

Decree No. (33) of 2019
Establishing the
Supreme Real Property Planning Committee in the Emirate of Dubai¹

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

After perusal of:

Law No. (5) of 1995 Establishing the Department of Finance;

Law No. (7) of 2006 Concerning Real Property Registration in the Emirate of Dubai and its amendments;

Law No. (8) of 2007 Concerning Escrow Accounts for Real Property Developments in the Emirate of Dubai; and

Law No. (13) of 2008 Regulating the Interim Real Property Register in the Emirate of Dubai, its amendments, and its Implementing Bylaw,

Do hereby issue this Decree.

Definitions
Article (1)

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

Emirate:	The Emirate of Dubai.
Ruler:	His Highness the Ruler of Dubai.
Government:	The Government 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.

Government Entity:	Any of the Government departments; public agencies and corporations; councils; authorities, including the authorities supervising Special Development Zones and free zones, such as the Dubai International Financial Centre; or other entities affiliated to the Government.
SRPPC:	The Supreme Real Property Planning Committee in the Emirate of Dubai established pursuant to this Decree.
Chairman:	The chairman of the SRPPC.

Establishment of the SRPPC **Article (2)**

- a. Pursuant to this Decree, a supreme committee named the "Supreme Real Property Planning Committee in the Emirate of Dubai" is established under the chairmanship of His Highness Sheikh Maktoum bin Mohammed bin Rashid Al Maktoum, Deputy Ruler of Dubai; and with the membership of representatives from the concerned Government Entities and Real Property Developers in the Emirate.
- b. Members of the SRPPC will be nominated pursuant to a resolution of the Chairman.

Objectives of the SRPPC **Article (3)**

The SRPPC aims to:

1. act as a supreme reference authority that plans Real Property projects in the Emirate in an efficient manner;
2. promote an attractive and competitive environment for Real Property investment in the Emirate;
3. provide a safe environment for the private sector to invest in Real Property;
4. strike a balance between offer and demand in the Real Property sector; and
5. contribute to providing the required protection and stability for the Real Property market in the Emirate.

Functions of the SRPPC

Article (4)

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

1. approve, and supervise the implementation of, the general policy and strategic plan of the Real Property sector and Real Property projects in the Emirate;
2. establish the rules, regulations, conditions, and procedures that encourage the private sector to invest in the Real Property sector;
3. establish coordination frameworks for Real Property Developers in the Emirate with a view to achieving balance within the Real Property sector;
4. evaluate future Real Property projects in order to avoid duplication of Real Property projects, meet the needs of the Real Property market in terms of Real Property projects, and develop new outstanding and innovative Real Property projects that add value to the national economy;
5. assess the current situation of the Real Property projects and Real Property sector in the Emirate; and issue the necessary decisions in this respect;
6. form sub-committees and work teams to assist it in performing its duties and achieving its objectives; and determine the duties, powers, and tenures of these sub-committees and work teams;
7. seek assistance from experts and specialists, as it deems appropriate, whether or not they are employees of the Government or Government Entities; and invite them to attend its meetings without having the right to vote in its deliberations; and
8. exercise any other duties or powers deemed by the SRPPC as required to achieve its objectives, or assigned to it by the Ruler.

Obligations of Concerned Government Entities

Article (5)

- a. The concerned Government Entities may not permit, authorise, or approve any Real Property project being developed by a Real Property Developer who is fully or partially owned by the Government or by a Government Entity without first obtaining the approval of the SRPPC.

- b. The SRPPC will approve the Real Property projects referred to in paragraph (a) of this Article subject to the rules, requirements, and procedures adopted by it in this respect.

Terms of Reference of the SRPPC

Article (6)

The SRPPC will convene at the invitation of its Chairman at the time and place determined by the Chairman, and will pass its resolutions unanimously or by majority vote of its members.

Rapporteur of the SRPPC

Article (7)

A rapporteur will be appointed to the SRPPC by the Chairman. The rapporteur will be responsible for sending meeting invitations to members of the SRPPC, preparing its meeting agendas, recording its minutes of meetings, following up the implementation of its resolutions and recommendations, and performing any other duties assigned to him by the Chairman.

Financial Resources of the SRPPC

Article (8)

The Department of Finance will provide the financial resources required to enable the SRPPC to perform the duties and functions assigned to it under this Decree.

Cooperation with the SRPPC

Article (9)

- a. All Government Entities must fully cooperate with the SRPPC; and provide it with all data, statistics, documents, and studies required, or deemed necessary, by the SRPPC for the performance of the duties and functions assigned to it under this Decree.
- b. All concerned Government Entities must implement the decisions issued by the SRPPC within the time frames it prescribes, and must submit the relevant reports to the Chairman.

Issuing Implementing Resolutions

Article (10)

The Chairman will issue the resolutions required for the implementation of the provisions of this Decree.

Repeals
Article (11)

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

Commencement and Publication
Article (12)

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

Mohammed bin Rashid Al Maktoum
Ruler of Dubai

Issued in Dubai on 5 September 2019
Corresponding to 6 Muharram 1441 A.H.