

حكومة دبي
GOVERNMENT OF DUBAI



دائرة الأراضي والأملاك
Land Department



Real Estate Brokerage Practice Guide

Real Estate Regulatory Agency - Real Estate Licensing Department

First Edition 2022



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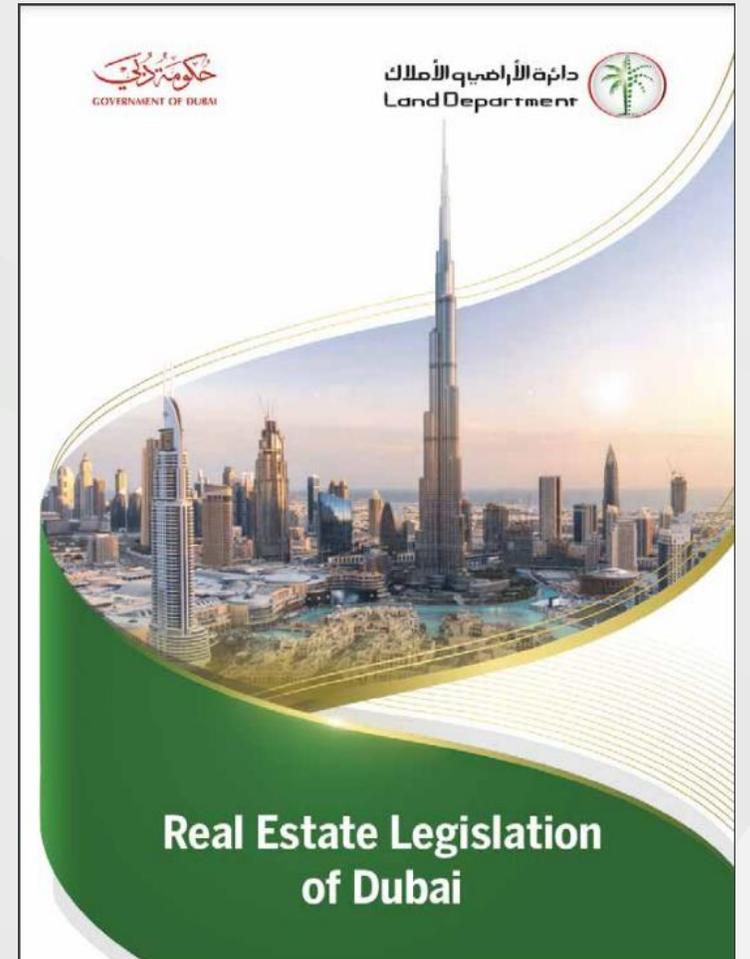
Introduction

The Real Estate Regulatory Agency issued this guide, which contains all the information, laws and procedures relating to the practise of real estate brokerage in Dubai, to raise the efficiency of brokers working in the market. Therefore, we call on all real estate brokers to abide by the contents of this guide to avoid any illegal practices, which will result in legal measures and violations issued against them.

UAE Bylaw No. 85 of 2006 regulating the Real Estate Brokers Register in Dubai

To view the list of real estate brokers, please click on the link below

<https://dubailand.gov.ae/en/about-dubai-land-department/rules-regulations/#/>



Real Estate Circulars

Brokers can view the circulars regarding real estate activities through the following link:

[Real Estate Circulars](#)

دائرة الأراضي والأملاك
Land Department

02/08/2022 التاريخ:
DLD/OUT/2022/0004772 المرجع:

Circular(3-2022)

Dear / All real estate portals
Greetings

Subject: Terms and conditions for real estate marketing on portals

RERA extends its warmest regards and gratitude for your continued cooperation. Regarding the above topic and in pursuit of the governance of real estate advertisements to grant more credibility and protect the rights of investors and customers in the real estate market, we would like to inform you that all real estate portals concerned with publishing real estate ads must adhere to the following directives:

1. Real estate advertisements without an official permit from the RERA are not allowed to be posted.
2. The permit must be verifiable through the integration between RERA and the real estate portals.
3. The content of the ads must be updated periodically through RERA's integration properties that are no longer available must be delisting from the site (or proclaimed clearly on the ad in written form that it has been sold out.)
4. The real estate advertising information must reflect the information of the permits issued by RERA.

We appreciate your continued cooperation...

تصميم (3-2022)

السادة/ منصات التسويق العقاري المحترمين
تحية طيبة وبعد...

الموضوع: الشروط والإحكام الخاصة بالتسويق العقاري على المنصات

بداية تهديكم مؤسسة التنظيم العقاري أطيب التحيات وتشكر لكم تعاونكم الدائم معنا. بالإشارة إلى الموضوع أعلاه ومن منطلق حوكمة الإعلانات العقارية لإعطاء المزيد من المصداقية وحماية حقوق المستثمرين والمتعاملين في السوق العقاري تنفيذكم علماً بأنه يتوجب على جميع المنصات العقارية المعنية بنشر الإعلانات العقارية الالتزام بالتوجيهات التالية:

1. عدم نشر أي إعلان عقاري غير حاصل على تصريح رسمي من مؤسسة التنظيم العقاري.
2. يجب التأكد من صحة التصريح من خلال الربط الإلكتروني الموجود بين مؤسسة التنظيم العقاري والمنصة العقارية.
3. يجب تحديث بيانات الإعلانات بشكل دوري من خلال الرابط الإلكتروني مع المؤسسة بالنسبة للعقارات التي لم تعد متوفرة بحذفها من الموقع أو كتابة (تم البيع بخط كبير وواضح على الإعلان).
4. يجب أن تكون بيانات الإعلان العقاري مطابق لبيانات التصريح الصادر من المؤسسة.

مقدرين تعاونكم الدائم معنا...

Tel: 8004488 • Fax: +9714 222 2251 • P.O. Box 1156, Dubai, U.A.E. • ص.ب. 1156، دبي، الإمارات العربية المتحدة • رقم الهاتف: 8004488
Website: www.dubailand.gov.ae • الموقع الإلكتروني: www.dubailand.gov.ae • E-mail: info@dubailand.gov.ae

Ethics of practicing the profession

All licensed real estate brokers must adhere to the ethics of practising the profession, including:

1. Adhering to fair treatment
2. Employing respect in all procedures
3. Maintaining privacy
4. Honesty and uprightness
5. Applying quality control
6. Ensuring integrity
7. Committing to society
8. Maintaining the interests of the contracting parties
9. Preserving all documents
10. Respecting the regulations and procedures of Dubai Land Department.

Smart marketing and sales contracts (A, B, F)

The Real Estate Regulatory Agency has provided smart marketing contracts based on Dubai government's vision of the smart transformation of all provided services. Therefore, real estate brokers must commit to using smart contracts for real estate marketing and sales:

Contract A: An agreement to market a property between the seller and the real estate brokerage.

Contract B: An agreement of desire to purchase a property between the buyer and the real estate broker

Contract F: An agreement to sell a property between the seller and the buyer

To learn how to use smart contracts, please visit the following link:

[smart contracts](#)

The screenshot displays the 'Unified Sell Contract (F)' interface. It includes a header with the Government of Dubai and Land Department logos, and a central logo for 'Dubai Brokers'. Below the header, there are navigation buttons for 'Seller (A)', 'Buyer (B)', and 'Unified Sell Contract (F)'. The main content area is divided into several sections:

- Contract Information:** A table with fields for Contract Number (CF202208104184), Start Date (10/08/2022), Title Deed # (1712/2014), Seller Broker Commission (0%), and Created Date (10/08/2022). It also includes fields for Status (Active), End Date (10/10/2022), Noc From Developer (Yes), Buyer Broker Commission (2%), and Will this property be mortgaged? (Yes).
- Mortgage details:** A table with fields for Procedure Type (FULL), Mortgage Degree (1), and Mortgagee (Bank of Commerce & Finance).
- Owner Details:** A table with fields for Seller Name (DENNIS MATHEW), Selling Share (195.10), Signature Date (10/08/2022 11:33 PM), and Actual Share (195.10).

Smart systems being used

The Real Estate Regulatory Agency has automated all the programmes and services of real estate brokers to facilitate services and communication with the agency through the following systems:

Trakheesi :

The Trakheesi system provides services relating to real estate licences and permits: issuing professional practice cards and office registration certificates, as well as receiving and responding to any violations or warnings issued to the company. The system can be accessed through DLD's website:

<https://trakheesi.dubailand.gov.ae/>

The Dubai REST app:

The Real Estate Regulatory Agency provides the Dubai REST app, which all real estate brokers are required to download as it contains real-estate-broker data, smart sales and marketing contracts, and the green list, in addition to details pertaining to off-plan projects and many other services.



Real estate permits

The Real Estate Regulatory Agency has issued regulations and guidelines for real estate permits for marketing and promotion of properties, where real estate brokerages must obtain a permit for any real estate advertisement or marketing material through the Trakheesi system. Additionally, the permit number must be displayed on the ad:

This service allows you to apply for a real estate advertisement permit, including:

1. Newspaper ads
2. SMS ads
3. Outdoor Ads
4. Vehicle ads
5. Print ads
6. Electronic ads
7. Billboards
8. Promotional campaigns
9. Open days
10. Classified ads
11. The organising of real estate exhibitions
12. Project launch ceremonies
13. Real estate promotion platforms
14. Real estate seminars

تصريح عقاري
Real Estate Permit

السادة	مدلان الرسلطة العقارية	Gentlemen	MIDLINE REAL ESTATE BROKER
.....تحية خييا وبعد	تصريح بعدم معاقبة مؤسسة التنظيم العقاري بإصدار التصريح النهائي من قبلكم حسب البيانات التالية	Greetings.....	Permit from Real Estate department have no issue to provide final permit as per the below information
تفاصيل الرخصة		تفاصيل الرخصة	
الاسم التجاري	MIDLINE REAL ESTATE BROKER	Trade Name:	مدلان الرسلطة العقارية
مصدر الرخصة	الدائرة الاقتصادية دبي	License Authority :	Dubai Economics Department
رقم الرخصة	600112	License No. :	600112
تفاصيل التصريح		Permit Details	
نوع التصريح	إعلانات الكترونية	Permit Type:	Electronic Advertisement
رقم المعاملة	57914	Transaction No. :	57914
تاريخ الأصدار	11/08/2022	Issue Date :	11/08/2022
تاريخ البداية	16/08/2022	Start Date:	16/08/2022
تاريخ الانتهاء	14/08/2023	Expiry Date	14/08/2023
رقم الإعلان		Permit Number	

This certificate is issued by electronic service without stamp or signature, to verify it please visit website trakheesi.dubailand.gov.ae

هذه شهادة إلكترونية تصدر بدون ختم أو توقيع للشكك من صحة المعلومات يرجى زيارة الموقع الإلكتروني trakheesi.dubailand.gov.ae

ملاحظات هامة	Important Notes
صدر هذا التصريح بناء على طلب الشركة المؤسسة مقدم الطلب ويقدم الطلب بأنه قد اطلع على الشروط والأحكام المبينة في التصريح ووافق عليها وطاردها وفي حالة اخلال مقدم الطلب بالشروط و الأحكام العامة لصفحة شروط الأجراءات القانونية المعمدة، the legal proceedings will be taken against him.	This permit was issued at the request of the company / institution (applicant) The applicant acknowledges that he has read, agreed to and is committed to the terms and conditions set out in the authorization. If the applicant violates the general terms and conditions, the legal proceedings will be taken against him.
يجب وضع رقم MLS على الاعلان	MLS Number Must Be Added In The Advertisement

التاريخ : 11/08/2022
Print Date: 11/08/2022
ادارة الترخيص العقاري
Real Estate Licensing Department

الهاتف: 04 991 3040 فاكس: 04 991 1166
العنوان: دائرة الأراضي والأملاك، شارع ياسين صادق بوند دبي، 971-04-488-8004
Baniyas Road P.O.Box: Dubai 1166 Makani: 30404 94991
www.dubailand.gov.ae

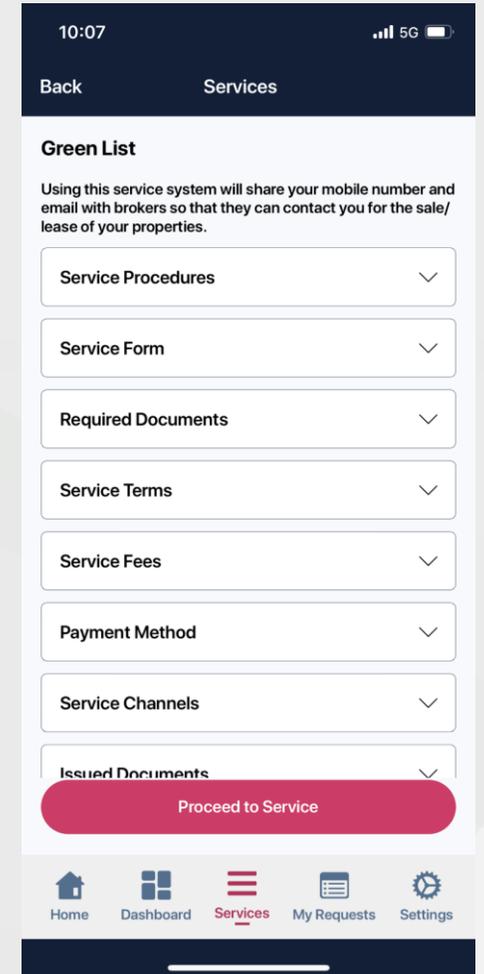
رؤيتنا: جودة الخدمة الآمن عليها في الابتكار و الثقة و السعادة

The Green List

The Real Estate Regulatory Agency has provided this service to all real estate brokers via the Dubai REST app. It enables brokers to find out the phone numbers and e-mail addresses of registered real estate owners. Brokers are not allowed to contact owners not registered as part of the green list, and if a broker should contact anyone not on the green list, a violation will be issued and their operations will be suspended in the event of a complaint or a report against them by an investor or a client

To register and be on the green list, please click the link below:

[Green List](#)



Standards for classification of real estate brokerage offices and brokers

Towards creating healthy competition among real estate brokers and raising the efficiency of services provided to customers, the Real Estate Regulatory Agency has classified brokerage offices and brokers via approved standards. All brokers must aim for a five-star rating or the golden category.

For classification criteria, visit the attached link:

[Office classification](#)

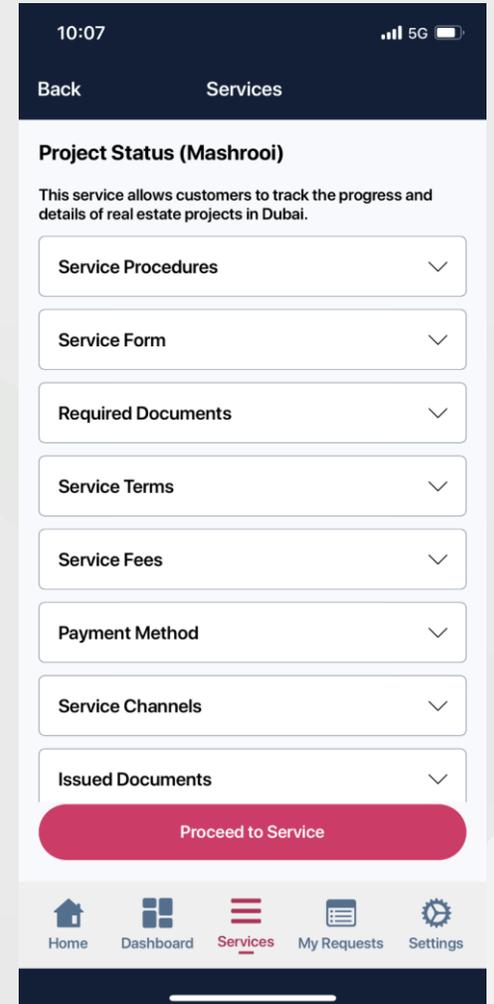
[Broker classification](#)

Marketing mechanism for off-plan projects

All real estate brokers wishing to market real estate projects being sold off-plan are required to ensure licensing and registration of the project with the Real Estate Regulatory Agency. They must also ensure that there is an escrow account associated with the project, instructing buyers to only deposit amounts towards properties in their respective escrow accounts.

There must also be a marketing contract between the developer and the real estate brokerage office.

To validate that a project is licensed and registered, log on to the Dubai REST app - Mashrooi.



Amicable Settlement Contract (F)

The Real Estate Regulatory Agency has provided a service to assist real estate brokers in resolving disputes relating to contract (F). Should the contracting parties reach an agreement by submitting the application through the Trakheesi system, the concerned department will hold a meeting to discuss the breach and try to reach an amicable settlement between the parties. In the event that an amicable solution is not reached between the parties, the parties must resort to the judicial authorities to settle the dispute.

Real estate registration trustee offices concerned with real estate sales

All real estate sales are handled through real estate registration trustee offices representing Dubai Land Department in the sales registration process. To find out the names and areas of real estate registration trustee offices, please click on the following link

[Real Estate Registration Trustee offices](#)

All brokers are mandated to use electronic contracts to record real estate sales transactions.

How to obtain a real estate broker card

- A real estate licence must be first be obtained from the licensing authorities.
- The license must be registered in the Trakheesi system, which is located on Dubai Land Department's website.
- An application for a broker card must be submitted through the Trakheesi system.
- Once the fees are settled, the electronic card will be issued.

رخصة تجارية
Commercial License

رقم الرخصة: 822471
اسم الشركة: أول بيت العقارات ذ.م.م

اسم التجاري: أول بيت العقارات ذ.م.م
الاسم القانوني: ALL BEST REAL ESTATE L.L.C

التاريخ: 30/12/2018
نوع الترخيص: شركة مسؤولية محدودة

الاسم: محمد حميد
رقم الترخيص: 743924

الأنشطة: Real Estate Management Supervision Services, Real Estate Buying & Selling Brokerage, Leasing Property Brokerage Agents

العنوان: P.O. Box, C-008-005, Parcel ID: 10

رقم الإصدار: 21/07/2022
رقم الرخصة: 14495040

دائرة الأراضي والأملاك
Land Department

تراخيصي
TRAKHEESI

HOME TRANSACTIONS CLASSIFICATION REPORTS INQUIRY SERVICES ABOUT US FAQ CONTACT US

Welcome Mohammed Abdulla Al shehhi

Search Filters

M S ALZAROUNI REAL ESTATE L.L.C
License # 226110
Dubai Economics Department

Transaction Date: 10/08/22
Issue Date: 14/10/91
Expiry Date: 13/10/22

02364/2022
PENDING

Logo Certificate History Details Cancel Transaction Pledge Money Laundry

دائرة الأراضي والأملاك
Land Department

بطاقة وسيط عقارى
Broker Card

رقم البطاقة: 82870
اسم: SAIED ARAFAT RAHMAN
اسم المكتب: POWERHOUSE REAL ESTATE BROKERS

تاريخ الإصدار: 18/9/2022
تاريخ انتهاء البطاقة: 9/12/2022

الأنشطة: Leasing Property Brokerage Agents, Real Estate buying & selling Brokerage

حكومة دبي
GOVERNMENT OF DUBAI



دائرة الأراضي والأموال
Land Department



THANK YOU

Real Estate Regulatory Agency
Real Estate Licensing Department

