

**The following are the details to be provided for the project:**

**First:** - The investor has to submit a general planning of the residential town illustrating the distribution of the residential units and all the required services.

**Second:- The Offer of The Residential Units:**

1- Providing technical offer that should include the architectural designs for three samples of residential units with an area of (250-300) m<sup>2</sup> to establish 15000 (Fifteen Thousand) units.

2- The construction will be with bricks considering the climatic and health condition of the area.

3-Providing commercial offer including the total price for each sample (design + construction) and mentioning the advance payment to be paid for per unit (the samples submitted should be A-( Four bed rooms) B-(Three bed rooms) C-(Two bed rooms) as well as with the consideration of the following requirements to design these houses:-

**A-Sample (A) , (B) consists of the following :-**

- 1- Reception + Hall
- 2- Kitchen + Store
- 3- Three W.C and 2 bathrooms.
- 4- Garden + Garage.

**B- Sample (C) consists of the following:-**

- 1- Reception + Hall
- 2- Kitchen + Store
- 3- 2 W.C and 2 bathrooms.
- 4- Garden + Garage.

**Third: - The infrastructure offers:**

1-Providing technical offer for the initial designs of the following infrastructure (Main roads, sub ways and entrances, main power plant and sub electrical transformers ,communication network, pure water planet ,irrigation water ,sewage water, sanitation treatment ,rain network and recycling plant).

2- Providing commercial offer including the total price for the cost of designing and building the infrastructures abovementioned.

**Fourth: - Public Services Offers:-**

1-Providing technical offer for the initial designs of the following public services:-

( The educational services includes the nurseries, kindergartens, primary, intermediate , high school, .Mosques (including main big mosque and other mosques in different areas),police station, primary health care centers and ambulance, and other public services like cultural center, communication and post office ,water and sewage ,electricity,manuciplaity Depts. ,bank, fire fighting station, open green zones ,children fun areas and public markets.

2-Providing commercial offer including the total price for the cost of the designs and constructions of the public services as mentioned above.

### **Fifth: - Offers of investment lease projects:**

1-Providing technical offer for the initial designs of the following facilities (Private schools, specialized PHCC,private hospital, welfare and sport clubs, special pools, big mall,restaurants,indoor amusement city, private party lobby, and commercial bank).

2- Providing commercial offer including the total price for the cost of the designs and constructions of the public services as mentioned above.

3-The lease will be applicable to the areas and spaces within the residential town, the contract is to be done between the investing company and the Oil company on which land the project located and according to the land deed and the real estate maps and registration. In case if the projects happen to be established on a shared land that belongs to more than one Oil Company then the contribution of each company will be equal to the percentage of its share on which the project is established

4-The investment projects will be established at the expenses of the investor who will make profit of his project for (50) years. After this period is finished, the property will be retrieved to the land owner which is one of these oil companies.

### **Sixth: - Application Conditions:**

1- The investment companies must be specialized in the construction.

2- The investment companies have to provide identical project implementation previously executed whether in the neighboring countries or other international countries, illustrating its financial efficiency and providing all the necessary documentation that proves it.

3- Mentioning the email of the company to facilitate information exchange.

### **Seventh: - Remarks:**

1- After being awarded, the investment contract will be signed between the investment company and the Housing Cooperative Association in every company that represents the employees of a company or the contract to be done directly with the associate who is in charge of the distribution of lands, the role of the oil companies however will be organizational and it will not interfere in any legal or financial obligations between the parties.

2-No advanced payment will be given to the investing company unless there is an official land handover recorded. The investment company must provide a certified check or letter of guarantee from a credible bank inside Iraq, the amount of the check or the letter must be as equal as the advance payment.

3-The investing company should take the following articles into consideration when submitting the priced offer:

A-The topographic survey of the location.

B- Soil detection tests.

C-Works of soil replacement if required.

D-Earthworks to reach the required level .

4-The following material's origin to be used in the project must be exclusively from US or Western Europe origin:-

A- The electrical, air-conditioning and communication works>

B-Installations, hygiene furniture and its attachment.

C-Doors, windows and its accessories.

D- The ceramic, marble, paintings, anti moisture, thermal insulation and anti termite materials.

E-Sewerage works, pipes and accessories.

5-The level of implementation and specifications will be under international standards.

6- After signing the contract, all investment works and phases of the project implementation will be subjected to the supervision committees from the oil companies and others of reception, measurements time table and delay penalties .In case if there is any delay or inconvenience then the project will be withdrawn.

7-The investor must obtain the investment license of the project from Basrah Investment commission to take advantage of the facilitations provided by the Investment Law.

8-Obtaining the required approval of the Iraqi Cabinet or the relevant departments' for the project via Basrah Investment Commission.

9-Clearly and fully defining the duration of the project execution

10-The living average of each residential unit is for 7 persons.

11-The residential units will not be less than six units for per dunum.

12-After being awarded, the investing company must provide a complete and final designs with a priced table of quantities for water, sewer irrigation and rain networks.

13- Basrah Court will be the legal reference to look into any legal conflict might emerge as regards the performance of the contract articles.

14-the investment company is responsible for providing the storing locations, construction materials and machineries.

15-The investing company is responsible for lodging and staying of its workers and employees.

16-the investing company is responsible for the water and electricity required to execute the project.