

**Administrative Decision No. (103) of 2014**  
**Amending the Executive Regulations of Law No. 3 of 2005 concerning**  
**the Regulation of the Real Estate Registration in the Emirate of Abu Dhabi**

**The Chairman of the Department of Municipal Affairs:**

Having reviewed:

- Law No. (1) of 1974 concerning the reorganization of the Governmental Body in the Emirate of Abu Dhabi and its amendments;
- Law No. (3) of 2005 on the regulation of the real estate registration in the Emirate of Abu Dhabi;
- Law No. (19) of 2005 concerning real estate ownership, and its amendments;
- Law No. (10) of 2006 concerning the Municipality and Municipal Council of the Western Region in the Emirate of Abu Dhabi;
- Law No. (9) of 2007 concerning the establishment of the Department of Municipal Affairs;
- Law No. (10) of 2007 concerning the Municipality and Municipal Council of Abu Dhabi City in the Emirate of Abu Dhabi;
- Law No. (11) of 2007 concerning the Municipality and Municipal Council of Al-Ain in the Emirate of Abu Dhabi;
- Chairman of the Department of Municipal Affairs Decision No. (1/52) Issuing the Executive Regulations of Law No. (3) of 2005 on the regulation of real estate registration in the Emirate of Abu Dhabi;
- Executive Committee Resolution No. (3 C 15/2012) concerning the executive summary about the World Bank report on UAE 2012 "Doing Business"
- And based on what is dictated by the work interest.

**Decided the following:**

**Article (1)**

Article (13) of the Executive Regulations of Law No. (3) of 2005 on the regulation of real estate registration in the Emirate of Abu Dhabi issued by the Chairman of the Department of Municipal Affairs Decision No. (1/52) of 2008 shall be amended to read as follows: -

The process of buying and selling real estate property shall be carried out according to the following procedures and conditions:

1. The presence of the seller and the buyer or their legal representatives before the registrar to conclude the contract.
2. The following documents shall be attached to the sale transaction:
  - a) The original copy of the title deed of the real property to be sold.

- b) A copy of the document proving the identity and nationality of the seller and the buyer.
  - c) In case of a legal person, he shall submit a certificate of the commercial register, commercial license and official documents that show the legal form and nationality, provided that all documents are valid as per their original copies, and that the agent of the natural or legal person shall present a duly authorized power of attorney proving that he is authorized by the principal to carry out the disposition of the real property subject of the sale contract.
3. If the value of the real estate appraisal or valuation is 20% higher or 20% lower than the value of the approved real estate valuation index, the registrar at the competent authority shall require from the seller a real estate valuation certificate.
  4. A receipt of paying the prescribed fees.
  5. Three copies of the sales contract are issued, with the parties to the contract or their representatives signing thereon before the notary.
  6. A copy of the sale contract is delivered to both the seller and the buyer, and the third copy of the contract is kept in the real property folio subject of sale.
  7. The Division shall issue the title deed endorsed by the registrar or his authorized representative.

### **Article (2)**

This decision shall become effective from the date of its issuance and shall be published in the Official Gazette.

**Saeed Eid Al-Ghafli**

**Chairman of the Department of Municipal Affairs**

Issued by us:

On: 7 Ragab 1435 Hijri

Corresponding to: 6 May 2014