



حمدان الكعبي
Hamdan Al Kaabi

Advocates & Legal Consultancy
للمدافعة و الاستشارات القانونية

REAL ESTATE & TENANCY LAW

Concerning The Property
Disputes In Uae

www.hkadvocates.com

REAL ESTATE DISPUTES IN UAE

Law No. 19 of 2005 Concerning the Regulation of the Real Estate Sector in Abu Dhabi, amended, ("Abu Dhabi Law") and Real Estate Legislations of Dubai have been gifted by the respective Royals in the interest of the investors, owners, real estate developers, tenants, brokers and parties related to them.

Real Estate Legislations in Dubai includes but are not limited to:

- Regulations relating to landlords and the tenants.
- Regulations relating to registration of brokers.
- Regulations relating to Ownership of Real Estate Properties by Nationals - Non Nationals, Regulating Real Estate Property registration,
- Regulations relating to Rental Disputes Settlement Centre and so on.

Abu Dhabi Law mainly concerns ownership of Real Estate properties by Nationals, expats thereby providing ownership in different forms such as 99 years ownership with a right to sell, upto 50 years Mustaha ownership, 99 years Usufruct ownership with no right to change, Long Term Lease of upto 25 years and Law No. 20 of 2006 of Abu Dhabi ("Tenancy Law") regulates the matters relating to relationship between the landlord and the tenant.

While the enforcement of Abu Dhabi Law is undertaken by the Abu Dhabi Municipality ("ADM"), the enforcement of Real Estate Legislations in Dubai is regulated by Dubai Land Department ("DLD"), for legalizing the transactions relating to real estate Properties in the respective Emirates.

Our lawyers are highly experienced in the aforesaid laws and have achieved success in attaining the rights of the clients, may it be a developer, purchaser, broker, investor, landlord or the tenant.

SCOPE OF LEGAL SERVICES

Our team is committed to offer the below Services related to Real Estate Disputes with utmost skill, due diligence and professionalism:

- ✍ Filing of disputes before the **Rent Dispute Settlement Committee/ civil courts in Abu Dhabi** for resolving disputes relating to real estate and tenancy matters.
- ✍ Filing of disputes before **Rental Dispute Settlement Centre and Property Courts in Dubai**, for resolving disputes relating to real estate and tenancy matters.



- ⚖️ Filing of cases in the Abu Dhabi courts in case of **breach of real estate contracts**.
- ⚖️ Carrying our **due diligence** for the client to purchase the real estate property.
- ⚖️ Drafting and Reviewing of real estate contracts, construction contracts, restructuring contracts, **sale and purchase agreements**, sub-contract agreements, **brokerage agreements**, guarantees and so on.
- ⚖️ Resolving and/or undertaking legal action to resolve the disputes **between the owner and the residents/tenants**.
- ⚖️ Resolving and/or undertaking legal action to resolve disputes between the developers, **employers and contractors**.
- ⚖️ **Sale/Purchase contract negotiation** and their **attestations**.
- ⚖️ Lease renewal negotiations and conclusions
- ⚖️ Approaching ADM for **Registration of Title Deeds** in Abu Dhabi and Land Department in Dubai.
- ⚖️ Filing of cases in the courts for recovery of **service and community charges**.

In general, we provide legal advisory and handle all kinds of disputes, complaints, representations, submissions concerning the Real Estate and Tenancy disputes in UAE.

HK ADVOCATES

We, Hamdan Al Kaabi, Advocates and Legal Consultancy ("HK Advocates") are delighted to have an opportunity to provide our legal expertise and skills to our Clients and are pleased to provide you our professional legal services.

HK Advocates has experienced lawyers who have demonstrated commitment to their projects in all the Emirates of UAE, including but not limited to Abu Dhabi, Dubai, Sharjah, Ras Al Khaimah.

This document stipulates the comprehensive, broad and wide-ranging legal services to meet all your requested legal requirements and attend to all your legal needs.

The working relationship between Clients and Hamdan Al Kaabi, Advocates and Legal Consultancy ("HK Advocates") shall be based on the premise that HK Advocates shall act as the legal consultant for its Clients and can communicate for different services in the manner of including but not limited to email, telephone, documentation, physical meetings, virtual meetings etc.

HK Advocates shall endeavor to serve its Clients with the best possible legal services and is known to provide regular updates to fullest satisfaction of its Clients.

We are eager to provide you with our legal services, thereby enabling you to concentrate on the smooth working of your business activities and achieving your goals.



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ABU DHABI

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