



Mechanism for Supplying Real Estate Developers with Drinking Water and Sanitation Services

**This translation is provided
for guidance. The governing
text is the Arabic text.**

Kingdom of Saudi Arabia

MINISTRY of WATER&ELECTRICITY

(276)

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First: Objective:

Controls and standards putting to organizing and facilitating of the mechanism for supplying real estate developers with drinking water and sanitation services through clarifying the technical conditions and all other requirements that determine and clarify developer obligations to water and sanitation services according to the Law of Treated Sewage Water and Reuse Thereof and its executive regulations and the council of minister resolutions in this regard. The mechanism is an explanation of all controls and conditions, according to actions contained in the handbook to owners of certified private plans No.(1-480) dated (29-5-1432H), In the event of a conflict with this handbook, the text of mechanism shall prevail.

Second: Definitions:

#	Term	Definition
1	ministry	the Ministry of Water and Electricity or its representatives from water departments or directorates or the National Water Company.
2	The open plan	It is a plan that its streets connect with the highways, and ended with independent units, each one of them is for a different owner. the ministry assumes works of operation and maintenance in it, for all facilities and assets of services of sanitation.
3	The closed plan	It is a plan that its streets do not connect with highways, and ended with a large or small complex, it has one owner or group of owners represented by one person of legal entity, (developer-owner) assumes works of operation and maintenance for all facilities and assets of services of sanitation.
4	Large complex	It means residential, industrial, commercial or common complex, military cities, universities, or any facilities that lead to general or private activities, whether it is public or private and its daily water consumption is more than 500 m3.
5	Small complex	It means residential, industrial, commercial or common complex, military cities, universities, or any facilities that lead to general or private activities, whether it is public or private and its daily water consumption is less than 500 m3.
6	greywater	It is the output of used water except for toilet water (black water), kitchen water. It is specifically Laundromats water, shower water, laundry water, ablution water in mosques, thus It is a little polluted water and can reuse it in water

		storages or irrigation, after treating it with inexpensive simple method.
7	Greywater recycling	It is reusing greywater in flush tanks or irrigation for the trees and green landscaping at the same site after treatment, instead of discharge to the sanitation network.
8	cumulative graywater system	separating gray water in all buildings and facilities of the plan and collecting it outside with a separate network, it is processed in a common processing unit and used in the site, whether inside and outside the buildings.
9	Individual system for greywater	Gray water separating in large buildings, treatment, reuse at the building level, according to the nature and type of each building and the number of toilets in it.
10	sludge	It is residual material resulting from the treatment of water sanitation.
11	Urban range	It is a policy to guide and restraint urban development by putting appropriate boundaries for the settlement of urban activities and accommodating urban growth over a specific period of time and public services providing and facilities to achieve the highest level of economic efficiency of the available resources to reach the optimum size for towns and villages according to the guidance of the urban strategy.

Third: Decisions of the council of ministers, systems, regulations that subjected by supplying real estate developers with services drinking water and sanitation:

- Decision of council of ministers NO. (125) date (25-4-1422H)
- Decision of council of ministers NO. (198) date (1-8-1426H)
- Decision of council of ministers NO. (228) date (29-8-1426H)
- Decision of council of ministers NO. (157) date (11-5-1428H)
- Decision of council of ministers NO. (194) date (3-6-1431H)
- Implementing regulation is for urban range rules for cities and villages of kingdom until 1450H.
- Implementing regulation is for system of treatment sanitation water and reuse it is published by ministerial resolution NO. (2-204) date (13-3-1427H)

Fourth: drink water reaching to developers plans, that subject two possibilities are:

First: inside of the first stage from urban range, in this case, the developer shall take the following steps:

- 1- The developer submitting the included land plans on elementary design for water network considering the uses of plots of land and other facilities.
- 2- Specialized authority in ministry doing a review of water network plans and return it to the developer to prepare it in final form, increasing with the version from conditions technical specifications to implement the network.
- 3- Certified specialist consultant in specialized authority in ministry is supervised on implement the water network inside plan and working under its supervision, the developer taking all financial costs for supervision.
- 4- Specialized authority in ministry is doing receiving and operating the network and it will be first-year under developer guarantee, accounting users from this the network according to the following in customer services system.

second: outside of the first stage from urban range, in this case, the developer shall take the following steps:

- 1- The developer submitting the included land plans on elementary design for water network considering the uses of plots of land and other facilities.
- 2- Specialized authority in ministry doing a review of water network plans and return it to the developer to prepare it in final form, increasing with the version from conditions technical specifications to implement the network.
- 3- Specialized authority in ministry is doing the design of the conveyor line and what the necessary from tanks and pumping stations to implement on account of the developer and under the supervision of the ministry.

4-Certified specialist consultant in specialized authority in ministry is supervised on implement the water network inside plan and working under its supervision, the developer taking all financial costs for supervision.

5-Specialized authority in ministry is doing the receiving and operating the network and it will be first-year under developer guarantee, accounting users from this the network according to the following in customer services system.

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Fifth: service of sanitation reaching to developers plans, that taking the following steps:

1-the developer submits with request a service receipt of sanitation, with an annexed certified plan from concerned authority (secretariat-municipality).

2-The ministry doing study the request according to site conditions , natural and state of the plan, and according to systems and instructions, then determining commitments of the developer a statement of facilities and assets of sanitation services that required to implemented and operated it by the developer including (network- treatment station), and what the followed from treated water reused system in the site, sludge treatment system, safe disposal of it, group system to separate and compile the greywater that resulted from all plan buildings and facilities, treat and reuse in site, if they found according to the states of detail obligation set out in part six from this mechanism.

3-The ministry reporting the developer all his obligations toward facilities and assets of sanitation, increasing with the version from all conditions, specifications, technical conditionality to design and implement facilities and assets of sanitation services that he obligated.

5-The developer submits site plans including elementary design for all facilities and assets of sanitation services that he obligated.

6- Specialized authority in ministry is reviewing these plans and return it to the developer to prepare it in the final form.

7-The developer submits final site plans including the final design facilities and assets of sanitation services for approval for implementation, issuing licenses to create required facilities and assets by the specialized authority in ministry.

8-Certified specialist consultant in Specialized authority in ministry is supervised on implement all facilities and assets of sanitation services and working under its supervision, the developer taking all financial costs for supervision.

Sixth: General controls to reaching sanitation service for developer plans:

a- according to mentioned in Decisions, systems, regulations that mentioned before, the developer obligated to implement facilities and assets of sanitation services, according to the following:

First: inside of the first stage from urban range

1-If it was a closed plan that leads to a large complex or leading to a small complex, and there no working sanitation network or under implement or gear pump that can be connected plan on it:

-The developer is obligated to implement a private sanitation network.

-The developer is obligated to implement a triple treatment station, and work as possible to reuse all treated water triple in the site.

-If a closed plan that leads to a large complex, the developer or the owner obligated to implement two networks to recycling Greywater with an individual system in large buildings according to natural and type for each building and number of toilets in.

-The developer and owner are taking the mission of operating and maintaining of Sanitation facilities in the complex.

2-If it was an open plan and there no working sanitation network or under implement or gear pump that can be connected plan on it:

-The developer is not obligated to implement a private sanitation network

-The developer is not obligated to implement a treatment station

-the developer or the owner is obligated to implement two networks to recycling Greywater with an individual system in large buildings according to natural and type for each building and number of toilets in.

3-If it was a closed plan that leads to a large complex, and there working sanitation network or under implement or gear pump that can be connected plan on it:

-Looking to the obligation for any facilities and assets sanitation according to plan state and Site Circumstances and available the possibilities, appropriateness of implementing these facilities and installations technically and environmentally, and according to the following options:

- The developer is obligated to implement a private sanitation network.
- The developer is obligated to implement a triple treatment station, and work as possible to reuse all treated water triple in the site.
- The developer or the owner is obligated to implement two networks to recycling Greywater with an individual system in large buildings according to natural and type for each building and number of toilets in.

Or

- The developer is obligated to implementing a private sanitation network, and connecting to the general sanitation network.
- The developer is obligated to implementing a network to separate and collect graywater resulted from all buildings and plan facilities and treat it with the group system and reuse it in the site.

-The developer and owner are taking the mission of operating and maintaining of Sanitation facilities in the complex.

4-If it was a closed plan that leads to a small complex, and there working sanitation network or under implement or gear pump that can be connected plan on it:

- The developer is obligated to implementing a private sanitation network, and connecting to the general sanitation network.
- The developer is not obligated to implement a treatment station.
- The developer is obligated to implementing a network to separate and collect graywater resulted from all buildings and plan facilities and treat it with the group .system and reuse it in the site
- The developer and owner are taking the mission of operating and maintaining of Sanitation facilities in the complex.

5-If it was an open plan, and there working sanitation network or under implement or gear pump that can be connected plan on it:

- The developer is obligated to implementing a private sanitation network.
- The developer is not obligated to implement a treatment station.
- the developer or the owner is obligated to implement two networks to recycling Greywater with an individual system in large buildings according to natural and type for each building and number of toilets in.
- The developer and owner are taking the mission of operating and maintaining of Sanitation facilities in the complex.

Specialized authority in ministry is taking the mission operating and maintaining
- facilities and assets of sanitation.

Second: outside of the first stage from the urban range

1-If it was a closed plan that leading to a large complex or leading to a small complex, and there no working sanitation network that can be connected plan on it, in each case:

- The developer is obligated to implementing a private sanitation network.
- The developer is obligated to implement a triple treatment station, and work as possible to reuse all treated water triple in the site.
- If it was a closed plan that leads to a large complex, the developer or the owner obligated to implement two networks to recycling greywater with an individual system in large buildings according to natural and type for each building and number of toilets in.

-The developer and owner are taking the mission of operating and maintaining of Sanitation facilities in the complex.

2-If it was an open plan, and there no working sanitation network that can be connected plan on it:

-The developer is obligated to implementing a private sanitation network.

-The developer is obligated to implement treatment station.

-the developer or the owner obligated to implement two networks to recycling , greywater with an individual system in large buildings according to natural and type for each building and number of toilet in.

-Specialized authority in ministry is taking the mission operating and maintaining facilities and assets sanitation.

3-If it was a closed plan that leads to a large complex, and there working sanitation network that can be connected plan on it:

-looking to the obligation for any facilities and assets of sanitation according to plan state, Site Circumstances, Available Possibilities, appropriateness of implementing these facilities and assets technically and environmentally, and according to the following options:

- The developer is obligated to implementing a private sanitation network.
- The developer is obligated to implement a triple treatment station, and work as possible to reuse all treated water triple in the site.
- The developer or the owner is obligated to implement two networks to recycling greywater with an individual system in large buildings according to natural and type for each building and number of toilets in.

Or

- The developer is obligated to implementing a private sanitation network and connecting to the general sanitation network.
- The developer is obligated to implementing a network to separate and collect graywater resulted from all buildings and plan facilities and treat it with the group system and reuse it in the site.

-The developer and owner are taking the mission of operating and maintaining of Sanitation facilities in the complex.

4-If it was a closed plan that leads to a small complex, and there working sanitation network that can be connected plan on it:

-The developer is obligated to implementing a private sanitation network and connecting to the general sanitation network.

-The developer is not obligated to implement a treatment station.

-The developer is obligated to implementing a network to separate and collect graywater resulted from all buildings and plan facilities and treat it with the group system and reuse it in the site.

-The developer and owner are taking the mission of operating and maintaining of Sanitation facilities in the complex.

5-If it was an open plan, and there working sanitation network that can be connected plan on it:

-The developer is obligated to implementing a private sewage network.

-The developer is not obligated to implement a treatment station.

-The developer or the owner is obligated to implement two networks to recycling Greywater with an individual system in large buildings according to natural and type for each building and number of toilets in.

-Specialized authority in ministry is taking the mission operating and maintaining facilities and assets sanitation.

b- It is excluded from the obligation with implement sanitation facilities and assets, small properties that have been sized (10,000) Square meters or less according to ministerial resolution No. (10-197) date (4-3-1432H).

c- In some cases of obligation to implementation of the sanitation network and treatment station in the plan, With the possibility of connecting that plan to the public sanitation network, In some cases for specialized authority in ministry, Allow connecting that plan to the public sanitation network dispensing to create of a treatment station to implementing a network to separate and collect graywater resulted from all buildings and plan facilities and treat it with the group system and reuse it in the site. And that will happen after study the appropriateness of implementing these facilities and assets technically and environmentally than none, according to state of the plan, site circumstances, the village of the population, available possibilities.

d- In all cases of the plan, it is obligatory to implement two networks to recycling Greywater with the individual system in large buildings according to natural and type for each building and number of the toilet in, the obligation is not in the land planning stage, it will come when issuing painting and license building for those buildings and facilities by specialized authorities (Secretariats - municipalities).

e- It can in some cases and when the developer desires to take mission by specialized authorities in ministry to implement facilities and assets of sanitation services which the developer is obligated inside plans, the developer takes the mission all financial costs consequences for the implementation of those facilities and assets.

f- In the case of the plan, that leading to a closed complex, the developer or owner takes mission of operate and maintain of Sanitation facilities in the complex. According to article (three) from the sanitation system treated and reused, issued by royal decree NO.(6-M) on the date of(13/2/1421H), for other the case if it was a plan that leading to an open complex, specialized authority in ministry take mission of operate and maintain of Sanitation facilities according to decision of the council of ministers NO.(198) on date of (1-8-1426H).

Seventh: General Guidance:

1- According to the distinguished decision of the Council of Ministers NO(125)on date of (25-4-1422 H), the ministry is the authority entrusted with overseeing the water sector and its facilities, its management, control and, organization, It replaces all the previous authority of the Ministry with all its related to water and sanitation matters thus, what comes out of it from the organizations or mechanisms related to securing drinking water or sanitation water disposal, It should be subject to all users without exception.

2- The ministry is the authority that organizes, manages, and monitors water resources and their uses consequently, it determines and licenses the use of all water resources in the Kingdom, so the ministry will study each request for water use separately according to site circumstances, Availability of available water resources, availability of the possibility, the ministry must provide water resources.

3- The developer or any company has no right to approve a water consumption tariff other than the legally approved tariff.

house deliveries(water- sanitation) postpone the implementation it for special plans until the construction of the houses, except for the plots of lands that were built on it during the implementation of the network and during the maintenance period, with the developer or owner is obligated, when implementing the network, to install the necessary parts to connect the home deliveries(water- sanitation) in front of every plot of land provided that the Ministry implementation house deliveries to homes after construction, the owner of the plot pays the costs to the Ministry of Water and Electricity. -o

