

**Law no. (13) of 2008 Regulating Initial Property Registration in
the Emirate of Dubai**

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We, Mohammed bin Rashid Al Maktoum, Ruler of Dubai

Having perused law no. (7) of 1997 on land registration fees;

Law no. (7) of 2006 on property registration in the Emirate of Dubai;

Law no. (8) of 2007 on escrow accounts for property development in the Emirate of Dubai;

Law no. (27) of 2007 on joint ownership of properties in the Emirate of Dubai;

Law no. (3) of 2006 specifying ownership areas for non-citizens in the Emirate of Dubai; and

The Regulations of the registry of property brokers in the Emirate of Dubai no. (85) of 2006

Hereby issue the following law:

Article (1)

This law shall be entitled “**Law Regulating Initial Property Registration in the Emirate of Dubai no. (13) of 2008**”.

Article (2)

The following words and phrases shall have the meaning assigned to each, unless the context requires otherwise:

Emirate	:	Emirate of Dubai
Department	:	Land Department
Property register	:	Property register of the department
Initial property	:	A set of documents executed or

register	maintained in writing or electronically at the electronic registry of the department that establish property sale contracts and other legal actions off-plan prior to being transferred to the property registry
Property	: Lands and fixed establishments built thereon that cannot be transferred to another place without destroying or disfiguring same
Property unit	: Any designated section of the property, including any designated section on the plan
Off-plan sale	: Sale property units off the plan, or that are under construction or unfinished
Master developer	: Licensees licensed to perform property development works and sale of units to third parties in the Emirate
Secondary developer	: Licensees licensed to perform property development works and sale of units to third parties who develop a section of a property project of a main development under an agreement between the two parties
Broker	: Any who is performing property mediation as per Regulations no. (85) of 2006 regulating the registry of property mediators in the Emirate of Dubai
Competent authorities	: Authorities competent to license of register property projects in the Emirate

Article (3)

1. All actions on off-plan sold property units shall be registered in the initial property register. Sale and all other legal actions that transfer or restrict ownership and any right based thereon shall be deemed null and void unless registered in said register.

2. Any developer disposing through sale or any other actions that transfer or restrict ownership prior to the entering into force of this law shall approach the department to register said action in the property register or the initial property register, as the case may be, within sixty days from the date of effectiveness of this law.

Article (4)

Master and secondary developers may not commence the implementation of a project or the off-plan sale of units thereof prior to receiving the land on which the project is to be established and acquiring the required approvals from the competent authorities in the Emirate.

In all cases, the department shall place on the deed of the property under development a note of the above.

Article (5)

Application for registration of the property unit in the initial property register shall be submitted on the form designed for this purpose. All the duly required data and documents and applicable procedures of the department shall be met.

Article (6)

Off-plan sold property units registered in the initial property register of the department for sale may be disposed of by sale, mortgage or other legal actions.

Article (7)

Master and secondary developers may not charge any fees for the sale, resale or any other legal actions on the fully developed property or off-plan sold units, with the exception of any administrative fees charged by the master or secondary developers from third parties and approved by the department.

Article (8)

Developers shall register completed projects at the property register of the department upon receiving the completion certificate from the competent authorities, including the sold units in the name of the buyers who have fulfilled their contractual obligations as per the applicable procedures of the department.

For the purposes of this article, the department may upon the request of the buyer or of own volition register in the property register the property units sold as off-plan registered in the initial register, provided that buyers have fulfilled their contractual obligations.

Article (9)

If the developer wishes to promote project thereof through a property broker, the contracting with said broker shall be as per the terms and conditions stipulated in the regulations for property brokers in the Emirate of Dubai no. (85) of 2006. The developer shall register the contract with the department.

Article (10)

Developers and brokers may not conclude simple contracts for the sale of property or property units off-plan in projects that have not been approved by the competent authority. Any contract concluded prior to such approval shall be deemed null and void.

Article (11)

1. In case the buyer breaches any of the conditions of the contract of sale for the property unit concluded with the developer, the latter shall inform the department of said act. The department shall grant the buyer, whether in presence thereof, through registered mail or electronic mail, a grace period of thirty (30) days to fulfill its contractual obligations.
2. If the grace period referred to in paragraph (1) of this article ends without the buyer having fulfilled contractual obligations thereof, the developer may revoke the contact and return to the buyer the amounts paid less no more than 30% of said amounts.

Article (12)

The area of the sold property unit shall be deemed correct, and no increase in area shall be accepted following delivery, which the developer may not claim value for. In case of a decrease, the developer shall compensate the buyer for said decrease, unless said decrease is insignificant, at which case the developer shall not be obliged to pay compensation for the buyer for such decrease.

Article (13)

If it is proven to the department that the developer or broker have done any action or refrained from doing any action that is mandated by the provisions of this law or other applicable legislations, the general manager of the department shall prepare a report on said case and refer it to the competent authorities for investigation.

Article (14)

The president of the Executive Council shall issue the necessary regulations for the implementation of this law.

Article (15)

This law shall be published in the official gazette and shall enter into force as of date of publication.

Mohammed bin Rashid Al Maktoum
Ruler of Dubai

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