



Land Department, Government of Dubai
Land and Property registration & its role in the development of Dubai

International conference on Enhancing Land Registration
and Cadastre for Economic Growth in India

by
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Director – Technical Administration



ABOUT DUBAI

- Dubai is the second emirate of United Arab Emirates.
- Dubai has one of the highest per capita incomes. Although Dubai owes its initial wealth to the discovery of oil in the 1960s and this was the major contributor to the GDP, today oil only contributes 10% of the total GDP. 90% of the GDP is from the non oil sectors.
- Total area of U.A.E. 83,600 sq. km
- Total area of Dubai 3,885 sq. km
- Population of Dubai 1.2 mil..



About us



The Dubai Land Department was established on January 24 ,1960 by H.H. sheikh Rasid Bin Saeed Al Maktoum the late ruler of Dubai to oversee affairs related to land and private properties in the emirate.



Our Vision

We are seeking provision of the best environment for Real Estate Investments and Consultations

Our Mission

Through our commitment in pioneering, being distinguished and relying on the qualified personnel, we, on behalf of Dubai Government, organize and authenticate the Real Estate circulation operations.



Our Values

- **Respect**
We shall Build an organizational culture that reflects the aspiration of stakeholders and the respect of their contribution in setting the departments' direction.
- **Innovation**
We shall achieve continuous development and improvement through an environment that values innovative and creative talents.
- **Human Capital**
We shall Qualify and motivate our human resources and strengthen their corporate sense of belonging.
- **Processes**
We shall Design and adopt flexible processes that respond to current operating needs and future challenges.
- **Electronic Transformation**
We shall achieve strategic transformation through increased dependence on Information Technology.
- **Loyalty**
We shall Deepen our unshakeable loyalty for the Dubai Government, its vision and aspirations, and shall continue our constant strive for the achievement of its strategic priorities.



Main Objectives of the Department

- 1. Reach the degree of being distinguished in servicing the society, environmentally and socially.**
- 2. Train and teach all the employees, and qualify trainers from among the employees.**
- 3. Reach advanced stages within the background of the internal quality program schedule.**



Main Objectives of the Department

- 4. Use the modern technologies in all works.**
- 5. Provide a clear lands law that participates in providing safe environment for real estate investment.**
- 6. Establish a center for real estate consultations and studies.**
- 7. Establish e-real estate stock market.**



Competency of Land Department.

The Department authorized to conduct the real property registrations and attestation. For this purpose LD have the following Powers:

- To determine the rules in connection with attestation and issuance of certificates.
- To lay down the rules in connection with the Land ownership registration sections.
- To lay down the rules in connection with the transfer of documents and papers concerning plots.
- To determine the rules in connection with expertise and evaluation.
- To determine the rules in connection with keeping and regulating a register for real estate brokers and companies and establishments operating in the field of acquiring real property.
- To determine the rules in connection with preparing standard contracts concerning real acts.
- To determine the rules in connection with survey and inspection and to issue maps and title deeds in connection with real units.
- To determine the rules in connection with the division and merger and real property.



Services

Services rendered by the Customer Service Department...

- 1. Registration of Sales**
- 2. Registration of Grants**
- 3. Registration of Gifts**
- 4. Registration of Mortgages**
- 5. Real Estate Evaluation**



The Systems

Systems at the Technical Affairs Section consist of:

- 1. Lands System**
- 2. Lands Information System**
- 3. e-Archive System**
- 4. e-Business**
- 5. intranet**



GOVERNMENT OF DUBAI LAND DEPARTMENT
دائرة الأراضي والأملاك

Plots Details

Zone	Dubai	Community	Al Barsha Third
LD Land Number	946 / 0	Municipality Land Number	375 - 121
Actual Area	15,000.00	sq.ft.	
Land status	ملك مفيد	Land status Date	25/06/1997 <input type="checkbox"/> Leased
Land Origin Code	تملك منحة	Origin Date	25/06/1997 <input type="checkbox"/> Blocked

Current Owners

Owner Nature	Owner Number	Name	Area (sq.ft.)
Person	11755	محمد رضا احمد محمد عباس	15,000.00

Layer

Municipality Land base
 Satellite Imagery

Search by DM

Community: Al Barsha Third
Comm No: 375 - 121 Land No:
Clear Search

Search by LD

Zone:
Community:
Land No: Sub No:
Clear Search

Other Links

Advanced Search
Reports
Locator





الاستعلام



الملاك السابقين

بيانات المالك

مدخلات الاستعلام

الرقم الفرعي: /

رقم الأرض:

الجهة: ديرة

المنطقة: ابو هيل

رقم البلدية: ٢٥١ - ١٢٠

رقم البلدية:

بحث

نتيجة الاستعلام

م	رقم البلدية	رقم الأرض	المنطقة	المساحة الحالية	وضع الأرض الحالي	تاريخ الوضع الحالي	كود المنشأ	تاريخ المنشأ	مقيّد
١	٢٥١-١٢٠	٢/١١٨٩	مردف	٧٥٠٠	ملك حر	١٩٩٠/٢٥/٩	فصل أرض	١٩٧٩/١٦/١١	✗

لا يوجد ملاك سابقين لهذه الأرض



حكومة دبي
دائرة الأراضي والأملاك

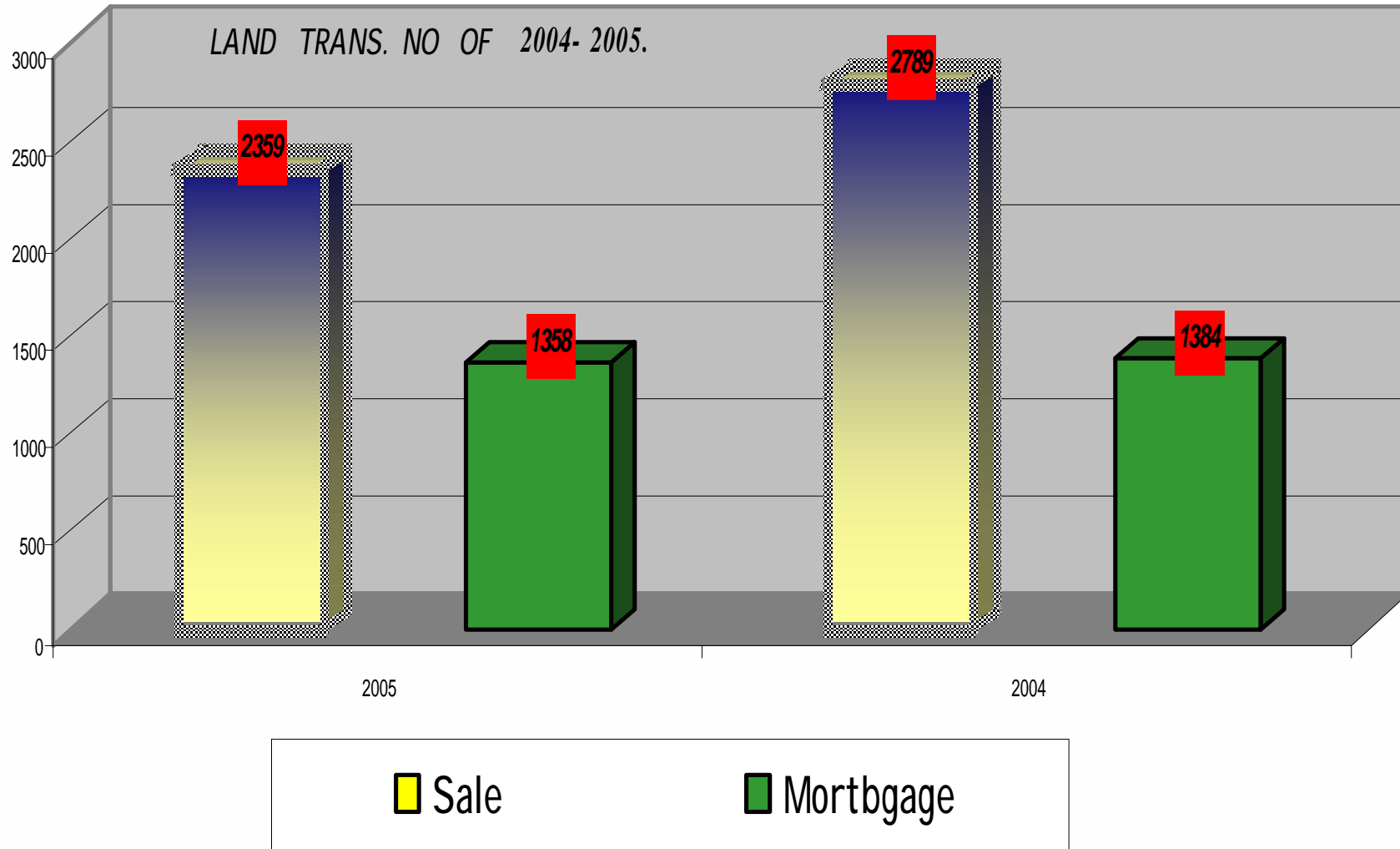
الاستعلام

- الاستعلام عن مالك
- الاستعلام عن أرض
- الاستعلام عن اجراء
- الاستعلام عن خطوات اجراء
- نموذج الملاحظات



اسم المستخدم :
تطوير نظام الأراضي (ويب)

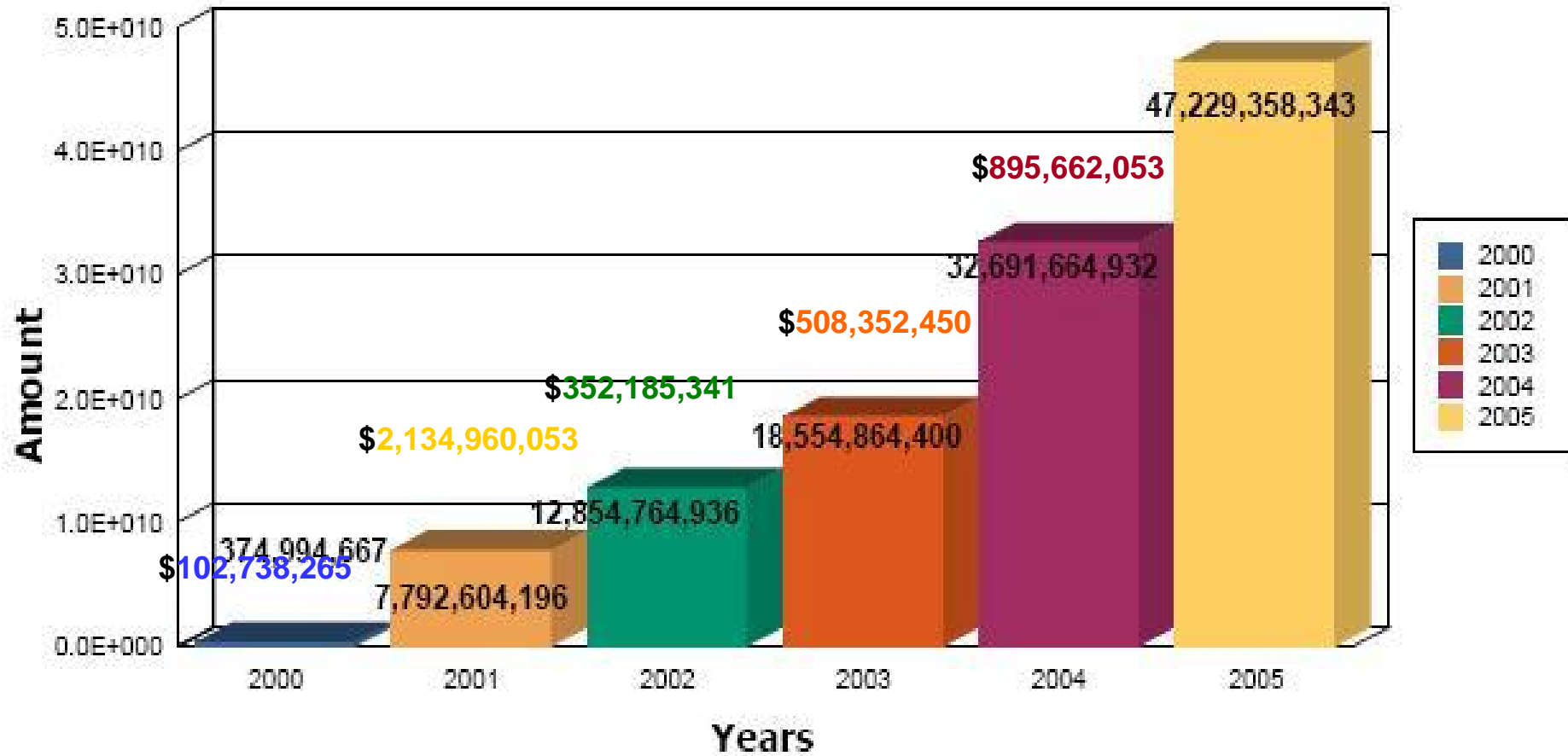






Annual Sales Total

\$1,293,955,023





Internet .. www.dubailand.gov.ae

The Land Department website includes a lot of pages regarding lands' owners, real estate holders and businessmen.

- § Daily news of the real estate.
- § Daily land transactions (Selling, mortgaging, granting and else).
- § Monthly reports on all transactions.
- § Annual reports together with explanatory drawing from 1997-2005.
- § The Website has other links related to Real Estate and large Real Estate projects in Dubai.



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Procedures Status

Top 20 Communities

Daily Transaction

Monthly Transaction

Yearly Transaction

Real Estate Register

News

Transaction exceeded 1.88 billions For the Month of November

Land Sales on Monday" 28/11/2005" total Dhs 49 million

Owner Portal

Owner Number

Password

Forgot yourpassword?

Login

Statistic

Previous Week: Hor Al Anz

Previous Month: Mirdif

Previous Year: Mirdif

Daily Land Transaction 17-12-2005

Region	Area	Description	Sq.Ft	Price	total_worth
Al Satwa	2,440	Open Plot	574		1,400,000
Al Khawaneej First	20,000	Open Plot	123		2,450,000
Total					3,850,000

For More Transactions... Click

Comparison

Annual Comparison

6 Months Comparison :

Jan - Jun , Jul - Dec

Quarterly Comparison :

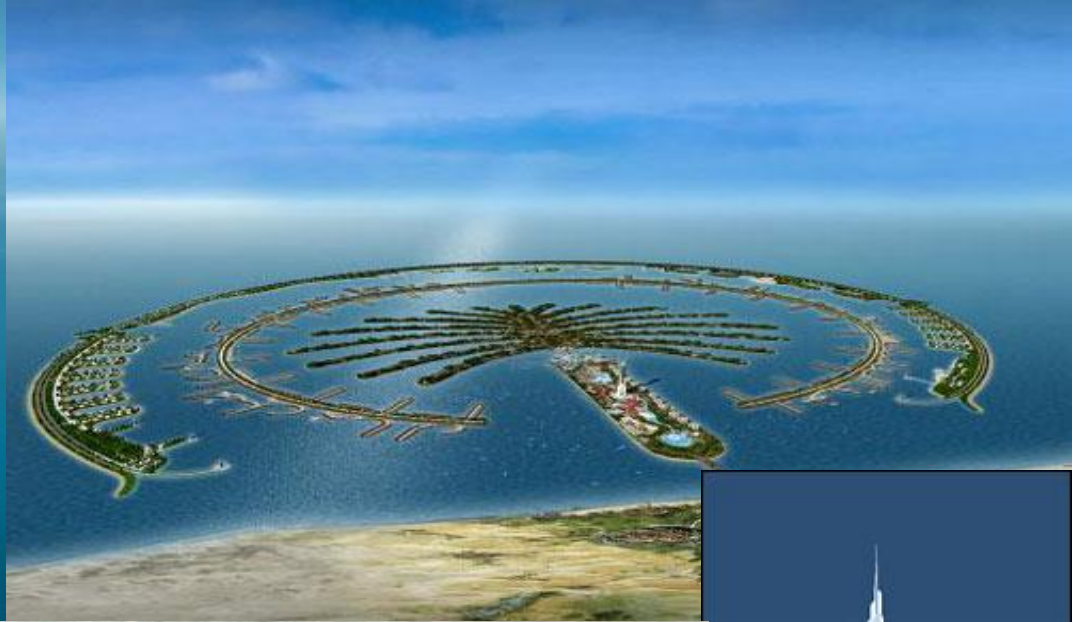
1st Ort , 2nd Ort ,

3rd Ort , 4th Ort

GOVERNMENT OF DUBAI
LAND DEPARTMENT



حكومة دبي
دائرة الأراضي والأملاك





Thanks...