

Resolution No. (2) of 2003
Forming the Land Valuation
Committee in the Emirate of Dubai¹

We, Hamdan bin Rashid Al Maktoum, Deputy Ruler of Dubai, Chairman of the Dubai Municipality,

After perusal of:

The powers legally vested in Us pursuant to the Order Establishing the Dubai Municipality; and

The presentation of the Director General of the Dubai Municipality, and

For purposes of achieving the public interest,

Do hereby issue this Resolution.

Article (1)

Pursuant to this Resolution, a permanent committee named the "Land Valuation Committee in the Emirate of Dubai" (the "**Committee**") is formed, at the Dubai Municipality, of the following members:

Mr. Sultan Butti bin Mejren, as chairman;

Mr. Khalifa bin Ahmed bin Hammad, as vice chairman;

Mr. Saeed bin Abdullah bin Bilal, as member;

Mr. Saleem Abdullatif Mustafa, as member; and

Mr. Abdullah bin Ahmed bin Fahad, as member.

For the purpose of performing its duties under this Resolution, the Committee may seek assistance from experts and specialists in the fields that are relevant to the work of the Committee, whether from amongst the employees of the Dubai Municipality or other persons. These experts and specialists will not have a vote in the deliberations of the Committee. The Committee may appoint its rapporteur from amongst the employees of the Dubai Municipality.

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.*

Article (2)

The Committee will be in charge of considering the applications for valuation of land plots affected by urban planning projects in the Emirate of Dubai, and determining the compensation for these plots, taking into account the development plan of the zone in which the land plots to be valued are located, the prescribed use of these plots, the building regulations approved for that zone, the areas affected by the project, the prices of the adjacent land plots, the prevailing market prices of similar land plots, and the prevailing rentals in adjacent areas.

Article (3)

The Committee will convene at the invitation of its chairman, or vice chairman if the chairman is absent, at the head office of Dubai Municipality, at least three (3) times every month. The Committee may, where necessary, hold extraordinary meetings. The Committee meetings will be valid if attended by the majority of its members, provided that its chairman or vice chairman is in attendance.

Article (4)

Recommendations of the Committee will be passed by majority vote of the attending members; and in the event of a tie, the chair of the meeting will have a casting vote. Recommendations of the Committee will be recorded in minutes of meetings signed by the chair of the meeting and all attending members.

Article (5)

The Committee recommendations in respect of the matters referred to it will be deemed confidential and may be disclosed only after their approval.

Article (6)

The Committee will submit its recommendations to the Director General of the Dubai Municipality for consideration and approval, and his approval of the same will be final.

Article (7)

The Director General of the Dubai Municipality will issue the instructions required for the implementation of the provisions of this Resolution, including the rules, regulations, and procedures governing compensation for the land plots affected by urban planning projects.

Article (8)

This Resolution comes into force on the day on which it is issued, and will be published in the Official Gazette.

Hamdan bin Rashid Al Maktoum

Deputy Ruler of Dubai

Chairman of the Dubai Municipality

Issued in Dubai on 1 March 2003

Corresponding to 8 Muharram 1423 A.H.