

**Law No. (7) of 2006 Concerning Land Registration
in the Emirate of Dubai**

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We, Mohammed Bin Rashid Al Maktoum, Ruler of Dubai,

After reviewing Federal Law No. 5 of 1985 promulgating the Civil Transactions Law as amended; and

Federal Law No. 11 of 1992 promulgating the Civil Procedures Law as amended; and

Municipal Law No. 7 of 1997 concerning the Land Registration Fees; and

Municipal Decree forming the Land Affairs Committee of 1960,

Promulgate the following law:

Chapter One: Name and Definitions

Article (1) : This law shall be cited as the” Land Registration Law in the Emirate of Dubai No. (7) of 2006”.

Article (2) : Words and expressions in this law shall have the meanings respectively assigned to them unless otherwise required by the context:

State : The United Arab Emirates

Emirate : The Emirate of Dubai

Government : The Government of Dubai including any of its departments, entities and corporations

Ruler : His Highness the Ruler of Dubai

Department : The Land & Property Department

Head : The Department Head

Director : The Department Director General

Property : Any immobile object with a fixed space that cannot be moved without destroying or changing its feature.

Land Rights : Any real right attached to property, whether principal or subsidiary.

Land Register : A set of documents executed or stored in writing or

electronically in the Department electronic register that shows the descriptions and location of each property and the rights attached thereto.

Real estate Unit: Any parcel of land including the buildings, plants and other things thereon located in the same real estate area without any part thereof being separated from the other parts by a division of public or private property, or without any part thereof having rights and obligations that the other parts do not have.

Real Estate Area : A block of real estate units bordered by main streets or immobile clear-cut features bearing an approved name and independent number pursuant to the Department-approved regulations.

Person : Any natural or artificial person

Chapter Two Scope of Application and Acquisition Right

Article (3) : The provisions of this law shall apply to the property located in the Emirate.

Article (4) : The right to own property in the Emirate shall be granted only to citizens of the State, citizens of the Gulf Cooperation Council for the Arab States of the Gulf, the companies fully owned by them, and public joint-stock companies. Subject to the Ruler's approval with respect to areas to be specified in the Emirate, non-citizens may be granted the following rights:

- A. The right to own freehold property; or
- B. The right to use or lease property for a period not exceeding 99 years.

Chapter Three: General Provisions

Article (5) : The Department shall keep the original documents and adjudications whereby registration takes place, and that may not be moved outside the Department. Any interested party or judiciary body or any expert or specialized committee it may delegate may inspect the documents kept in the register and obtain a certified copy of such documents in accordance with this law.

Chapter Four: Powers of the Department

Article (6) : The Department shall be solely competent to register land rights and long-term lease contracts as provided for in Article 4 of this law. For such purposes, the Department shall have the authority to:

1. Demarcate the survey and re-survey areas, and approve the maps prepared therefor.
2. Determine rules relative to survey and inspection and issue the maps of real estate units.
3. Prepare model contracts relative to property disposals
4. Establish rules relative to organizing, storing, and destroying the documents.
5. Establish rules relevant to the use of computers for storing and entering data.
6. Establish rules relative to organizing and keeping the register of real estate brokers.
7. Establish rules relative to the valuation of property.
8. Establish rules relative to the sale of property by optional public auction and the supervision thereof.
9. Specify the fees due on the Department-provided services.
10. Set up branches for the Department as the Director may deem appropriate.

Chapter Five: Land Register

Article (7) : A land register shall be kept in the Department wherein all real rights and their amendments shall be recorded. The register shall have an absolute determinative effect vis-à-vis all parties; its particulars may not be challenged unless they are the product of cheat or forgery.

Article (8) : Subject to Article 7 of this law, electronically computerized documents and instruments of the land register shall have the same determinative effect as the original ones.

Chapter Six: Registration

- Article (9) : All acts liable to create, transfer, change, or remove a real right as well as final judgments proving such acts must be recorded in the land register. The acts shall not be valid unless they have been entered in the land register.
- Article (10) : An undertaking to transfer a real right shall be confined to an obligation on the part of the undertaker to pay compensation if he breaches his undertaking, whether such compensation is stipulated in the undertaking or not.
- Article (11) : A decree of distribution shall be recorded in the land register if the relevant succession contains real rights. No act by a successor shall be valid in respect of any such rights or shall be binding on others unless it has been recorded in the land register.
- Article (12) : The Department may consider any registration applications by holders of any lands not registered in their names in order to regularize their status in line with procedures to be issued by decision of the Department Head.

Chapter Seven: Change or Correction in the Land Register Particulars

- Article (13) : The Department may, at the request of an interested party or on its own initiative, correct any pure material errors on the land register sheets, subject to a relevant notification to the interested party.
- Article (14) : The Department shall, in coordination with competent authorities, update the particulars relevant to real estate units and the buildings, plants and other contents thereon.

Chapter Eight: Maps

- Article (15) :
- 1) Real estate areas and units shall be recorded in the land register on the basis of the following maps:
 - 1) Topographic maps
 - 2) maps of the real estate units
 - 3) maps of the real estate areas
 - 2) Each real estate area shall be assigned an independent map showing its real estate units and their numbers.

- 3) Each real estate unit shall be assigned an independent map showing its location, borders, lengths, space, features, facilities and the numbers of adjacent units.

Chapter Nine: Division and Merger

- Article (16): If a dominant real estate unit is divided, the right of easement shall remain applicable to its respective parts, provided that the burden on the servient real estate unit does not increase. However, if the right of easement in fact benefits only one of such parts, the owner of the servient real estate unit may ask the Department to discontinue such right in respect of the other parts.
- Article (17): If the servient real estate unit is divided, the right of easement shall remain applicable to each part thereof. However, the right of easement is used in fact only in respect of some of such parts or cannot be used in respect of them, the owner of each part may ask the Department to discontinue the right of the part that he owns according to the provisions of this law.
- Article (18): Rights of easement shall terminate if the dominant real estate unit and the servient real estate unit devolve to the same owner.
- Article (19): If a real estate unit burdened with a subsidiary real right is divided into two units or more, each new real estate unit shall be burdened with such right in full. The new owners and the holder of the subsidiary real right may agree on dividing such right so that each new real estate unit can bear only part thereof as determined by the agreement.
- Article (20): If there are merged two real estate units, one of which is burdened with a subsidiary real right while the other is not, the right shall extend to the new real estate unit in whole even without the consent of the right holder to such merger. Where both units are burdened with an independent subsidiary real right, the consent of right holders shall be required for merger.
- Article (21): Any change to the real estate unit through division or merger shall be recorded in the land register.

Chapter Ten: Titles

- Article (22) : The Department shall issue title deeds relative to real rights

based on the particulars entered in the land register.

Article (23): Without prejudice to the provisions of any other law, a multi-apartment or a multi-floor property shall be considered a single real estate unit that will be assigned a sheet of the land register. Supplementary sheets may be attached to show the names of owners of its apartments, floors and common parts.

Article (24) :

1) Titles contained in Article 22 hereof shall have an absolute determinative effect in proving real rights.

2) The real estate unit sheet shall contain any conditions, undertakings or restrictions accruing in respect of real rights and other obligations.

Chapter Eleven: Final Provisions

Article (25): The provisions of Federal Law on Civil Transactions No. 5 of 1985 as amended shall apply to any matters not provided for in this law.

Article (26) : Any agreement or act in violation of this law shall be invalid. Similarly, any agreement or act concluded with intent to circumvent the law shall be invalid.

1) Any interested party, the Department or the Public Prosecution may demand a judgment invalidating such agreement or act. The court shall decide such invalidity on its own initiative.

Article (27): The Decree dated 6 November 1977 concerning droit Ural and penal actions relative to Land Disposal Transactions in the Emirate of Dubai is hereby repealed.

Article (28): The Department Head shall issue the necessary regulations, decisions, orders and instructions for the implementation of this law.

Article (29): This law shall be published in the official gazette and applied from the date of publication.

Mohammed Bin Rashid Al Maktoum
Ruler of Dubai

Promulgated in Dubai on 13 March 2006

Corresponding to 13 Safar 1427 AH