

Executive Council:	The Executive Council of the Emirate of Dubai.
DM:	The Dubai Municipality.
Director General:	The director general of the DM.
Survey Plan:	A paper or electronic drawing containing survey information about a specific land plot in the Emirate. The type of information included is determined based on the purpose or objective for which the plan is issued.
Survey Works:	Any activities related to the representation of the earth's surface, or any part thereof, including its natural and man-made features. These activities employ various surveying techniques to produce maps of different scales depending on their intended purpose.
Base Map:	A map representing the natural features of the land of the Emirate, such as mountains, hills, valleys, plains, rivers, and seas; as well as man-made features, such as buildings, roads, pavements, barriers, and other landmarks.
Site Map:	A map showing the boundaries, coordinates, area, dimensions, and uses of land plots owned or granted by the Government as per the master plan of the Emirate.
Cadastral Map:	A map showing the boundaries, coordinates, area, dimensions, and use of a privately-owned land plot issued based on the records of the Land Department and as per the master plan of the Emirate.
Local Coordinates System:	A coordinates system adopted by the DM in the Emirate, based on which various maps are generated and issued and all Survey Works and engineering works are conducted.
Land Survey:	Survey Works conducted on land, non-navigable water bodies, or underground areas. This includes Geodetic Surveys, Topographic Surveys, and Cadastral Surveys.
Geodetic Survey:	Survey Works studying the size, shape, and dimensions of the surface and subsurface of the earth through observation, measurement, and studying gravity and tectonic movements.
Topographic Survey:	Survey Works conducted to generate and issue maps that show natural and man-made features of the earth's surface,

	highlighting the elevations and depressions of the surface of the earth by connecting contour lines.
Cadastral Survey:	Survey Works conducted to demarcate the boundaries of public and private property, buildings, structures, and other landmarks on the earth's surface.
Hydrographic Survey:	Survey Works related to the measurement and description of the physical features of navigational waters in the Emirate and the coastal regions connected thereto.
Seismic Survey:	Survey Works related to studying tectonic movements and underlying strata in order to monitor seismic activities and earthquakes.
Survey Control Point:	A fixed survey reference point whose horizontal and vertical coordinates are established with high precision. This point is used in all Survey Works.
Survey Network:	A set of Survey Control Points with precisely known coordinates established and placed in accordance with the survey specifications and standards adopted by the DM.
Boundary Marker:	Physical points with known coordinates placed to clearly mark boundaries, including building corner markers, right of way markers, and marine boundary markers.
Virtual Reference System:	A system that provides continuous and real-time recording of horizontal and vertical coordinates within all the areas of the Emirate using satellite signals.
Survey Station:	A carefully selected location where special data collection and detection equipment are installed, including a seismic monitoring station, a geodetic station, a tide gauge station, and other stations.

Scope of Application **Article (3)**

The provisions of this Law apply to all Survey Works conducted throughout the Emirate, including within Special Development Zones and free zones, such as the Dubai International Financial Centre.

Objectives of the Law Article (4)

This Law aims to:

1. regulate the conduct of Land Surveys, Hydrographic Surveys, and Seismic Surveys in the Emirate; and ensure that these are conducted in line with the relevant international best practices;
2. keep pace with the urban development witnessed by the Emirate, along with the accompanying planning and urban projects; and
3. regulate the collection and exchange of written and digital Survey information to ensure that it is secured, stored, and archived in one place with an official entity in the Emirate.

Functions of the DM Article (5)

The DM is the competent entity responsible for regulating Survey Works in the Emirate and is the official authorised source of the data and information resulting from these works. The DM will be exclusively authorised to:

1. conduct Land Surveys, Hydrographic Surveys, and Seismic Surveys in the Emirate;
2. generate, issue, and update Survey Plans, Base Maps, Site Maps, Cadastral Maps, and other maps or plans, and
3. regulate the practice of professions related to Survey Works in the Emirate.

Land Survey Article (6)

For the purpose of conducting Land Surveys, the DM will have the duties and powers to:

1. conduct Geodetic Surveys, Topographic Surveys, and Cadastral Surveys in the Emirate;
2. measure the elevations and depressions of terrains, and identify the natural features of these terrains and their locations on land;
3. establish, manage, and maintain Survey Control Points in the Emirate;
4. establish, manage, maintain, and secure Survey Networks in the Emirate and link these networks to global network of Survey Control Points;
5. supervise and monitor Survey Networks in the Emirate;

6. establish the criteria and standards for introducing new Survey Control Points in the Emirate, and link the Survey Network of the Emirate with those of other emirates in the UAE;
7. develop, manage, supervise, and audit the outputs of the Virtual Reference System, and approve other Land Survey systems and techniques;
8. monitor the works related to establishing the markers used for aerial photography, satellite imagery, and associated Survey Control Points;
9. monitor and maintain land border points of the Emirate, and re-establish the same, where required, in coordination with competent entities in the UAE;
10. create, manage, update, and control the Land Survey database in the Emirate;
11. identify the Boundary Markers for all types of land in the Emirate and issue the necessary certificates for this purpose;
12. identify the Boundary Markers to be installed at the commencement of construction works, ensure compliance with these markers at all stages of the work, and issue the necessary certificates for this purpose;
13. ensure installation by contractors of the proper Boundary Markers within the right-of-way when implementing service line installation projects;
14. conduct Cadastral Surveys and issue the relevant reports; and
15. audit survey calculations made by consultants to obtain building entry elevations, Qibla direction, and the elevation and dimensions of various land in the Emirate.

Hydrographic Survey Article (7)

For the purpose of conducting Hydrographic Surveys in the Emirate, the DM will have the duties and powers to:

1. install Boundary Markers for maritime projects implemented in the Emirate, including those involving electricity lines, and oil and gas pipelines, installation, and other projects;
2. create a comprehensive and accurate database of all Survey Works related to of the water mass in the Emirate and make it accessible upon request;
3. support and facilitate urban growth and development in the Emirate, particularly in aspects relating to Hydrographic Survey;
4. create, manage, and monitor Survey Stations established in water bodies in the Emirate and monitor natural and non-natural phenomena relating to aquifers and sedimentations;

5. operate and update the natural disaster early warning system, and provide the necessary Hydrographic Survey data with a view to managing and mitigating maritime disasters, in coordination with the concerned entities in the Emirate; and
6. create, maintain, and preserve a marine Survey Network for monitoring and studying water movement, and link this network to the UAE's network and global networks.

Seismic Survey Article (8)

For the purpose of conducting Seismic Surveys, the DM will have the duties and powers to:

1. identify seismic activity zones which may impact the UAE, and monitor and track this activity on the local and regional level;
2. provide highly accurate real time data upon the occurrence of any earthquake which may impact the UAE, and provide concerned entities with this data;
3. update the building code in the Emirate in order to ensure minimising the impacts of earthquakes and tremors on buildings and other structures in the Emirate;
4. contribute to developing emergency and rescue plans required to respond to the disasters resulting from earthquakes and tremors;
5. exchange information with various countries worldwide with a view to studying tectonic movements and monitoring seismic activities; and
6. assess, in coordination with the concerned entities in the UAE, the risks of earthquakes and tremors.

Issuing of Maps Article (9)

- a. The DM will prepare, issue, distribute, maintain, and document Survey Plans, Base Maps, Site Maps, and Cadastral Maps in the Emirate.
- b. The provisions of paragraph (a) of this Article will not prejudice the powers vested in the Dubai Land Department in respect of issuing maps for recording and registering Real Property Rights.

Surveying Profession
Article (10)

- a. No Person may practise a profession associated with Survey Works in the Emirate, including in Special Development Zones and free zones, such as the Dubai International Financial Centre, without first obtaining the relevant authorisation from the DM.
- b. The implementing bylaw of this Law will prescribe the conditions and procedures for authorising, qualifying, and classifying Persons wishing to practise a profession associated with Survey Works; and for regulating any other matters relating to this profession.

Delegation of Powers
Article (11)

The DM may, pursuant to an agreement concluded for this purpose, delegate any of the powers vested in it pursuant to this Law to any Government Entity or private entity. This agreement will determine the rights and obligations of the parties.

Prohibited Acts
Article (12)

No Person may undertake any of the following acts:

1. conducting any Land Survey, Hydrographic Survey, or Seismic Survey without first obtaining the relevant authorisation from the DM;
2. setting up, destroying, adjusting, removing, re-installing, or obscuring the Survey Network or any Survey Control Point or Survey Marker;
3. causing damage to any Survey Station or undertaking any act that would disrupt its effective operation;
4. generating or issuing any Base Maps, Site Maps, Cadastral Maps, or any other survey maps or plans that the DM has the jurisdiction to generate or issue;
5. publishing any false data or information on the boundaries or markers of any land in the Emirate;
6. obstructing or disrupting the conduct by the DM of any Land Survey, Hydrographic Survey, or Seismic Survey;
7. using any written or electronic survey information obtained from the DM for other than its intended purpose, or providing third parties with this information, for a price or free of charge, without first obtaining the approval of the DM; and

8. performing any other acts determined by the implementing bylaw of this Law.

Fees Article (13)

In return for the services it provides pursuant to this Law and for issuing authorisations to practise a profession associated with Survey Works, the DM will charge the fees prescribed by the implementing bylaw of this Law.

Violations and Administrative Penalties Article (14)

- a. Without prejudice to any stricter penalty stipulated in any other legislation, any Person who violates this Law and its implementing bylaw, and the resolutions issued in pursuance thereof, will be punished by a fine of not less than five hundred dirhams (AED 500.00) and not more than fifty thousand dirhams (AED 50,000.00). The implementing bylaw of this Law will determine the acts deemed as and violations of its provisions and the penalties prescribed for each violation.
- b. Upon repetition of the same violation within one (1) year from the date of the previous violation, the value of the fine imposed on the violator will be doubled. A fine must not exceed one hundred thousand dirhams (AED 100,000.00).
- c. The implementing bylaw of this Law will determine the measures and procedures that must be taken against those engaged in Survey Works and who act in violation of the provisions of this Law and its implementing bylaw, and the resolutions issued in pursuance thereof.

Law Enforcement Article (15)

Employees of the DM nominated by a resolution of the Director General will have the capacity of law enforcement officers to record the acts committed in breach of the provisions of this Law and its implementing bylaw, and the resolutions issued in pursuance thereof. For this purpose, they may issue the necessary violation reports.

Rectifying Damages Article (16)

In addition to the penalties prescribed by this Law and the resolutions issued in pursuance hereof, the DM may use its own resources to rectify any damage to Survey Control Points, Boundary Markers, or Survey Stations, at the expense of the Person who has caused the damage and failed to rectify the same within the time frame prescribed by the DM. An additional twenty-five percent

(25%) of these costs will be charged by the DM as administrative and supervisory fees. The estimation by the DM of these costs will be final.

Grievances Article (17)

Any affected party may submit a written grievance to the Director General against the decisions, procedures, and measures taken against him under this Law and the resolutions issued in pursuance hereof within thirty (30) days of being notified of the contested decision, procedure, or measure. The grievance will be determined, within thirty (30) days from the date of its submission, by a committee formed by the Director General for this purpose, and the decision issued on the grievance will be final.

Accessing Public and Private Places Article (18)

In performing the Survey Works stipulated in this Law, employees of the DM may access public and private land, including farms, residential complexes, and any other places in the Emirate, provided that the provisions and rules prescribed in the legislation in force in respect of accessing private residences are complied with.

Seeking Assistance from Government Entities Article (19)

For the purpose of implementing the provisions of this Law and resolutions issued in implementation hereof, the DM may seek assistance from Government Entities in the Emirate, including the police force. Upon request, these entities must provide prompt support and assistance to the DM.

Free zones and Special Development Zones Article (20)

- a. Notwithstanding the provisions of this Law, the authorities supervising free zones and Special Development Zones will have the duties and powers to:
 1. generate detailed maps of the land existing within these zones showing the boundaries of the land, its area, dimensions, the planning requirements thereof, its location on the master plan of these zones, name of landowner, and type of ownership. However, these maps must align with the maps and plans approved by the DM, and must be generated through the Local Coordinates System;
 2. determine the Boundary Markers to be installed upon the commencement of construction works within these zones; ensure compliance with these Boundary Markers at all stages

of these works; and issue the necessary certificates for this purpose, in accordance with the Local Coordinates System;

- b. The authorities supervising the free zones and Special Development Zones must provide the DM with a paper and electronic copy of the Survey Plan of the zones they are supervising and of the land plots that fall within their jurisdiction; with the markers' certificates issued by them; and with any other updates on these maps and markers, pursuant to the relevant procedure adopted by the DM.
- c. In providing the services referred to in paragraph (a) of this Article, the authorities supervising the free zones and Special Development Zones will charge the fees and prescribe the requirements and procedures they adopt in this respect.

Payment of Revenue Article (21)

- a. The fees and fines collected pursuant to this Law and the resolutions issued in pursuance hereof will be paid to the Public Treasury of the Government of Dubai.
- b. The fees, fines, and costs collected by the authorities supervising the free zones and Special Development Zones, in return for providing the services referred to in Article (20) of this Law, will be retained by these authorities.

Issuing Implementing Resolutions Article (22)

The Chairman of the Executive Council will issue the implementing bylaw and the resolutions required for the implementation of this Law.

Repeals Article (23)

Any provision in any other legislation will be repealed to the extent that it contradicts the provisions of this Law.

Publication and Commencement Article (24)

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

Mohammed bin Rashid Al Maktoum
Ruler of Dubai

Issued in Dubai on 15 April 2017
Corresponding to 18 Rajab 1438 A.H.