

Community Compliance Regulations – Violations in Residential Communities of Special Development Zones

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Table of Contents

1. Introduction & Purpose.....	3
2. Scope.....	3
3. Definitions/ Acronyms.....	3
4. Overcrowding in Residential Units.....	4
5. Bachelors in Villas.....	5
6. Un-Authorized Commerical activities in Residential Apartments & Villas.....	6
7. Improper Usage of Balconies and Windows and Installation of Satellite Dishes	7



REGULATION OC-1.0

1.0 INTRODUCTION & PURPOSE

Trakhees' CED Community Compliance, as authorized for representing Trakhees, monitors residential units within jurisdiction and their role is to ensure that applicable Regulations are set and followed, and adhered by the community.

Accordingly, the below listed community activities are deemed as unauthorized acts and are violations of Trakhees Community Compliance Regulations.

- Overcrowding in Residential units,
- Bachelors in Villas,
- Un-authorized Commercial activities in Residential units
- Improper uses of balconies

The nature of such violations results in a breach where amenities and infrastructure are adversely affected.

Therefore, the CED Community Compliance's role, to carry out inspections and based on the findings an appropriate action is taken against owner to rectify and eliminate the same.

2.0 Scope

These regulations are applicable to all residential communities developed under Special Development Zones (SDZ) within PCFC - Trakhees' jurisdiction.

3.0 Definitions / Acronyms:

PCFC	:	Ports, Customs & Free Zone Authority
Trakhees	:	Department of Planning & Development
CED	:	Civil Engineering Department
CC	:	Community Compliance
SDZ	:	Special Development Zones



4.0 Overcrowding in Residential units

Overcrowding in residential units is a serious potential hazard towards safety, impacting amenities and infrastructure, including hazards relating to fire safety, as it is a major factor in the transmission of diseases with epidemic potential

CED Community Compliance is strictly regulating the number of occupants in a residential unit, where the allowed maximum occupancy limit for the apartments is two hundred square feet (200 Sq. ft.) for each person.

CED Community Compliance inspectors shall conduct inspections to assess the occupancy level, as per Community Compliance procedure, in residential communities by controlling and maintaining safety standards, and accordingly issue warnings, and impose financial penalties to violators.





5.0 Bachelors in Villas

All Villas in Residential Community Zones under SDZ jurisdiction are strictly intended for **Single Family Occupation only**. Thereby, Bachelors occupying in Residential villas is prohibited, and considered a serious violation against Community compliance requirements in the SDZ jurisdiction.

CED Community Compliance inspectors shall conduct inspections to ensure regulatory compliance in concerned community properties, and accordingly shall impose financial penalties, to violators.





6.0 Un-Authorized commercial activities in Residential Apartments & Villas

Un-authorized commercial activities, (i.e. activities for any purposes other than residential) operating from residential units are considered serious violation, compromising community health and safety within the SDZ jurisdictions.

Accordingly, Trakhees cautions against, and strictly regulates the usage of **apartments /villas for residential purpose only.**

CED Community Compliance inspectors shall conduct inspections to ensure regulatory compliance in concerned community properties, and accordingly shall impose financial penalties, to violators.

Some examples of illegal activities identified (but not limited to) below:

- 6.1 Kitchen activities
- 6.2 Operating as Massage centers
- 6.3 Functioning as Stores
- 6.4 Operating as an Office
- 6.5 Other activities





7.0 Improper Usage of Balconies and Windows and Installation of Satellite Dishes

Improper/misuse of balconies is considered a serious violation against community compliance requirements in the SDZ jurisdiction, as such practices disfigures the building's intended aesthetic looks, including distorting the image of the planned neighbourhood, area or city.

Accordingly, Trakhees CED Community Compliance cautions against, and strictly regulates the below:

- 7.1 Misuse of balconies, especially against hanging and drying of Laundry,
- 7.2 Installation of dishes,
- 7.3 Storing of Materials, or any other misuses to the purpose of a balcony.

CED Community Compliance inspectors shall conduct inspections to ensure regulatory compliance in concerned community properties, and accordingly shall impose financial penalties, to violators.

