



Regulation No. (3) of 2006
Determining Areas for Ownership by
Non-UAE Nationals of Real Property
in the Emirate of Dubai

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Determining Areas for Ownership by Non-UAE Nationals of Real Property in the Emirate of Dubai ⁽¹⁾

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

After perusal of Law No. (7) of 2006 Concerning Real Property Registration in the Emirate of Dubai,

Do hereby this Regulation.

Article (1)

This Regulation will be cited as **“Regulation No. (3) of 2006 Determining Areas for Ownership by Non-UAE Nationals of Real Property in the Emirate of Dubai.”**

Article (2)

For the purposes of implementing this Regulation, the following words and expressions will have the meaning indicated opposite each of them unless the context implies otherwise:

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

Department: The Land Department.

Real Property: Anything which is fixed and cannot be moved without damage or alteration of its structure.

Article (3)

Non-UAE Nationals may acquire freehold ownership rights over Real Property without time restriction, usufruct rights, or leasehold rights for up to ninety-nine (99) years with respect to the land plot(s) indicated opposite each of the following areas as shown by the

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(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.

maps issued by the Department and attached to this Regulation:

1. Umm Hurair 2: Plot No. (013);
2. Al Barsha South 2: Plot No. (002);
3. Al Barsha South 3: Plot No. (002);
4. Emirates Hills 1: Plots No. (004) and (814);
5. Emirates Hills 2: Plots No. (001) and (049);
6. Emirates Hills 3: Plot No. (001);
7. Jebel Ali: Plots No. (051), (074), (081), (082), (083), (084), (142), (143), and (391);
8. Al Jaddaf: Plots No. (003), (007), and (008);
9. The World Islands: Plot No. (001);
10. Ras al Khor: Plot No. (165);
11. Al Rowyah: Plots No. (063) and (065);
12. Sheikh Zayed Road: Plots No. (118) and (147);
13. Sofouh 1: Plot No. (069);
14. Sofouh 2: Plot No. (005);
15. Al-Qouz 3: Plots No. (005) and (006);
16. Al-Qouz Industrial Area 2: Plots No. (010) and (030);
17. Al-Qouz Industrial Area 3: Plot No. (028);
18. Mirdif: Plots No. (143) and (144);
19. Dubai Marina: Plots No. (007), (014), (015), and (033);
20. Palm Jebel Ali: Plot No. (001);
21. Palm Jumairah: Plot No. (001);
22. Nad al-Sheba: Plots No. (209), (215) and (222); and
23. Warsan 1: Plot No. (002).

Article (4)

Non-UAE nationals may acquire usufruct rights or leasehold rights for up to ninety-nine (99) years in plot no. (224) of the Nad al-Sheba area as highlighted by the Department in the map attached to this Regulation.

Article (5)

This Regulation 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 7 June 2006

Corresponding to 11 Jumada al-Ula 1427 A.H.

