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**Legislative Decree No. (32) of 2022 amending Some Provisions of Legislative Decrees regarding the Regulation of Buildings, Urban Planning and Division of Lands Intended for Construction and Development**

We Hamad bin Isa Al Khalifa King of the Kingdom of Bahrain.

Having reviewed the Constitution, particularly Article (38) thereof;

Law for the Organization of Buildings, promulgated by Legislative Decree No. (13) of 1977, as amended;

Legislative Decree No. (2) of 1994 regarding the Urban Planning, as amended;

And Legislative Decree No. (3) of 1994 regarding the Division of Lands Intended for Construction and Development, as amended by Law No. (6) of 2005;

Upon the submission of the Prime Minister;

And after the approval of the Council of Ministers,

**Hereby Decree the following Law:**

**Article One**

The text of Article (20) of the Buildings Organization Law promulgated by Legislative Decree No. (13) of 1977, shall be replaced with the following text:

"a - The Council of Ministers shall issue the decisions including the regulatory requirements for the urban development in various regions of the Kingdom based on the submission of the Minister, who shall be appointment by a Decree referred to in this Article by the word "The Minister”.

b- The Minister shall issue decisions to approve the detailed maps of urban development areas subject to the regulatory requirements for construction in the Kingdom issued by the Council of Ministers.

c- The Minister shall issue decisions to identify the distinctive urban features of the historical, archaeological, religious or special nature, and shall be entitled to specify the regulatory requirements for construction in the lands adjacent to these distinctive urban features.

d- The Minister shall issue the regulatory requirements applicable to housing projects established by the Ministry concerned with housing affairs”.

**Article Two**

The text of Article (1) of Legislative Decree No. (2) of 1994 regarding Urban Planning shall be replaced with the following:

"The provisions of this law shall apply in terms of urban planning in various regions of the Kingdom of Bahrain.

The Ministry and the Minister, whose appointment is specified in a decree, shall be responsible for implementing the provisions of this Law, including formulating the general policy for regulating and directing the urban development, preparing plans and programs for urban development on the national level, and verifying the implementation of these plans in accordance with this Law. They are referred to in this law as the “Ministry” and the “Minister”.

**Article Three**

The text of Article (1) of the Legislative Decree No. (3) of 1994 regarding the Division of Lands Intended for Construction and Development shall be replaced with the following text:

“In applying the provisions of this Law, the following words and expressions shall have the meanings assigned to them below, unless the context requires otherwise:

**Ministry:** The Ministry designated by a decree.

**Minister:** The Minister designated by decree.

**Division:** Each division of a land plot within the areas stipulated in Article (2) of this Law into two or more plots for the purpose of development or improvement”.

**Article Four**

The word "Ministry" shall replace the phrase "Ministry concerned with Municipalities Affairs", and the word "Minister" shall replace the phrase "Minister concerned with Municipalities Affairs", wherever they appear in the texts of Legislative Decree No. (2) of 1994 regarding the Urban Planning.

The phrase "relevant directorate" shall also replaces the phrase "Natural Planning Department" mentioned in Article (2) of the same Legislative Decree.

**Article Five**

The word "Ministry" shall replace the phrase "Ministry concerned with Municipalities Affairs" wherever it appears in the texts of Legislative Decree No. (3) of 1994 regarding the Division of Lands Intended for Construction and Development.

The word "The Minister" shall also replace the phrase "The Minister concerned with Municipalities Affairs", and the word "For the Minister" shall replace the phrase "For the Minister concerned with Municipalities Affairs", wherever they appear in the texts of the Legislative Decree.

**Article Six**

The Prime Minister and the ministers - each within his jurisdiction - shall implement the provisions of this Law, and it shall come into force from the day following the date of its publication in the Official Gazette.

**King of the Kingdom of Bahrain**

**Hamad bin Isa Al Khalifa**

**Prime Minister**

**Salman bin Hamad Al Khalifa**

Issued in Riffa Palace:

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