

Law No. (13) of 2012
Establishing the
Dubai Real Estate Institute¹

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

After perusal of:

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

Law No. (27) of 2006 Concerning Management of the Government of Dubai Human Resources and its amendments; and

Law No. (8) of 2010 Concerning the Financial Audit Department and its amendments,

Do hereby issue this Law.

Title of the Law
Article (1)

This Law will be cited as “Law No. (13) of 2012 Establishing the Dubai Real Estate Institute”.

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:

Emirate: The Emirate of Dubai.

Executive Council: The Executive Council of the Emirate of Dubai.

Department: The Land Department.

Director General: The director general of the Department.

DREI: The Dubai Real Estate Institute.

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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.

Advisory Board: The advisory board of the DREI.

Managing Director: The managing director of the DREI.

Establishing the DREI Article (3)

Pursuant to this Law, a public corporation named the “Dubai Real Estate Institute” is hereby established. The DREI will be affiliated to the Department, and will have legal personality and the legal capacity required to undertake all acts and dispositions that ensure the achievement of its objectives.

Head Office of the DREI Article (4)

The head office of the DREI will be located in the Emirate. The DREI may establish branches and offices within and outside of the Emirate.

Objectives of the DREI Article (5)

The DREI will have the following objectives:

1. to contribute to developing the real property sector in the Emirate, and to establish the Emirate as an outstanding centre for real property development;
2. to develop the skills of persons working in the real property sector with a view to contributing to the achievement of sustainable development; and
3. to raise the awareness of all real property investors, owners, and tenants of real property issues.

Functions of the DREI Article (6)

For the purpose of achieving its objectives, the DREI will have the duties and powers to:

1. encourage UAE nationals to increase their contribution to various real property activities, and to qualify UAE nationals and develop their skills in this regard;
2. prepare and implement various real property training programmes to qualify real property developers, brokers, and other persons engaged in the real property market locally, regionally, or internationally, in accordance with the best international standards and practices in this regard;

3. organise real property seminars, workshops, and conferences aimed at discussing real property market issues, and proposing appropriate strategies and solutions for such issues;
4. organise educational courses for owners, tenants, and investors with a view to raising their awareness of issues related to their rights and duties;
5. issue qualification certificates to real property service providers;
6. provide specialised consultation on developing competent real property cadres;
7. form real property groups comprised of real property experts in various areas to offer opinion and advice on the issues referred to the DREI;
8. publish newsletters specialised in real property studies and research, discuss the real property sector issues, and propose solutions for such issues;
9. conduct real property research and studies, and provide decision-makers with the outcome and recommendations of such research and studies to benefit from the same in setting and implementing policies and programmes related to the real property sector;
10. cooperate with local and international universities and institutes to enhance real property-related knowledge, and to encourage communication and cooperation between such universities and institutes;
11. participate in local, regional, and international real property conferences, and to obtain membership in regional and international professional real property associations and organisations;
12. propose policies, regulations, and incentives that support the implementation of the programmes and initiatives required for developing a culture of excellence in the real property industry; and
13. perform any other duties which achieve the objectives of the DREI.

Advisory Board of the DREI

Article (7)

- a. The DREI will have an Advisory Board comprised of the Director General, as chairman, and at least six (6) experienced and specialised members who will be appointed pursuant to a resolution of the Chairman of the Executive Council for a renewable period of three (3) years.
- b. At its first meeting, the Advisory Board will elect, from amongst its members, a vice chairman, who will act as the chairman in his absence.

Functions of the Advisory Board

Article (8)

The Advisory Board will undertake the supervision of the technical affairs of the DREI. For this purpose, the Advisory Board may:

1. approve the general training policy of the DREI, and the strategic plans required for implementing this policy;
2. approve the bylaws regulating the technical aspects of the work of the DREI, which are submitted by the Managing Director;
3. approve the bylaws regulating training programmes organised by the DREI;
4. approve the annual plan of the DREI regarding curricula, programmes, training courses, workshops, and seminars;
5. form sub-committees and work teams from amongst the Advisory Board members or other persons, and determine the duties of these sub-committees and work teams; and
6. perform any other duties that are required to deliver training in the DREI and are relevant to the objectives of the DREI.

Meetings of the Advisory Board

Article (9)

- a. The Advisory Board will convene at the invitation of its chairman at least once every three (3) months or where necessary. Advisory Board meetings will be valid if attended by the majority of its members provided that its chairman or vice chairman is in attendance. Resolutions and recommendations of the Advisory Board will be passed by majority vote of attending members, and in the event of a tie, the chair of the meeting will have a casting vote.
- b. Resolutions of the Advisory Board will be recorded in minutes of meetings signed by the chair of the meeting and attending members.
- c. The Advisory Board may, as it deems appropriate, invite experts and specialists to attend its meetings, but they will have no vote.

Managing Director of the DREI

Article (10)

A Managing Director will be appointed to the DREI pursuant to a resolution of the Chairman of the Executive Council. The Managing Director will undertake the management of the DREI and organisation of its affairs. For these purposes, the Managing Director may:

1. set the general training policy and strategic plans of the DREI, and submit the same to the Advisory Board for approval;
2. propose bylaws to regulate the financial and administrative aspects of the work of the DREI, and submit the same to the Director General for approval;
3. propose bylaws regulating training programmes organised by the DREI, and submit the same to the Advisory Board for approval;
4. propose the annual plan of the DREI regarding the curricula, programmes, training courses, workshops, and seminars of DREI, and submit the same to the Advisory Board for approval;
5. conclude contracts and agreements on behalf of the DREI;
6. prepare an annual report on the activities and achievements of the DREI in view of the adopted annual goals and plans, and submit the same to the Advisory Board at the end of each training year;
7. propose the fees and charges for training programmes and courses, and submit the same to the Director General for approval; and
8. perform any other duties related to the nature of work of the DREI, whether assigned by the Advisory Board or by the Director General.

Financial Resources of the DREI
Article (11)

The financial resources of the DREI will consist of:

1. funds allocated to the DREI in the budget of the Department;
2. fees and charges for training programs and courses organised by the DREI; and
3. any other financial resources that are in line with the objectives of the DREI and are approved by the Director General.

Annual Budget of the DREI
Article (12)

- a. In regulating its accounts and records, the DREI will apply the government accounting rules and principles.
- b. The financial year of the DREI will commence on 1 January and will end on 31 December of each year, except that the first financial year will commence on the date this Law comes into force and will end on 31 December of the following year.

Financial Audit

Article (13)

The accounts of the DREI will be subject to audit and review by the Financial Audit Department.

Application of the Human Resources Management Law

Article (14)

Law No. (27) of 2006 Concerning Management of the Government of Dubai Human Resources and its amendments will apply to the Employees of the DREI.

Issuing Implementing Bylaws and Resolutions

Article (15)

The Director General will issue the bylaws and resolutions required for the implementation of the provisions of this Law.

Repeals

Article (16)

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

Publication and Commencement

Article (17)

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 30 December 2012

Corresponding to 17 Safar 1434 A.H.