

His Royal Highness  
**Salman bin Hamad Al-Khalifa**  
Crown Prince, Deputy Supreme Commander  
and First Deputy Prime Minister



His Royal Highness  
**Khalifa bin Salman Al-Khalifa**  
Prime Minister



His Majesty  
**King Hamad bin Isa Al-Khalifa**  
King of Bahrain



His Highness  
**Shaikh Isa bin Salman Al-Khalifa**  
The Late Amir of Bahrain



The housing portfolio was and still is one of the Kingdom of Bahrain government's top priorities, which received special attention, in its relentless quest to provide suitable housing for Bahraini families. This governmental attention is not fortuitous or coincidental, but was rather the outcome of the government's embodiment of a vision launched in the sixties that resulted in the inauguration of Isa Town, the first housing city model in the region and what followed subsequently, which led to the immediate need to establish a ministry concerned with housing services in 1975.

Since government housing services are available to all Bahraini families that meet the eligibility criteria, there was high demand for these services, which reached its peak, with a waiting list exceeding 50 thousand applications. Therefore, it was necessary to search for innovative solutions and practical alternatives to accelerate the pace of services delivery to meet the housing needs of citizens, thus relieving pressure on the waiting list.

To achieve that vision, “**Mazaya**” evolved as a unique scheme based on the government's partnership with the private sector. Due to the importance of this scheme, the government was keen on making this innovative service an essential part of the social services aspect of its work programme for the years 2015 – 2018 that referred to the obligation to “continue to implement the scheme to assist eligible citizens on the waiting list to receive financing from one of the authorised banks to purchase a housing unit from the private sector projects” taking into account that all terms and conditions are applied to benefit from this housing service will apply in its entirety to this scheme. Nevertheless, what distinguishes this scheme is that the government has taken upon itself to foot the difference between the 25% of the citizen's monthly income and original monthly installment imposed on the benefitting Bahraini citizen by the financier.

Subsequently, it became clear that “Mazaya” was launched to achieve two objectives: the first is to contribute to accelerating the pace of delivery of government housing services to meet the housing needs of citizens, and the second; to expand the opportunities for citizens to select their choice of housing services that meets their needs. Therefore, we take this opportunity to invite eligible Bahraini citizens to benefit from this scheme.

**Khalid bin Abdulla Al Khalifa**



# VISION

“ensure a superior quality of life with a sustainable and attractive living environment for Bahrain residents through facilitating access to adequate and decent housing, in particular for those citizens with limited income and provide an opportunity for each of the families to create a real home to raise a family in a safe and secure environment to form part of a supportive and integrated neighborhood.”

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The “**Mazaya**” scheme is considered a realistic interpretation of the Ministry of Housing’s efforts to achieve sustainability for the social housing portfolio in the Kingdom of Bahrain. This scheme is the result of a public and private sector partnership that represents one of the Ministry of Housing’s strategy’s major themes it had embarked on implementing since 2012.

The Cabinet of Ministers’ decision to adopt the “**Mazaya**” scheme as one of the Ministry of Housing’s key services has accomplished a quantum leap towards sustainability, especially since the scheme was able to achieve remarkable success during its pilot phase, in terms of the high turnout of citizens who chose to benefit from it. This was evident in light of its unconventional financing options and solutions that allows citizens rapid access to adequate housing and assists them to choose a housing unit, which best suits their needs from the private sector. During its trial term, the scheme has achieved a satisfaction rate that exceeded 94% in terms of the applicants’ ability to obtain their housing units within the same year of application.

The opportunity to enroll in the “**Mazaya**” scheme remains open to all citizens who meet the eligibility criteria. “**Mazaya**” reaches out to citizens to take advantage of the numerous benefits that it offers; receiving suitable financing, choosing the housing unit’s type and location that fit the citizen’s needs, owning the housing unit in record time and avoiding the waiting lists.

**Eng. Bassem bin Yaqoub Al Hamar**





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# Introduction

## We Embody Our Aspirations:

The Ministry of Housing strives to meet the needs of citizens through providing housing services and schemes, and creative solutions that adopt drawing and implementing a sustainable housing methodology in the most professional and competent manner, to provide adequate housing for limited income Bahraini citizens, reflecting the wise leadership's intentions that aim to create an environment of stability and tranquility for Bahraini families.

The social housing scheme "Mazaya" is considered one of the leading initiatives that was launched by the ministry in October 2013, following a successive stage of trials, in cooperation with the private sector, to provide suitable housing for citizens. Mazaya witnessed a remarkable turnout from banks and real estate development companies. Furthermore, it saw a significant turnout from citizens; existing housing applicants, who many of them were qualified to benefit from Mazaya. This prompted the government to develop the scheme and approve it in September 2015 as a key housing service where citizens can apply to receive financing from any of the participating banks in the scheme to buy and own a suitable housing unit.

Through this guide, the Ministry of Housing is very keen to define the objectives of Mazaya and the role of the contributing parties from both government and private sector, in addition to its mechanism of action that would ensure providing rapid delivery and quality service presented to citizens at all levels.

## "Mazaya" in Brief

The Social Housing Scheme, "Mazaya", is a housing service represented in the ministry's support offered to the beneficiary to obtain financing from the participating bank for the purpose of purchasing a housing unit, whereby the beneficiary pays back in installments what represents 25% of his/her monthly income, while the government, through the ministry, is committed to provide its financial support that should cover the remaining of the monthly installments at the financing bank.

Benefiting from "Mazaya" is open to all existing housing applicants of any type of housing services or to any citizen, who fulfills the scheme's eligibility conditions.



# Objectives

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## Our Objectives in “Mazaya”

“Mazaya” contributes directly to the expansion of housing options offered to citizens in a way that serves the housing file as well as strengthening the principle of partnership between the public and private sectors, which reflects positively in the abundance of housing services and volume of its beneficiaries, in addition to achieving the following objectives:

- Involving the private sector by steering its capabilities and expertise towards supporting the Housing File.
- Stimulating economic activity in the Kingdom through the recovery of the banking and real estate sectors by attracting real estate developers and strengthening the role of local banks in financing housing projects.
- Reducing the cost of housing units by increasing supply and facilitating land Plots division procedures.
- Encouraging development and creative innovations in the field of planning, design and implementation.
- Contributing to finding serious solutions to the obstacles related to overlapping non-exploited lands and non-classified sites.
- Increasing the contribution of the private sector in infrastructure works.

# Partners

## We Value our Partners

The Ministry of Housing was keen on devising a clear and feasible action mechanism through which the role of the 3 main participating parties in “Mazaya” is renewed.

The action mechanism in “Mazaya” consists of three interrelated stages whereby the 3 partners; the beneficiary, developer and financier each play a key role under the supervision of the Ministry of Housing.

The key roles of the project partners can be summarised as follows:

- Beneficiary (Applying and completing the application procedures)
- Developer (Providing Housing Unit)
- Financier (Providing Financial funding for purchasing a housing unit)

## Our Partners in “Mazaya”:

**Beneficiaries:** Existing housing applicants, who wish to benefit from “Mazaya”, and any citizen, who fulfills the scheme’s eligibility conditions in accordance with the Ministry of Housing’s existing regulations

**Developers:** Private Sector companies working in the field of real estate development that are implementing real estate projects, and are approved by the ministry

**Financiers:** Operating commercial banks in the kingdom of Bahrain that are participating in the scheme

**Eskan Bank:** The party responsible for the administrative coordination of the government support between the government and financiers.

### **Associated Government Organisations:**

Ministry of Works, Municipalities Affairs and Urban Planning

(General Directorate of Urban Planning - Roads - Sewage & Municipalities)

Central Planning Office (CPO)

Electricity and Water Authority (EWA)

# Partners

Several government organisations also make valuable contributions to the scheme. These organisations are representative of the General Directorate of Urban Planning, Central Planning Office (CPO) and different service directorates also contribute to supporting the scheme, facilitating the provision of housing sites, and linking them to the major infrastructure services, while Eskan Bank conducts administrative coordination with the financiers regarding government support.



# Beneficiaries

## Our Beneficiaries

Benefiting from “Mazaya” is open to citizens following the fulfillment of feasible conditions in an effort to provide housing services to the largest possible number of eligible citizens, who can be classified into the following two categories:

### First Category (Applicant with Existing Housing Application)

The existing housing service applicant can apply for service conversion to join the scheme provided he meets “Mazaya” eligibility conditions.

### Second category (“Mazaya” Application)

The citizen can apply directly to the scheme provided he meets “Mazaya” eligibility conditions.

## Benefiting in Steps

The Social Housing Scheme, “Mazaya” was approved within the Ministerial Decree No. 909, issued by the Ministry of Housing in October 2015, which can be summarized as follows:

- An application request or a transfer application is submitted to benefit from the scheme, with required documents attached.
- The applicant is granted a “Beneficiary Qualification Certificate” if conditions are met.
- By means of the “Beneficiary Qualification Certificate”, the applicant can apply to obtain a mortgage loan from one of the approved financiers within certain terms and conditions.
- The beneficiary selects a housing unit from one of the approved developers’ projects or others, provided that the selected unit meets the Ministry of Housing’s specifications and standards.

Application

Qualification Certificate

Housing Unit Selection

Financing Support Certificate

Mortgage Loan

# Benefit The Easy Way

## “Mazaya” Benefit Conditions

In order to be accepted in the scheme, the applicant should meet the following conditions and requirements:

### The applicant must:

1. be a Bahraini citizen.
2. be head of household (married).
3. be between the age of 21 and 35 years at the time of application and receiving the mortgage loan from the participating bank.
4. have a monthly income between BD 600 and BD 1,200 at the time of application and receiving the mortgage from the participating bank.
5. not have; the applicant or any member of his family, benefited from any housing service for the purpose of owning a housing unit from the government or any other party.
6. not own a property; the applicant or any member of his family on submitting the application. This condition includes the first 3 years prior to application and until the date of service allocation.

Note: The applicant is considered a property owner if he is benefiting from one of the Islamic banks' financing schemes, however the following existing circumstances exempt the applicant from the non-ownership condition:

- The applicant's ownership of a property that has an area of less than 100 square meters (that is uninhabitable or not fit to build on).
  - The applicant's wife's ownership of a property by inheritance.
7. have his family living as permanent residents of Bahrain.

## Housing Unit Standards

The beneficiary can select an individually existing housing unit from the open market or from the approved ministry's list of Developers, provided the housing unit meets the following conditions:

The housing unit should:

- be detached, semi-attached or attached housing unit within a residential complex or an apartment”.
- be a newly built housing unit or relatively new and habitable for at least the next 25 years as per the estimation of the ministry's technical team.
- be built in accordance with the construction regulatory requirements for the various areas in Bahrain.
- be a habitable housing unit from the date of purchase and connected to the necessary infrastructure supplies such as electricity, water and sanitation facilities.
- not exceed in its cost the program's specific value amounting to BD 90,000 unless the management approves a higher specific value for the housing unit. Furthermore, the beneficiary will be committed to taking on the responsibility to pay the difference in value between the scheme's specified value and the original individual value of the housing unit to the financing bank.

# Developers

## Developers Participation Mechanism in “Mazaya”

The ministry seeks to provide the opportunity for all developers to participate in “Mazaya” within certain feasible criteria and conditions by offering:

### Existing project “consisting of an existing housing unit or more”

Developers can enroll in Mazaya by providing housing units that conform to the housing unit’s required technical conditions and standards set by the ministry. Accordingly, the ministry will include these housing units within its list of eligible housing units.

### Proposed project “consisting of 20 housing units or more”

Developers can offer a project for the benefit of the scheme on lands that can be re-classified and re-planned to fit MOH classification that would benefit the scheme, provided that the number of housing units, after planning, should not be less than 20 units. This process should be in accordance with the approved scheme’s planning and technical standards. The developer will be prequalified according to a certified participation mechanism prior to presenting the proposed project.

## Basic Prequalification Requirements:

### ■ General information about the Developer

A brief about the developer that includes a Memorandum of Association (MoA), partners and previous projects.

### ■ About the developer’s Real Estate Projects

A report to be submitted by the developer about the previously developed estate projects during the past five years, ongoing projects and other projects in the pipeline.

### ■ Developer’s Financial Information Audited financial statements

The ministry will circulate the housing conditions and requirements for prequalification.

# Developers

## Prequalification of Developers

The prequalification aims to ensure the participation of serious financially, technically, and administratively capable developers, to complete and deliver the project within the specified time and required quality. The prequalification is limited to the developers with proposed projects only.



KINGDOM OF BAHRAIN  
Ministry of Housing

Developers Prequalification Requirements  
Social Housing Scheme “Mazaya” Projects

Ministry of Housing  
Ministry of Works, Municipalities Affairs and  
Urban planning



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# Developers

## Proposed Project Implementation Mechanism

The implementation mechanism passes through two major phases; the first phase is related to the approval of the proposed Project Plan by the ministry and other associated government organisations, while the second phase is focused on proceeding with design and implementation works according to the approved proposal.

### First Phase: Plan Approval

Serial No.	Procedure	Action
1	Provision of a general plan for the proposed project	Developer
2	Issuance of an acceptance letter for the proposal to the General Directorate of Urban Planning	Ministry of Housing
3	Issuance of a preliminary approval letter and coordination with the owner in case of any amendments in the proposal	General Directorate of Urban Planning
4	Circulation of the plan to the associated government organisations according to the initial approval letter issued by Urban Planning to the Central Planning Office (CPO)	Central Planning Office (CPO)
5	Addressing the Municipal Council for plan approval directly after receiving approval from the CPO	General Directorate of Urban Planning
6	Approving the final plan according to The General Directorate of Urban planning letter	Ministry of Housing
7	Issuance of the final Sepia of the new plan after receiving the approval letter from the Ministry of Housing	General Directorate of Urban Planning





# Developers

## Proposed Project Implementation Mechanism

### Second Phase: Implementation Phase

The developer is committed to implementing the project's construction drawings and approved specifications, in addition to assigning a certified consultant to follow-up the implementation works, while the issuance of the final individual property ownership documents for each housing unit should take place after project delivery.

Serial No.	Procedure	Action
1	Preparation of the project's final construction drawings	Developer
2	Reviewing and Approval of the project's final construction drawings	Ministry of Housing
3	Issuance of the project's construction permit	Developer & Municipalities
4	Initiation of construction works immediately after the issuance of the construction permit	Developer
5	Follow-up of the project's implementation phases	Ministry of Housing
6	Delivery of the project after completing the implementation works & connecting to all services	Developer
7	Issuance of the individual property ownership documents for each housing unit	Survey and land Registration Bureau (SLRB)
8	Sale of Housing Units take place through the coordination between ESKAN Bank, the financiers and Developers	ESKAN Bank, Financiers & Developers
9	Delivering the housing unit to the beneficiary	Developer



The developer and certified project consultant are committed to signing the necessary agreements that would guarantee the quality of the implementation works in accordance with the approved specifications of the Ministry of Housing.

# Developers

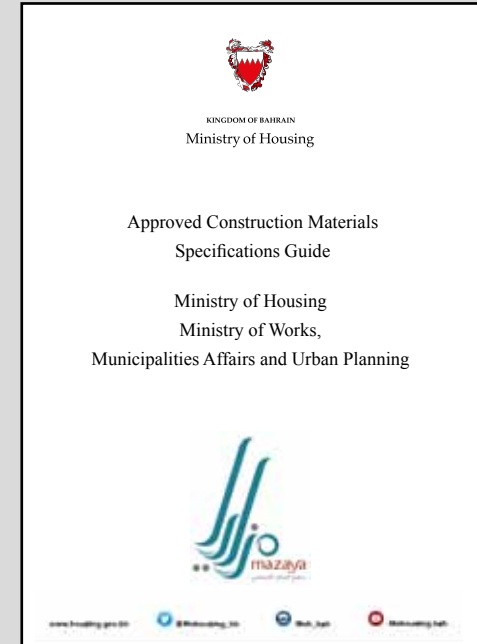
## Proposed Projects Planning and technical Requirements

Construction regulatory standards and requirements were updated for the benefit of “Mazaya”, to safeguard, mainly, the interest of the beneficiary, and to conform to urban developments in accordance with the strategies carried out by the Ministry of Housing and the General Directorate of Urban Planning.


## Proposed Property for Development Projects Planning:

- Adhering to the planning stipulations issued by the General Directorate of Urban Planning.
- Providing the prospective of supplying the property with the necessary infrastructure or developing the existing one for the project’s benefit.
- Adhering to the requirements issued by concerned government organisations.
- Coordinating with the Ministry of Housing in determining the land plot area allocated for the housing unit.
- The project consists of housing units, buildings or both according to the criteria set by the Ministry of Housing and the General Directorate of Urban Planning.
- MOH project classification will be adopted by the proposed projects once they meet the requirements of the associated government organisations.

A ministerial decree is issued by the Ministry of Housing in coordination with the Ministry of Works, Municipalities Affairs and Urban Planning setting the construction requirements for housing units that will be circulated to developers.




# Developers



KINGDOM OF BAHRAIN  
Ministry of Housing

Regulatory and Construction Stipulations

Ministry of Housing  
Ministry of Works,  
Municipalities Affairs and Urban planning



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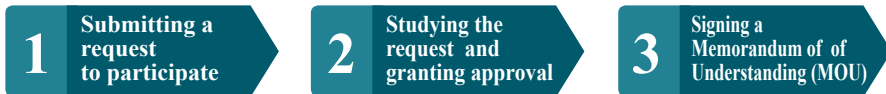
# Financiers

## Participation Mechanism in “Mazaya”

Banks and Financiers are considered one of the main parties in the scheme, whereby the financial institutions provide the beneficiaries with the finances that would ensure their ownership of a suitable housing unit in terms of space and design.

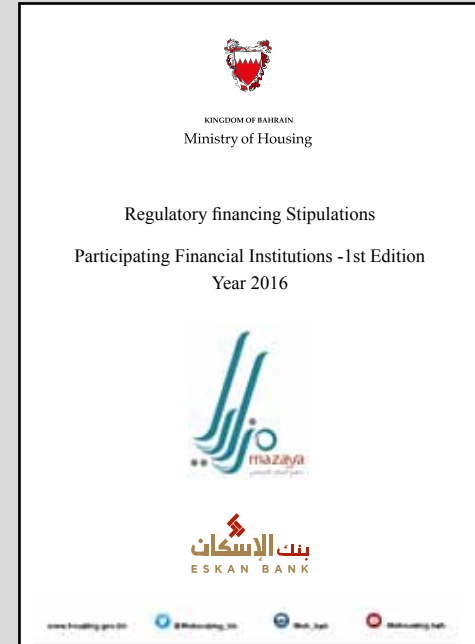
The Banks submit a request for participation in the scheme by coordinating with “Eskan Bank” and signing a Memorandum of Understanding (MoU) in order to finance the beneficiaries and citizens eligible for the service, in accordance with the terms and conditions agreed upon.

The Ministry of Housing encourages financial institutions to participate in the scheme as it has devised simplified mechanisms that show the role of the financing banks and how they can contribute to the process.



### Financial Institutions Participating in “Mazaya” Guide – 1st Edition

The Guide shows the action steps and financial support details in the scheme



# Financiers

## Financing Mechanism

The applicant can use the Prequalification Certificate to obtain a purchase of housing unit financial support through one of the participating banks in Mazaya.

The beneficiary should be committed to update his monthly income related personal data every two years to enable the government represented by the Ministry of Housing to modify the amount of financial support it provides him/her.

The financing procedures are summarised as follows:

Serial No.	Procedure	Action
1	Issuance of a “Prequalification Certificate” for the beneficiary as soon as he meets the terms of utilisation.	Ministry of Housing
2	Application to the participating bank for a financing request using the issued prequalification certificate.	Beneficiary of Financing Scheme
3	Selection of a housing unit from existing housing units or from approved under construction real estate projects in the market.	Beneficiary of Financing Scheme
4	Issuance of a “Housing Unit Certificate”.	Ministry of Housing
5	Issuance of a “Financial Support Certificate”	Ministry of Housing
6	Completing financing procedures with the financier using the above mentioned certificates.	Beneficiary of Financing Scheme
7	Addressing the financier and the Ministry of Housing to ensure the completion of the financing procedures and initiation of government support collection.	Financier
8	Updating Beneficiary’s data every two years.	Ministry of Housing
9	Modification of both amounts; bank financial support and monthly installment the beneficiary is committed to pay based on his/her monthly salary, will take place in accordance with the submitted updated data to the financing bank.	Financier

