

Regulation No. (3) of 2007
Concerning
Applications to Modify the Permitted Use of
Land and Buildings in the Emirate of Dubai¹

We, Hamdan bin Mohammed bin Rashid Al Maktoum, Chairman of the Executive Council,

After perusal of:

Law No. (3) of 2003 Establishing the Executive Council of the Emirate of Dubai;

Law No. (6) of 2006 Concerning the Contributions of Beneficiaries to the Cost of Roads and Public Transport Contracts;

Law No. (18) of 2006 Concerning Management and Realisation of the Public Funds of the Government of Dubai; and

Local Order No. (2) of 1999 Concerning the Classification and Regulation of Use of Land in the Emirate of Dubai,

Do hereby issue this Regulation.

Article (1)

1. An application may be submitted to modify the type of permitted use of land or the building erected thereon to another type of use stipulated in the Regulation Concerning Classification and Regulation of Land Use in the Emirate of Dubai, attached to the above-mentioned Local Order No. (2) of 1999.
2. An application may be submitted to sub-divide land into more than one plot.

In all events, the applications mentioned in paragraphs (1) and (2) above will be subject to the planning and construction terms and controls approved pursuant to a resolution of the Director General of Dubai Municipality.

Article (2)

A fee of one percent (1%) of the value of the land or building, as the case may be, will be charged for the applications stipulated in Article (2) of this Regulation.

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¹Every effort has been made to produce an accurate and complete English version of this legislation. However, for the purpose of its interpretation and application, reference must be made to the original Arabic text. In case of conflict the Arabic text will prevail.

For the purposes of charging the above-mentioned fee, the valuation prepared by the Land Department will be adopted in determining the value of the land or building.

Article (3)

The fee stipulated in Article (2) of this Regulation will not be charged for applications submitted by the UAE nationals to sub-divide land where such applications are related to the construction of their own residences.

Article (4)

The Director General of Dubai Municipality will issue the resolutions required for the implementation of this Regulation.

Article (5)

This Regulation will be published in the Official Gazette and will come into force on the day on which it is published.

Hamdan bin Mohammed bin Rashid Al Maktoum

Chairman of the Executive Council

Issued in Dubai on 31 December 2007

Corresponding to 22 Thu al-Hijjah 1428 A.H.