Administrative Resolution No. (34) of 1998
Issuing the Implementing Instructions of
Resolution No. (1) of 1998 Regulating Land Use in
Al Sufouh District Beach in the Emirate of Dubai[1]

The Director General of the Dubai Municipality,

After perusal of:

Resolution No. (1) of 1998 Regulating Land Use in Al Sufouh District Beach in the Emirate of Dubai, issued on 22 February 1998; and

For the purpose of achieving public interest,

Does hereby issue these Instructions.

Article (1)

The Planning and Survey Department of the Dubai Municipality is hereby assigned the duty to receive and consider land use applications submitted by the owners of hotels located on Al Sufouh District beach, and to issue the relevant appropriate recommendations. The Planning and Survey Department is also assigned the duty to demarcate the boundaries of the area of land that hotels are authorised to use.

Article (2)

Land use applications will be submitted on the forms prepared for this purpose by the Planning and Survey Department, accompanied by the following documents:

1. a copy of the map of the land plot on which the hotel is constructed;
2. the plans and designs of the structures and facilities to be constructed on the land plot;
3. a copy of the valid licence issued by the competent entity in the Emirate to the hotel to conduct its activity;

©2021 The Supreme Legislation Committee in the Emirate of Dubai

[1] *Every 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.*

4. a copy of the receipt of the paid land use fees; and

5. any other documents whose submission is deemed required by the Planning and Survey Department.

Article (3)

Land use permits will be issued to the hotels whose applications are approved. The permits will be signed by the Director General of the Dubai Municipality or his authorised representative, and will be valid for a period of five (5) years from the date on which they are issued.

Article (4)

In addition to the requirements and rules stipulated in Resolution No. (1) of 1998, a hotel must:

1. not use concrete in constructing any of the approved structures, facilities, or fences on the land plot to be used;

2. ensure that constructed fences are no more than one and a half metres (1.5 m) in height; and

3. not install any utilities within the land plot other than those stated in the plans and designs submitted with the application and approved by the Buildings and Housing Department.

Article (5)

Hotels will be authorised to conduct any landscaping or decorative works within the land plot in use, including planting trees, constructing walkways and sunshades, or conducting other similar works, provided that such works are conducted in accordance with the requirements and rules prescribed in Resolution No. (1) of 1998 and these Instructions.

Article (6)

The Dubai Municipality may use any part of the land plot in use to install any utilities required for the uses approved under Resolution No. (1) of 1998, including public utilities and environmental protection requirements.

Article (7)

These Instructions come into force on the date on which Resolution No. (1) of 1998 Regulating Land Use in Al Sufouh District Beach in the Emirate of Dubai comes into force.

Qasim Sultan Al Banna

Director General

Dubai Municipality

Issued on 22 February 1998

Corresponding to 25 Shawwal 1418 A.H.

Planning and Survey Department

Application for Land Use within
Al Sufouh District Beach in the Emirate of Dubai

Hotel Name:

Licence No.:

Licence Expiry Date:

Licence Holder:

Nationality:

Land Use Purpose:

Hotel Address:

District:

Street:

B.O. Box:

Telephone:

Applicant's Signature:

For Official Use Only:

Department's Recommendation:

Head of the Planning and Survey Department Director General of the Dubai Municipality

---

Land use annual fee is paid under receipt No. ____ dated ____.

Required Documents:

1. copy of the map of the land plot on which the hotel is constructed;
2. the plans and designs of the structures and facilities to be constructed on the land plot;
3. copy of the hotel licence; and
4. copy of the receipt of the paid land use fees.

Terms and Conditions:

1. Land will be used for a period of five (5) years from the date of the permit issue date, renewable for the same period by agreement of both parties.

2. The annual land use fee will be calculated at the rate of two dirhams (AED 2.00) per square foot.

3. The works that may be conducted by a hotel on a land plot will be limited to constructing additional structures and facilities, and conducting landscaping works.

4. The works referred to in the preceding paragraph will be subject to the construction and environmental protection regulations and legislation issued by the Dubai Municipality and to the following requirements:

    - The works must be conducted within the boundaries of the land plot in use.

    - The constructed structures and facilities must be temporary, and the fittings used in the construction must be lightweight.

    - The height of fences must not exceed one and a half metres (1.5 m).

    - No utilities may be installed within a land plot other than those stated in the plans and designs submitted with the application and approved by the Buildings and Housing Department.

5. The Dubai Municipality may use any part of the land plot to install any utilities, including those that are required as per the exigencies of public interest and environmental protection requirements.