

Law No. (6) of 2025
Concerning the
Allocation of Government Land to
Public Entities in the Emirate of Dubai¹

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

After perusal of:

Federal Law No. (1) of 1991 Concerning the Emirates Telecommunications Group Company and its amendments;

Federal Law by Decree No. (35) of 2023 Concerning Union-owned Properties;

Law No. (14) of 2007 Establishing the Dubai Real Estate Corporation and its amendments;

Law No. (7) of 2013 Concerning the Land Department;

Law No. (22) of 2015 Regulating Partnership between the Public Sector and the Private Sector in the Emirate of Dubai;

Law No. (1) of 2016 Concerning the Financial Regulations of the Government of Dubai, its Implementing Bylaw, and their amendments;

Law No. (2) of 2022 Concerning Acquisition of Real Property for the Public Benefit in the Emirate of Dubai;

Law No. (16) of 2023 Concerning Urban Planning in the Emirate of Dubai;

Law No. (26) of 2023 Concerning the Executive Council of the Emirate of Dubai;

Decree No. (32) of 2020 Concerning Ownership of Educational Land in the Emirate of Dubai;

The Order of 1961 Establishing the Dubai Municipality;

Executive Council Resolution No. (59) of 2016 Forming the Industrial Investment Land Allocation Committee in the Emirate of Dubai;

Executive Council Resolution No. (6) of 2024 Reconstituting the Supreme Urban Planning Committee in the Emirate of Dubai;

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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.

Local Order No. (2) of 1999 Concerning Classification and Regulation of Land Use in the Emirate of Dubai and its amendments;
Regulatory Resolution No. (1) of 2014 Concerning the Allocation of Government Land in the Emirate of Dubai to Semi-government Entities; and
Administrative Resolution No. (260) of 2019 Approving the Dubai Community Facilities Planning Standards' Guide,

Do hereby issue this Law.

Title of the Law

Article (1)

This Law will be cited as "Law No. (6) of 2025 Concerning the Allocation of Government Land to Public Entities in the Emirate of Dubai."

Definitions

Article (2)

The following words and expressions, wherever mentioned in this Law, will have the meaning indicated opposite each of them unless the context implies otherwise:

UAE:	The United Arab Emirates.
Emirate:	The Emirate of Dubai.
Ruler:	His Highness the Ruler of Dubai.
Government:	The Government of Dubai.
Executive Council:	The Executive Council of the Emirate of Dubai.
DM:	The Dubai Municipality.
SUPC:	The Supreme Urban Planning Committee in the Emirate of Dubai.
Public Entity:	Any of the Federal Government Entities or Local Government Entities.
Federal Government Entity:	Any of the ministries, government departments, public agencies and corporations, and other entities owned by, or

	affiliated to, the Federal Government or a Federal Government entity.
Local Government Entity:	Any of the Government departments, public agencies and corporations, Government councils and authorities, and other entities owned by, or affiliated to, the Government or a Local Government entity.
Director General:	The Director General of the DM.
Government Land:	A land plot owned by the Government or any Local Government Entity.
Allocation:	The assignment of a parcel of Government Land, by way of grant, to a Public Entity to be exploited and used for the purposes specified by this Law.
Public Services:	The services provided by Public Entities to meet the needs of individuals and entities, promote well-being, improve living standards, enhance quality of life, ensure a healthy and safe environment, and support the achievement of sustainable development.
Public Facility:	The infrastructure, establishments, or projects established and supervised by Public Entities for the purpose of providing Public Services.

Objectives of the Law

Article (3)

This Law aims to:

1. align the Allocation of Government Land with the Dubai Urban Plan 2040, by ensuring the optimal utilisation of available land plots and areas in the real estate market;
2. rationalise the use of Government Land in the Emirate and promote its optimal and sustainable utilisation;
3. provide the Government Land required to enable Public Entities to perform their functions under the legislation establishing them or regulating their work;
4. regulate the Allocation of Government Land to Public Entities through clear and well-defined procedures; and
5. ensure that Government Land is used solely for its designated purposes.

Scope of Application

Article (4)

- a. The provisions of this Law apply to all Government Land, whether allocated to Public Entities in the Emirate before the date on which this Law comes into force or thereafter.
- b. This Law does not apply to the Government Land allocated for use by the Ministry of Defence, the Armed Forces, the Ministry of Interior, security and military agencies, or any similar entities.

Allocation of Government Land

Article (5)

- a. Government Land will be allocated to a Public Entity in any of the following cases:
 1. upon the approval of the Ruler or his authorised representative, based on a recommendation from the DM, where the Allocation of Government Land is to a Federal Government Entity;
 2. upon the approval of the Director General, where the Allocation of Government Land is to a Local Government Entity to enable it to construct its office premises and associated facilities; or
 3. where the legislation establishing a Public Entity or regulating its work, provides for the provision of the Government Land required to enable that entity to perform its functions under such legislation.
- b. Notwithstanding the provisions of paragraph (a) of this Article, the Allocation of Government Land to a Public Entity will be made in accordance with the approved Structure Plan of the Emirate, and in accordance with the Planning Requirements and rules established therein. Where the Allocation request requires amending the approved Structure Plan, the DM will, prior to deciding on the Allocation of the Government Land to the Public Entity, refer the matter to the SUPC to approve the proposed amendments to the Structure Plan, in accordance with the provisions of the above-mentioned Law No. (16) of 2023 and other legislation in force in the Emirate.

Government Land Allocation Purposes

Article (6)

Government Land may be allocated to a Public Entity for any of the following purposes:

1. to enable the Public Entity to provide its Public Services and to perform its functions, duties, and activities under the legislation establishing it or regulating its work; or

2. to construct the office premises and associated facilities required to enable the Public Entity to perform its statutory services, activities, and functions.

Functions of the DM Article (7)

For the purposes of this Law, and subject to the provisions of the above-mentioned Law No. (16) of 2023, the DM will, in coordination with Local Government Entities where required, have the duties and powers to:

1. receive and consider Public Entities' applications for the Allocation of Government Land and assess the actual need for the Government Land, in accordance with the Allocation criteria stipulated in this Law;
2. determine the locations and areas of Government Land to be allocated to a Public Entity for its own use, based on the type of the Public Services it provides and the activities or work it conducts;
3. submit recommendations to the Ruler or his authorised representative for the approval of Government Land Allocations to Federal Government Entities;
4. issue site plans for the Government Land allocated to Public Entities;
5. maintain a special register in which all data and information related to Government Land allocated to Public Entities in the Emirate are recorded, and coordinate with the Land Department to ensure consistency between the data and information included in that register and those recorded in the DM's register;
6. recover the Government Land allocated to a Public Entity or change or modify its location, and require the Public Entity to remove any structures thereon, where any of the grounds for recovery of Government Land stipulated in this Law and other applicable legislation apply, or where such recovery, change, or modification is required by the planning, construction, and land use regulations in the Emirate;
7. oversee compliance by Public Entities with the time frames prescribed by this Law for the use of the Government Land allocated to them, and with the purposes for which the land is allocated;
8. review and update the Government Land Allocation criteria where required, and have these criteria approved by the Director General; and
9. exercise any other duties or powers required for the achievement of the objectives of this Law, as assigned to it by the Ruler or the Chairman of the Executive Council.

Government Land Allocation Criteria

Article (8)

Government Land will be allocated to a Public Entity in accordance with the following general and specific criteria:

I. General Criteria:

1. the existence of an actual, urgent, and pressing need for Government Land, which is to be determined based on economic feasibility, security, social, service-related, and other relevant considerations;
2. the availability of Government Land for Allocation; and
3. the significance of the purpose for which the Government Land is to be allocated.

II. Specific Criteria:

1. **Office Premises:** Government Land may be allocated to a Public Entity for the establishment of its office premises, where the number of the employees to be accommodated in the premises is five hundred (500) or more.
2. **Public Facilities:** Government Land may be allocated to a Public Entity for the establishment of a Public Facility, in accordance with the Planning Criteria stipulated in the Dubai Community Facilities Planning Standards' Guide approved by the DM, and in any other relevant guidelines issued by the DM.
3. **Industrial Investment Land:** Government Land may be allocated to a Public Entity for implementing an industrial investment project, in accordance with the standards and requirements approved by the Industrial Investment Land Allocation Committee in the Emirate of Dubai (the "IILAC"), formed pursuant to the above-mentioned Executive Council Resolution No. (59) of 2016.

Issuance of Site Plans for Government Land

Article (9)

- a. The DM will issue a Public Entity with a site plan for the Government Land allocated thereto, stating:
 1. the Government as the owner of the Government Land;
 2. the name of the Public Entity to which the Government Land is allocated;
 3. the purpose of Allocation; and

4. that the Public Entity must commence construction works on the allocated Government Land within five (5) years from the date of issuance of the site plan.
- b. The Land Department must register the Government Land allocated for use by Public Entities in accordance with the details set out in the site plan.

Prohibition of Disposition of Government Land

Article (10)

- a. Subject to the provisions of this Law, the above-mentioned Law No. (22) of 2015, and other legislation in force in the Emirate, no Public Entity may, under the pain of nullity, dispose of the Government Land allocated to it, nor of the structures constructed thereon, by any form of legal disposition, including by way of lease, mortgage, investment, or use for commercial purposes, or for any purpose other than that for which the Government Land has been allocated.
- b. Paragraph (a) of this Article will not apply to spaces leased within Buildings constructed on Government Land for the purpose of meeting the needs of the employees and customers of the Public Entity, such as leasing these spaces to bank branches, financial institutions, nursery schools, restaurants, and similar establishments.

Recovery of Government Land

Article (11)

- a. The DM will recover the Government Land allocated to a Public Entity in any of the following cases:
 1. the purpose for which the Government Land was allocated has been fulfilled;
 2. the lapse of five (5) years from the date of issuance of the Government Land site plan and the Allocation of the Government Land to the Public Entity, without that entity commencing construction works on the allocated Government Land or using it for the purpose for which it is allocated;
 3. where the recovery of the Government Land is required under the planning, construction, land use, and infrastructure regulations of the Emirate, or is required for the public benefit, as stipulated in the above-mentioned Law No. (2) of 2022 and other legislation in force in the Emirate;
 4. where there is no longer an actual need for the Government Land by the Public Entity due to its future plans, restructuring, merger with another entity, or dissolution;
 5. where the Public Entity requests to relinquish the Government Land, on the basis that it no longer needs it; or

6. any other case as determined by the relevant resolutions of the Chairman of the Executive Council, or other legislation in force in the Emirate.
- b. The DM will notify the Public Entity of the decision to recover the Government Land allocated thereto in any of the cases stipulated in sub-paragraphs (a)(1), (a)(2), (a)(3), or (a)(4) of this Article.
- c. The provisions of above-mentioned Federal Law by Decree No. (35) of 2023 or any other superseding legislation apply to the recovery of the Government Land allocated to Federal Government Entities.

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Article (12)

Notwithstanding the provisions of sub-paragraphs (a)(1) and (a)(2) of Article (11) of this Law, the Chairman of the Executive Council may, based on substantial and valid grounds submitted by a Public Entity, extend the deadline prescribed for the use of allocated Government Land on which the Public Entity has not commenced construction works.

Compliance Article (13)

- a. For the purpose of ensuring compliance with the provisions of this Law, any Public Entity that has not commenced construction works on the Government Land allocated to it prior to the effective date of this Law will be granted the following grace periods:
 1. two (2) years from the effective date of this Law, where more than five (5) years have lapsed since the date of issuance of the site plan of the Government Land; or
 2. the remainder of the five (5)-year period, where less than five (5) years have elapsed since the issuance of the site plan of the allocated Government Land. In any event, the grace period may not be less than two (2) years.
- b. Upon expiry of the grace periods referred to in paragraph (a) of this Article and where the Public Entity has not commenced construction works on the allocated Government Land, the DM will consider and assess the entity's actual need for the Government Land, in accordance with the Planning Criteria it adopts in this respect. In this case, the DM may take either of the following actions:
 1. revoke the Allocation of Government Land and the corresponding site plan, recover the Government Land, and reallocate it for another purpose based on the planning needs arising at the time; or

2. maintain the Allocation of Government Land and renew the site plan, upon the Public Entity's request, while granting it a further grace period of two (2) years to commence construction works on the allocated Government Land.

Issuing Implementing Resolutions

Article (14)

The Chairman of the Executive Council will issue the resolutions required for the implementation of the provisions of this Law.

Repeals

Article (15)

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

Publication and Commencement

Article (16)

This Law will be published in the Official Gazette and will come into force thirty (30) days after the date of its publication.

Mohammed bin Rashid Al Maktoum

Ruler of Dubai

Issued in Dubai on 7 April 2025

Corresponding to 9 Shawwal 1446 A.H.