

KINGDOM OF BAHRAIN

VAT REAL ESTATE GUIDE

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الْجُمْهُورِيَّةُ الْبَاهْرَانِيَّةُ

National Bureau for Revenue

Preface

This document sets out the general principles of VAT in relation to the real estate sector in the Kingdom of Bahrain (Bahrain).

VAT was introduced in Bahrain with effect from 1 January 2019 with a standard rate of VAT of 5%. With effect from 1 January 2022, the standard rate of VAT was revised to 10%. Please refer to the VAT Rate Change Transitional Provisions Guide on the NBR website (www.nbr.gov.bh) for an explanation of the transitional rules relevant to the change in rate. This guide is intended to provide general information only and contains the current views of the National Bureau for Revenue (NBR) on its subject matter. This guide is not a legally binding document, it should be used as a guideline only and is not a substitute for obtaining competent legal advice from a qualified professional.

The main principles of the VAT system in the Kingdom of Bahrain are set out in the VAT General Guide issued by the NBR which is available on the NBR's website, www.nbr.gov.bh. This document should be read in conjunction with the VAT General Guide.

Implementing States and Intra-GCC VAT rules

The status of Implementing State is given by the VAT Law to a GCC Member State that has implemented a national VAT legislation compliant with the Framework and that recognizes Bahrain as an Implementing State. In this respect, an announcement of the GCC Member States recognized by Bahrain as Implementing States for VAT purposes will be made by the NBR.

A GCC Member State that is not an Implementing State is treated as a non-Implementing State. As a result, any supplies of goods and services to and from such a country are considered as made to and received from a state outside the GCC. Residents in these GCC Member States are also considered as residents from outside the GCC and subject to the same rules as the residents of non-GCC Member States.

With regards to Intra-GCC supplies involving the transfer of goods between Implementing States, such supplies will be treated as exports/imports of goods until such time the Electronic Service System is in place and applied in all Implementing States.

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Updates to this Guide

Version 1.1	August 2019	Section 2.3 Clarification on certain transactions not treated as an exempt supply of real estate: • Provision of permission to use a specific area – vending machines, shelf space etc. • Short-term retail and promotional stands rented for a period of less than one month • Mooring rights for boats and ships and rental of jetties)
		Section 3.3.5 Land reclamation is not a building for the purposes of zero-rating on the construction of new buildings.
		Section 3.3.4 Clarification on the application of the zero-rate to the provision of ready-mix concrete
		Section 3.6 Further information on the procedures relating to certificates relating to new buildings
		Section 3.7 Applying the zero-rate to advance and / or instalment payments. Apportioning certain costs for zero-rating and standard rating on building an extension.
Version 1.2	August 2020	Section 3.3.4 Clarifying that zero-rate applies to certain services

		needed to obtain a building permit.
		Section 3.6.2 Building certificate is not required for zero-rate to apply on expenses needed to obtain building permit.
Version 1.3	May 2024	Section 2.3.9 VAT treatment for the rental of retail and promotional stands.
		Section 3.3.6 Detailed information relating to the treatment of construction of Eskin and Mazaya
		Section 3.6.1 Further details on the treatment of expired building permit
Version 1.4	September 2024	Section 2.3.9 VAT treatment for the rental of retail and promotional stands
Version 1.5	June 2025	Section 4. Owners' Associations
Version 1.6	January 2026	Section 2.4. Lease Incentives
Version 1.7	August 2026	Section 5. VAT invoices

1. Overview of VAT in the real estate sector

1.1. Sale and rental of real estate

Under the VAT Law and its Executive Regulations, the sale and lease of real estate (including residential, commercial real estate and land) is exempt from VAT.¹

Summary of VAT treatment of supplies related to the sale and lease of real estate

Real estate supply	Exempt	Zero-rate (0%)	Standard rate (10%)
Sale or lease of commercial or residential real estate	✓		
Sale or lease of land, including partially developed land	✓		
Labor accommodation where it meets the conditions of residential real estate	✓		
Car parking for one month or more, provision of serviced office space on an exclusive basis	✓		
Supply of hotel accommodation, car parking for less than one month, provision of serviced office space on a non-exclusive basis, rental of functional room, hall or facility			✓
Services which are charged separately from a supply of real estate ²			✓
Serviced apartments			✓
Storage services			✓

¹ Article 55 of the VAT Law, Article 82 of the VAT Executive Regulations

² For example, property management services, internet, television, security services for buildings, cleaning services, maintenance, pool lifeguard and similar services

Real estate supply	Exempt	Zero-rate (0%)	Standard rate (10%)
Transfer of property as part of a going concern			<i>N/A – Out of scope of VAT</i>

The scope of the VAT exemption is covered in "Sale and rental of real estate" section of this Guide.

1.2. Construction of new buildings

The VAT Law and its Executive Regulations state that the construction of new buildings will be subject to VAT at the zero-rate.³

Summary of VAT treatment of services related to construction

Supply	Exempt	Zero-rate (0%)	Standard rate (10%)
Construction of a new building		✓	
Construction of an extension to an existing building (where the extension adds an additional room or functional space to the building)		✓	
Site clearance works prior to the construction of a new building		✓	
Services provided by engineers and surveyors and similar services of a supervisory nature that relate to the construction of a new building		✓	
Civil engineering works relating to a new building		✓	
Services required in order to apply for a building permit (excluding architects' fees)		✓	

³ Article 53(11) of the VAT Law, Article 76 of the VAT Executive Regulations

Supply	Exempt	Zero-rate (0%)	Standard rate (10%)
Restoration, refurbishment and/or reconstruction work on an existing building			✓
Demolition services (even when on land on which a new building will be constructed)			✓
Architects' and interior design fees			✓
Landscaping			✓
Construction of swimming pools, saunas and steam rooms			✓

The VAT Law and its Executive Regulations state that goods supplied by a person making a supply of construction services, in the course of providing construction services for a new building, will also be zero-rated⁴.

Summary of VAT treatment of goods related to the construction services

Supply	Exempt	Zero-rate (0%)	Standard rate (10%)
Goods supplied as part of the provision of construction services relating to a new building where the goods are used, installed or incorporated into the building or the land on which the building is situated		✓	
Fixtures and fittings not permanently attached to a new building and which can be removed without damaging the building or the goods			✓
The supply, installation or assembly of furniture that is not affixed to the building			✓

⁴ Article 76 of the VAT Executive Regulations

Supply	Exempt	Zero-rate (0%)	Standard rate (10%)
The installation and/or supply of decorative lighting, carpets or movable partitions			✓
The provision and/or installation or hanging of artwork (even in the context of constructing a new building)			✓
The Hiring of equipment to be used by a person supplying construction services			✓
Supply of goods to a person supplying construction services (where there are no construction services provided with the goods)			✓

The scope of the zero-rating is covered in the “Construction” section of this Guide.

2. Sale and rental of real estate

2.1. Definition of real estate

For VAT purposes, real estate includes:

- Any area of land over which rights, interests or services can be created. This includes land which has partially been developed.
- Any building, structure or engineering work permanently attached to the land.
- Any fixture or equipment which makes up a permanent part of the land or is permanently attached to a building, a structure or engineering works.

Real estate does not include any furniture, fittings, plant and apparatus which are not attached to the land or a building and which can be removed without damaging the property.

Where residential accommodation is provided in the form of furnished or semi-furnished accommodation, the entire consideration will be considered as a supply of real estate, unless a separate charge for the furniture is made. However, it is important to consider whether the accommodation will meet the conditions for serviced accommodation as a different VAT treatment will apply (please refer to the “Serviced accommodation” section for further details).

2.2. VAT treatment

The sale, lease or license of real estate located in Bahrain is an exempt supply, regardless of whether the real estate is residential, commercial or land (bare or partly developed). Some supplies will not be considered as real estate for VAT purposes (as described below in the “Supplies not considered as sale or rental of real estate” section) and the VAT implications of these supplies will need to be determined on a case by case basis.

VAT incurred on expenses or purchases (i.e. professional legal fees, refurbishment, etc.) that is attributable to making exempt supplies of real estate will not be recoverable by the VATable person.

Businesses that only make exempt supplies for VAT purposes and which do not receive VATable supplies of goods or services for which they are liable to account for VAT at 10% under the reverse-charge mechanism will not be able to register for VAT.

2.3. Supplies not considered as sale or rental of real estate

2.3.1. Overview

The following supplies will not be considered as the sale or rental of real estate and will therefore be subject to VAT at the standard rate of 10%:

- a. Hotel accommodation and related services
- b. The provision of paid car parking for periods of less than one month

- c. The provision of serviced office space where the customer does not have the right to use a designated space on an exclusive basis
- d. Rental of a function room, hall or similar facility
- e. Management services, utilities, telecommunications, internet and television are charged separately
- f. Providing permission to affix equipment and signage to land or buildings
- g. Provision of permission to use a specific area – vending machines, shelf space etc.
- h. Rental of retail and promotional stands
- i. Mooring rights for boats and ships and rental of jetties

These are further discussed below.

2.3.2. Hotel accommodation and related services

Hotel accommodation will be subject to VAT at the standard rate, regardless of the length of stay of the guest. For VAT purposes, a hotel is any commercial establishment that provides lodging or sleeping accommodation for guests and visitors.

All hotel services that are provided by a VATable person will be subject to VAT at the standard rate including, but not limited to, the following:

- Services provided by hotels of all categories and levels. Such hotels include hotel apartments (regardless of the length of stay by a guest) that are considered tourist facilities, including tourist facilities that provide food and beverages, and other tourist facilities licensed to operate inside hotels
- Furnished apartments with a tourism license
- Resorts, including tourist facilities that provide food and beverages, and other tourist facilities licensed to operate inside resorts
- Tourist inns and rest lodgings
- Floating tourist hotels, including tourist facilities that provide food and beverages, and other tourist facilities licensed to operate inside floating tourist hotels

In addition, the provision of food and beverages in a hotel or restaurant will be subject to VAT at the standard rate if provided by a VATable person.

When calculating VAT on hotel services, VAT is applicable on the total consideration payable by the customer including all other charges, taxes and similar amounts due, including any service charge collected on behalf of the Bahrain Tourism and Exhibition Authority and any government levies (where applicable).

2.3.3. Car parking

The supply of paid car parking for a period of less than one month will be subject to VAT at the standard rate.

The supply of paid car parking for a period of one month or more than one month will be exempt from VAT. This will be the case regardless of whether designated car parking spaces are provided which can be used on an exclusive basis, or whether the user may park in non-designated spaces in a car parking facility.

Example

ABC Co enters into an agreement with ParkCo to use ten car parking spaces for one year in ParkCo's multi-story car park which has 100 spaces in total. ABC Co does not have the exclusive right to ten specific car parking spaces, but may use ten of any of these 100 spaces.

The supply by ParkCo will be seen as an exempt supply of real estate, even though ABC Co is not allocated spaces on an exclusive basis.

If car parking is provided as part of a sale or lease of real estate for no additional charge, this will not be considered as a separate supply and the VAT treatment of the car parking will follow the VAT liability of the main supply of the real estate.

2.3.4. Serviced office space

The provision of serviced office space will be exempt where the customer has the right to use a designed space or part of the office on an exclusive basis. Where the customer does not have such a right (e.g. where he can use a "hot-office" or "hot-desk"), the supply will be subject to VAT at the standard 10% rate.

Where the customer has exclusive use of serviced office space, but also receives additional services from the serviced office provider, such as access to telephones, internet, printers, meeting rooms, the provision of the exclusive office space will be exempt from VAT, but the provision of the other services will be subject to VAT at the standard rate. The serviced office provider will need to apportion the consideration between the exempt and VATable components on a fair market value basis in order to apply the correct VAT treatment and issue VAT invoices.

Example

ServiceCo, a serviced office provider, enters into an agreement to provide office space and associated services to Company A for one year. As part of the agreement, Company A may use two specific offices on the premises on an exclusive basis. It may also use two “hot-desks” in an open area on a first-come-first-served basis. Company A may also use a meeting room for client meetings and is provided with internet and telephone services.

The rental of the two specific offices will be an exempt supply for VAT purposes. All of the other services will be subject to VAT at the standard 10% rate. ServiceCo will need to apportion the consideration payable between the exempt and VATable supplies, account for VAT at 10% on the VATable element of the consideration and issue a VAT invoice to Company A showing the VATable and exempt supplies.

2.3.5. Rental of a function room, hall or similar facility

The rental of function rooms, halls or similar facilities for parties, weddings and similar events will not be an exempt supply of real estate. If the person supplying the facility is a VATable person, the rent of the room, hall or another facility will be subject to VAT at the standard rate.

Where a function room, hall or similar facility is rented out to an operator on a long-term basis with the intention for that operator to hire the premises to other persons for parties, weddings, etc. the rental of the facility to the operator will be exempt supply. The hiring of the premises by the operator will be subject to VAT at 10% if the operator is a VATable person.

2.3.6. Other charges in addition to the rent

The VAT liability of any charges in addition to the rent of real estate will be subject to VAT at the standard rate. This includes charges for management services, utilities, telecommunications, internet and television, among others.

If these services are provided as part of the rent charged (e.g. management services) and no separate charge is made, they will not be a separate supply for VAT purposes.

2.3.7. Providing permission to affix equipment or signage to land or buildings

The provision of permission to affix equipment or signage to land or buildings will not be regarded as an exempt supply of real estate for VAT purposes. Such a supply will be subject to VAT at 10% if the person providing the permission is a VATable person. When there is a supply of an area of real estate for placing telecommunication towers, advertising boards and all other similar fixtures, this will be considered as the grant over a right to use such area of the real estate for VAT purposes. This will be subject to VAT at the standard rate and this will be the case even when the fixture is permanently attached to the real estate.

The real estate area may include a terrace, rooftop, garden and all other similar locations.

Example

Company A, which is registered for VAT, enters into a contract with TelCo under which TelCo may affix a telecommunications antenna on the roof of Company A's office building. The agreement is for a period of ten years.

Company A should account for VAT at 10% on the consideration payable by TelCo for allowing it to affix the antenna.

2.3.8. Provision of permission to use a specific area – vending machines, shelf space etc.

The provision of permission to use a specific area will not be regarded as an exempt supply of real estate for VAT purposes. Examples include allowing another party to:

- Place a vending machine or fridge/freezer in a particular location in return for a payment
- Use of shelf space (e.g. in a shop or supermarket) to display their goods for sale

Such supplies will be subject to VAT at 10% if the person providing the permission is a VATable person, even where the space provided is for the exclusive use of the customer.

Example 1

SupermarketCo charges Company A for the use of shelf space in its supermarket in order for Company A to sell its confectionery. Under the agree with terms of the contract, Company A will pay SupermarketCo a fixed amount per month for the use of the shelf space.

The supply of the shelf space by SupermarketCo to Company A will be subject to VAT at the standard rate of 10%.

Example 2

OfficeCo grants permission to Company B to install a vending machine on its premises for a fixed annual sum. The goods in the vending machine are owned by Company B and all sales proceeds from the vending machine belong to Company B. Both OfficeCo and Company B are registered for VAT in Bahrain.

The fixed annual sum charged by OfficeCo to Company B for the right to place the vending machine in OfficeCo's premises will be subject to VAT at the standard rate of 10%.

2.3.9. Rental of retail and promotional stands

As of 1 January 2025, the provision of space for retail or promotional stands (e.g. at a shopping mall, retail or entertainment area) will not be regarded as an exempt supply for VAT purposes, irrespective of the rental period. Such a supply will be subject to VAT at 10% if the person providing the space is a VATable person.

The provision of a designated space within a shopping mall, retail, or entertainment area that is equivalent to and serves the same purpose as a standard shop within those premises shall

not be considered a provision of space for retail or promotional stands for the purposes of applying VAT. Consequently, such supply will be regarded as an exempt supply of real estate for VAT purposes, provided that all applicable conditions are met (as per “Sale and rental of real estate” section of this Guide).

2.3.10. Mooring rights for vessels and rental of jetties

The right to moor a boat or ship is not regarded as an exempt supply of real estate, regardless of whether such a right is granted on an exclusive or non-exclusive basis. Such a supply will be subject to VAT if made by a VATable person. (Fees for mooring services where they are directly or indirectly associated with a supply of international transportation of passengers or goods may be zero-rated.⁵) The rental of a jetty which is a permanent and fixed (and non-floating) structure made from a material such as concrete is exempt on the basis that it is a supply of real estate.

2.4. Lease Incentives

A lease incentive is an additional benefit (monetary or non-monetary) provided by a landlord to encourage a tenant to enter into a new lease, renew an existing lease or continue occupying a property. These incentives are commonly used in the real estate market to attract tenants to vacant properties or to retain existing tenants, especially in competitive markets or during periods of high vacancy.

The main types of incentives include (but are not limited to):

- **Fit-out contribution** - The landlord funds part or all of the tenant's fit-out costs (such as fixtures, equipment and interior finishes) to help the tenant prepare the premises for use.
- **Rent reduction** - A fixed or percentage discount on the contractual rent, applied for part or all of the lease term, reducing the tenant's ongoing rental expense.
- **Rent-free period** - A period during which no rent is payable, often at the start of the lease, to assist with relocation, fit-out works or initial cash flow constraints.
- **Passive lease incentives** - Non-cash benefits such as upgrades to common areas or building facilities, carried out by the landlord to enhance the property and improve the tenant's experience.

⁵ Refer to Article 68(C) of the Executive Regulations

VAT treatment

Under Bahrain VAT legislation, the sale, lease or licence of real estate located in Bahrain, regardless of whether the real estate is residential, commercial or land, is treated as an exempt supply of real estate for VAT purposes (as described above in “VAT treatment” section). Rent reductions and rent-free periods follow the same treatment of the principal supply (i.e. the lease of real estate) and do not give rise to any VAT implications.

However, there may be instances where such incentives constitute a VATable supply, particularly in the case of fit-out contributions. Usually under these arrangements, the tenant incurs costs in their own name and subsequently recharges these costs to the landlord (for example, for certain fit-out works, services or other expenses). For VAT purposes, the reimbursement of such expenses is treated as a separate supply of goods or services by the tenant. Accordingly, the reimbursement is generally subject to VAT at the applicable rate, provided the tenant is a VATable person and the underlying supply falls within the scope of VAT in Bahrain.

2.5. Serviced accommodation

The provision of serviced accommodation is subject to VAT at the standard rate. Serviced accommodation involves additional services being provided to tenants as part of their rental agreement and these services are not common to all residential accommodation. In addition, the services will be included as part of the charge made to the tenant and are not charged separately.

Serviced accommodation will generally be in competition with hotels and will typically charge based on a nightly or weekly rate. Such accommodation will also normally be furnished and will be stocked with flatware, cutlery, bed linen and towels. As such, these characteristics should be considered when considering whether a supply is of serviced accommodation.

An agreement for accommodation will not be treated as serviced accommodation where:

- There is a rental agreement for a period of one year or more; and
- The accommodation does not fall under the definition of hotel accommodation as per “Supplies not considered as sale or rental of real estate” section above (even where the rental period is for one year or more).

Although the nature of the accommodation provided will need to be considered on a case by case basis, the provision of additional services set out below would indicate that serviced accommodation is being provided (subject to VAT at the standard rate) rather than a residential apartment (exempt from VAT):

- Regular cleaning services
- Provision of internet / telecommunications services

- Laundry services

The following services would not on their own indicate that the accommodation is serviced accommodation:

- Cleaning of communal areas
- Security
- Maintenance of the common areas in a building

If the additional services are optional and provided for an additional charge to the rent, the additional services will be a separate supply for VAT purposes and will be subject to VAT at the standard rate.

Example 1

PropCo owns a number of furnished residential apartments. Mohamed enters into an agreement with PropCo to lease a residential apartment for three months. As part of the rent, Mohamed will receive a weekly cleaning service and high-speed internet.

As a result of the additional services included in the rental agreement, the arrangement will be considered as the supply of a serviced apartment for VAT purposes. PropCo's supply will therefore be subject to VAT at the standard 10% rate.

Example 2

Fatima entered into an agreement with PropCo to lease a residential apartment for 18 months with a weekly cleaning service and internet provided as part of the rent. As the rental period is for more than 12 months, this will be a supply of residential real estate. PropCo's supply will therefore be exempt from VAT.

Example 3

VillaCo owns a number of furnished villas that are rented to individuals. In addition to the rent, VillaCo charges separately for optional services such as a weekly cleaning service, high-speed internet and laundry services.

In this case, the rental of the villa will be a supply of residential real estate and therefore exempt from VAT. The VAT liability of the additional services that are charged separately will need to be considered on a case-by-case basis. In this case, the weekly cleaning service, high-speed internet and laundry services will be subject to VAT at the standard rate.

2.6. Labor accommodation

2.6.1. Definition

Labor accommodation is a facility where laborers are housed by their employers. Some facilities may provide residents with services in addition to housing such as food, cleaning, laundry and transportation.

Some employers provide labor accommodation and related services at facilities owned and operated by them. Others will engage a third-party supplier or suppliers to provide the accommodation and related services.

2.6.2. VAT considerations

For labor accommodation, the following will need to be considered:

- When the labor accommodation is supplied to the employer by a third party or parties, these parties need to consider whether the supply is an exempt supply of real estate or a VATable supply of services or a mixed supply of exempt real estate and VATable services. If VAT applies, the employer needs to consider whether it can recover this as input VAT.

Labor accommodation will need to be assessed on a case by case basis to determine whether it is a supply of residential real estate (and is therefore exempt from VAT), or whether it is a different form of supply (and subject to VAT at the standard 10% rate).

If the labor accommodation is a supply of residential real estate and exempt from VAT, any input VAT on costs relating to the labor accommodation will not be recoverable.

- Where the costs are borne directly by the employer and no charge is made to the employees, the employer needs to consider whether it is making a deemed supply to its employees.

Where the labor accommodation is a different form of supply and subject to VAT at the standard rate, the deemed supply provisions will need to be considered to determine the input and output VAT implications of the supply.

2.6.3. VAT on the provision of labor accommodation

The provision of labor accommodation for consideration will be treated as an exempt supply of real estate if all of the following criteria are met:

- a. The building is fixed to the ground and cannot be moved without being damaged
- b. The building is the laborer's principal place of residence in Bahrain
- c. The laborer is provided with a designed space that is exclusively for his own use (e.g. his own room or bed that he will sleep in each night) and this area is not changed on a frequent basis

If all of the above criteria are not met, the supply will be subject to VAT at the standard rate.

Where an exempt supply of residential accommodation is made, and additional services are charged separately and in addition to the charge for the accommodation, the charge for such additional services will be subject to VAT at the standard rate.

Example

A construction company in Bahrain provides residential accommodation to its construction workers at no cost. The accommodation is provided on a long-term basis (always for a period of more than one year) and is the main place of residence for the employees in Bahrain.

The residential accommodation provides each employee with his own bed and space in the room for his belongings. A separate charge is made for meals, internet and laundry services.

The supply of the accommodation by the construction company will meet the conditions of residential real estate and will therefore be exempt from VAT. The VAT liability of the additional services that are charged separately will need to be considered on a case-by-case basis. In this case, the meals, internet, use of the telephone and laundry services will be subject to VAT at the standard rate.

2.6.4. Implications for the employer

Any VAT on expenses incurred by an employer on labor accommodation provided for free or at less than market value will not be recoverable. As this VAT is not recoverable, the employer is not required to treat the provision of the accommodation (if VATable) as a deemed supply.

Accommodation may be provided to employees to allow them to better perform their role or execute their duties. Examples include:

- Accommodation provided to employees who work on an oil rig or vessel for the duration of the working period or shift
- Accommodation located in a remote area which is provided for the duration of a specific project, which is adjacent to or at the place where the employees will carry out their duties and where it would not be feasible to transport the employees from an inhabited area to the remote place of work on a daily basis
- Temporary accommodation for a short period (e.g. a number of days) provided immediately prior to an employee being deployed to a remote or offshore location or immediately after such deployment to enable the employee to be efficiently transported to or from his place of work

VAT costs incurred by an employer in providing the above accommodation and related services (e.g. utilities), but excluding food, entertainment and internet, will be regarded as a business expense and can be recovered and the employer is not required to recognize a deemed supply to its employee.

Example 1

An oil company provides short-term accommodation to its employees who work on an offshore oil rig. Employees need to be stationed at a remote location for one or two nights before deployment in order to be brought to the oil rig. VAT on costs relating to their accommodation at this location before deployment will be deductible and no deemed supply will arise.

Example 2

Company A is constructing a solar plant over one year in a remote location in the desert two hours' drive south of Manama. It constructs housing for employees for the duration of the construction project. VAT costs incurred on the provision of the housing will be deductible as it would not be feasible for employees to drive two hours to and from work every day. No deemed supply arises.

2.7. Storage and warehousing

The VAT treatment of the provision of storage and warehousing facilities will depend on a number of factors, including whether the customer has the exclusive right to use the storage / warehousing space and whether there are any ancillary services provided.

If storage or warehousing facilities involve the rental of a designated space on an exclusive basis to a customer to store goods, where the customer has the right to access the space, this will be an exempt supply of real estate. Ancillary services, such as the provision of security, lighting, ventilation etc. will be exempt unless a separate fee is charged on top of the rental charge.

Where the storage or warehousing facilities are provided as a service whereby the goods to be stored (e.g. files) are delivered to a front desk and are then stored in a place at the discretion of the storage provider, this service will not be seen as an exempt supply of real estate and will be standard rated if provided by a VATable person.

The provision of safety deposit boxes will not be an exempt supply of real estate. VAT at the standard 10% rate will apply if provided by a VATable person.

Example 1

Amina rents a safety deposit box from Bank A. This will not be an exempt supply of real estate. SecureCo should charge VAT at the standard rate on the provision of the safety deposit box to Amina.

Example 2

Company A owns a warehouse and has surplus space. It allows Company B to store some equipment in the warehouse. Company B does not have the right to use a designated area in the warehouse on an exclusive basis, and can only access the warehouse when it is in use by Company A. This will not be an exempt supply of real estate and will be subject to VAT at 10% if Company A is a VATable person.

2.8. Real estate related services

2.8.1. Overview

Real estate related services are those services which are directly connected with real estate. These include, but are not limited to, the following:

- Services by real estate experts or agents
- Services which involve the preparation, coordination and performance of construction, destruction, maintenance, conversion and similar work
- Accommodation services
- Services by auctioneers, architects, interior designers, surveyors, engineers and others involved in matters relating to real estate

The place of supply of real estate related services will be where the real estate is located. If the real estate is in Bahrain, Bahrain VAT at the standard rate of 10% will apply, unless the supply is specifically exempt from VAT or zero-rated.

2.8.2. Place of supply of real estate related services

The place of supply of real estate related services will be where the real estate is located. Therefore, the place of supply of such services carried out in relation to real estate in Bahrain will be Bahrain. A resident VATable person making a supply of such services will account for VAT at 10% on the provision of these services.

If a non-resident person makes a supply of these services in relation to Bahrain real estate to a Bahraini VATable person, that VATable person will need to self-account for VAT at 10% under the reverse charge mechanism (refer to “Reverse-charge mechanism for supplies made by non-resident suppliers” section of the VAT General Guide for further detail). Where the recipient is not a VATable person, the non-resident will need to register for VAT in Bahrain and account for VAT on the provision of the service.

Insuring real estate or a building is not considered as a service relating to real estate. Therefore, the place of supply for such insurance will follow the normal place of supply rules set out in the VAT General Guide.

Example 1

Company A was established in Bahrain and is registered for VAT. It provides architectural services relating to a property in Bahrain. The place of supply will be Bahrain (i.e. where the real estate is located) and Bahrain VAT at the standard rate of 10% will need to be charged.

Example 2

Continuing the previous example, Company A provides architectural services relating to a property in Italy. The place of supply will be Italy (i.e. where the real estate is located) and the services will be outside the scope of Bahrain VAT.

2.9. VAT due date

2.9.1. Importance of VAT due date

There will be no VAT due on exempt supplies of real estate. It may, however, be important to determine the VAT due date for an exempt sale or rental of real estate because a VATable person must issue a VAT invoice even when it makes an exempt supply.

If a VATable person makes both VATable and exempt supplies, the VAT due date will also be important in determining the value of exempt supplies when computing deductible input VAT on residual expenses (refer to the “Apportionment of input VAT on residual expenses” section of the VAT General Guide).

2.9.2. How to determine the VAT due date

The VAT due date for the sale or lease of real estate depends on whether the supply is considered as a supply of goods or a supply of services.

2.9.3. VAT due date for a supply of goods

Under the VAT Law, a supply relating to the grant of rights in rem deriving from ownership giving the right to use real estate is considered as a supply of goods.⁶ As such, the transfer of freehold title in a property for consideration is a supply of goods, as the recipient obtains “full” ownership, having the right to dispose of that property.

Furthermore, any other transaction which has the effect of giving the recipient the rights of full ownership in real estate or equivalent long-term rights, or which provides the option to acquire or obtain full ownership of the real estate will also be a supply of goods for VAT purposes.

A finance lease (or any lease-to-own arrangement), where the lessee is given the option to obtain full ownership at a later point, is considered as a supply of goods.

The general rules relating to the VAT due date for a supply of goods, as set out in the VAT General Guide, will need to be considered to determine the VAT due date.

In principle, for supplies of goods, the VAT due date is the earliest of⁷:

- a. The date of the supply of goods
- b. The issue of a VAT invoice for that supply
- c. The receipt of payment for that supply (to the extent of the amount received)

⁶ Article 5 of the VAT Law

⁷ Article 12(A) of the VAT Law

Example

Company A is registered for VAT and sells a commercial property in Bahrain to Company B. The sale takes place on 10 January 2022 and the title to the property is transferred on the same date.

The VAT due date for the transaction will be 10 January 2022 and the exempt supply should be recorded in the relevant VAT period. A VAT invoice should be issued and delivered to the customer by 15 February 2022 (i.e. the 15th of the month following that during which the supply took place).

2.9.4. VAT due date for a supply of services

If a supply of real estate is not considered as a supply of goods, it will be a supply of services. This will include rental of real estate by way of lease or license of any property. In a real estate context, a supply of services will include all agreements which allow a person to occupy or use real estate without transfer of ownership or equivalent long-term rights in a property.

The general rules relating to the VAT due date for a supply of services, as set out in the “Value of supply and VAT due date” section of the VAT General Guide, will need to be considered to determine the VAT due date.

The VAT due date for a supply of services will be the earliest of the following:

- a. The date of issue of a VAT invoice or equivalent document
- b. The due date of payment of the amount specified in the VAT invoice
- c. The date of receipt of payment

When twelve months have passed from the start of the contract or from the previous VAT due date (as determined above), a VAT due date will be triggered at that twelve-month point.

Typically, when there is a supply of services, some supplies will be considered as “one-off” services, which will follow the general VAT due date rules set out above, whereas other services will be considered as continuous supplies (for example, rentals and lease agreements) and these supplies will follow a special rule to determine the VAT due date. Please refer to the “VAT due date” section in the VAT General Guide for further information on this.

Example

Company A is registered for VAT and leases a commercial property in Bahrain to Company B. Under the contract, the lease will be for a 12 month period from 1 February 2022 to 31 January 2023.

The VAT due date for the transaction will be the earliest date of a VAT invoice being issued, the due date for payment and the date of receipt of payment.

When payment is due in instalments, the due date of the instalments and the date of receipt of the instalments will need to be considered.

Based on the above, if monthly payments are received on the first day of each month and a VAT invoice is raised on the tenth of each month for the payment received, the VAT due date will be the first of each month.

2.9.5. Transitional rules

If a supply of goods or services relating to the real estate takes place after or spans the effective date of VAT (i.e. 1 January 2019), a VATable person will need to determine the value of the supply after 1 January 2019 and raise a VAT invoice for the exempt supply.

Example

Company A is registered for VAT and leased a commercial property in Bahrain to Company B on 1 September 2018. The lease was for a 12 month period from 1 September 2018 to 31 August 2019, and full payment for the lease was made on 1 September 2018.

As eight months of the lease fall after the VAT implementation date (i.e. 1 January 2019), a VAT invoice should be raised for the exempt supply from 1 January to 31 August 2019.

Transitional rules apply in relation to certain supplies made on or after 1 January 2022 under a contract made before that date. These rules are detailed in the VAT Rate Change Transitional Provisions Guide available on the NBR's website. VAT registered suppliers making supplies on or after 1 January 2022 under contracts made before that date should consult these rules to ensure that they apply the correct VAT treatment to their supplies.

2.10. Transfer of a going concern

The VAT Transfer of a Going Concern Guide contains details of the provisions relating to transfers of a going concern (surrender of an economic activity). The transfer of a going concern, with or without consideration, does not fall within the scope of VAT if certain conditions are met.

If a transaction involves real estate (e.g. the sale of the freehold interest in a building with tenants in situ) and all of the conditions for the transaction to be a transfer of a going concern for VAT purposes are met (as outlined in the VAT Transfer of a Going Concern Guide), the transaction will be outside the scope of VAT.

If the relevant conditions are not met, the VAT implications of the transaction will need to be considered as it may involve both VATable and exempt supplies.

Example 1

Company A owns the freehold interest in an office block which is empty and vacant. Company A sells its freehold interest in the office block to Company B.

The sale of the freehold interest in the office block will be exempt from VAT as it is a sale of real estate.

Example 2

Company A owns the freehold interest in an office block which has a number of tenants in situ. Company A sells the office block to Company B, together with the tenancy agreements and all other operational contracts (for example, security and service charges) that are currently in place.

On the sale of the office block, it also assigns the tenancy agreements and all other operational contracts to Company B.

Company A is a VATable person and, on the basis that the conditions for a transfer of a going concern are met, this transaction will be outside the scope of VAT.

Example 3

Company A, a VATable person, conducts a retail business from a property that it owns. Company A sells its entire business, including the property, to Company B, another VATable person. The transfer can be treated as the transfer of a going concern (assuming the relevant conditions are otherwise met) and the transfer of the property as part of the sale of the business to Company B will not be an exempt supply, but will be outside the scope of VAT.

2.11. Record keeping

The “Recordkeeping” section of the VAT General Guide sets out the rules requiring VATable persons to maintain certain records for VAT purposes. Documents related to real estate must be retained by both parties for a period of 15 years from the end of the VAT period to which they relate.

Under the capital assets scheme (refer to the “Change in use - Capital assets scheme” section of the VAT General Guide), where the real estate is owned by a VATable person as part of its economic activity, records relating to that real estate must be retained for a period of five years from the end of the VAT period in which the adjustment period for such assets ends.

3. Construction

3.1. Definition of construction

Construction generally means building something such as a house, office, factory, warehouse, road, bridge etc. As well as building, construction may involve demolition, refurbishment / reconstruction of existing buildings or structures and site clearance activities. Construction involves providing a building service but may also involve providing goods as part of such a service.

3.2. VAT treatment

Construction services supplied in Bahrain are regarded as VATable supplies if they are carried out by a VATable person. This is irrespective of the type of building (e.g. residential, commercial, industrial building) being worked on, or the type of other construction work (e.g. civil engineering works).

Construction services for new buildings will be zero-rated for VAT purposes. Refer to section 3.3 below for further details on what is meant by a construction service in relation to new buildings, the extent of the zero-rating and how to determine whether the zero-rate applies to a given construction service.

Construction services that are not provided in relation to new buildings do not qualify for the zero-rating and will be subject to VAT at the standard rate.

3.3. Construction of new buildings

3.3.1. Introduction

The following will be zero-rated:⁸

- a. The supply of construction services in relation to new buildings carried out by a VATable person; and
- b. Goods supplied by a person making a supply of construction services, in the course of providing construction services for a new building.

All other VATable supplies of construction services or supplies of goods used for construction will be subject to the 10% VAT rate.

3.3.2. Definition of a building

The Executive Regulations define a “building” as a residential, commercial or industrial building. Generally, a building will be an immovable structure which has walls and a roof. Structures such as bridges, elevated roads and flyovers will not be regarded as buildings for

⁸ Article 76(A) of the Executive Regulations

the purposes of the zero-rate. Further, reclaimed land will not be treated as a building for zero-rating purposes.

A pre-fabricated structure will not be treated as a building. However, a structure that incorporates pre-fabricated components such as pre-fabricated concrete or steel components, bathroom pods and modular walls (exterior and interior) will be regarded as a building eligible for zero-rating provided the end product is not substantially built or assembled away from where it will be located.

The following (non-exhaustive) examples are set out in the Executive Regulations:⁹

- A dwelling (such as a villa, house, apartment)
- Offices
- Factories
- Workshops
- Retail stores
- Multi-story car parks
- Power stations
- Oil refineries
- Liquefied natural gas stations
- Oil fields

3.3.3. New building

For the purpose of Article 76 of the Executive Regulations, a building will be regarded as “new” if it is built from scratch on a green-field or brown-field site. If an existing structure is demolished prior to construction, this will not impact the building being regarded as new, although the costs relating to demolishing the existing structure will not be zero-rated.

An existing building that is being renovated or refurbished will not be regarded as a new building, even if the renovation or refurbishment works are substantial. This will still be the case when most of the value of the newly renovated/refurbished building derives from the upgrades.

Where an existing building is demolished, but one existing façade of that building is retained and used as part of the new building, it will be regarded as a new building for the purposes of Article 76 of the Executive Regulations. The same will apply when a new building is constructed adjacent to an existing building and the new and existing buildings share one or more existing walls.

⁹ Article 76(B) of the Executive Regulations

Any boundary walls on land on which a new building is being constructed will also be considered as part of the building for the purposes of Article 76 of the Executive Regulations.

An extension to an existing building will qualify as a new building provided the extension adds an additional room or functional space to the building. This will be the case regardless of where the extension is added (e.g. addition of a new room on the side of a house, addition of one or more floors to an existing building, adding additional capacity to a basement or underground facility by extending down or sideways).

When a room or part of an existing building is demolished and replaced by a new structure that does not add any additional capacity to the building in terms of space or function, the new structure will not be regarded as a new building for the purposes of Article 76.

If construction works involve the repair and upgrade of an existing building together with the addition of a new extension, only the new extension will be regarded as a new building.

3.3.4. Services qualifying for the zero-rate

Overview

Supplies of construction services which qualify for the zero-rate when supplied in relation to a new building include the following:

- Construction works;
- Site clearance services;
- A new extension to an existing building (refer to "New Building" section of this Guide);
- Services provided by engineers and surveyors, and similar services of a supervisory nature; and
- Services required in order to obtain a building permit from the Ministry of Municipalities Affairs and Agriculture

Engineering, Procurement and Construction (EPC) contracts and Lump Sum Turnkey contracts will be regarded as contracts for the provision of construction services. When a construction contract involves the provision of materials, the contract will be seen as one single contract for the provision of construction service.

Construction works

For the purposes of zero-rating, construction works are essential to construct a building from beginning to end, ensuring it is suitable for habitation and serves its intended purpose. These works include:

- Excavation works for basements and underground car parks
- Digging and pouring foundations (including piling works)
- Pouring concrete for supporting columns and for floors

- Supply of ready-mix concrete. Such a supply will be treated as the provision of construction works regardless of whether the supplier has any role in pouring the concrete into the foundations or the structure of the building, or whether the supplier simply deposits it on site, e.g. in a container or vessel, for use in the building
- Brickwork, building the roof of the building
- Insulation works, waterproofing
- The installation of windows

Work on the inside of the building also qualifies for the zero-rate, including the construction of internal walls (concrete, stud partition etc.) and ceilings, installation of doors (including frames and architraves) and skirting boards.

Civil engineering works necessary for the completion of a new building will be regarded as construction works qualifying for the zero-rate. Such works include:

- The installation of sewerage systems on the land on which the new building is to be constructed. Any work carried out on adjacent or nearby land, even if this is needed to connect such systems of the new building to public services, will not qualify for zero-rating.
- The installation of piping (e.g. for water or sewerage) on the land on which the new building is to be constructed. Likewise, the installation on adjacent or nearby land will not qualify for zero-rating.
- The laying of roads and paths necessary for the proper use and enjoyment of the building and car parking (including surface parking) for use by the occupants of the building and visitors.
 - Such roads are those needed to access the building from a public road or an adjoining site and to access parking.
 - Paths are those needed to access the building from a public road or an adjoining site, to move between buildings and facilities on the land and to move from outdoor car parking to a building on the site. The laying of paths for decorative or recreational purposes (e.g. constructed as part of gardens or landscaping) will not qualify for zero-rating.
- Services to connect a new building to telecommunications services (such as telephone, internet and television).
- Services to install solar energy panels and related equipment designed to produce electricity and hot water for the new building.

The following will also be considered as construction works which will qualify for the zero-rate, provided they are supplied as part of the construction of a new building:

- Plumbing works (including but not limited to installation of piping, bathroom fittings and sanitary ware);
- Plastering and installation of insulation, drywall and plasterboard;

- Electrical work including cabling and installation of light fixtures;
- Tiling and fitting wooden flooring;
- Installation of windows;
- Painting and decorating;
- Installation of HVAC equipment, elevators and escalators;
- Installation of wiring (including power cables, computer cabling, telephone and television cabling) to the extent that this is incorporated into the building and cannot be removed without damage;
- Installation of burglar alarms and security monitoring equipment when this is fitted and wired to the property and cannot be removed without damage;
- Installation of fire alarms, fire extinguishers, smoke detectors and sprinkler systems to the extent that they are required by Law or fire regulations;
- Installation of fitted kitchens (including those used as small kitchenette areas for staff), but excluding any electrical or gas appliances, even where these are integrated into the kitchen units;
- Installation of guttering; and
- Snagging works.

Services not qualifying for zero-rating

The Executive Regulations exclude the following services from the zero-rate treatment:

- Demolition services on land on which a new building will be constructed;
- Architects' and interior design fees irrespective of whether these are provided by a qualified or licensed architect or interior designer; and
- Restoration works on an existing building, including refurbishment and redevelopment works on an existing structure, regardless of the extent of such works.

A service of installing goods that do not qualify for zero-rating (refer to section 3.3.5 of this Guide below), even if supplied as part of construction service, will not itself qualify for zero-rating. This applies even if the service is provided as part of a larger construction contract. Examples of services that do not qualify are those relating to:

- The installation or assembly of furniture that is not affixed to the building;
- Landscaping;
- The construction of swimming pools (including any goods provided in relation to this construction), whether on the land adjacent to the building or incorporated into the building (e.g. on the roof or in a basement);
- The installation of decorative lighting, carpets or movable partitions; and
- The installation or hanging of artwork.

Hiring of equipment (e.g. cranes, excavators, bulldozers, loaders, compressors, power generators etc.) to be used by a person supplying construction services in relation to a new building will not qualify for zero-rating.

Services required to obtain a building permit

The zero-rate will apply to services provided by a VATable person to the extent that they are required to obtain a building permit from the Ministry of Municipalities Affairs and Agriculture. Such services include:

- Issuing an original survey certificate and a layout plan certificate;
- Engineering drawings of the plan;
- Engineering drawings of the fronts and section; and
- Construction drawings of the foundations.

Where other drawings (not required by the Municipality) are used to prepare the engineering or construction drawings required for the building permit, the fee for supplying such drawings will be subject to the standard rate of VAT.

Any further update / additional requirements made by the Ministry of Municipalities Affairs and Agriculture shall also be zero-rated. The zero-rate will apply to the services required to obtain a building permit, even if:

- The application for the building permit is rejected; or
- A building permit is issued, but the building is not built.

3.3.5. Goods qualifying for the zero-rate

Goods qualifying

Goods supplied by a VATable person as part of the provision of construction services relating to a new building will also be zero-rated.¹⁰ The goods must be used, installed or incorporated into the building or the land on which the building is situated. Such goods include, but are not limited to, the following:

- Building materials
 - Bricks and blocks (concrete, cinder, glass);
 - Concrete and cement;
 - Ready-mix concrete;
 - Rebar;

¹⁰ Article 76(E) of the Executive Regulations

- Structural steel;
 - External cladding;
 - Mortar, grouting, glue;
 - Metal and wooden joists;
 - Insulating and damp proofing materials;
 - Piping and plumbing fixtures and equipment;
 - Wiring;
 - Wood (e.g. for door frames, architraves, skirting, stud partitioning, joists, rafters);
 - Doors (wood, glass or other material) and door hardware;
 - Electrical items such as electrical boards, circuit breakers, sockets, switches;
 - Plasterboard, gypsum board;
 - Tiling (ceramic, marble and stone), wood flooring;
 - Window frames and window glass, curtain wall glass, skylights;
 - Window sills; and
 - Cement render, paint, wallpaper, stucco.
- Fixtures and equipment to the extent that such fixtures and equipment are permanently affixed to the building and cannot be removed without causing damage to the building or the plant and equipment. Such fixtures and equipment include:
 - HVAC systems;
 - Elevator systems, escalators;
 - Security systems, including alarms and security cameras;
 - Raised floors and dropped ceilings;
 - Sanitary ware including toilets, urinals, wash basins, sinks, toilet seats, taps, but excluding soap dispensers, external hand dryers and napkin dispensers; and
 - Fitted kitchen cabinets (including those used as small kitchenette areas for staff), but excluding any electrical or gas appliances, even where these are integrated into the kitchen units.
 - Goods supplied to conduct civil engineering works necessary for the development of the building including:
 - Sewerage systems;
 - Piping;
 - Roads and paths necessary for the proper use and enjoyment of the building; and
 - Car parking for use by the occupants of the building and visitors.
 - Goods supplied to connect the building to a water supply and telecommunications services.

- Photovoltaic cells and related equipment designed to produce electricity and hot water for the building.

Only those goods that are used in the building itself or on the land on which the building is being constructed will qualify for the zero-rate.

Goods not qualifying

Fixtures and fittings that are not permanently attached to a building and can be removed without damaging the building or the goods will not be zero-rated. For this purpose, the damage caused to the building by removing the fixtures and fittings must be material. If only minor damage is caused to the building or goods when removing the fixtures and fittings (e.g. small screw holes left after removing the items, a small number of cracked or broken tiles, scratches to woodwork), this will not be considered as having caused damage for the purpose of this test.

The Executive Regulations¹¹ set out a non-exhaustive list of fixtures and fittings that will not qualify as zero-rated goods in the course of the construction of a new building, including:

- Furniture that is not affixed to the building (e.g. tables, chairs, desks); or equivalent to furniture
- Goods supplied for landscaping purposes;
- Decorative lighting (including chandeliers, art-glass light fittings);
- Paintings, murals and other artwork;
- Carpets (including carpet tiles); and
- Moveable partitions (even where these will not actually be moved in practice).

In addition to the above, the following will not qualify for zero-rating:

- Fitted wardrobes or storage units;
- Curtain poles and rails and window blinds;
- Elaborate vanity units and wall units (including cabinets in bathrooms, bedrooms or dressing rooms);
- Laboratory workbenches;
- Entertainment systems and built-in speakers for entertainment;
- Towel rails, soap dispensers, toilet roll holders;
- Hand dryers and paper towel dispensers affixed to the wall; and
- Shelving.

¹¹ Article 76(F) of the Executive Regulations

Goods used to build swimming pools, saunas and steam rooms will also not qualify for zero-rating. Further, goods used during the provision of land reclamation services will not qualify for zero-rating.

Example 1

ABC Company signs a contract with a customer for the construction of a new villa. In order to conduct such services, ABC provides its engineering expertise and subcontracts for the provision of pipes and cables. The supply of engineering expertise is zero-rated as well as the supply of pipes and cables.

Once finalized, ABC signs a new contract with the future tenant to offer interior design as well as certain specific furniture (sofas). The interior design is not considered as a construction service and would be subject to VAT at the standard rate of 10%. Additionally, the furniture provided is not considered as “attached” to the building and can be removed without damaging the property. As a result, such supplies are subject to VAT at the standard rate.

Example 2

ABC Company purchases buildings in order to demolish them and construct new premises on the land. The service of demolishing the existing buildings is VATable at the standard rate, whereas the construction of the new premises is zero-rated.

Goods supplied other than as part of the provision of construction services, even if they are used as part of constructing a new building, will not qualify for zero-rating. Therefore, the supply of bricks by a builders’ merchant to a contracting company will be subject to VAT at 10%, even if those bricks are used by the contractor to build a new building.

The goods supplied as part of the provision of construction services will qualify for zero-rating if such goods are necessary for carrying out the construction services for which they were engaged.

3.3.6. Construction of Eskin and Housing Finance Programs

The zero-rate applies to the supply of building material/equipment related to housing units provided by the Ministry of Housing, where such units were not pre-equipped with certain equipment necessary for the unit to be habitable (e.g. air conditioners, kitchens or any other flooring such as ceramics). These housing units are considered to fall under the provisions of Article No. (76) of the Executive Regulations of the VAT Law where they are uninhabitable.

It is the responsibility of the VAT registered supplier of the building materials/equipment to determine whether the housing unit does not contain the necessary equipment for it to be habitable.

For completeness, housing units in which the necessary equipment has been previously installed and are therefore completed and habitable are excluded from the above treatment. As such, any supplies of building material/equipment related to this housing unit will not be eligible for the zero-rate application.

Eskin Housing Units

The supplier of the building material/equipment shall verify that all conditions and documents required to apply the zero-rate on the supply of building material/equipment related to such housing units are met, and these shall include:

1. The supplier must obtain a new building certificate (this certificate is prepared by the property owner or by the main contractor and must contain the information specified in section 3.6.1 of this guide).
2. The building material/equipment must be supplied and installed by the same supplier.
3. The supplier must obtain a certified copy of the enjoyment/usufruct contract entered into by the Ministry of Housing and the beneficiary of the housing service.
4. The housing unit should not have been pre-equipped with the relevant equipment necessary for it to be considered habitable, that is, the purpose of the supply made is not to replace equipment which has already been installed in the relevant housing unit.

Housing Finance Programs Units (for example: Mazaya¹² / Tas'heel¹³)

The supplier of building materials/equipment shall verify that all conditions and documents required in order to apply the zero-rate on the supply of building materials/equipment related to these housing units are met, and these shall include:

1. The supplier must obtain a new building certificate (this certificate is prepared by the property owner or by the main contractor and must contain the information specified in section 3.6.1 of this guide).
2. Building materials/equipment must be supplied and installed by the same supplier.
3. A copy of the notarised sales contract (if any) or a copy of the sales contract concluded between the real estate developer and the purchaser of the housing unit.
4. A copy of the property evaluation report.
5. The housing unit must not contain the equipment necessary for it to be habitable, that is, the purpose of this supply is not to replace equipment that is already in that housing unit.

3.4. The supply of goods only

When a VATable person supplies goods to a person who provides construction services in relation to a new building, but does not itself provide any construction services, the supply of goods will be subject to VAT at the standard rate.

Where any items included on the list of basic foods which may be zero-rated under certain circumstances (refer to the "Supply of basic food items" section of the VAT General Guide) are supplied to be used for the purposes of construction, these will be subject to VAT at the standard rate. This includes sweet water and ice.

¹² As of 1 January 2022

¹³ Effective from the date on which Tas'heel program applications are accepted by the relevant authority.

3.5. Multiple contractors and subcontractors

3.5.1. Multiple contractors

Where a person engages multiple contractors to construct a new building, the zero-rate should apply to the services provided by such contractors provided they can be classified as “construction services” as defined in “Services qualifying for the zero-rate” section above. Goods supplied by such contractors in the course of the provision of the construction services as defined in “Goods qualifying for the zero-rate” section above will also be zero-rated, provided such goods are necessary for carrying out the construction services for which they were engaged.

Example

Mohammed owns land and wishes to construct a new villa on this land. He hires:

- *Company A to lay the foundations and construct the walls and roof*
- *Company B to build and complete the internal walls*
- *Company C to carry out the plumbing and electrical work*
- *Company D to complete all remaining work*

All four contractors (A, B, C and D) are VATable persons for VAT purposes and should zero-rate the construction services provided to Mohammed, together with the goods provided to Mohammed which were necessary to complete the work for which they were contracted.

Company C carries out the plumbing and electrical work and, as part of its work, supplies the necessary goods. In addition, Company C sells bricks to Mohammed which are used by Company A to reconstruct the walls of the villa.

Company C should zero-rate the construction services provided to Mohammed (i.e. the plumbing and electrical work), together with the goods provided to Mohammed which were necessary to complete the work for which they were contracted (i.e. piping, wiring, sinks, bathroom fittings etc.). However, Company C must apply VAT at 10% on the consideration for the bricks supplied to Mohammed, as these were not used by Company C to carry out the construction works it was contracted to perform.

If provided together with construction services for a new building, Company A applies the zero-rate on the supply of the bricks to Mohammed, even when VAT was charge on the bricks from Company C.

3.5.2. Subcontractors

Where a contractor that is supplying construction services in relation to a new building subcontracts part of the work to another person, that subcontractor may account for VAT at the zero-rate on supplies made to the contractor that engaged him, provided such supplies are construction services as defined at “Services qualifying for the zero-rate” section above. Goods supplied by such subcontractors in the course of the provision of the construction services as defined at “Goods qualifying for the zero-rate” section will also be zero-rated, provided such goods are necessary for carrying out the construction services for which they were engaged.

3.6. Certificate from main contractor or property owner

3.6.1. Requirement for certificate

Except as set out in “Exclusion from requirement for a certificate” below, in order to apply the zero-rate on construction services and associated goods in relation to a new building, the supplier must obtain a certificate (or a certified copy of the original certificate) that the building meets the criteria to be a new building for the purposes of Article 76 of the VAT Regulations. This certificate should be prepared by the main contractor or the property owner and should contain the following information:

- a. The address of the land on which the building will be or is being constructed. This should be the full address (including block number, street number etc.), not a post office address or “in-care of” address. When this is not available, a map should be attached clearly marking the land and its location.
- b. The name and address of the registered owner of the land. Again, the address should be a full address, not simply a post office box or “in-care of” address.
- c. A description of the building to be constructed. This should state the type (residential, commercial, industrial etc.), the number of floors and the total area of the building.
- d. The actual or expected start and end dates for the development.
- e. The name, address and VAT Account Number of the main contractor. Where there is no main contractor and the property owner will employ multiple contractors directly, this should be stated instead. In such a case, the property owner should state his VAT Account Number, if registered for VAT.
- f. A certification statement stating that, to the best of the knowledge and belief of the issuer, the building is a new building for the purposes of Article 76 of the VAT Executive Regulations.
- g. The date of issue of the certificate.

A copy of the building permit for the building should be attached to the certificate and certified as a true copy of the original building permit.

Where the building permit has expired and construction works have not yet begun, it will be necessary for the owner to obtain a new building permit from the Ministry of Municipalities Affairs and Agriculture. The zero-rate will not apply until a new building permit has been obtained.

Where the building permit has expired, but the construction works had begun prior to the permit expiring, there is no requirement to obtain a new building permit in order to apply the zero-rate on additional construction works on the building, provided the work carried out is permitted under the laws and regulations of the Ministry of Municipalities Affairs and Agriculture.

The certificate should be signed by an authorized representative of the main contractor or by the property owner as the case may be.

The certificate should not be seen as a guarantee to the subcontractor (or indeed any other party) that the building is, in fact, a new building for the purposes of Article 76 of the VAT Executive Regulations. It does not remove the obligation on a subcontractor to determine, in accordance with the VAT Law and its Executive Regulations, the appropriate VAT rate on construction services and related goods (if any) provided to any party.

The certificate is a document provided by the main contractor or the property owner. It will not be authenticated or approved by the NBR. Furthermore, the NBR will not accept requests to validate that a certificate is accurate or genuine.

3.6.2. Exclusion from requirement for a certificate

A certificate is not required in order for the zero-rate to apply in relation to services required to obtain a building permit from the Ministry of Municipalities Affairs and Agriculture as set out in "Services qualifying for the zero-rate" section of this guide.

3.6.3. Standard rate VAT where no certificate

Where the exclusion set out in "Exclusion from requirement for a certificate" section does not apply and where a supplier of construction services (and associated goods) does not have a certificate from the main contractor or the property owner confirming that the building is new, the supplier should apply VAT at the standard rate of 10% on all supplies, regardless of whether or not the building is new.

Where the main contractor makes a VATable supply to the owner which relates to the construction of a new building, the main contractor should obtain the certificate from the owner. If the owner does not provide a certificate, the main contractor can prepare a certificate itself. The main contractor must have a certificate from the owner or prepare one itself in order to zero-rate a supply made to the owner in relation to the construction of a new building. The main contractor may need to obtain the building permit from the property owner to attach to the certificate.

3.6.4. Certificate obtained after issue of VAT invoice

If a certificate from the main contractor or property owner has not been received until after a VAT invoice has issued and the supplier has accounted for VAT at the standard rate on that VAT invoice, the supplier may cancel and reissue the original VAT invoice, provided the recipient of the supply has not claimed input VAT in respect of the VAT shown on the invoice on its VAT return.

Where the recipient of the supply has claimed the input VAT shown on the original VAT invoice in his VAT return, the subcontractor may not cancel and reissue the original VAT invoice.

Example 1

A subcontractor entered into an agreement on 1 April 2022 to supply construction services relating to a new office building in Manama. As it had not received a certificate from the main contractor or property owner that the building is new, it applied VAT at the standard rate on invoices issued before 1 June 2022. On 1 June 2022, the main contractor issued a certificate to the subcontractor.

The main contractor did not report the input VAT relating to the supplies made by the subcontractor from 1 April 2022 to 31 May 2022 on its VAT return, the subcontractor may cancel those VAT invoices and reissue them showing the zero-rate of VAT.

Example 2

A subcontractor entered into an agreement on 15 March 2022 to supply construction services in relation to a new residential building in Saar and applied VAT at the standard rate of 10% on VAT invoices relating to supplies between 15 March to 31 March 2022 as it had not received a certificate from the main contractor or property owner confirming the building is new. On 1 May 2022, the property owner issued such a certificate.

The main contractor reported the input VAT on supplies received from the subcontractor between 15 March to 31 March 2022 in its VAT return for the first quarter of 2022. Therefore, the subcontractor may not cancel and reissue the VAT invoices in respect of supplies between 15 March 2022 and 31 March 2022.

3.7. Apportionment of consideration

3.7.1. General

If only part of a contract qualifies for zero-rating, the supplier must apportion the consideration to determine the value of the supply that will be zero-rated and that which will be subject to VAT at the standard rate. A fair and reasonable apportionment should be used and the basis of the apportionment method should be documented by the supplier.

Example 1

Company A enters into a contract with Mohammed for the construction of a new villa. As part of the contract, Company A will demolish the existing building on the site and also provide architectural services and interior design works.

Company A should zero-rate the construction services provided to Mohammed, but will need to charge VAT at the standard rate of 10% on the services relating to demolishing the existing building, the architectural services and interior design works.

In determining the value of the supplies that are zero-rated and those that are subject to VAT at the standard rate, Company A should use the market value of the services and document this for future reference or VAT audits.

Example 2

Company A enters into a contract with Company B (a hotel chain) for the construction of a new hotel. As part of the contract, Company A will construct the new hotel on an existing site which is currently bare land.

As part of the new hotel, Company A will construct a swimming pool, steam room and sauna. They will also provide landscaping works on the site.

Company A should zero-rate the construction services provided to Company B to the extent that the construction works fall under the zero-rating provisions. It will, however, need to charge VAT at the standard rate of 10% on the construction services relating to constructing the swimming pool, steam room and sauna, as well as the landscaping works.

In determining the value of the supplies that are zero-rated and those that are subject to VAT at the standard rate, Company A should use the market value of the services and document this for future reference or VAT audits.

3.7.2. Advance and instalment payments

It is common practice for a contractor to require an advance payment prior to starting work. Further, the balance of the consideration payable may be payable in instalments throughout the period of the construction works.

Where an advance payment is made or is due to a contractor providing construction services and goods in respect of a construction project for a new building and it is expected that not all of the consideration payable will qualify for the zero-rate, the contractor should apportion the amount of the advance payment between the zero-rate and the standard rate based on the expected split of the overall contract price between supplies subject to the zero-rate and those subject to the standard rate. The apportionment should be fair and reasonable and the basis for conducting the apportionment should be documented and retained for review by the NBR.

Where instalment payments refer to or are calculated by reference to specific goods and services supplied during a specified period, any apportionment of the amount of the instalment payment between supplies qualifying for the zero-rate and those subject to VAT at the standard rate should be carried out based on the actual supplies made to which the instalment payment relates. Where instalment payments do not refer or are calculated by reference to specific goods and services supplied during a specified period, the apportionment of the instalment payment between supplies qualifying for the zero-rate and those subject to VAT at the standard rate should, similarly to the position for advance payments discussed above, be based on the expected split of the overall contract price between supplies subject to the zero-rate and those subject to the standard rate. Again, the apportionment should be fair and reasonable and the basis for conducting the apportionment should be documented and retained for review by the NBR.

On completion of a construction contract involving advance and/or instalment payments, the supplier should ensure that the correct amount of VAT at the zero-rate and standard rate was charged based on the actual supplies made over the course of the entire contract. If necessary, the supplier should correct the VAT invoices issued and amend the VAT returns accordingly.

3.7.3. Extensions

Where an extension is being added to an existing building, certain components of the existing building may be replaced or upgraded during the work as a necessary part of the extension. Examples include electrical cabling or wastewater/sewerage pipes to handle increased capacity and a replacement elevator (e.g. to service additional floors being constructed in the

building). To the extent that these components are needed for, and are used as part of, the extension, a VAT registered supplier can charge VAT at the zero-rate on part of the related costs to the extent that these relate to construction services and goods supplied as part of the provision of such construction services as discussed at “Services qualifying for the zero-rate” and “Goods qualifying for the zero-rate” of this Guide.

The cost of removing or demolishing existing components of an existing building which will be upgraded or replaced as part of the extension will not qualify for zero-rating.

The cost of these components must be allocated on a fair and reasonable basis between their expected use in the existing building and their expected use in the new extension being built. Generally, the NBR will accept apportioning the relevant costs based on the existing floor area and the floor area of the new extension. However, the NBR reserves the right to apply another method of apportionment if using the floor area method to apportion the costs would result in a disproportionate amount of the costs being subject to VAT at the zero-rate.

Example 1

Salman hires ABC Co, a VAT registered construction company, to build an extension to his home. Currently, his home comprises two floors and the extension will add an additional two. The existing useable floor area of the home is 3,500 square meters. After the extension, the useable floor area will be 6,000 square meters.

As part of the extension, the existing sewerage and wastewater pipes need to be upgraded as the two new floors will have a number of additional bathrooms. An elevator in the house will be replaced so it will be able to provide access to all four floors on completion of the extension. The extension works will necessarily involve the demolition of the existing roof and the construction of a new roof on top of the two new floors.

A proportion of the construction costs and cost of associated goods relating to the upgrade of the piping, the installation of the new elevator and construction of the new roof will qualify for the zero-rate of VAT. The relevant costs can be apportioned based on the existing and projected useable floor area of the building, i.e. $2,500 / 6,000 \times 100 = 41.67\%$ will qualify for zero-rating.

Any costs relating to removing the old piping and elevator and demolishing/removing the existing roof will be subject to VAT at the standard 10% rate.

Example 2

Continuing the previous example, the two new floors will only have one new bathroom. There is no requirement for additional sewerage or wastewater capacity, but the pipes will be upgraded as they are old and need to be replaced.

All of the costs relating to upgrading and replacing the pipes will be subject to VAT at the standard 10% rate as the costs are not necessary for the new extension.

3.8. Use of real estate for a VATable person's own use

When a VATable person engages with a construction company for the construction of a new building that will be used for its own use, it may incur some VAT on costs, such as architects' fees, landscaping and the purchase of furniture and fittings that are not affixed or incorporated into the building.

Depending on the business activities for which the new building will be used by the VATable person, any VAT incurred on costs relating to the construction of a new building for a VATable person's own use will be recoverable depending on the VATable person's business activities.

When a VATable person will use the building for the purposes of fully VATable activities, it can recover the VAT on costs on the construction of the new building in full. When a VATable person will use the building for the purposes of fully exempt activities, it cannot recover the VAT on costs on the construction of the new building. In addition, when a VATable person will use the building for the purposes of both VATable and exempt activities, it can recover the VAT according to its normal apportionment method.

Example

FurnitureCo manufactures and sells household furniture in Bahrain and is registered for VAT. All of FurnitureCo's supplies are subject to VAT at the standard rate.

As part of FurnitureCo's expansion plans, it constructs a new warehouse that will be used for storing furniture that it has manufactured. FurnitureCo incurs some VAT on costs relating to the construction of the warehouse.

On the basis that FurnitureCo is a fully VATable business and the warehouse will be used for its own business purposes, it can recover the VAT it has incurred on costs relating to the construction of the warehouse.

3.9. Snagging

In the construction industry, "snagging" generally refers to a process whereby a building is inspected to identify defects or quality issues associated with the construction. A construction contract may contain provisions whereby the customer may withhold a retention amount pending rectification of matters identified as part of the snagging process.

When the builder rectifies defects or quality issues on a snagging list at his cost, he will receive no additional consideration for this work. Hence, there is no further supply of construction services and the builder will not be required to account for VAT on the work undertaken by him to rectify the snags.

When the customer engages another supplier to correct the items on the snagging list or when the original builder does this work for additional consideration, this will be regarded as an additional supply of services subject to VAT at the relevant rate.

Example

Omar enters into an agreement with ConstructionCo for the construction of a new villa in Bahrain. On completion of the construction works and the snagging process, a number of defects in the property are identified in relation to the wiring and lighting in the villa.

Under the contract between the parties, these defects will be rectified by ConstructionCo for no additional charge. As such, there will be no further supply of construction services and ConstructionCo will not be required to account for VAT on the work undertaken by it to rectify the snags.

3.10. Supplies made after the completion of a new building

Once a new building is complete, any further supplies of construction services and goods will not qualify for the zero-rate. Completion is determined by considering the factors relevant to the particular project including:

- When a certificate of completion is issued in accordance with the contract
- When the building is habitable or otherwise fit for the purpose for which it was built
- When the building is in accordance with approved plans and specifications
- When the building is finished within the scope of the planning approval (including any variations to such approval)

3.11. VAT due date

3.11.1. Importance of the VAT due date

It is important to determine the VAT due date for construction services, even when such services qualify for the zero-rate. This is because the value of the supply of the services (even if zero-rated) must be declared in the VAT return for the VAT period during which the VAT due date falls.

Furthermore, if a VATable person makes VATable and exempt supplies, the VAT due date will be important in determining the value of VATable supplies when computing deductible input VAT on residual expenses (refer to the “Apportionment of input VAT on residual expenses” section of the VAT General Guide).

3.11.2. Determining the VAT due date

The VAT due date for a supply of construction services depends on whether the services are treated as a one-off supply or a continuous supply. Refer to the “Special VAT due date rules” under the “Supplies of goods and services” section of the VAT General Guide for the principles relating to one-off and continuous supplies.

3.11.3. One-off supply of construction services

A contract for construction services will be regarded as a one-off supply when there is only one payment due for the provision of the service. An example includes small projects such as a minor extension to a house where the full price is payable in one lump sum. The VAT due date for construction will be determined by the VAT due date rules,¹⁴ i.e. the earliest of the following:

- a. The date of receipt of payment.
- b. The date of completion of the services.
- c. The date of issue of a VAT invoice.

3.11.4. Continuous supply of construction services

Large construction projects generally take place over a long period of time and involve staged or periodic payments. The provision of construction services involving staged or periodic payments will be regarded as continuous supplies. Therefore, the VAT due date for such construction services will be the earliest of the following:

- a. The date of issue of a VAT invoice or equivalent document.
- b. The due date of payment of the amount specified in the VAT invoice.
- c. The date of receipt of payment.

When a construction contract provides payments in accordance with certain milestones, the VAT due date will be the date of each milestone in the contract if it is earlier than the dates set out above.

When twelve months have passed from the start of the contract or from the previous VAT due date (as determined above), a VAT due date will be triggered at that twelve-month point.

3.12. Retention payments

3.12.1. Definition

Large construction contracts often contain a retention clause whereby a certain amount of the contract price is held-back or retained by the customer until the work has been certified to be complete. In some cases, the retention amount is not payable by the customer until a certain period of time has elapsed. Also, certain contracts provide that a retention amount can be held by the customer if he is not satisfied with the quality of the work.

¹⁴ Article 12(A) of the VAT Law

3.12.2. VAT due date for retention payments

The VAT Law and Executive Regulations do not contain specific provisions dealing with the VAT due date for retention payments. Therefore, the usual VAT due date provisions will apply and the VAT due date for retention payments will be as follows:

- One-off supply

If the construction service is a one-off supply and the works are complete in accordance with the rules of the contract (e.g. they have been certified as complete), the VAT due date will be the date of completion of the services (e.g. the date of certification), or the date of payment or issue of the VAT invoice showing the retention amount if earlier.

- Continuous supply

The rules under Article 13 of the Law (as discussed above in “VAT due date”) will apply in determining the VAT due date for the retention amount. Hence, the VAT due date will be the earliest of:

- a. The date the retention payment is made
- b. The issue of a VAT invoice in relation to the retention amount
- c. The due date for payment as specified on the VAT invoice in relation to the retention amount
- d. Twelve months from completion of the services (as determined by the contract, e.g. certification)

The above principles will still apply when a VAT invoice is issued by the provider of the construction services showing the gross amount due and a deduction from that gross amount for a retention amount. The reference to retention on the VAT invoice (and its deduction from a gross amount) does not in itself trigger a VAT due date on the amount retained.

3.12.3. Non-payment of retention amount

When the customer does not pay the retention amount to the supplier (e.g. due to a dispute about the quality of the work or the contract not being completed satisfactorily), VAT will not arise on the retention amount. If the supplier has already accounted for VAT on the retention amount (e.g. by issuing a VAT invoice or when the twelve-month rule applies), the supplier can either:

- a. Issue a credit note and adjust the output VAT originally paid on the retention amount
- b. Use the bad debts provisions (refer to the “Bad debts relief” section of the VAT General Guide) to adjust the output VAT if he considers that the retention amount is still due and payable

3.12.4. Transitional rules

Where a retention payment becomes payable on or after 1 January 2019 which relates to construction services completed prior to that date, the receipt of the payment by the supplier will be outside the scope of VAT.

Example

ABC Company signs a contract for a total of BHD 240,000 for the construction of a new building. The customer agrees to quarterly payments with a 10% retention payment due upon finalization of the project. Every quarter, a VAT due date is triggered at the earliest of a VAT invoice being received, consideration being received or a payment due date. The amount subject to VAT for each quarter is BHD 54,000 (BHD 6,000 being retained as a retention payment).

At the end of the project, ABC issues the completion receipt to be signed by the customer as well as the final VAT invoice of BHD 24,000 which equals the retention payments due. A VAT due date is triggered in respect of the retention payment at the date the VAT invoice in relation to the retention payment is issued on the basis that this is the earliest of the VAT due dates set out above.

Transitional rules apply in relation to certain supplies made on or after 1 January 2022 under a contract made before that date. These rules are detailed in the VAT Rate Change Transitional Provisions Guide available on the NBR's website. VAT registered suppliers making supplies on or after 1 January 2022 under contracts made before that date should consult these rules to ensure that they apply the correct VAT treatment to their supplies.

4. Owner's associations

An owners' association will not be considered as carrying out an economic activity when performing its primary role of representing owners in legal proceedings and managing the common parts of the properties. Primary roles are those required to be performed under Resolution 7 of 2018 which regulates owners' associations and joint properties. These include activities such as preparing annual budgets, representing owners and invoicing maintenance costs.

Other services performed, which are not part of the owners' association's primary role and which are conducted in an ongoing and regular manner for the purpose of generating income, will be considered as part of an economic activity. As a result, the Owners' Associations may be required to register and apply VAT on their supplies where their annual supplies for other services exceed the mandatory registration threshold.

An owners' association may manage the joint property through a board of directors or by engaging a third party which manages day-to-day operations on its behalf (e.g. overseeing common areas, assets and services related to the joint benefit of the owners). Where the owners' association hires a third party to perform its duties, the fees charged to the owners' association will be subject to VAT at the standard rate (if the nature of the service provided is VATable at the standard rate) where that third party is registered or required to be registered for VAT in Bahrain.

Any VAT incurred on purchases of owners' associations from third-party vendors that are directly related to the primary roles of the owners' association under Resolution 7 of 2018 which regulates owners' associations and joint properties that are not subject to VAT, will not be recoverable as they are not incurred for the purpose of the association's economic activity. The association will only be entitled to recover VAT on purchases that are directly related to other activities that are subject to VAT and are part of its economic activity (where the association is VAT registered).

5. VAT invoices

A VATable person must issue VAT invoices in respect of supplies of goods and services made by him in Bahrain, whether these supplies are made to resident persons or to non-resident persons. For further details on VAT invoices, please refer to “VAT invoices” section of the VAT General Guide.

In order for a VAT invoice to be compliant with VAT legislation, it must include all the information set out in the VAT General Guide, depending on whether it is a full VAT invoice or a simplified VAT invoice.

It should also be noted that the description of the supply must be sufficiently detailed to indicate the nature of the goods or services in a manner that allows the correct VAT treatment to be clearly determined. In addition, for supplies related to the construction of a new building, the VAT invoice must include the building permit number of the relevant project within the description of the supply.

6. Input VAT recovery

6.1. General rules

The general rules for input VAT recovery have been set out in “Input VAT recovery” section of the VAT General Guide. It will be important to consider the VAT liability of the supplies made and, consequently, the input VAT recovery position on costs.

For exempt supplies, the input VAT on expenses used directly and exclusively for the purpose of making exempt supplies cannot be recovered.

When a VATable person makes VATable supplies (at 10% or 0%), the input VAT on expenses used directly and exclusively for the purpose of making VATable supplies can be recovered VAT in full.

Example 1

Company A is a construction company. It constructs both new buildings and refurbishes and renovates existing buildings. All of the construction services that Company A provides are VATable at either the zero-rate or the standard rate.

On the basis that all of the expenses incurred by Company A relate to its business activities, Company A can recover the VAT it has incurred on its costs.

Example 2

Company B is a real estate company that rents out residential and commercial property. The lease of real estate is exempt from VAT.

On the basis that all of the expenses incurred by Company B relate to its exempt activities (and it does not receive VATable supplies of goods or services for which it is liable to account for VAT at 10% under the reverse-charge mechanism), Company B will not be able to register for VAT or recover the VAT it has incurred on its costs.

6.2. Apportionment of input VAT on residual expenses

6.2.1. General principles

Some businesses in the real estate sector may have an economic activity which is partly VATable and partly exempt. These persons are referred to as carrying on partially exempt businesses. Further details are set out in the “Apportionment of input VAT on residual expenses” section of the VAT General Guide.

It is expected that some expenses incurred by such persons cannot be directly and exclusively attributed to either their VATable supplies or their exempt supplies. Such expenses are usually called residual expenses. To determine the amount of input VAT which can be recovered on these residual expenses, an apportionment will be necessary.¹⁵

¹⁵ Article 45 of the VAT Law and Article 59 of the Executive Regulations.

Example

Company A provides commercial real estate and serviced offices. Company A has both VATable (i.e. serviced offices) and exempt (i.e. commercial real estate) activities.

There are some expenses that are directly attributable to either the VATable or exempt activities of the company. There are also expenses that relate to the overall running of the business and general overheads. These expenses cannot be directly attributed to either the VATable or exempt activities and are residual expenses.

In order to determine how much input VAT can be recovered, Company A will need to determine the proportional recovery rate (P) and multiply it by the total input VAT attributed to the residual cost.

In the current VAT period, Company A records the following income and expenses:

	Amount (BHD)
Total income from the serviced offices	100,000
Total income from leasing the commercial real estate	230,000
Salary costs	20,000
Input VAT directly attributable to the serviced offices	12,000
Input VAT directly attributable to the commercial real estate	50,000
Input VAT related to residual costs	65,000

Based on the standard apportionment method, the proportional recovery rate will be calculated as follows:

Total VATable supplies	100,000		
Total VATable supplies + Exempt supplies	=	100,000 + 230,000	= 30.3%

Based on the proportional recovery rate, Company A will be entitled to recover BHD 19,695 of input VAT relating to its residual costs (BHD 65,000 x 30.3%). It will also be able to recover the BHD 12,000 of input VAT directly attributable to its VATable activities.

6.2.2. Special apportionment methods

Depending on the nature of a VATable person's activities, it may wish to use a special apportionment method if the standard apportionment method is impractical, or if the percentage resulting from this standard method does not represent, in a fair and reasonable way, the apportionment between his VATable and VAT exempt activities.

Please refer to the section "Special apportionment methods" in the VAT General Guide for more information.

6.2.3. Annual adjustment of the apportionment ratio

The apportionment ratio has to be computed by VAT period, using the actual values of supplies during that VAT period. At the end of its VAT year, the VATable person must conduct an annual adjustment of the input VAT recovered throughout the VAT year. Further details are provided in the “Annual adjustment of the apportionment ratio” section of the VAT General Guide.

Example

Continuing with the previous example, the following table describes Company A's proportional recovery rate and VAT recovered for quarters 1, 2, 3 and 4, assuming the input VAT related to its residual costs is BHD 65,000 each quarter:

	Proportional recovery rate	Recovered VAT (BHD)
Quarter 1	30.3%	19,695
Quarter 2	48.9%	31,785
Quarter 3	54.3%	35,295
Quarter 4	64.7%	42,055

Company A has therefore recovered BHD 128,830 during the year. The average proportional recovery rate over the year is calculated at 49.6%.

At the end of the year, Company A will calculate how much input VAT should have been recovered based on the annual values and undertake an annual adjustment, if required.

Based on the values set out above, Company A should have recorded BHD 128,960 (49.6% x BHD 260,000 equaling BHD 65,000 x 4 quarters). Company A therefore needs to adjust a total of BHD 130 on its next VAT return as a result of its annual adjustment calculation.

6.3. Capital assets scheme

Details regarding the capital assets scheme can be found on the “Change in use - Capital assets scheme” section of the VAT General Guide.

A capital asset is a tangible or intangible asset which constitutes part of the assets of the business which are assigned for long term use as a business instrument or as a means of investment. Real estate will be considered as a tangible capital asset and, as such, the ten-year adjustment period will apply.

Example

Company A constructs a new building that will be leased to third parties as office space. Although the construction services of the new building are zero-rated, Company A incurs VAT on costs such as architects' fees, the installation of furniture that is not affixed to the building, landscaping and other similar costs. These items are incorporated in the value of the building and are regarded as capital assets.

The lease of the office space is considered as commercial real estate and is therefore exempt from VAT. At the time the building is constructed, the VAT incurred on costs relating to the construction of the building is not recovered by Company A, as it will be making exempt supplies of real estate from the building.

Three years after the building is completed, Company A decides to change the use of the building to serviced office space. This will be VATable at the standard rate and Company A will be able to use the capital assets scheme to adjust for the VAT it was previously unable to recover.

If the VAT that was not initially recovered amounted to BHD 100,000, the following calculation would be used:

$$100,000 \times \frac{1 \text{ year}}{10 \text{ years}} = \text{BHD } 10,000 \text{ recoverable at the end of year 3}$$

In the above calculation, ten years is the adjustment period for tangible assets and this calculation would need to be carried out each year for the remaining part of the adjustment period

