fee for the services of providing parking lots at a percentage of the parking fees provided for in this Regulation under instructions to be issued for this purpose.

Article 17 -

- a - The areas designated for building service, such as parking lots and mechanic and boiler rooms shall not be counted within the total areas subject to calculating the parking lots.
- b -
 - 1 - No more than one outlet may be opened for entry and exit of cars on the project land the length of the anterior façade thereof is less than (50) meters, and two outlets for the project land the façade of which exceeds the same.
 - 2 - Outlets provided for Item (1) of this Clause shall be situated as far as possible for any road interchange.
 - 3 - No outlet may be opened to the sidewalk or places designated for public parking lots or public utility but upon the approval of the licensing body if the technical justifications for the same were available.
- c - The licensing body may license special car parking lots if it is not possible for cars to turn preventing their exit from the parking by front wheel drive if there were technical difficulties preventing the same or for smallness of the area of the project land. In all cases, the number of cars in the parking lot shall not exceed four and provided that the anterior setback of the building is not to be used in a way preventing the exit of cars from the parking.
- d -
 - 1 - The licensing body may license surface parking lots within the setbacks of the buildings in residential areas except for the anterior setback in accordance with the provisions of this Regulation, provided that to ensure easiness and freedom of entry and exit movement and parking for all cars within such parking lots.
 - 2 - In industrial, warehousing and commercial fair area, the anterior setbacks therein may be used as surface parking lots in accordance with the approved detailed provisions thereof.

- e - The following shall be available in the internal parking lots :
 - 1 - Natural lighting and ventilation of the internal parking lots; if the same cannot be met, an electric lighting with an effective artificial ventilation system shall be provided as per the specifications adopted by the Board for this purpose.
 - 2 - Necessary installations for rainwater drainage.
 - 3 - Land and traffic signs to indicate the entries and exits and for easy traffic within the parking, where reflective mirrors shall be placed in areas with no sufficient visibility.

Article 18 -

- a - Subject to the provisions of Clause (c) of this article, if the technical and constructional potentials prevent providing the specified number of necessary parking lots within the boundaries of the project land in accordance with the provisions of this Regulation, the licensing body may license the building upon paying the fees for car parking in accordance with Item (7) of Annex No. (2) to this Regulation.
- b - Subject to the provisions of Article (16) of this Regulation, buildings with no access to the public road but through a sidewalk or a public staircase shall be excluded from providing a parking lot.
- c - The provisions of Clause (a) of this article shall apply to the residential buildings the number of apartments in which does not exceed four. In case of increasing the number of apartments, the building may not be licensed but if the landlord provided a car parking lot in accordance with the provisions of this Regulation to cover the additional number of apartments, provided that to pay the prescribed parking lot fees for the first four apartments as set out in Schedule (b) of Annex No. (1) for unlicensed construction projects, or the fees calculated according to Annex No. (2) to this Regulation for the new construction projects, as the case may be.

Additional General Provisions on Construction

Article 19 -

- a - The licensing body may license annexes (secondary buildings) in all residential area in accordance with the following conditions :
 - 1 - The total annex building area and shading structures shall not exceed (20%) of the area of the project land, and the annex building area shall not exceed (5%) of the area of the project land, provided that to calculate such an area within the total area and the floor area of the building.
 - 2 - To provide an anterior setback for the annex building in accordance with the provisions of the area within which it is situated, where it may not be erected within the anterior setback of the building but in case of being fully situated under the paving level if the land topography so allowed in accordance with Clause (d) of Article (8) of this Regulation, so that the level of the rib vault of the annex building shall not be beyond the paving level pursuant to the provisions of this Regulation.
 - 3 - The height of the annex building, including the thickness of the rib vault shall not exceed (2.50) meters from the natural level of the land, except for annex building completely erected under the paving level.
 - 4 - The use of the annex building shall be limited to providing service to the main building where the use thereof shall not result in disturbing the neighbors and provided that not to use the same for commercial purposes.
 - 5 - No opening shall be made on the roof of the annex building leading to that roof, and the roof thereof shall not be used for any purpose but as a car parking lot in

case of being completely under the paving level. In such a case, shading structures are permitted to be erected thereon provided that to calculate the area of the annex building and the shading structures within the permitted rates under this Regulation.

- b - Annex buildings may be erected in non residential areas under instructions to be issued by the Board for this purpose in which the cases and conditions for erection thereof are to be determined.

Article 20 -

- a - The areas of ventilation and lighting openings, and requirements and depth of any of them to be available in all building in the zoning area shall be defined pursuant to instructions to be issued by the Board for this purpose.
- b - If no natural lighting and ventilation can be provided in certain buildings, including cinemas, commercial halls and centers, restaurants, hotels, hospitals, and public and private building utility facilities, artificial lighting and ventilation can be used in lieu thereof, subject to compliance with the following :
 - 1 - To cover all parts of the buildings in which no natural lighting and ventilation are available.
 - 2 - The ventilation or air conditioning system shall be in conformity with the specifications and conditions established with the regulatory body or in accordance with the national building codes.
 - 3 - The engineer shall approve the artificial lighting and ventilation calculations according to the specifications established with the regulatory body and shall indicate the same on the detailed plans and licensing plans.

Article 21 - The provisions on design to be available in any staircase, emergency stairs and electric elevators shall be determined pursuant to instructions to be issued by the Board for this purpose, subject to the national building codes.

Article 22 -

- a - Places of mounting signboards shall be indicated on the licensing plans, whether mounted or not on the façades of buildings or on separate special holder designed for this purpose.
- b - The provisions relating to mounting the signboards and decoration works on building and on public road and places, and the service fee to be charged for the same shall be determined under instructions to be issued by the Board for this purpose.

Article 23 -

- a - The landlord shall, in the zoning area and before procuring an occupancy permit, build and pave the pavement adjacent to or bordering the property thereof for the first time at his own expense on the basis of the length of the façade of the property thereof. For this purpose, by resolution of the Board, the width, dimensions, measurements and shapes of the pavement shall be defined, as well as the materials that can be used in paving and the period within which the work shall be done.
- b - The Board may engage the landlord whose property is adjacent to or boarding the road, under an announcement to be published in two daily local newspapers, to build the pavement in front of the property thereof at his own expense within thirty days as of the date of publishing the announcement.
- c - If the landlord failed to execute the obligation thereof in accordance with the provisions of Clauses (a) and (b) of this article, or suspended the execution after commencing therewith for a period exceeding fourteen days, or if the same cannot be

completed within the period determined by the Board or completed in violation of the specifications determined by the regulatory body, the Authority shall execute that work on the expense of the landlord in addition to a rate at (25%) as administrative expenses.

- d - Pavements with width less than three meters may not be occupied for any reason. The Board shall issue instructions on temporary occupation of pavements in various areas of use, provided that such instructions are to include the maximum width that can be occupied and the minimum limit to be left available for pedestrians, in addition to the pavement use service fee for various categories of use and the method of payment thereof.

Article 24 -

- a - At drawing up the licensing plans, the engineer shall :
 - 1 - Preserve the trees existing on the project land.
 - 2 - Indicate the big trees existing on the project land on the licensing plans.
 - 3 - Indicate the trees to be kept on the project land or those that can be soundly transported.
- b - The Board may, upon the recommendation of the licensing body, mitigate or amend the provisions on construction of certain buildings if the same would help in persevering trees of particular significance.
- c -
 - 1 - No tree may be removed from the project land if the perimeter thereof was (300) mm or more without procuring a permission to do so from the licensing body.
 - 2 - If a tree was removed from the project land, a tree of similar features in terms of species and type shall be planted in lieu thereof.
- d - At least (10%) of the area of the project land on which buildings are licensed and erected shall be planted.
- e - The Board shall issue instructions under which the type of trees and specification for planting thereof on pavement on every street shall be defined.

Article 25 -

- a - No building, demolition or modification works may be performed in areas with historical or archeological buildings, or of a heritage architectural nature as specified on the regulating plans. Furthermore, no modification to the heritage buildings containing heritage architectural elements may be made, whether within or outside the locations specified on the regulating plans, but with the approval of the licensing body or the relevant governmental authorities.
- b - The landlord, engineer or contractor shall, as the case may be, subject to liability, immediately suspend the work and notify the Authority upon finding any antiquities or archeological sites in the sites on which construction works are executed.

Article 26 - The Board shall issue instructions under which the architectural pattern required o be available in the worship houses and other technical requirements relating to the place of prayer, place of ritual ablution, bathrooms, air conditioning, lighting, audio system, etc. Such instructions shall also contain the provisions relating to remedying the status of worship houses built before issuing this Regulation.

Article 27 - The Board shall issue regulatory and design instructions relating to the following :

- a - Fuel and gas station in the Zone.
- b - Storage of household gas and the storage location, the gas distribution networks, specification of the gas installation and any other related provisions.

Article 28 - The contractor or the engineer may not make any modification to the licensing plans even if the same is accepted in technical and engineering terms unless approved by the licensing body. Moreover, the landlord may not make any modification to the construction project after issuing the occupancy permit without the approval thereon by the licensing body.

Construction Project Licensing

Article 29 -

- a - No construction project may be erected within the zoning area nor the work thereon may be commenced without procuring a construction license for any of the construction works, including the following :
 - 1 - Erection of a new building.
 - 2 - Making an addition to an existing building.
 - 3 - Removal of demolition of any part of the building.
 - 4 - Changing the exterior appearance of the building.
 - 5 - Changing the use of the building.
 - 6 - Building or changing fences.
 - 7 - Execution of infrastructure projects or carrying out any other engineering work, whether under or on surface of the ground, such as building roads and railways, installation of electric, communication, water and sewage networks, and construction of airports.
 - 8 - Erection of any structures in the sea such as fixed and floating docks, ports and berths.
 - 9 - Mounting signboard on a building or in a public place.
- b - The applicant for construction license in accordance with the provisions of Clause (a) of this Article, including governmental and official bodies, shall meet the following conditions :
 - 1 - Must be the landlord in accordance with the provisions of this Regulation.
 - 2 - Must comply with the provisions on construction applicable to the construction project intended to be executed.
 - 3 - Must pay the prescribed fees according to the category of the construction project intended to be executed.

Article 30 -

- a - Subject to the conditions set forth in Clause (b) of Article (29) of this Regulation, construction projects in the Zoning Area shall be either regular or special. In all cases, the project shall be deemed as regular in case of failing to meet any of the cases set forth hereunder, upon meeting of which, the project becomes special :
 - 1 - If the project land was outside a planning division area or the detailed zoning area the regulating plans and detailed construction provisions of which have been endorsed by the Board.
 - 2 - If the project required making any change to the provisions of constructions prescribed for the project land upon a submission made by the licensing body.
 - 3 - If the project required dividing the project land into smaller partition plots or combining two plots or more in one plot.

- b - The Board may, upon a justified submission made by the regulatory body in cases in which the special project requires making a modification to the purposes of use or provisions on construction on the approved regulating plans, reconsider the approved regulating plan of the project of such a project, provided that to collect the proceeds of re-zoning from the landlord, which shall be calculated on the basis of difference between the value of the land if used for the original purpose thereof and the estimated value of the land after modification. Both values shall be estimated on the date of submitting the application for re-zoning.
- c - The Board shall issue the instructions necessary for implementing the provisions of Clause (b) of this article, including the modification application form, the method of calculation and collection of such proceeds, the term within which the same must be paid and the objection to the resolution relating thereto.

Article 31 -

- a - The application for procuring construction license shall be submitted to the licensing body on the form prepared for this purpose. The application shall be considered, decision thereon shall be made, and regulating site plans shall be issued by the licensing body within the term specified for the same.
- b - The licensing body shall review the architectural plans and the preliminary plan for the construction projects submitted thereto, taking any requirements for environmental impact study in accordance with the provisions of the Regulation on Protection of Environment applicable in the Zone into consideration, and shall issue the decision thereof within the term specified in the instructions referred to in Clause (e) of this article, failing which the plans shall be deemed automatically approved.
- c - The landlord shall, after the approval on the preliminary plans in accordance with the provisions of Clause (b) of this article, submit the licensing plans to the licensing body for review, which shall issue a decision thereof within the term specified in the instructions referred to in Clause (e) of this article, failing which the plans shall be deemed automatically approved.
- d - The licensing body shall issue the occupancy permit upon completing the construction project as per the licensing plans within a period not exceeding (10) working days as of the date of receiving an application for issuing the occupancy permit or else the permit shall be deemed automatically approved.
- e - The Board shall issue the instructions necessary for defining the stages, conditions and procedures of licensing of construction projects and issuance of occupancy permit for regular and special projects in the Zoning Area.

Article 32 -

- a - All entities concerned with the infrastructure projects and networks shall, in coordination with the Authority, procure necessary permits before executing various infrastructure projects and networks, such as roads, railways, airports, electricity, water and sewer networks, including rail station, all kinds of airports, substations, distribution boxes and electricity and communications towers. The same shall apply to all networks, whether main or secondary, and whether established on public or private properties.
- b - Bodies responsible for infrastructure projects and networks shall restore the conditions of roads and places in which they execute such projects to their previous condition immediately upon completing the works thereof, where the Authority may require a notarial or bank guarantee from the body responsible for the work to ensure restoration of the condition as it was before proceeding with the execution and may confiscate any guarantee in case of noncompliance of the responsible body with the

same. Moreover, the Authority may execute the work at the expense of such body provided that to collect the actual charges in addition to (25%) as administrative expenses.

- c - The Board shall issue instructions under which the procedures for licensing and permit issuing to infrastructure projects and networks, including submitting application for licensing, documents, forms and plans to be therewith enclosed, as well as the terms for deciding on the applications and the prescribe fee for such permits, including the fee for network right of passage.

Article 33 -

- a - Subject to the provisions of the Regulation on Organization and Development of the Investment Climate of Aqaba Special Economic Zone in effect, if the application for construction licensing was related to erecting facilities for exercising an economic activity as set forth in accordance with the provisions of the law and the regulation issued thereunder, proceeding with such an economic activity shall be conditional on satisfying the regulatory requirements and the provisions on construction relating to such facilities.
- b - At preparing the licensing plan, the provisions of this Regulation, the national building codes, and any other specifications and requirements as approved by the Board shall be observed, in addition to any environmental specifications or requirements provided for in the Regulation on Protection of Environment applicable in the Zone, subject to observing the following :
 - 1 - Using the thermal and acoustic insulation whenever possible in ceilings and walls for the purposes of rationalization of power consumption and resisting the weather elements as per the adopted standard specification and technical regulations.
 - 2 - Studying the sunray directions and employing the architectural elements to mitigate the adverse effects thereof; studying the prevailing wind directions and working on employing the same in favor of the construction project at preparing the engineering designs for construction projects.
 - 3 - Working on selecting materials that do not cause damages to the environment, the public health and safety or deform the general appearance of the Zone.

Article 34 -

- a - If the landlord did not pay the due fees for the construction licensing project within three months as of the date of issuing the resolution of the licensing body on approval and completing the procedures for licensing, the decision shall be deemed automatically cancelled unless judicial proceedings or decisions prevented the same.
- b - The construction license shall be related to the construction project rather than personal.
- c - The construction license shall be valid for one year as of the date of issuance thereof. In the event that the basic works for construction have not been commenced on an actual and continual basis within that term, the license shall be deemed automatically canceled unless the Board agreed, upon a submission made by the licensing body, on extending the term.
- d - If the landlord commenced building upon issuing the licensing yet has not completed the same in a serviceable manner according to the license within five years as of the date of issuing the license, the license must then be renewed, and (25%) of the applicable licensing fees shall be collected at applying for renewing the license for each year after the fifth year, provided that the renewal fees shall not exceed (100%) of the due fees under the provisions of this Regulation. The provisions of this clause

shall apply to all licenses, including the licenses granted before the issuance of this Regulation.

- e - The licensing body may issue a decision on suspension of the construction project if any of the following cases was available :
 - 1 - Failure by the landlord to procure a construction license.
 - 2 - Issuance of the license as a result of false and misleading statements and information or untrue plans.
 - 3 - Nonconformity of the construction project with the applicable provisions on construction at the date of issuing the license and the approved licensing plans.
 - 4 - Suspension of construction works for a period of ten years without completing the building, subject to Clause (d) of this article.
 - 5 - If the construction works pose risk to public safety or public health.
 - 6 - If the construction works do not meet the environmental requirements in accordance with the applicable legislation in the Zone.
- f - In the decision on suspension provided for in Clause (e) of this article, the licensing body shall determine the action to be taken, whether remedying the situation of the building, restoring the situation to its original condition, demolition, or any other procedure and the term within which the decision must be executed. If the landlord failed to execute the same within that term, the licensing body may do so at the his expense and collect the same there from in addition to (25%) as administrative fees, where the Board shall issue necessary instructions for implementing the provisions of this Clause.

Article 35 - The works set out hereunder shall be excluded from the application for construction licensing, provided that to procure a permit in writing from the licensing body before commencing the execution thereof :

- a - Temporary buildings erected within the boundaries of the project land for the purposes of serving the construction process, provided that not to use the same for any other purposes. The permit granted for the temporary building shall expire upon completing the construction of the original project and the temporary building shall be removed unless it was licensable and the landlord intended to license the same.
- b - Any exterior or interior works in the building, provided that not to lead to increasing the area of the building nor affecting the requirements for providing car parking lots, changing the exterior shape thereof or violating the relevant laws, regulations and instructions and the national building codes.

Lessening the Regulatory Restrictions

Article 36 -

- a - The Board may lessen any restriction relating to the provisions of construction of projects erected after the effective date of the provisions of this Regulation if the land was of an irregular shape, very sloping or was affected or damaged by the construction plan or zoning in return for the fees set forth in Schedule (a) of Annex No. (1) to this Regulation for the parts not in violation of the provisions on construction in addition to the fees calculated according to Annex No. (2) to this Regulation for the violating parts, provided that the lessening shall not exceed the following rates :
 - 1 - (5%) of the percentage of the land plot area.
 - 2 - (5%) of the permitted height.
 - 3 - (15%) of the size.
 - 4 - (10%) of the rear setbacks.

- b - The Board may, upon a submission made by the licensing body, license buildings existing before the effective date of the provisions of this Regulation if :
 - 1 - they were not licensed and satisfying the provisions on construction in effect at commencing the construction works.
 - 2 - they were not licensed and in violation of the provisions on construction in effect at commencing the construction works.
 - 3 - they were licensed and in violation of any of the conditions of licensing upon erection thereof.
- c - The Board may lessen any restriction in the provisions on construction prescribed for buildings existing before the issuance of this Regulation as per the cases set out in Clause (b) of this article, provided that the lessening rate shall not exceed the following :
 - 1 - 25% increase in the flat ratio of the building.
 - 2 - 15% increase in the permitted height in meters.
 - 3 - 50% increase in the permitted size calculated based on the total provisions on construction of the project land.
 - 4 - 25% increase in the anterior and rear setbacks.
 - 5 - 50% for both lateral setbacks.
- d - The licensing and violation fees for the building set out in Clause (b) of this article shall be collected as follows :
 - 1 - The fees set forth in Schedule (a) of Annex No. (1) to this Regulation for all parts of the building satisfying the provisions on construction in effect at commencing the construction works.
 - 2 - The fees set forth in Schedule (b) of Annex No. (1) of this Regulation for the parts infringing or violating the provisions on construction in effect at commencing the construction works within the rates set out in Clause (c) of this article.
- e - The Board may lessen the requirements for car parking licensing provided for in Article (15) of this Regulation in the buildings existing before the effective date of the provisions of this Regulation, provided that to establish that satisfying those requirements is impractical in technical terms, upon a submission made by the licensing body. Each case shall be separately handled, subject to paying the due fees in accordance with the provisions of this Regulation, except for the cases which were exempted before issuing this Regulation.
- f - Projects of urban development of the Housing & Urban Development Corporation shall be excluded from the provisions of Clause (b) of this article, where the special provisions approved by the Board for this purpose shall apply to these projects.

Fees and Service Charges

Article 37 - The Authority shall collect the following fees and service charges :

- a - Fee for the application for commencement of construction project :
 - 1 - (10) Dinars for the regular project and (50) Dinars for the special project.
 - 2 - (300) Dinars if the application was filed after commencing the building works.
- b -
 - 1 - (15) Dinars for the first (1000) square meters of the project lands as a fee for demarcating the land plot.
 - 2 - (5) Dinars shall be added to the fees prescribed in Item (1) of this Clause for every (1000) square meters exceeding the same or any part thereof, provided that the collected fee shall in no case exceed (5000) Dinars.

- c - The fees provided for in Annexes (1) and (2) to this Regulation for licensing the constructions of new and existing buildings, including the additional fees and violations, provided that to calculate the part of the square or cubic meter as a whole square or cubic meter for the purposes of calculation of the fees.
- d - (10) Dinars for every (200) square meters of the area of the building or any part thereof as a fee for occupancy permit.
- e - (10) Dinars for every land plot as a fee for endorsing the land division project.
- f - (15) Dinars for every unit or apartment as fee for endorsing the partition of buildings and apartments.
- g - (300) Dinars for licensing every elevator to be collected once.

Article 38 -

- a - If the attics or vaults did not meet the conditions set forth in this Regulation, the fees for the area of the attic or the vault shall be calculated according to the equations set forth in Annex No. (2) to this Regulation.
- b -
 - 1 - Fees for violations of the floor ratio in the areas for which this ratio has not been defined shall be collected by calculating the permitted floor ratio on the basis of the surface ratio of the building and the number of floors in accordance with the detailed provisions on construction approved for that area.
 - 2 - Fees for violations of the size shall be collected by calculating the permitted size on the basis of the surface ratio of the building and the height in accordance with the detailed provisions on construction approved in the area in which the building is situated.
- c - Fees for the area of staircase or exterior stairs shall be collected with the area of every floor or rib vault, including the roof room, unless there is a special design that requires additional rib vaults.
- d - Fees for the upper roof of the skylight shall be collected once.
- e - Fees for the area of the elevator hole shall be collected with the area of every floor or rib vault, including the roof room.

Transitional and Final Provisions

- Article 39 -** The Board shall issue necessary instructions to determine the procedures for remedying the situations of signboards, commercial shades, setback works and pavements existing before the effective date of the provisions of this Regulation during a transitional stage to be determined therein.

Article 40 -

- a - Subject to the provisions of Article (31) of this Regulation, the Board shall issue instruction in which the procedures for issuing occupancy permit to regular and special construction projects executed within the zoning area and the conditions, rules, provisions and forms necessary for the same shall be determined, provided that to take the following into consideration at drawing up such instructions :
 - 1 - Not to permit the occupancy of any building completed before procuring an occupancy permit in writing from the licensing body to ensure conformity of the building with the licensing conditions and the provisions of the law and this Regulation.
 - 2 - No body shall provide the building or the occupants thereof with any services or carry out any partition transaction unless the landlord has already procured an

occupancy permit from the licensing body or the person authorized to grant such a permit.

- b - If the licensing body established, after issuing the occupancy permit, that it has been issued as a result of false or misleading statements or information or incorrect plans, or that it has been issued in violation of the regulations, instructions and approved plans for licensing at the date of issuing the occupancy permit, the licensing body shall have the right to cancel the same and notify the landlord of the necessity of remedying the situation thereof based on the approved licensing plans or in accordance with the provisions of this Regulation.
- c - Signboards, commercial shades, setbacks, unlicensed and non - permitted pavements or those which license has expired and which were existing before issuing this Regulation shall be deemed in violation of the provisions of this Regulation if they did not meet the conditions for licensing or were not permitted in accordance with the provisions of this Regulation, where the landlord shall work on licensing the same in accordance with the provisions thereof within the specified term and in accordance with the instructions to be issued by the Board for this purpose.
- d - The licensing body may cancel the occupancy permit or request canceling the work commencement permit or the certificates of public health and public safety granted in accordance with the provisions of this Regulation and the applicable regulations in the Zone in case of detecting any violations of the provisions of this Regulation and the instructions issued hereunder.

Article 41 -

- a - Landlords of all unlicensed or violating existing building shall be granted a period of six months to apply for licenses to remedy the situation thereof, where the fees to be collected in such a case shall be calculated as set forth in this Regulation. In case of failure to apply within the said period, additional fees shall be imposed in the amount of (5%) for every month beyond that period, up to a maximum period of (12) months.
- b - Violating existing buildings or the violating parts thereof to which the provisions on construction in effect do not apply and on which the Board does not agree to lessen the regulatory restrictions shall be removed, or those exceeding the permitted term in accordance with the provisions of Clause (a) of this article by a resolution to be issued by the Board on a case by case basis within a period not exceeding three months as of the date of notifying the landlord of the same, failing which, the Board may issue a resolution on removal of the violation at the expense of the landlord in addition to administrative expenses charged by the Authority at (25%).

Article 42 - The Board may issue special instructions to determine the procedures for regulating workshops of construction projects executed within the zoning area, in addition to determining therein the conditions, rules, provisions, forms and service charge relating thereto, provided that to take the following into consideration at drafting these instructions :

- a - To procure a drilling permit, remove the debris and provide the financial deposit required under the provisions of Article (45) of this Regulation for compliance with execution of the conditions of the permit.
- b - To abstain from storing building materials on any street or digging a hole or ditch therein, or using the road or the pavement to execute a construction project unless a permit for the same has been issued thereto by the licensing body.
- c - To issue the permit containing the conditions to be observed for collecting and stacking building materials or digging a holes or ditches indicating the area required

to be occupied and the term of the permitted work, as well as the requirements of public safety of the citizens, including posting the necessary signs and boards in workshops.

- d - To suspend any person from work in case of violating the conditions of the permitted granted thereto or commencing the work without procuring a permit until remedying the situation thereof along with confiscating the deposit.
- e - To observe the working hours in construction projects as decided by the licensing body, and taking necessary measures and actions for limiting the emission of dust and gases and soundly collecting waste and debris.
- f - To suspend the work and notify the Authority immediately upon causing damages to the utility lines, buildings, streets or the environment surrounding the construction project thereof, subject to legal liability.

Article 43 -

- a - The Board may stipulate the provisions of water savors in suitable sizes and specifications in the buildings for all categories of use as per the requirements of the national building codes.
- b - If the building could not be connected with the public sewer system of the city, a collection hole may be dug to serve the building, provided that to be within the boundaries of the project land and to be completely solid from all sides and flooring thereof.
- c - The licensing body may decide on the necessity of providing certain construction projects of special uses with a purification plant for the project in accordance with the Regulation on Protection of Environment applicable in the Zone and the instructions issued by the Board for this purpose.

- Article 44 -** The landlord, the engineer or the contractor shall, before carrying out the works of constructional vaults casting or construction of foundations at various levels, apply with the licensing body to procure a casting permit which shall issue the decision thereof on the application within two working days as of the date of submittal thereof provided that the building has already been licensed.

Article 45 -

- a - The Authority shall collect a deposit at (10%) of the total licensing fees for compliance of construction with the license issued to the landlord and for ensuring compliance with the obligations set forth in Clause (b) of this article, provided that the amount of the deposit shall not be less than (500) Dinars nor exceeding (10000) Dinars.
- b - The amount of the deposits set out in Clause (a) of this article shall cover the obligation of the landlord with the following :
 - 1 - Transport of debris resulting from the building to the designated locations for the same.
 - 2 - Mounting the required construction signs at the workshops.
 - 3 - Not to use the pavements and streets, dig holes and ditches, and destroy the street opposite to the project but under a permit issued by the licensing body.
 - 4 - Comply with the casting permits for every level in the building.
 - 5 - Comply with the requirements of regulating workshops.
 - 6 - Any other obligations in accordance with the provisions of this Regulation.
- c - If the landlord violated any of the obligations set forth in Clause (b) of this article, the licensing body shall decide the amount to be deducted from the principal amount of

deposits under instructions to be issued by the Board for this purpose, in addition to taking any other action as the Authority may deem appropriate in this respect.

Article 46 - The landlord shall appoint an engineer to supervise the construction process in accordance with the provisions of the relevant legislation in effect in the Zone. The engineer, the landlord and the contractor shall comply with the provisions of this Regulation and the instructions issued hereunder, subject to liability.

Article 47 - The Authority may draw up necessary arrangements and sign memoranda of understanding with the relevant parties, namely the Jordanian Engineers Association, the Jordanian Construction Contractors Association, the Civil Defense, and any other body concerned with provision of infrastructure and services in the Zone with a view to facilitate the implementation of the provisions of this Regulation and the instructions and decisions of the Board issued hereunder.

Article 48 -

- a - The landlord, the engineer and the contractor shall comply with the Jordanian national building codes and the annexes and amendment thereto, and any addition thereto, at commencing any construction works in the Zone.
- b - The Board shall issue instruction indicating the method of application of the national building codes according to the specific nature of the Zone.

Article 49 - The competent court shall consider any violation of the provisions of this Regulation and the perpetrator thereof shall be subject to the penalties provided for in the law, the Zoning Law, or the Jordanian National Building Law.

Article 50 - The Board shall issue a guidebook called (Guidebook of Construction in the Zone) for the purposes of clarifying the regulating plans of the zoning area at various levels thereof and the provisions on construction therein. Such a guidebook may contain the instructions issued under this Regulation, the categories of use of lands, specification of the zoning division boundaries, the approved regulating plans the detailed zoning areas, the detailed provisions on construction therein, the hierarchy of roads and categories thereof, and procedures of construction licensing and monitoring, and general guidelines of design indicating the regulatory requirements and the suggested engineering and architectural patterns in the Zoning Area in general, and the detailed zoning areas in particular, which guidebook shall be revised and updated whenever necessary.

Article 51 -

- a - The Board shall issue the instructions necessary for implementing the provisions of this Regulation, including the following :
 - 1 - The procedures for objection to the decisions of the regulatory or licensing body and formation of committees for such objections.
 - 2 - Assessment and estimation of the prices of lands, subject to the Regulation on Sale and Lease of Lands in Aqaba Special Economic Zone in effect.
 - 3 - Detailed available uses within the categories of land uses specified under the general plan for land uses.

- 4 - Determining the technical, engineering and other regulatory requirements for car parking lots.
 - 5 - Determining the provisions on design to be observed to take into consideration persons with special needs.
 - 6 - The provisions on construction of any construction project of special nature such as worker accommodation, student hostel, investment villas, tourist spas or the like.
 - 7 - The specifications and requirements to be observed in skylights, cesspools, potable water saviors, service sewerage, and means of collection of waste, their transportations and places of loading and unloading of building materials and the like.
- b - The instructions and general regulatory decisions issued pursuant to this Regulation shall be published in the Official Gazette.

02/12/2003

Abdullah II Ibn Al Hussein

Minister of Political Development
and Parliamentary Affairs
Mohammed Daoudieh
Minister of Interior
Eng. Samir Al Habashneh

Deputy Prime Minister and
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Minister of Justice and Minister of
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