

COMPREHENSIVE GUIDE: STEPS TO OBTAIN A PROPERTY UNIT SEPARATION PERMIT IN BAHRAIN





Are you thinking of increasing your property's value by separating it into individual units?

Whether it's an apartment, a commercial shop, or even an entire building, obtaining a unit separation permit is your first step to doing so legally, safely, and profitably.

This guide from "Al Balady Expert" provides you with everything you need to confidently and easily submit your separation request.



Why Do You Need a Unit Separation Permit?

Obtaining the permit ensures:

- **Legal Investment:** Allows you to sell or rent each unit independently.
- **Increased Property Value:** Converting the property into separate units boosts its investment potential.
- **Avoiding Violations:** Compliance with the law protects you from fines or project suspension.



Application Requirements (What Do You Need to Prepare?)

Required Documents:

1. **Ownership document:** A copy of the property title deed.
2. **Approved architectural plans** showing the proposed unit division.
3. **A copy of the owner's smart ID card.**
4. **Recent photographs of the property** (interior and exterior).





Basic Information:

1. Address of the property to be separated
2. Owner's residential address
3. Phone number registered with government notifications
4. Email address registered with government notifications



How to obtain the permit via “Benayat” system

1. **Create an Account:** Register and log in using your national ID.
2. **Fill Out the Application:** Enter property details and the proposed number of units.
3. **Upload Documents:** Attach all required documents in digital format.
4. **Track the Application:** Monitor the application status and respond to inquiries from relevant authorities.
5. **Obtain Final Approvals:** From the municipality and relevant utility service providers.





How Can "Al Balady Expert" Help You?

Instead of dealing with lengthy technical and legal procedures:



- We assist you in preparing the architectural plans and ensuring compliance with regulations.
- We upload and review all documents carefully.
- We follow up with the municipality and relevant authorities on your behalf.
- We ensure the process is completed quickly and with minimal effort from your side.



Golden Tips from "Al Balady Expert"

- Plan the separation carefully: Each unit must comply with building and service regulations.
- Ensure your plans match reality: Accuracy in architectural plans is crucial.
- Avoid unlicensed separation: Any division without a permit may lead to legal consequences.
- Consult professionals: To expedite the process and avoid errors.


LET US GET IT DONE FOR YOU :

Knowing the procedures is the first step, but fast and safe execution requires experience. At "Al Balady Expert", we specialise in turning complex processes into smooth and transparent experiences.

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