

Conditions and regulations to assign tourism land

First: General conditions to assign tourism plots:

- Advertise the plots assigned for the general tourism investment in a public competition through various media.
- The tourism land shall be assigned based on the usufruct contract system.
- Anyone purchasing the competition documents may apply for maximum of three plots from the one on offer. The competition documents can be purchased on payment of Omani Rial one hundred (non refundable). The documents include:
 - Copy of the usufruct agreement
 - The application form
 - Site cadastral map
 - Topographical drawings (if available)
 - Aerial photographs (if available)
- Applications are to be submitted in sealed envelopes addressed to H. E. President of the Committee to Assign Tourism Plots. The applications should be submitted to the Directorate General for Planning, Follow Up & Information during the term defined for submission. The envelopes shall be opened by a special committee.
- The results of the applications shall be presented to the Committee for Assigning Tourism Plots for comparison and selection in accordance with the requirements stipulated in article four herein.
- Observe the information listed on the application form and the submitted project elements.
- Land assignment is personal and may not be assigned to any other party without the ministry approval.
- Observe the conditions to classify tourism facilities.

Second: Documents required along with the application:

- Complete the application form
- Enclose the following documents:
 1. Project initial concept, detailing the project elements and description of such elements. This concept shall be binding on the investor if selected and a tourism plot assigned for development.

The elements required to be detailed:

- Type of project
- The area used from the plot
- Total built up area
- Tourism facilities and utilities
- Estimated investment cost
- The consultant who prepared the initial concept

2. The timeframe for implementation divided into two parts:

- The timeframe required to prepare the initial and final plans
- The timeframe required to implement the project

3. List of the investor's technical expertise and financial ability including:

- Previous experience in tourism (hotels tourism, etc.)
- Previous experience in other investments
- Establishing the applicant's financial ability

4. Official documents:

- Commercial registration for companies/establishments
- Copy of the passport or ID for individuals

Third: Procedures to assign the plots for the successful applicants:

1. The concerned committee shall consider and compare the applications, and select the best three concepts for each location. The applicants shall be notified within one month from the closing date of the competition. The best offer shall be notified of the initial approval provided that the documents required are submitted within six months, extendable for a maximum period of three months with good reason. The successful applicant shall lose the right for the land if the required documents are not submitted during the determined/extended term, and the next investor shall be selected. The documents are:

- Prepare the project's initial drawings and plans
- Environmental approval on the project

- Approval from the Directorate of Civil Defence, and the Directorate of Operations, Royal Oman Police.
2. Successful investor shall be awarded the final approval to establish the project, and complete the arrangement to sign the usufruct contract, provided that the investor undertakes to submit the following documents, during a term to be determined according to the project type, provided it does not exceed nine months:
 - The project's final plans
 - Building permit
 3. In case of not submitting the required documents during the specified period, the final approval shall be revoked, and the plot taken back and automatically awarded to the following investor. The same procedure shall apply in case of not implementing the project within one year from entering into the usufruct contract.
 4. In the event the first investor was not able to implement the project the ministry shall have the right to use the winning concepts to be implemented by the following investor.

Four: Application evaluation factors:

- The applications for tourism lands shall be evaluated in accordance with several factors, including:
 - The initial concept
 - Technical expertise and financial ability
 - The timeframe to implement the project
 - The main initiative to invest in the location
 - The project's socioeconomic return
 - The project's idea and creativity
- The ministry is not obliged to explain the reasons for not accepting the offers.