FINAL

REGISTRAR OF REAL PROPERTY

DIRECTIVES FOR THE PREPARATION OF SURVEY PLANS IN DIFC

Authorised by the Registrar of Real Property - DIFC

Amended Version 8 – 27 April 2011

1. Introduction:

1.1 LEGISLATIVE AUTHORITY:

These Directives for the Preparation of Survey Plans in DIFC are produced by the Registrar of Real Property (Registrar) in accordance with Section 171 Real Property Law – DIFC Law No. 4 of 2007 and Section 143 Strata Title Law - DIFC Law No. 5 of 2007.

1.2 SCOPE

These directives relate to surveying, plan preparation and data format requirements for Real Property surveys in the jurisdiction of DIFC, in particular:

- Subdivision of DIFC lots which have a folio of the registrar created – standard lots and volumetric lots,
- Survey requirements for leases, easements and covenants where the Registrar requires a plan of survey,
- Strata plans.

They do not relate to relate to survey requirements for folios created on primary applications under section 39 of DIFC law No. 4, nor building plan approvals.

1.3 BACKGROUND:

The importance of a secure Land Registration system supported by an accurate cadastre is recognised by the DIFC Authority. Combined they will ensure a high level of certainty of both ownership details and spatial location of lot boundaries.

To support this only a person or company licensed as a surveyor in Dubai and approved and registered with the Dubai Land Department may prepare and certify a plan of survey to be submitted to the Registrar. Field work for the survey may be performed by a suitably qualified technician who is under the supervision of a Registered Surveyor.

A Registered Surveyor has the responsibility to accurately measure and position the boundaries of public and private land including standard, volumetric and strata lots. This responsibility is limited to plans for titling purposes.

Cadastral Surveys define the position and spatial extent of property boundaries. They determine the lot coordinates relative to the Dubai Local Transverse Mercator (DLTM) Co-ordinate System. Once registered and recorded in the DIFC's GIS system these co-ordinates define the legal position for a standard lot.

These Directives have been developed as a guide to assist registered surveyors in:

- the conduct of cadastral surveys,
- the preparation of Survey Plans for registration
- certification of plans and
- the submission of digital data to the Registrar

2. Registration of Surveyors

2.1 GENERAL

A regulated surveying profession exists in the DIFC which:

- Protects the public and government by ensuring that surveys are carried out in a competent and professional manner,
- Maintains public confidence in the spatial location and accuracy of lot boundaries,
- Provides a secure and accurate framework for DIFC's land registration system,
- Ensures a framework for future sustainable development.
- Only a person or company licensed as a surveyor in Dubai and approved and registered with the Dubai Land Department may certify a plan of survey to be submitted for registration in DIFC. For the purpose of this document, this person or company shall be known as a Registered Surveyor.

3. Conducting Cadastral Surveys

3.1 SURVEYING IN DIFC:

The Emirate of Dubai has seen many types of surveying methods and surveying equipment being used since its inception.

Surveying methods and equipment have progressed matching the growth and needs of the Emirate. As equipment progressed from the early days where surveys were performed with chain and compass, the surveyors of the Emirate adopted the technology as it advanced through transit to theodolite and tachymeter.

The electronic age brought many changes with the advent of the electronic theodolite and the EDM, and now the very latest robotic total stations and GPS equipment is in widespread use.

The Emirate is now using one of the most advanced systems for surveying in the world, that is, GPS surveying technology utilising Dubai's Virtual Reference System (DVRS) which is the preferred technology for conducting cadastral surveys in Dubai.

Global Positioning Systems (GPS) is an established technology which provides speedy and accurate positional determination anywhere on the earth, 24 hours a day and 7 days a week. The technology collects and processes signals from orbiting satellites and, depending on the software application, a point's position on the earth may be determined to various levels of accuracy.

Real Time Kinematic GPS surveying is now available anywhere in the Emirate of Dubai. The Geodesy section of the Surveying Department of the Municipality of Dubai has established the DVRS. This now means that surveyors are able to obtain accurate positioning and design data in real time with expected accuracy in the order of 2 to 3 centimetres in the horizontal and 3 to 5 centimetres in the vertical.

DVRS consists of five base stations located across the Emirate of Dubai which operate continuously. A central server is located in a control room in the Municipality Survey Department offices.

The five stations are linked to the control room by dedicated phone lines which continuously transmit data to the central server where it is processed and corrections are transmitted to users in real time. By employing a roving unit users can obtain accurate real time data anywhere in the Emirate.

The DVRS central server creates a continuously updated database of GPS signal corrections for all areas in Dubai. The GPS receiving unit in the field uses this correction from the central server to significantly increase the accuracy of its measurement.

3.2 SURVEYING EQUIPMENT CALIBRATION AND VALIDATION:

All Electronic Distance Measuring Equipment (EDME) and GPS equipment must be validated and checked at a maximum of two (2) yearly intervals or when a unit has been repaired.

Allowable methods for checking and validation are:

- Validating and checking against approved test networks with co-ordinates provided by the Department.
- Calibration by the instrument manufacturer or manufacturer's dealer.

The results of the validation or calibration must be submitted to the Department.

The following general requirements apply when using the above equipment:

- Recognised surveying methods are to be used which incorporate redundancy of observations and measurements together with rigorous adjustment techniques.
- Referring to the manufacturer's documentation for instructions as to the correct use of the equipment.
- All ancillary equipment such as tripods and tribrachs should be properly adjusted and in good working condition.
- Users should take extreme care when measuring the height of the antenna above the ground station. Heights should be measured at the beginning and end of a measuring session.
- Receivers should be initialized as per manufacturer's recommendations.

3.3 DUBAI SURVEY CO-ORDINATE SYSTEM:

The horizontal and vertical datum for all cadastral surveys must be related to the DLTM Co-ordinate System.

The co-ordinates of boundary corners of registered standard lots and volumetric lots are publicly searchable.

The co-ordinates of boundary corners stored in the Department's GIS system are deemed to be the legal boundary co-ordinates and are to be used in any reinstatement of a cadastral corner.

All digital and plan representation of lots must reference the DLTM.

3.4 ACCURACY

3.4.1 Recommended Equipment

The equipment used and surveying methods applied to achieve the accuracies stated shall be appropriate to achieve the stated accuracy.

3.4.2 General Measurement Accuracy

Unless defined elsewhere the following direction for accuracy shall be adopted.

All surveyed lines (e.g. boundary lines, connections) must have a vector accuracy of 10mm + 50 ppm.

Observed horizontal co-ordinates (GPS derived) shall be based on the DLTM and shall be determined at an accuracy 25mm + 20ppm related to the DVRS base station used.

Observed vertical co-ordinates (GPS derived) shall be based on the DLTM and shall be determined at an accuracy 40mm + 20ppm related to the DVRS base station used.

3.4.3 Control Points

3.4.3.1 Horizontal Accuracy

Observed horizontal co-ordinates of control points (terrestrial or GPS derived) shall be based on the DLTM and shall be determined at an accuracy 10mm + 20ppm related to the origin control station used.

3.4.3.2 Vertical Accuracy

Observed vertical co-ordinates of control points (terrestrial or GPS derived) shall be based on the DLTM and shall be determined at an accuracy 10mm + 20ppm related to the DVRS base station used.

3.4.4 Structures/Building locations

3.4.4.1 Horizontal Accuracy

All horizontal measurements relating to the location of structures and buildings shall have a vector accuracy of 30mm + 20ppm

3.4.4.2 Vertical Accuracy

Where required building levels are required, all vertical measurements relating to the location of structures and buildings shall have a vector accuracy of 40mm + 20ppm

3.4.5 Building Surveys

3.4.5.1 Horizontal Accuracy

All horizontal measurements relating to the definition of structures defining a lot on building surveys should have a vector accuracy of 40mm + 50ppm

3.4.5.2 Vertical Accuracy

All vertical measurements relating to the definition of structures defining a lot on building surveys should have a vector accuracy of 40mm + 50ppm

3.4.6 EU/Licensed Area Surveys

3.4.6.1 Horizontal Accuracy

All horizontal measurements relating to the definition of an EU or Licensed area should have a vector accuracy of 80mm + 50ppm.

3.4.6.2 Vertical Accuracy

All vertical measurements relating to the definition of an EU or Licensed area should have a vector accuracy of 80mm + 50ppm

3.4.7 Standard / Volumetric Surveys

3.4.7.1 Horizontal Accuracy

All horizontal measurements relating to the definition of a lot on standard or volumetric survey should have a vector accuracy of 25mm + 20ppm

3.4.7.2 Vertical Accuracy

All vertical measurements relating to the definition of a lot on standard or volumetric survey should have a vector accuracy of 40mm + 20ppm

3.4.8 Area Accuracy:

The acceptable accuracy of the displayed area of a lot compared with the calculated area of a lot must not exceed $1m^2$ per $100m^2$ of total area.

3.5 MARKING - GENERAL:

Standard, Volumetric and Strata lots are not required to be marked.

If a surveyor determines that the lots are to be marked. The following requirements apply:

3.5.1 Cadastral Survey Marks at Corners

A cadastral survey mark must be easily identified as a cadastral mark and be capable of resisting destruction, corrosion or decay.

A clear description of cadastral survey marks placed, including reference marks, must be shown on the plan.

3.5.2 Reference Marks

Reference marks are not required to be placed on a cadastral survey.

If a surveyor determines that reference marks are to be placed, the cadastral surveyor must show that information on the plan.

A clear description of the type of mark and its DLTM co-ordinate value are to be shown.

3.5.3 Permanent Survey Mark Information on Plans

Where surveyors place new permanent survey marks or connect to existing permanent survey marks, that information must be clearly shown on the survey plan.

A clear description of the type of mark and its DLTM co-ordinate values are to be shown.

3.5.4 Control Marks on Survey Plans

In DIFC the developer must establish control points, as part of a standard format survey, co-ordinated in position and height according to the DLTM and register these points with the Registrar. These points can be of any suitable permanent and stable construction.

The developer may also register reference marks co-ordinated only in a horizontal position related to the DLTM.

3.6 SUBMITTING SURVEY PLANS FOR REGISTRATION:

3.6.1 Supervision

Surveys may only be carried out by a Registered Surveyor. Where the survey is performed by a survey company the survey must be performed under the supervision of a Registered Surveyor.

3.6.2 Certification by Surveyor:

Survey plans when completed and submitted to the Registrar must show a Certificate of Survey in a form approved by the Registrar.

3.6.3 Surveyor to be Registered

The Surveyor must be a Registered Surveyor at the time of survey and signing of the certificate.

3.6.4 Certificate to be Authorised

The Signature of the Supervising Surveyor and the Signature of a person authorised to sign on behalf of the Survey Company and the company stamp must be shown on the certificate.

3.6.5 Approved languages

The certificate must be submitted in English

3.6.6 Approved Certificate: Certification by a Company:

I <Authorised person> of <Registered Company> hereby certify that the survey has been performed and plans prepared, in accordance with the DIFC Directions for the Preparation of Survey Plans by or under the supervision of<registered person> for whom the company takes responsibility on <date>, and that the encroachments, if any, are shown hereon.

<Authorised person> Signature

<Registered Surveyor> Signature

Company Stamp

3.6.7 Approved Certificate: Certification by an individual:

I <Registered Person> hereby certify that the survey has been performed and plans prepared, in accordance with the DIFC Directions for the Preparation of Survey Plans by or under the supervision of me on <date>, and that the encroachments, if any, are shown hereon.

<Registered Surveyor> Signature

3.6.8 Certification of Submission:

In addition to the certificate shown on the face of the plan, a covering letter on company letterhead shall be submitted that details the information that is being submitted to the Registrar and certifies that it complies with the requirements of this document.

The certification must certify the survey has been performed in accordance with the Registrar's Directives, and for Strata plans certify that the building or buildings shown on the plan are within the boundaries of the site or that any boundary encroachment beyond those boundaries is legally permitted and must also include the following information:

- The completion date of the survey,
- The name of the Registered Surveyor completing the survey if submitted by an individual and the name of the Registered Company completing the survey if submitted by a company,
- The format of survey being performed or the format of the lots being defined,
- The primary lot being subdivided,
- The name of the owner of the primary lot being subdivided,
- A list of the plans being submitted for registration,
- A list of the data being submitted for registration.

3.6.9 Lodging of Plans

Plans are not to be lodged with the DIFC directly.

All plans of survey must be lodged with the Dubai Land Department along with all of the relevant certifications and spreadsheets. Once the plans have met with LD approval they will be forwarded onto the DIFC registrar for registration and approval by the Registrar

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4. Boundary Definition of Lots

4.1 AVAILABLE FORMAT OF LOTS:

All lots shall be defined by an appropriate format. The formats available are

- Standard (Flat land),
- Volumetric (three dimensionally defined parcels in buildings or on land, airspace)
- Strata (Building units, Townhouses)

The format of the lot identifies the characteristics relating to spatial definition that applies to the lot. All lots described on a survey plan must be noted with their format.

4.2 BOUNDARY DEFINITION GENERAL

Where the term dominant is referred to within these regulations with regards to structures, the following definitions should be used.

4.2.1 Dominant - General meaning

Dominant refers to the greatest proportion of a particular feature on a structure. When referring to a wall of mixed construction it is the part of the construction that is in the greatest proportion on a wall.

For instance if a wall is constructed of 60% glass and 40% plaster/stud wall then the dominant portion would be the glass.

4.2.2 Dominant Face of a Wall

Refers to the structural face of the building excluding non-structural architectural features such as eaves, window ledges and other non-structural facade items.

4.2.3 Centreline of the Dominant part of the wall

This is the centreline of the feature that makes up the greatest proportion of the wall.

In the case where the dominant part of the wall is glass then the centreline of the wall is the centreline of the glass and does not mean the centreline of the mullions holding the glass.

Where structural columns are incorporated into the line of wall then they are generally to be ignored for the purpose defining the centreline of the wall.

4.2.4 Centreline of the Dominant structure of the floor or ceiling

When considering the centreline of the dominant structure of the floor, the floor coverings such as tiles and carpet should be ignored

When considering the centreline of the dominant structure of the ceiling, false or suspended ceilings should be ignored.

In both cases, the structural elements and not the finishing should be considered.

4.2.5 Dominant structure in reference to Balconies

The rail alone does not define the extent of the balcony. The dominant structure enclosing the balcony does.

Where the balcony is enclosed in a structure with full height walls then the dominant structure is the full height walls

Where the balcony is enclosed by a feature that is not full height, then the balcony is the structural part of the part height feature.

4.3 STANDARD LOTS:

A Standard lot indicates that the lot is unlimited in height and depth and is defined by co-ordinates and boundary geometry on a horizontal plane.

All standard lots corners are defined by two dimensional co-ordinates. The co-ordinates of the corners and the geometry of the lot explicitly define the limit of the lot.

Standard lots must be contiguous, that is they cannot be in parts.

4.3.1 Boundary definition of Standard Lots:

A standard lot must be capable of a precise mathematical definition and must be presented to the Registrar in an approved digital format.

Boundary geometry may consist of straight lines and simple curves only. Curves with changing radii are not acceptable.

Boundary definitions that cause there to be gaps or overlaps between adjoining lots will not be accepted.

4.3.2 Marking of Standard Lots

Marks defining the corners or the boundaries of the standard lots only need to be placed if there is construction activity occurring at the boundary of the lot at the time of the survey.

There is no need to place any reference marks on surveys that define standard lots.

4.3.3 Area of a Standard Lot

All standard lots must have an area.

4.4 VOLUMETRIC LOTS:

Volumetric lots are a subdivision of a standard lot or volumetric lot.

Volumetric lots are defined a by three dimensional geometry with reference to a fixed horizontal and vertical datum (DLTM). Volumetric lots may be defined by geometry only or may be defined by reference to physical structures or a combination of both.

Where a volumetric boundary is defined by reference to a structure and there is a discrepancy between the structure and the three dimensional geometry defining the parcel, the structure defining the boundary will take precedence.

Volumetric lots may be non-contiguous, that is they may be described in parts.

Volumetric format lots must be located wholly within the boundary of the lot it is subdividing.

4.4.1 Boundary definition of Volumetric Lots:

All intersections of the bounding surfaces of a parcel, and the vertices thereof, shall be defined by three dimensional co-ordinate geometry.

A physical structure may be referenced providing that the physical structures are identified and located by survey and there is no ambiguity in the definition of the extent of the parcel.

If the volumetric format lot is defined by structural features, the structural feature is the boundary. The mathematical representation of the structure must represent the geometry of the feature as closely as practicable.

Volumetric format parcels must be fully enclosed by bounding surfaces, which may be other than vertical or horizontal.

Volumetric format parcels may be above or below or partly above and partly below the surface of the ground.

4.4.2 Volumetric lot bounded by vertical planes:

Where the bounding surfaces defining the horizontal limits of the parcel are vertical planes, and provided that no ambiguity is introduced into the definition of the parcel, it shall be sufficient to define:

- the vertical location of the vertices by levels on an approved height datum; and
- the horizontal geometry of the parcel at that level as a two dimensional shape.

To avoid ambiguity in this Directive, a change of grade in a bounding surface is considered to be a bounding edge and must be clearly defined.

Where the provisions of this Directive are used, a note shall be made on each sheet of the plan on which it is used stating “Parcel <parcel number> bounded by vertical planes”. In the case of volumetric easements and volumetric leases, the wording should be changed as appropriate.

4.4.3 References to walls and floors:

When reference is being made to walls and floors and other structural elements used to define a volumetric lot, care should be taken with the wording of any notation so that it can clearly show that the feature is intended to define the bounding surface.

4.4.4 Area of a Volumetric Lot:

No footprint area is required to be calculated for volumetric parcels.

4.4.5 Volume of a Volumetric Lot:

No volume is required to be calculated for volumetric parcels.

4.5 STRATA LOTS:

A Strata lot may be the subdivision of a standard lot, a volumetric lot or a strata lot.

Strata lots may be defined by geometry only or may be defined by reference to physical structures or a combination of both.

If there is conflict between the boundary definition as defined by a physical feature and a dimension, the boundary defined by the physical feature will take precedence.

Strata lots are generally defined by the centre of the dominant portion of floors, walls and the structural part of ceilings.

A Strata lot must be located wholly within the boundary of the primary lot it is subdividing.

Strata lots may be non-contiguous, that is they may be in parts.

4.5.1 Boundary definition of Strata Lots:

A Strata lot must be capable of a precise mathematical definition and must be presented to the Registrar in an approved digital format.

The following are acceptable boundary definitions for the purposes of this Direction:

- Floors, slabs or structural part of ceilings - centre of the dominant feature;
- Walls, full height - centre of the dominant feature;
- Walls, not full height - centre of the dominant feature;
- Doors or windows - centre of the dominant feature; other than where incorporated into a wall, when the boundary would be collinear with the centre of dominant part of the wall;
- Balconies - centre of the dominant structure;
- Edge of a floor or a concrete base not abutting a wall - outer edge;.
- Service Ducts - centre of the dominant structure;

Boundary geometry may consist of straight lines and simple curves only. Curves with changing radii are not acceptable.

For the purpose of these directives, where structural columns are incorporated as part of a boundary feature such as wall or balcony, the boundary should follow the line of the dominant feature and not deviate due to the extra thickness of the column.

Physical structures may be referenced providing that the physical structures are identified and located by survey and there is no ambiguity in the definition of the extent of the lot.

For the purpose of this directive it should be assumed that the boundary of the lot will be by default defined by the structural features defining the lot. Only changes to this default behaviour need be notified on the plan.

- Where the vertical boundaries of lots or part lots in a building or structure are defined by structural elements as defined above, no additional definition is required.
- Where the vertical boundaries of lots are not defined by structural elements, eg on a roof, the vertical dimension shall be defined by a vertical distance above the roof

and shall be noted on the diagram for that level. The following is an example of the statement required in the above situation.

- Lot <num> is limited to a height of <num> metres above the floor of Level <alpha>.
- Service Ducts carrying shared services to more than one lot are not to be included in a strata lot. These areas must be clearly defined as common property

4.5.2 Area of a Strata Lot:

The area of a Strata lot shall be calculated from survey information.

Where the Strata lot contains a suite and balcony these areas shall be calculated and shown independently and also as a total.

Voids areas in lots that are for the sole use of the lot such the void area of an internal stair well on the upper floor, the void area adjacent to a mezzanine floor etc. are to be included in the area calculation.

Service Ducts carrying shared services to more than one lot are not to be included in the area calculation.

4.6 NATURAL BOUNDARIES

If a natural feature or watercourse is to be adopted as a new boundary for a lot, the feature must be surveyed by a method that accurately locates the feature.

The geometry once defined becomes the boundary. Any change in the position of the natural feature will not affect the definition of the boundary.

4.7 SURVEY PLAN PREPARED BY COMPILATION

Surveys used to define lots may be completed without a field survey. The information used by the surveyor to define the lot boundaries will be provided to a registered surveyor or registered company by the Registrar.

4.8 CONSOLIDATION OF PLANS

Lots created on a standard plan may be consolidated into a single lot on a new standard plan.

Lots created on a strata plan may be consolidated into a single lots on a new strata plan.

5. Strata Schemes

5.1 COMMON PROPERTY

A strata plan of subdivision is not required to but generally creates common property. Common property is the remaining area of the lot excluding the strata lots. Strata plans that subdivide or consolidate existing strata lots do not have to create common property.

Plans that depict Strata lots must also depict common property.

Common property created on a strata plan may be subdivided by either a strata plan or a standard lot plan, creating a new strata lot or standard lot.

5.2 BUILDING TO BE LOCATED

The footprint of a building containing the Units shall be located. A minimum of three external corners of the building must be located with respect to the boundary.

The location of the building must be surveyed after construction. Adopting building set-out information; engineering or architectural plans are not acceptable.

Co-ordinates of at least two corners of the external face of the building are to be shown on the face of the plan.

If the building encroaches over the boundary of the Property the extent of the encroachment must be shown of the face of the plan. The encroaching area is not included in the title.

When depicting areas of Common Areas defined by structures, the dominant feature shall be shown.

5.3 PARKING FOR STRATA LOTS

Unless approved in writing by the Registrar prior to registration, all strata lots must have at least one car park exclusively allocated to it.

The car park may be exclusively allocated by one of the following:

- As an accessory lot of the strata subdivision,
- As a parking easement granted by the body corporate
- As an Exclusive Use Area over part of the common property managed by the Owners Association that the Strata Lot belongs to,
- As an independent and separate title,
- As a lease of a car park within the development site,
- As a lease of a car park external to the development site,
- By any other mechanism as approved in writing by the Registrar.

Car parks allocated to a Strata lot must be clearly identified on the ground by a physical identifier.

5.4 CAR PARKING AREA TO BE DEFINED ON A SURVEY PLAN

A car park area allocated to a strata lot must be shown on a plan that clearly shows the location of the car park on the primary lot. Each car park must have an identifier unique to the primary lot that it is contained in. The unique identifier must contain a reference to the physical identifier.

For car parking allocated as an accessory lot, and exclusive use area or an easement in the strata subdivision, the strata plan is sufficient for this purpose

Where the car park is an independent title or a lease then the survey plan for each type is sufficient. The unique identifier for the car park will be the real property description on the lease plan.

For other cases, the plan must show enough information to position the car park with respect to a lot boundary.

The unique identifier must represent the situation.

5.5 EXCLUSIVE USE AREAS

Where areas of common property are allocated for the exclusive use of particular parties then the Exclusive Use (EU) area shall be shown on a plan and shall be given an identifier unique to the primary lot containing the Strata Subdivision.

Should the EU refer to an area that is physically marked with an identifier then the unique identifier must contain a reference to the physical identifier.

EU plans may show more than one EU area on a single plan.

EU plans do not require dimensions but do require areas and must clearly show the intent and extent of the area being granted.

5.6 TERMINATION OF A STRATA SCHEME

For the termination of a strata scheme a survey plan is required to be registered. This survey plan will consolidate all the strata lots in the scheme as well as the common property into a single lot, defined on a standard plan.

6. Other Instruments

6.1 LEASES

A lease may be granted over all or part of any of the standard, volumetric or strata lot. A lease must include a description sufficient to identify each lot or part lot to be leased. If requested by the Registrar of the DIFC a plan of survey may be required. Leases are known as auxiliary lots.

6.1.1 Boundary Definition of a Lease

Unless another method is agreed upon, and approved by the Registrar of the DIFC, the definition of the lease boundary should follow the definition of the boundaries of the underlying lot format type.

6.1.2 Area of a lease

Unless otherwise agreed upon, the following direction for calculation of areas for a lease is applicable.

For Standard and Strata lots, the area of a lease shall be calculated as per the method for the underlying lot format type.

For Volumetric lots over land, the area of a lease shall be calculated as the area defined by the outermost extent of the projection of the volumetric boundary onto a flat plane.

For volumetric lots in a building, the area of a lease shall be calculated as the sum of the area of all floors within the volumetric lease, calculated according to the rules for calculation of building format lots

6.1.3 Volume of a lease

Where applicable and agreed upon by the parties involved, the volume of a volumetric lease may be calculated and displayed on the plan.

6.2 EASEMENTS AND COVENANTS

Easements and covenants are known as auxiliary lots. Auxiliary lots are created to identify and register a lesser interest in a standard, volumetric or strata lot.

Easements and covenant acquire the same boundary characteristics of the lots they are contained within.

An easement or covenant may be granted over all or part of any of the standard, volumetric or strata lot.

An easement or covenant must include a description sufficient to identify each lot or part lot to be leased. If requested by the Registrar of the DIFC a plan of survey may be required.

The survey plan identifying the easement or covenant shall also note the purpose of the easement or covenant.

6.2.1 Boundary Definition of an Easement or Covenant

Unless another method is agreed upon, and approved by the Registrar, the definition of the easement or covenant boundary should follow the definition of the boundaries of the underlying lot format type.

6.2.2 Area of an Easement or Covenant

Unless otherwise agreed upon, the following direction for calculation of areas for an Easement or Covenant is applicable.

For Standard and Strata lots, the area of an easement or covenant shall be calculated as per the method for the underlying lot format type.

For Volumetric lots over land, the area of the easement or covenant shall be calculated as the area defined by the outermost extent of the projection of the volumetric boundary onto a flat plane.

For volumetric lots in a building, the area of the easement or covenant lease shall be calculated as the sum of the area of all floors within the volumetric easement or covenant, calculated according to the rules for calculation of strata lots

6.2.3 Volume of an Easement or Covenant

Where applicable and agreed upon by the parties involved, the volume of a volumetric easement or covenant may be calculated and displayed on the plan.

7. Preparation of Survey Plans and Data Formats

7.1 APPROVED FORMS:

Plans and additional sheets to plans must be in the approved style and:

- be international A4 size;
- have clear margins no smaller than 10 mm on all sides, and printing, writing or drawing, shall not extend into any margin;
- have informationion, signatures and seals added in a manner that is permanent and can be imaged by mechanical or digital processes to produce a copy or a reduced size copy satisfactory to the Registrar.
- be flat or rolled, and not having been folded.

7.2 GENERAL REQUIREMENTS:

Plans should be capable of clearly and unambiguously showing the survey information to any reasonable user of the plan. To achieve this, plans must be drafted in accordance with accepted presentation formats, use consistent abbreviations, linework, styles and symbols, and be capable of being imaged by mechanical or digital processes to produce a copy satisfactory to the registering authority.

7.3 NORTH POINT:

North shall be noted on all plans by means of a North Point.

7.4 GRID:

At least 2 grid points based on a 10m DLTM grid and showing the Easting and a Northing of the grid points shall be shown on the face of each sheet of each plan.

For Strata plans the grid is only to be shown in the Site Plan Diagram.

7.5 SCALES:

Other than as permitted below, each sheet of the plan shall show the scale used.

Where a diagram is used, the scale used in preparing that diagram shall be shown, or a notation “not to scale”.

The following scale ratios, or multiples of 10, 100 or 1000 thereof, may be used on survey plans:

1 : 1 1 : 1.25 1 : 1.5 1 : 2 1 : 2.5

1 : 3 1 : 4 1 : 5 1 : 6 1 : 7.5

1 : 8

7.6 PLAN FORMS:

The following formats may be shown on plans:

- Strata (units and apartments)
- Standard (flat land)
- Volumetric (three dimensional space)

If the space available on the main plan is insufficient in any case, additional sheets may be added.

7.7 SHEET NUMBERING:

Each sheet contained in the plan shall be numbered consecutively commencing with 1 on the main plan, and each sheet shall show the total number of sheets.

7.8 MULTIPLE LOTS PER PLAN

More than one lot can be created on a plan at a time

7.9 LOTS TO BE DESCRIBED:

7.9.1 Primary Lot:

The Primary Lot is the lot that is being subdivided. This lot will be described on survey plans as its allocated lot number.

7.9.2 Secondary Lots:

Secondary lots are created as a subdivision of a primary lot. Secondary lots become primary lots when they are in turn subdivided.

Secondary lots will be described on survey plans as follows

7.9.3 Subject Lots:

A Subject lot is the lot being defined on a survey plan.

7.9.4 Lot Numbering

7.9.4.1 Standard and Volumetric lots

Standard, volumetric lots and Leases shall be described with an appropriate alpha numeric lot identifier as defined by surveyor or developer.

When the plan has been submitted, accepted and registered an official lot number will be issued.

7.9.4.2 Strata Lots

Where subject lots are Strata lots, the number should be what is actually shown on the strata lot. Similarly for accessory lots, the number should reflect the physical identifier.

Lot identifiers for strata lots, accessory lots, car parking easements or other easements in strata subdivisions must be unique. If for instance the strata unit number or car park number repeats on every floor the identifier may be made unique by prefixing the physical identifier with the level number, for example car park C01 on level B1 and C01 on level B2 can be made unique by making them B1-C01 and B2-C01.

7.9.5 Auxiliary lots:

Auxiliary lots, i.e. Leases, Easements Covenants etc, shall be described with an alpha or alpha numeric identifier where they are defined on a survey plan.

7.10 PLAN DESCRIPTION AND CANCELLING CLAUSE:

Each plan shall contain in the spaces provided, on the face of the main plan, a description of the secondary lot being created and the primary lot from which it is subdivided.

7.11 LOT DIMENSIONS:

7.11.1 General

For the purpose of this section, linear dimensions are defined as follows

- Where the segment being dimensioned is a line, the dimension is defined as the length of the line.
- Where the segment being dimensioned is an arc the dimension is defined as the arc length and radius of the arc. The radius dimension should be prefixed with R=
- In all cases above, the dimensions should be shown in metres to three decimal places with a suffix m

7.11.2 Standard lots and Leases of Land:

The DLTM co-ordinates of at least 2 corner points of the subject lot are to be shown on the face of each sheet of each plan.

Co-ordinates are to be shown as Easting and Northing only Complete linear dimensions for these lots are not required to be shown but selected linear dimensions may be shown for clarity.

7.11.3 Strata lots:

The site plan component of the Strata plan should follow the directives for the dimensioning of Standard plans and Leases of Land:

The part of the plan depicting the lot's location on the floor should not be dimensioned.

Dimensioning of the actual strata lot should follow the following directive;

- Where the boundary of the lot has been defined by structural components no dimensions are required.
- Where the boundary of the lot is defined by geometry, complete linear dimensions should be shown.

7.11.4 Volumetric Lots

The site plan component of the volumetric plan should follow the directives for the dimensioning of Standard plans and Leases of Land:

7.12 LOT AREA:

Lots which show a calculated area must show the area calculated in square metres rounded to the nearest square metre.

Where a lot is in parts, only the total area is to be shown. The total area of the lot in metres shall be the mathematical sum of the areas of the parts after each part has been rounded.

7.13 APPROVED DATA FORMAT FOR PLANS:

Plans must be submitted as CAD data and as a PDF file.

CAD data submitted must be in accordance AutoCAD DWG format with all object extensions removed from the file so that is there will be no metadata associated with any of the vertical products included with AutoCAD such as Civ3D or AutoCAD Map.

PDF files must be created in accordance with ISO 19005-1:2005 PDF/A-1a.

7.13.1 Data to be in Model Space

All elements of the plan including the plan form must be in the model space of the DWG file.

Unless noted otherwise, paper space or layouts are not to be used for the positioning of the title block information.

7.13.2 Only basic element types to be used

There is a limitation on the kinds of elements that will be in the finally submitted files. There can be no complex elements like mtext, hatches, dimensions, OLE objects, regions etc. Elements must be limited to lines, circles, arcs, polylines and plain text unless noted otherwise

Text is to be created in a style based on Arial True Type Font

7.13.3 Data to be cleaned before submission

Before submission of the final data the file should be purged of unused layers and blocks. The file should also not contain any duplicate elements.

7.13.4 General Element Attributes

All elements in the file should have their attributes set to BYLAYER for colour, line style and lineweight.

All layers shall have their colour set to white.

7.13.5 Tables in strata plans

Tables in the strata plan may be made using entities, an AutoCAD table or a table linked to a spreadsheet.

7.14 AMENDMENTS TO A SURVEY PLAN

In general terms, plans may be amended prior to lodgement or after lodgement but prior to registration or after registration.

Where a certificate of amendment is required to be shown on the plan it must be in the following form:

Example Certificate of Amendment - Individual:

Amendments by me

Registered Surveyor ……. (Date)……

Example Certificate of Amendment - Corporation:

Amendments by (Registered Company)

Director ……. (Date)……

Registered Surveyor ……. (Date)……

The certification by a company should be stamped with the company stamp.

8. Preparation of Standard lot Plans

8.1 GENERAL PURPOSE

The purpose of the standard lot plan is to define a subdivision of an existing lot into other standard lots. Alternatively a standard plan is used to define the location of auxiliary lots (easements, leases and covenants)

8.2 PLAN AND DATA TO BE SUBMITTED

Both a hard copy and electronic versions of the plan are to be submitted.

The data is to be as per the Approved Data Format for Plans

8.3 PLAN TEMPLATE

The plan should be drawn using the approved plan template for standard plans.

8.4 POSITIONING OF THE PLAN IN SPACE

The standard plan graphical area should be drawn to 1:1 scale with no rotation and should be positioned according to true coordinates.

The plan form should be scaled to an allowed scale and positioned around the site plan. The scale should be shown on the plan.

8.5 PLAN GRAPHICAL AREA

The graphical area of the plan should show

- a north point
- the boundary of the subject lot
- boundaries of adjoining lots
- the property description the lot number of the lot.
- Property descriptions of adjoining lots
- Co-ordinates of at least 2 points on the lot boundary
- Any easements over the lot.
- Roads should show the name of the road or just *ROAD* if the name is not available.
- At least 2 grid points based on a 10m DLTM grid and showing the Easting and a Northing of the grid points

8.6 PLAN TITLEBLOCK AREA

The plan titleblock area shall show

- A statement stating the lots being created
- A statement stating the lot being subdivided
- The folio

8.7 CERTIFICATIONS

The plan certification page shall show

The certification page shall show

- Certification by the owner or owners of the lot signifying their acceptance of the subdivision
- Certification by the surveyor as per the direction on certifications

It shall also show any other information or reference to other information that affect base title of the subdivision such as

- Information regarding any community management statements that may be superior to or may affect the subdivision
- reference to other instruments such as easements affecting the property

9. Preparation of Strata Plans

9.1 GENERAL PURPOSE

The strata plan is to contain all of the relevant information regarding the strata subdivision being as mandated by the legislation summarised below.

Section 10 of the DIFC Law No. 5 of 2007, the Strata Title Law, identifies the mandatory requirements for a strata plan.

A Strata Plan must provide the following:

(a) state the name of the strata scheme;

(b) delineate the external surface boundaries of the site and the location of the buildings or proposed buildings in relation to those boundaries;

(c) state the folio or folios of the Register for the site and the location of the site;

(d) include a drawing illustrating the lots and distinguishing them by numbers or other symbols;

(e) define the boundaries of each lot;

(f) show the approximate area of each lot;

(g) state the unit entitlement of each lot;

(h) indicate (if it is the case) that a lot is an accessory lot and identify the principal lot with which it is associated;

(i) if parking easements are to be created on registration of the strata plan:

(i) delineate the parking bays;

(ii) define or describe the rights of access to be conferred by the easements; and

(iii) define other easements and covenants (other than statutory easements) that are to be created on registration of the plan and to which any part of the site is to be subject;

(j) state the name of the body corporate to be formed on registration of the plan and its address for service;

(k) be accompanied by the proposed first by-laws of the body corporate, or

else indicate that the first by-laws are to be those set out in Schedule 1;

(l) contain other information and features required by the Registrar.

9.2 PLAN AND DATA TO BE SUBMITTED

Both a hard copy and electronic versions of the plan are to be submitted.

The data is to be as per the Approved Data format for Plans

9.3 PLAN TEMPLATE

The plan should be drawn using the approved plan template for Strata plans

9.4 PLAN IDENTIFICATION

The strata plan should be identified and named as per the name of the body corporate

9.5 PLAN FORMAT

To comply with the requirements of the legislation as summarised above the strata plan should contain the following sections.

- Site Plan
- Certifications
- Strata Plan
- Lot Entitlement Summary
- Accessory Lot Summary
- Parking Easement Diagrams
- Parking Easement Summary
- Parking Easement Rights
- Easements
- Easement Summary
- Easement Rights
- Exclusive Use Areas
- Exclusive Use Summary
- Exclusive Use Rights

9.6 POSITIONING THE PLAN IN SPACE

Plans must be drawn in a single AutoCAD file with the site plan being positioned according to true DLTM coordinates and to true scale.

Other information used to create the other sheets should be neatly arrayed in the file near to the site plan. Each other sheet should be shown to true scale within the file.

Titleblock information can either be placed in model space or may be created in paperspace.

The titleblock may be rotated to allow the plan to be shown at the maximum size when plotted.

9.6.1 Site Plan

The first page of the strata plan should show the lot that is being subdivided, the location of the building on the lot including any encroachments.

The building shape shown on the plan should be the building outline at ground level. If part of the structure above or below the ground is on, near or encroaches over the boundary then this structure should be shown in whole or in part sufficient to show either the relationship to the boundary.

The relationship of the building to the boundary may be shown as offsets or as coordinated points.

The information shown on the plan should be as per the Standard Lot Plan section on the requirements for the Plan graphical Area

The titleblock should show the name of the body corporate and note the lot being subdivided and the relevant folio.

9.6.2 Certifications

The certification page shall show

- Certification by the owner or owners of the lot signifying their acceptance of the subdivision
- Certification by the surveyor as per the direction on certifications

It shall also show any other information or reference to other information that affect base title of the subdivision such as

- Information regarding any community management statements that may be superior to or may affect the subdivision
- reference to other instruments such as easements affecting the property

9.6.3 Strata Plan

The strata plan sheets must show

- One sheet for each floor of the building showing common area, accessory lots or strata lots.
- Plans for the roof may be excluded as long as the roof is completely contained in the common property and is not the subject of any easement that needs to be described on a plan.
- Service floors shall be shown
- Each sheet shall show the primary lot boundary, the building outline as at that floor and the accessory lot or strata lot boundary.
- The plan shall be at the same scale and orientation as the site plan
- Where the floor is a mezzanine floor, a line showing the edge of the floor shall also be shown so as to differentiate the void from the usable floor.
- Where the accessory lot or strata lot is defined by structure then no dimensions need be shown. Should the lot be defined by geometry sufficient dimensions must be shown to define the boundary. Insets may be used.
- Void areas within the unit shall be identified by two crossing lines

- Where a unit is a part unit, that is it spans across more than one floor, the strata unit number shall be indicated on each floor of the unit with the suffix “pt” indicating that it is a part unit.
- Each sheet shall clearly and unambiguously show the floor number as noted on the building itself.
- Accessory lots or car parking easements may show the lot identifier or physical identifier on the face of the plan. Should the physical identifier be shown and the physical identifier not be unique in the subdivision, the plan should contain a statement that advises that the unique lot identifier can be derived by a simple formula.

  For example

  The car park numbers shown hereon are the physical car park numbers. The car park identifier for each car park may be derived by prefixing the car park number by the floor. E.g. C01 becomes B1-C01.

9.6.4 Lot Entitlement Summary

A summary of each strata unit in the subdivision shall be shown in a table. This table must show

Building – Building name in English

Floor – The floor number of the unit. For units that span multiple floors this is the floor with the main door.

Unit – the unit number

Suite – the suite area in square metres

Balcony – the balcony area in square metres

Total – the total area being the sum of the suite and balcony are in square metres

Accessory Lot – the accessory lot identifier or lots assigned to the strata unit if any

Parking Easement – one or more parking easements assigned to the strata unit

Exclusive Use – one or more exclusive use areas assigned to the unit

Special Entitlement – the special unit entitlement assigned to the unit as per the legislation

General Entitlement – the general unit entitlement assigned to the unit as per the legislation

This information shall also be collated and supplied in a spreadsheet as digital softcopy.

Note: the legislation specifies that the entitlements are to be shown as a percentage value. For ease of presentation the percentage value may be multiplied by 10,000 and converted to an integer.

9.6.5 Accessory Lot Summary

The Accessory lot information shall be summarised into a table showing:

Accessory Lot ID – the unique accessory lot identifier. This may be a combination of the floor number and the Accessory lot number

Floor Number – the floor number where the accessory lot resides

Accessory Lot Number – The number as physically shown on the accessory lot

Area – the area of the lot in square metres

Type – the type of the unit being Storage, Parking etc

9.6.6 Parking Easement Diagrams

The parking easement sheets must show

- One sheet for each floor of the building containing the parking easements
- Each sheet shall show the primary lot boundary, the building outline as at that floor and the parking easement boundary.
- The plan shall be at the same scale and orientation as the site plan
- Where the floor is a mezzanine floor, a line showing the edge of the floor shall also be shown so as to differentiate the void from the usable floor.
- Where the parking easement is defined by structure or by painted line then no dimensions need be shown. Should the easement be defined by geometry sufficient dimensions must be shown to define the boundary.
- Each sheet shall clearly and unambiguously show the floor number as noted on the building itself.
- The number shown on the face of the plan shall be the unique identifier of the car park easement being the parking easement ID

9.6.7 Parking Easement Summary

The parking easement information shall be summarised in a table on the face of the plan as follows

Parking Easement ID – the unique parking easement identifier. This may be a combination of the floor number and the car park number

Floor Number – the floor number where the car park resides

Car Park Number – The number as physically shown on the car park

Area – the area of the car park in square metres

9.6.8 Parking Easement Rights

This sheet shall detail the rights and obligations of the parking easements

9.6.9 Easements

The easement sheets must show

- One sheet for each floor of the building containing the easements
- Each sheet shall show the primary lot boundary, the building outline as at that floor and the easement boundary.
- The plan shall be at the same scale and orientation as the site plan
- Where the floor is a mezzanine floor, a line showing the edge of the floor shall also be shown so as to differentiate the void from the usable floor.
- Where the easement is defined by physical structure then no dimensions need be shown. Should the easement be defined by geometry sufficient dimensions must be shown to define the boundary.
- Each sheet shall clearly and unambiguously show the floor number as noted on the building itself.
- The easement must be identified by a unique identifier for the subdivision.

9.6.10 Easement Summary

The easement information shall be summarised in a table on the face of the plan as follows

Easement ID – the unique easement identifier.

Floor Number – the floor number where the easement resides

Area – the area of the easement in square metres

9.6.11 Easement Rights

This sheet shall detail the rights and obligations of the easements

9.6.12 Exclusive Use Areas

Exclusive use area sheets, summary and rights shall be detailed as per the requirements for easements.

10. Preparation of Volumetric Plans

10.1 GENERAL PURPOSE

The purpose of the Volumetric Plan is to describe the subdivision of a parcel into new 3 dimensional lots. While the volumetric model provides the geometry for the lots the plans purpose it to provide a mechanism for the addition of notes and explanatory text to the lots.

10.2 PLAN AND DATA TO BE SUBMITTED

Both a hard copy and electronic versions of the plan are to be submitted.

The data is to be as per the Approved Data format for Plans

For volumetric plans two lots of data are to be supplied:

- A 3-dimensional model of the Volumetric lot– "The Model"
- The plan representation of the Volumetric lot – "The Plan"

10.3 PLAN TEMPLATE

The plan should be drawn using the approved plan template for volumetric plans

10.4 POSITIONING THE PLAN IN SPACE

Plans must be drawn in a single AutoCAD file with the site plan being positioned according to true DLTM coordinates and to true scale.

Other information used to create the other sheets should be neatly arrayed in the file near to the site plan. Each other sheet should be shown to true scale within the file.

Titleblock information can either be placed in model space or may be created in paperspace.

The titleblock may be rotated to allow the plan to be shown at the maximum size when plotted.or to provide the best view of the lots being created.

10.5 PLAN FORMAT

The plan will contain the following sections

- Site Plan
- Certifications
- An overall isometric view
- Detail Sheets

10.5.1 Site Plan

The first page of the volumetric plan should show the lot that is being subdivided, the location of the building on the lot including any encroachments over the base parcel being subdivided. Encroachments of the building over the volumetric lots need not be shown.

The building shape shown on the plan should be the building outline at ground level. If part of the structure above or below the ground is on, near or encroaches over the base parcel

boundary then this structure should be shown in whole or in part sufficient to show either the relationship to the base parcel boundary.

The relationship of the building to the base parcel boundary may be shown as offsets or as coordinated points.

The information shown on the plan should be as per the Standard Lot Plan section on the requirements for the Plan graphical Area

A shape representing the extent of the volumetric lots should be shown on the plan. This should be shown dashed and annotated for clarity. Station numbers should be shown at major vertices.

10.5.2 Certifications

The certification page shall show

- Certification by the owner or owners of the lot signifying their acceptance of the subdivision
- Certification by the surveyor as per the direction on certifications

It shall also show any other information or reference to other information that affect base title of the subdivision such as

- reference to other instruments such as easements affecting the property

10.5.3 Overall Isometric View

The purpose of this sheet is to give an overview of how the volumetric lots fit together as part of the whole visually and via the use of stations numbers.

The overall isometric view shall be shown as a wire frame with visible lines solid and hidden lines dashed.

The view direction should be selected to show maximum detail.

The station numbers shown on the land site plan should be shown in their corresponding positions on the overall isometric view.

3 dimensional coordinates should be shown at 4 points on the diagram with 2 at a high level and 2 at a low level. Where possible 2 points should share the same Northing and Easting but different heights.

It is acknowledged that for complex subdivisions the diagram may be difficult to interpret and the judicious thinning out of detail is approved as long as the general arrangement is maintained.

More than one diagram may be shown with each diagram at different orientations if clarity is improved.

10.5.4 Detail Sheets

The purpose of these sheets is to show the detail of the lots being created.

If the volumetric lots are simple and can be adequately described in the Overall Isometric View then detail sheets are not required. For example regular, rectangular lots with little detail.

There are three options to showing the "additional details plan":

- A wire frame representation in one part or split into multiple parts which may be separated for clarity. Where the wire frame is shown in multiple parts, sufficient dimensions, co-ordinates and notes must be shown to logically tie the parts together;
- A series of plan sections through the Volumetric Plot where the shape of the Volumetric Plot changes with each section annotated to show the range of levels that it refers to; and
- Additional diagrams in a form that clearly define the Property.

Volumetric parts need not exactly match building floor levels but if they substantially follow or correspond to a floor level or levels then a note may be made on the diagram indicating the floor levels to assist in interpretation.

In each case the station numbers from the Site Plan shall be shown in their corresponding positions in the details.

At least 2 coordinated points shall be shown on major corners of the Property in each diagram.

10.5.5 Property defined in part or whole by a Structure

Where a volumetric boundary is defined by the physical structure of the building it should be clearly defined by notations on the plan.

Notations may be made to the face of the plan or may be placed in a table and referenced via station numbers.

For example.

"The boundary defined by stations 9, 8, 8a and 9a follows the centreline of the wall" or

"The boundary defined by stations 10, 11, 12 & 13 is defined by the edge of the concrete podium at concourse level."

10.6 THE MODEL

The 3-dimensional model shall be supplied as the true digital representation of the Property. The model shall be positioned according to the DLTM in Easting, Northing and height.

Where the boundaries are defined by physical structure the digital data will approximate the shape of the structure as close as is practicable.

The Model may be constructed using any of the approved element types with the addition of extrusions being allowed to define the Property.

Different lots should be differentiated in the model by layering and colour.

The model will be used as the true definition of the boundaries with the plan treated as explanatory notes for the model.

11. General Definitions:

Bounding surface: means the limiting (external) boundary of a volumetric lot. It may be a flat plane or any curved surface that can be mathematically generated and clearly shown on a plan.

Strata Lot: means a lot defined by the centre of floors, walls and ceilings or other structural features.

Building footprint: means the overall footprint of a building that contains building/strata lots.

Building Outline: The outline of the building is defined as the outline of the dominant structural wall. This excludes things such as eaves, window ledges or non-structural facades and columns

Building Extent: The extent of the building is defined as the outline of the greatest protrusion of the building.

Dimension: means to place bearings and distances on the boundaries of a lot, in accordance with these directions. All distances and co-ordinates shall be displayed in international metric.

Lot: means a standard/flat land lot, building/strata lot or volumetric lot.

Standard/Flat Land Lot: means that the lot is unlimited in height and depth.

Volumetric Lot: means that the lot is defined by three dimensional co-ordinate geometry

Dubai Local Transverse Mercator (DLTM): means the map projection used for all co-ordinate in ion in Dubai Emirate. The parameters for this map projection are published in the Department of Lands in Dubai Emirate.

Plan Form Template: means an approved plan form authorised by the Registrar.

Department: means Dubai Land Department

DIFC
Sample
Plans

Standard Format Lot Declaration

DIFC Lot Number:

Folio:

Date:

Surveyors Certification

I, ***<Surveyor>*** of ***<Survey Company>*** hereby certify that the survey has been performed and plans prepared, in accordance with the DIFC Directions for the Preparation of Survey Plans by or under the supervision of ***<Supervising Surveyor>*** for whom the company takes responsibility on ***<Survey Date>*** and that the encroachments, if any, are shown on the accompanying plan.

Registered Surveyor:

Owners Certification

I ***<Owners Name>***, the registered owner of the lot shown on the accompanying plan hereby certify that the land has been subdivided with my consent.

Registered Owner

Easements and encumbrances

The following community management statements, easements and encumbrances are noted to be burdening or benefiting the land.

Volumetric Format Lot Declaration

DIFC Lot Number:

Folio:

Date:

Surveyors Certification

I, ***<Surveyor>*** of ***<Survey Company>*** hereby certify that the survey has been performed and plans prepared, in accordance with the DIFC Directions for the Preparation of Survey Plans by or under the supervision of ***<Supervising Surveyor>*** for whom the company takes responsibility on ***<Survey Date>*** and that the encroachments, if any, are shown on the accompanying plan.

Registered Surveyor:

Owners Certification

I ***<Owners Name>***, the registered owner of the lot shown on the accompanying plan hereby certify that the land has been subdivided with my consent.

Registered Owner

Easements and encumbrances

The following Building Management Statements, Community Management Statements, Easements and Encumbrances are noted to be burdening or benefiting the land.

Strata Plan Declaration

DIFC Lot Number:

Folio:

Strata Scheme Name:

Body Corporate Name:

Date:

Surveyors Certification

I, ***<Surveyor>*** of ***<Survey Company>*** hereby certify that the survey has been performed and plans prepared, in accordance with the DIFC Directions for the Preparation of Survey Plans by or under the supervision of ***<Supervising Surveyor>*** for whom the company takes responsibility on ***<Survey Date>*** and that the encroachments, if any, are shown on the accompanying plan.

Registered Surveyor:

Owners Certification

I ***<Owners Name>***, the registered owner of the lot shown on the accompanying plan hereby certify that the land has been subdivided into strata lots and common property with my consent.

Registered Owner

Easements and encumbrances

The following Building Management Statements, Community Management Statements, Easements and Encumbrances are noted to be burdening or benefiting the land.

Easement Plan Declaration

DIFC Lot Number:

Folio:

Date:

Surveyors Certification

I, ***<Surveyor>*** of ***<Survey Company>*** hereby certify that the survey has been performed and plans prepared, in accordance with the DIFC Directions for the Preparation of Survey Plans by or under the supervision of ***<Supervising Surveyor>*** for whom the company takes responsibility on ***<Survey Date>*** and that the encroachments, if any, are shown on the accompanying plan.

Registered Surveyor:

Owners Certification

I ***<Owners Name>***, the registered owner of the lot shown on the accompanying plan hereby certify that the easement has been granted with my consent.

Registered Owner

Easements and encumbrances

The following Building Management Statements, Community Management Statements, Easements and Encumbrances are noted to be burdening or benefiting the land.

Lease Plan Declaration

DIFC Lot Number:

Folio:

Date:

Surveyors Certification

I, ***<Surveyor>*** of ***<Survey Company>*** hereby certify that the survey has been performed and plans prepared, in accordance with the DIFC Directions for the Preparation of Survey Plans by or under the supervision of ***<Supervising Surveyor>*** for whom the company takes responsibility on ***<Survey Date>*** and that the encroachments, if any, are shown on the accompanying plan.

Registered Surveyor:

Owners Certification

I ***<Owners Name>***, the registered owner of the lot shown on the accompanying plan hereby certify that the land has been subdivided with my consent.

Registered Owner

Easements and encumbrances

The following Building Management Statements, Community Management Statements, Easements and Encumbrances are noted to be burdening or benefiting the land.

Lease Rights and Obligations

The following rights and obligations are granted and accepted over the lot.

CONSULTANT'S NAME :																					
TOTAL BUILDING BUILT UP AREA :					SQ.FT																
REQUIRED DATA FOR UNITS																					
No.	Project Name	Building Name	Parcel Number	Land Number	Building Number	Unit Type	Unit Number	Floor/Level Number	Number of Rooms	Suite	Balcony	Total Area Sq.ft	Entitlement	Utility Area	Parking Number	CAD Design Drawing		Subdivided from	Survey Status	Surveyed by	Original Owner	Special Entitlement
																Unit Drawing File Name	Floor Drawing File Name					

TOTAL **0.00**

Notes for DIFC

Place strata scheme name in this column

Place general unit entitlement in this column

Place special unit entitlement in this column

12mm

DIFC

NAME: John Smith								الاسـم: جـون ايسـمت
PLOT NO: 100 (394-83)								رقـم القطعـة: 100 (394-83)
BLOCK: Emirates Hills Third								المنطقـة: تـلال الامـارات الثالثـة
TOTAL AREA:	189918	SQ.FT.	XXXX	SQ.M	متر مـربع	17644	قدم مـربع 189918	المسـاحة الاجماليـة:
AFFECTED AREA:	XXXX	SQ.FT.	XXXX	SQ.M	متر مـربع	XXX	قدم مـربع XXXX	المسـاحة المتـأثرة:
BALANCE AREA:	XXXX	SQ.FT.	XXXX	SQ.M	متر مـربع	XXX	قدم مـربع XXXX	المسـاحة الباقيـة:

SAMPLE PLAN ONLY

N
الشـمال

84 83 82

Show the road width where possible and the road names if known

ROAD

Show at least 2 grid points

479000 E
2777000 N
479100 E
2777000 N

Show the surrounding description as LD numbers or the Surveyor/Developer Reference

Show the LD number Surveyor/Developer Reference and Parcel ID where known

100
SG-5-61
(394-83)

101

132.83m 435.79'

Show significant dimensions

479000 E
2776900 N
479100 E
2776900 N

ROAD

99

132.83m 435.79'

2776876.038 N
479075.730 E
2776876.038 N
478942.901 E

102 103 98

Show coordinates on at least 2 major corners

17mm

17mm

PROJECT:	STATUS:	PLOT SITE PLAN
SUBDIVIDED FROM: P.23 (394-66) Emirates Hills Third		LD APPROVAL
REFERENCE: SG-5-61	DATE: 20/04/2011	This area must be left blank . LD use only
PREVIOUS REG:	ORIGIN: Private	DIRECTOR
PLAN TYPE: Subdivided		
SURVEYED BY:	DATED: 20/04/2011	DIFC APPROVAL
DEVELOPER REF:	SCALE: 1:1500	This area must be left blank . DIFC use only
DIFC Lot No:	Folio:	DIRECTOR
PREPARED BY: Land Department	ISSUED ON: 20/04/2011	

13mm

12mm

DIFC

NAME: John Smith								الاسـم: جـون ايسـمت
PLOT NO: 100 (394-83)								رقـم القطعـة: 100 (394-83)
BLOCK: Emirates Hills Third								المنطقـة: تـلال الامـارات الثالثـة
TOTAL AREA:	189918	SQ.FT.	XXXX	SQ.M	متر مـربع	17644	قدم مـربع 189918	المسـاحة الاجماليـة:
AFFECTED AREA:	XXXX	SQ.FT.	XXXX	SQ.M	متر مـربع	XXX	قدم مـربع XXXX	المسـاحة المتـأثرة:
BALANCE AREA:	XXXX	SQ.FT.	XXXX	SQ.M	متر مـربع	XXX	قدم مـربع XXXX	المسـاحة الباقيـة:

SAMPLE PLAN ONLY

N
الشـمال

84 83 82

Show the road width where possible and the road names if known

ROAD

Show at least 2 grid points

479000 E
2777000 N
479100 E
2777000 N

Show the surrounding description as LD numbers or the Surveyor/Developer Reference

Show the LD number Surveyor/Developer Reference and Parcel ID where known

100
SG-5-61
(394-83)

101

132.83m 435.79'

Show significant dimensions

479000 E
2776900 N
479100 E
2776900 N

ROAD

99

132.83m 435.79'

2776876.038 N
479075.730 E
2776876.038 N
478942.901 E

102 103 98

Show coordinates on at least 2 major corners

17mm

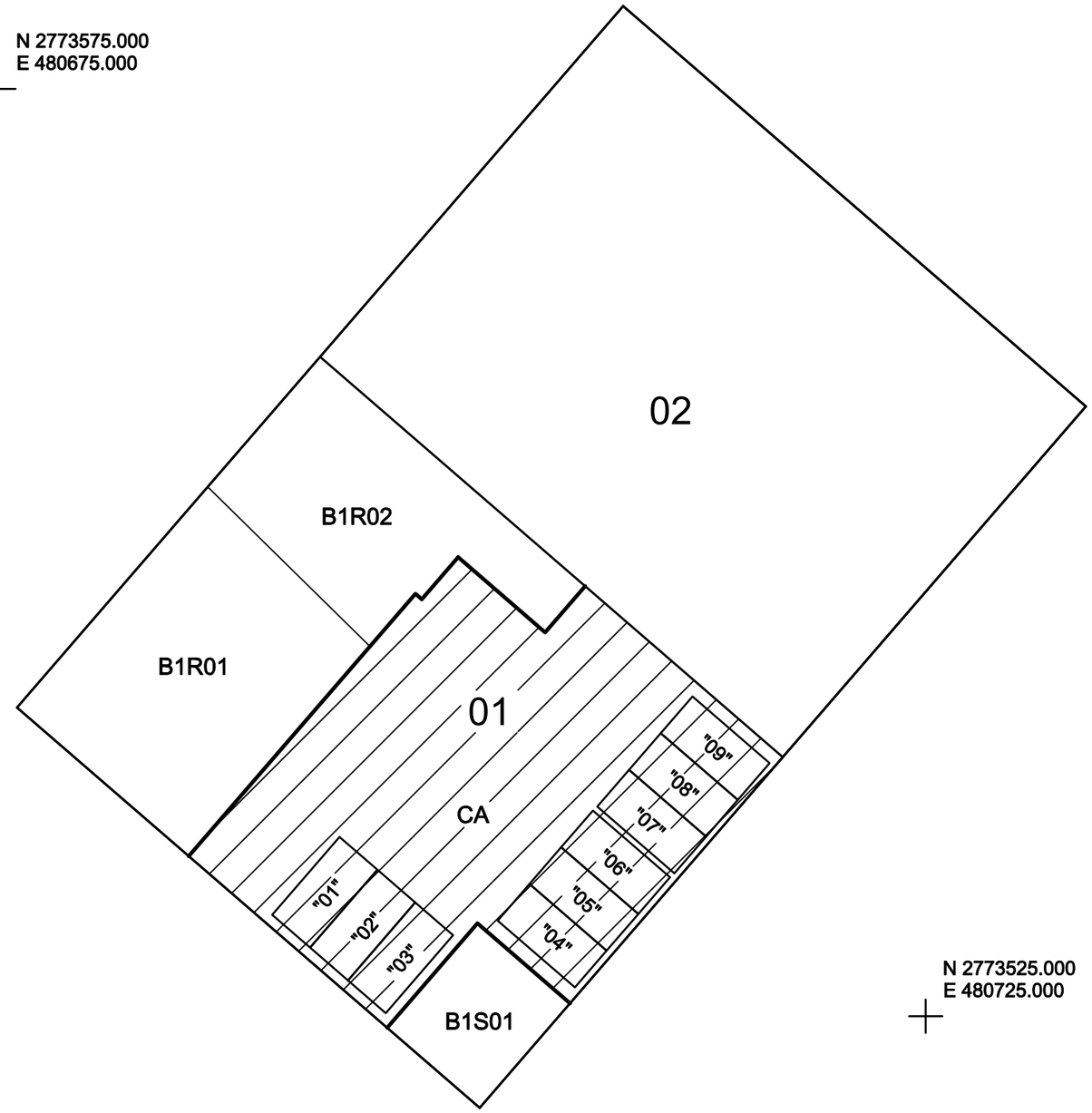
17mm

PROJECT:	STATUS:	PLOT SITE PLAN
SUBDIVIDED FROM: P.23 (394-66) Emirates Hills Third		LD APPROVAL
REFERENCE: SG-5-61	DATE: 20/04/2011	This area must be left blank . LD use only
PREVIOUS REG:	ORIGIN: Private	DIRECTOR
PLAN TYPE: Subdivided		
SURVEYED BY:	DATED: 20/04/2011	DIFC APPROVAL
DEVELOPER REF:	SCALE: 1:1500	This area must be left blank . DIFC use only
DIFC Lot No:	Folio:	DIRECTOR
PREPARED BY: Land Department	ISSUED ON: 20/04/2011	

13mm

SAMPLE

N 2773575.000
E 480675.000



N 2773525.000
E 480725.000

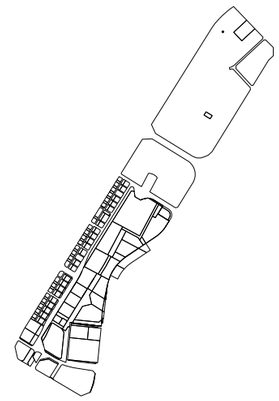
الشـمال

GROUND LEVEL
SCALE 1:300

RESIDENTIAL LOT (01)
HOTEL LOT (02)
CA DENOTES COMMON AREA
NUMBERS ("#") DENOTE EXCLUSIVE USE RIGHTS OVER COMMON AREA
ALL EXCLUSIVE USE HAVE AREAS OF 148 Sq.ft

DIFC

PLOT NO: 123 (336-456)	رقـم القطعـة: 123
	المنطقـــة: المـــركز التجـــاري الثانيـــة
BLOCK: TRADE CENTER SECOND	
TOTAL AREA: 10000 SQ.FT	929.03 SQ.M
مجموع المساحة : 10000 قـدم مـربع	929.03 مـتر مـربع
SITE PLAN: P.123	DATED: 01/10/2010
SUBDIVIDED FROM: P.987 (336-0)	
PLOT REFERENCE: DIFC-AB-12	DATED: 01/01/2007



KEY LOCATION

PROJECT NAME: Dubai International Finance Centre	
PREPARED BY: AUS-SURV MIDDLE EAST	
SURVEY STATUS: NO	
DATED: 27/12/2010	
ISSUED ON: 27/12/2010	
BUILDING NAME & NO: SMITH TOWER 1	
DIFC LOT NO: ABC-01	رقـم القطعـة:
FOLIO NO: 1234-99	
STRATA SCHEME NAME: ST1-01	
SHEET 4 OF 20	

PRINCIPAL STRATA PLAN

DLD APPROVAL:

DIRECTOR

DIFC APPROVAL:

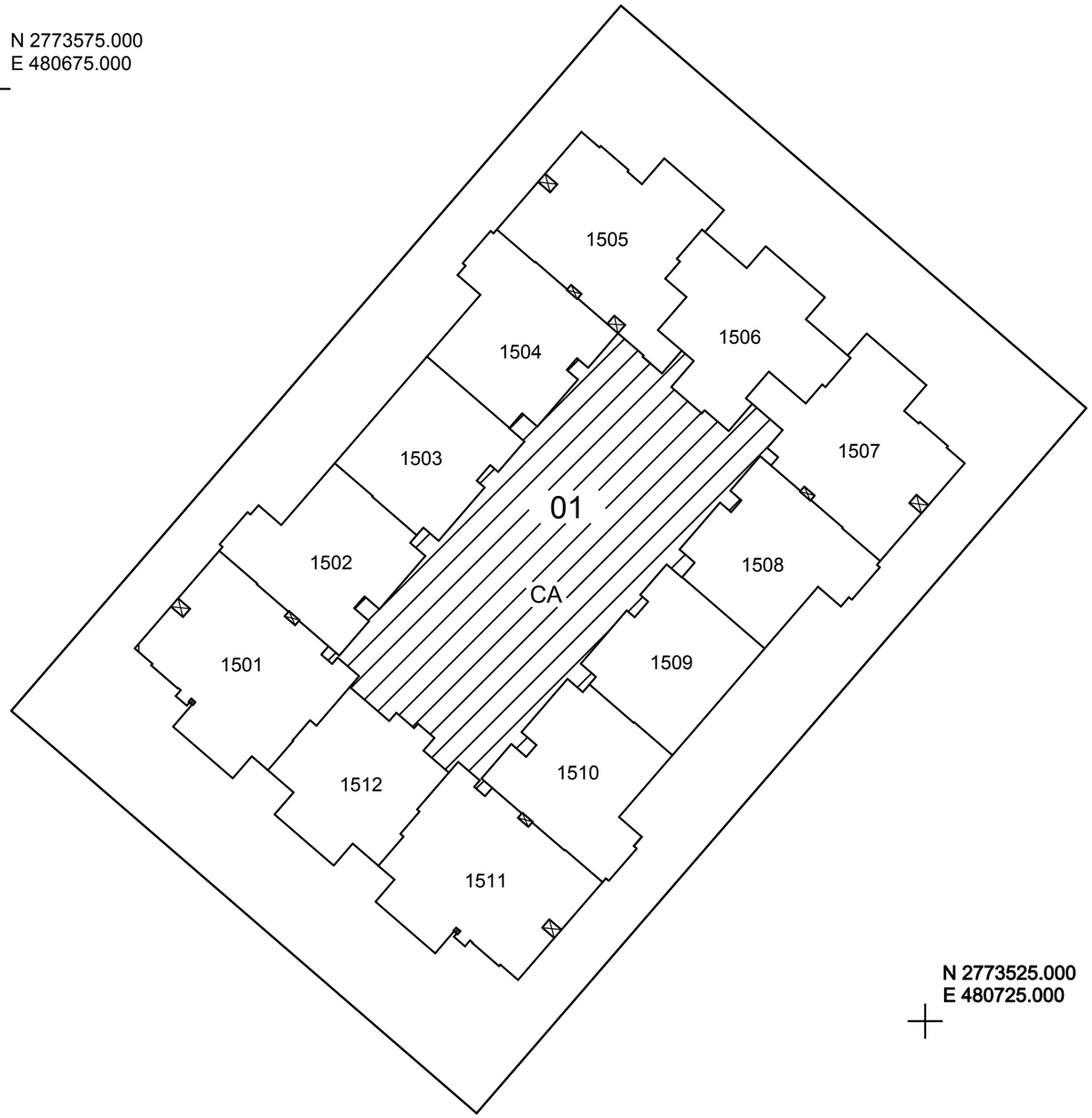
DIRECTOR

SAMPLE

N 2773575.000
E 480675.000

N

الشـمال



N 2773525.000
E 480725.000

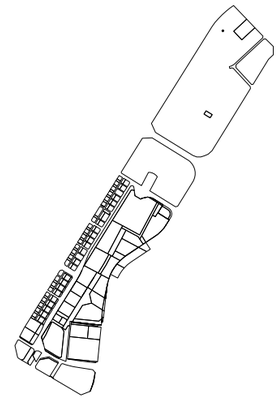
LEVEL 15

SCALE 1:300

RESIDENTIAL LOT (01)
HOTEL LOT (02)
CA DENOTES COMMON AREA
NUMBERS ("#") DENOTE EXCLUSIVE USE RIGHTS OVER COMMON AREA

DIFC

PLOT NO: 123 (336-456)	رقـم القطعـة: 123
المنطقـــة: المـــركز التجـــاري الثانيـــة	
BLOCK: TRADE CENTER SECOND	
TOTAL AREA: 10000 SQ.FT	929.03 SQ.M
مجموع المساحة : 10000 قـدم مـربع	929.03 مـتر مـربع
SITE PLAN: P.123	DATED: 01/10/2010
SUBDIVIDED FROM: P.987 (336-0)	
PLOT REFERENCE: DIFC-AB-12	DATED: 01/01/2007



KEY LOCATION

PROJECT NAME: Dubai International Finance Centre	
PREPARED BY: AUS-SURV MIDDLE EAST	
SURVEY STATUS: NO	
DATED: 27/12/2010	
ISSUED ON: 27/12/2010	
BUILDING NAME & NO: SMITH TOWER 1	
DIFC LOT NO: ABC-01	رقـم القطعـة:
FOLIO NO: 1234-99	
STRATA SCHEME NAME: ST1-01	
SHEET 12 OF 20	

PRINCIPAL STRATA PLAN

DLD APPROVAL:

DIRECTOR

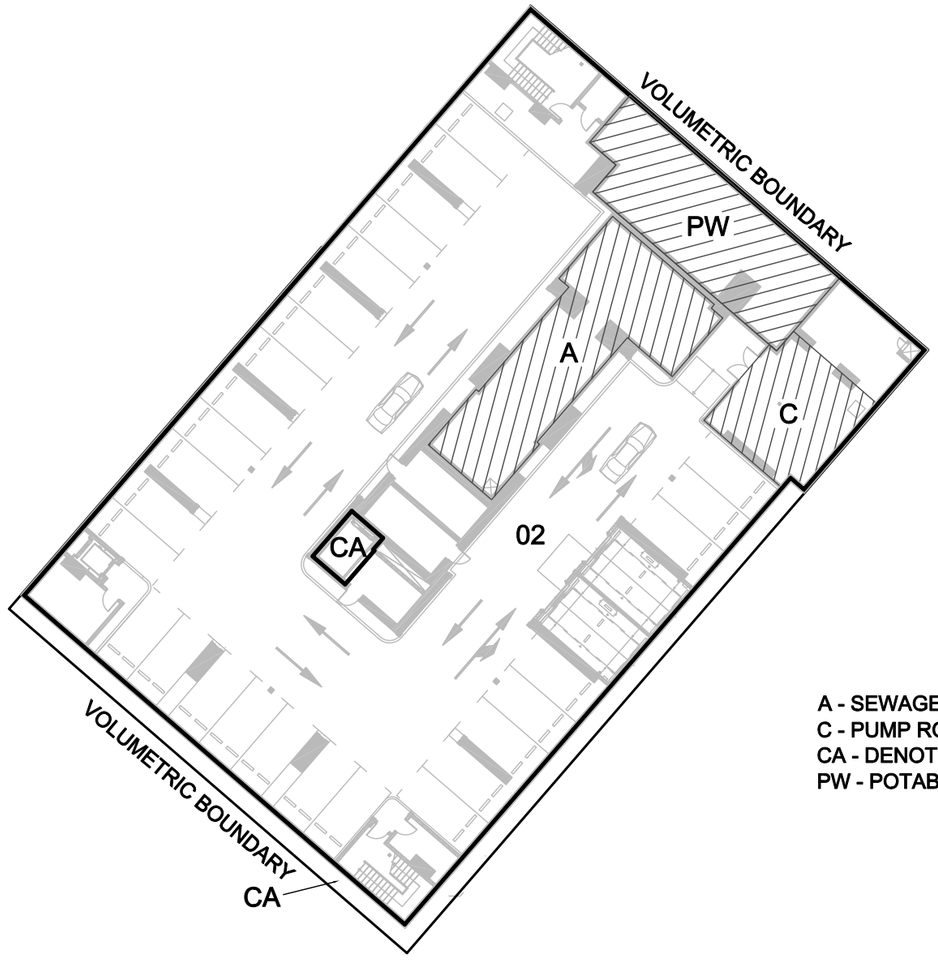
DIFC APPROVAL:

DIRECTOR

SAMPLE

N

الشــمال



A - SEWAGE TANK
C - PUMP ROOM
CA - DENOTES COMMON AREA
PW - POTABLE WATER

BASEMENT 4 LEVEL

DIFC

NAME: JOHN SMITH DEVELOPERS LLC

اسـم المالـك:

PLOT NO: 123 (336-456) 123 :رقـم القطعـة

المنطقـــة: المـــركز التجـــاري الثانيـــة

BLOCK: TRADE CENTER SECOND

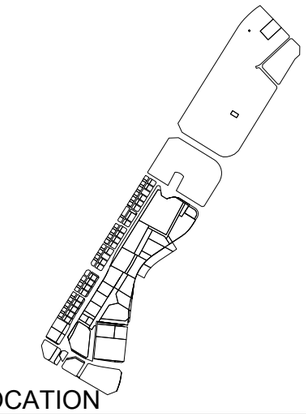
TOTAL AREA: 10000 SQ.FT 929.03 SQ.M

مجموع المساحة : 10000 قـدم مـربع 929.03 مـتر مـربع

SITE PLAN: P.123 DATED: 01/10/2010

SUBDIVIDED FROM: P.987 (336-0)

PLOT REFERENCE: DIFC-AB-12 DATED: 01/01/2007



KEY LOCATION

PROJECT NAME: Dubai International Finance Centre

PREPARED BY: AUS-SURV MIDDLE EAST

SURVEY STATUS: NO

DATED: 27/12/2010

ISSUED ON: 27/12/2010

BUILDING NAME & NO: SMITH TOWER 1

DIFC LOT NO: ABC-01 رقـم القطعـة:

FOLIO NO: 1234-99

STRATA SCHEME NAME: ST1-01

SHEET 02 OF 10

SHARED FACILITIES PLAN

DLD APPROVAL:

DIRECTOR

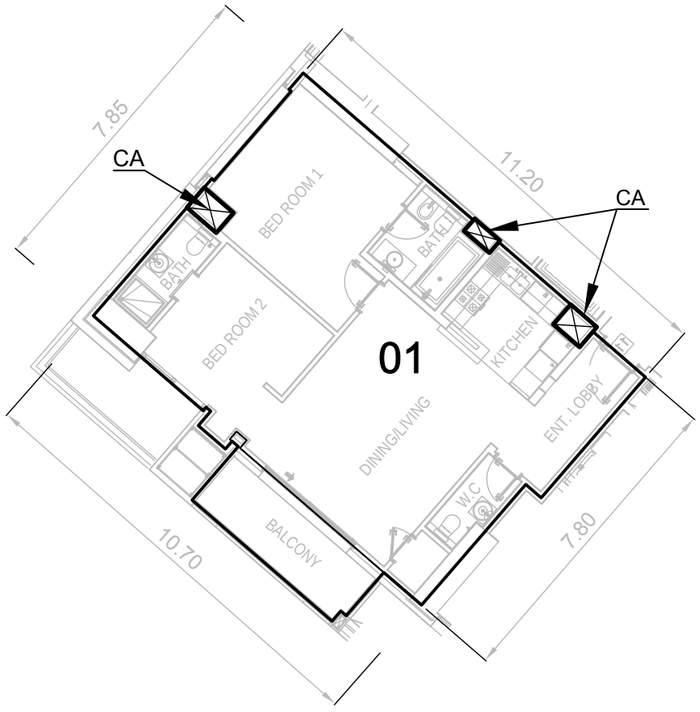
DIFC APPROVAL:

DIRECTOR

UNIT DETAIL — بيانـــات الوحـــدة

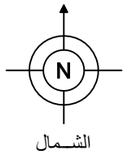
UNIT OWNER: John Smith Developers LLC				مالـك الوحـدة			
UNIT NO: 1401(FLAT)				رقـم الوحـدة: 1401 (شـقة)			
SUITE AREA:	914 SQ.FT	84.92 SQ.M		مسـاحة الشـقة:	914 قـدم مـربع	84.92 مـتر مـربع	
BALCONY AREA:	87 SQ.FT	8.08 SQ.M		مسـاحة البلكـونة:	87 قـدم مـربع	8.08 مـتر مـربع	
TOTAL AREA:	1001 SQ.FT	93.00 SQ.M		المسـاحه الكليـه:	1001 قـدم مـربع	93.00 مـتر مـربع	
UTILITY AREA:	- SQ.FT	- SQ.M		المـرافق العامـة	- قـدم مـربع	- مـتر مـربع	

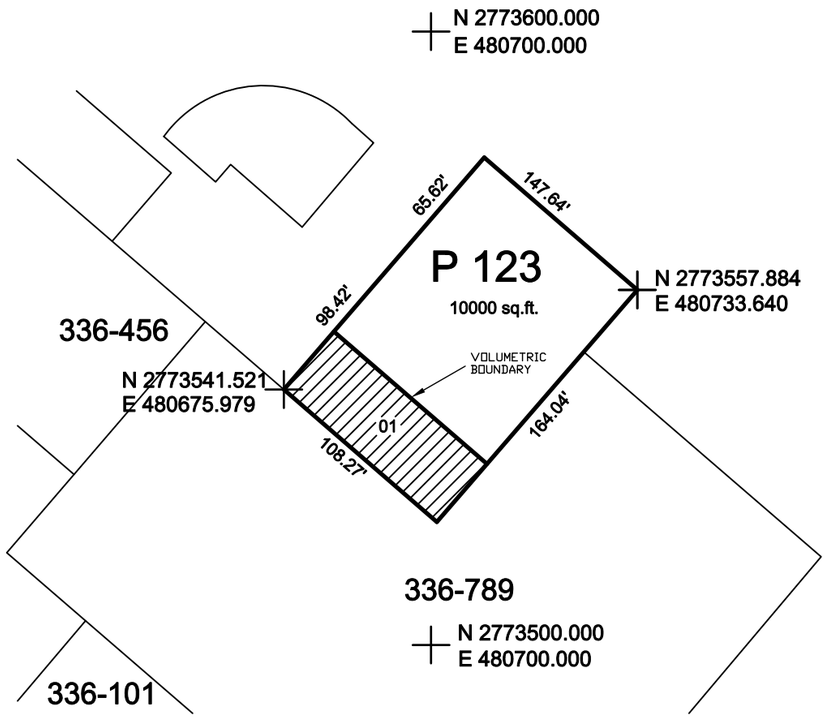
PARKING ALLOCATION TYPE: EU PARKING ALLOCATION BAY: (1)



UNIT DETAIL
SCALE: 1:150

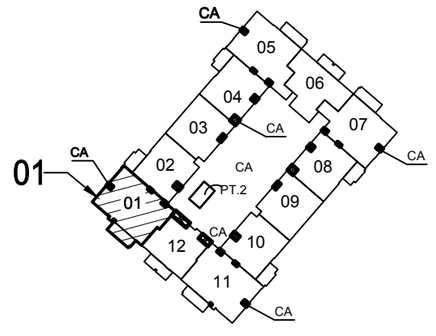
SAMPLE





SITE PLAN
SCALE: 1:1000

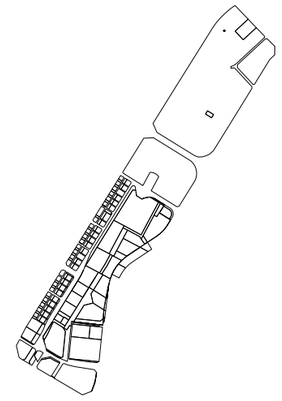
UNIT LOCATION IN BUILDING		مـو قـع الوحـدة فـي المبـنى
BUILDING NAME & NUMBER: Smith Tower 1	FLOOR 14	الطـــابق 14 اسـم و رقـم المبـنى



FLOOR 14
SCALE: NTS

DIFC

PLOT NO: 123 (336-456)	رقـم القطعـة: 123
	المنطقـــة: المـــركز التجـــاري الثانيـــة
BLOCK: TRADE CENTER SECOND	
TOTAL AREA: 10000 SQ.FT	929.03 SQ.M
مجموع المساحة: 10000 قـدم مـربع	929.03 مـتر مـربع
SITE PLAN: P.123 DATED:	01/10/2010
SUBDIVIDED FROM: P.987 (336-0)	
PLOT REFERENCE: DIFC-AB-12 DATED:	01/01/2007



KEY LOCATION

PROJECT NAME: Dubai International Finance Centre	
PREPARED BY: AUS-SURV MIDDLE EAST	
SURVEY STATUS: NO	
DATED: 23/12/2010	
ISSUED ON: 23/12/2010	
BUILDING NAME & NO: SMITH TOWER 1	
DIFC LOT NO: ABC-01	رقـم القطعـة:
FOLIO NO: 1234-99	
STRATA SCHEME NAME: ST1-01	
UNIT REFERENCE: 401	
SHEET 1 OF 1	

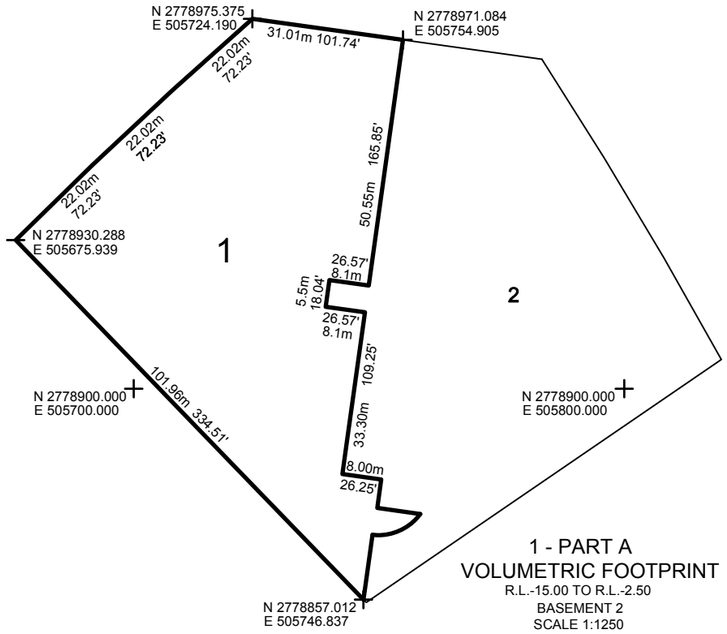
UNIT SITE PLAN

DLD APPROVAL:

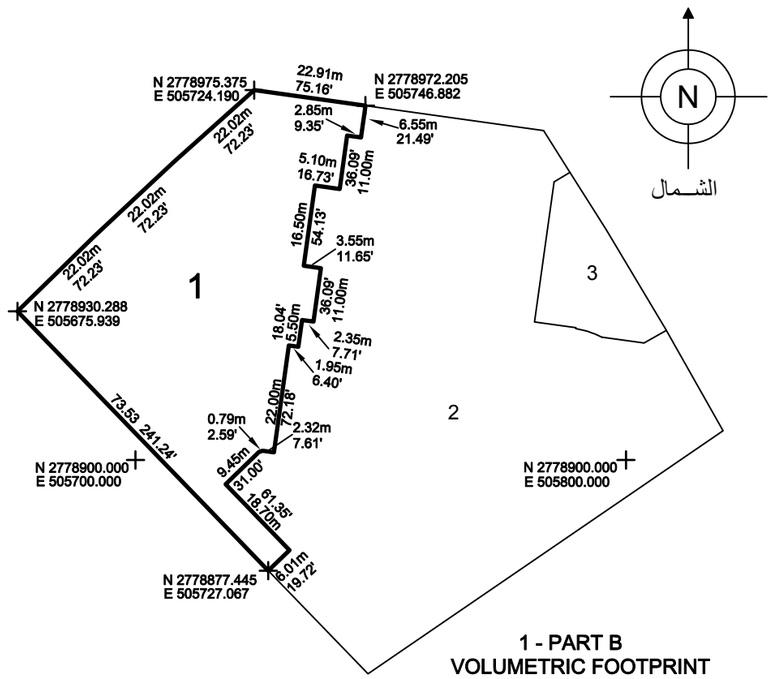
DIRECTOR

DIFC APPROVAL:

DIRECTOR

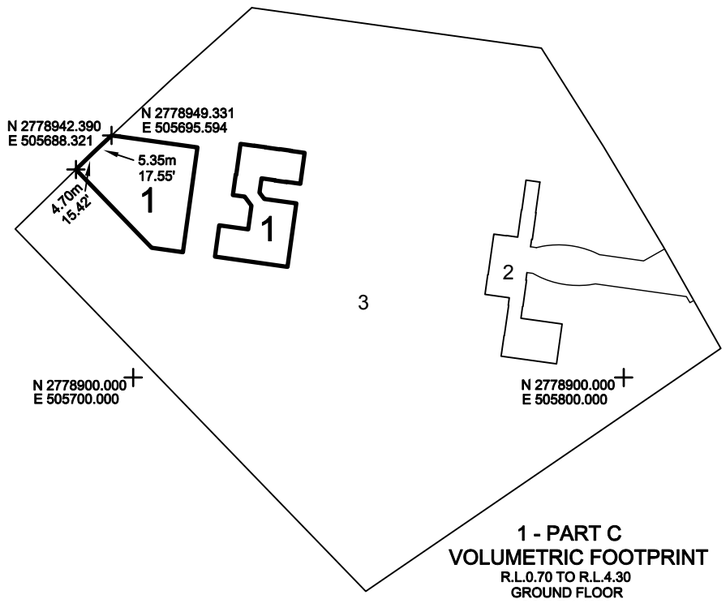


1 - PART A
VOLUMETRIC FOOTPRINT
R.L.-15.00 TO R.L.-2.50
BASEMENT 2
SCALE 1:1250

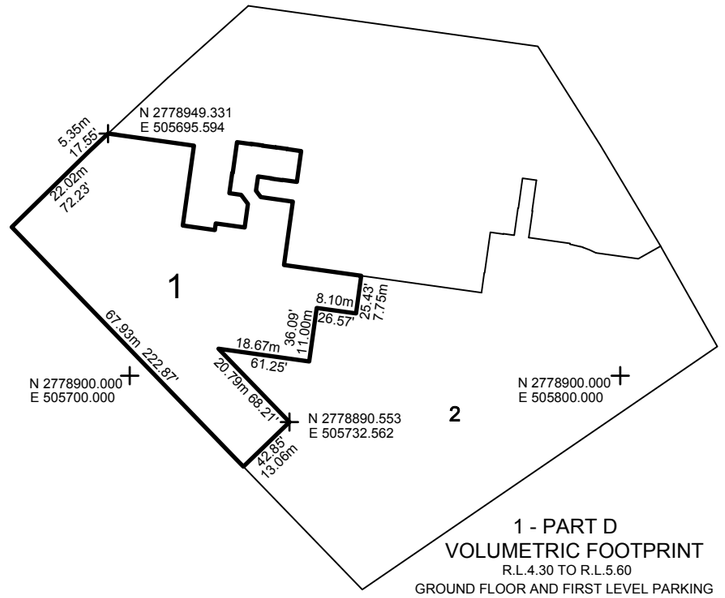


1 - PART B
VOLUMETRIC FOOTPRINT
R.L.-2.50 TO R.L.0.70
BASEMENT 1/ LOWER GROUND FLOOR
SCALE 1:1250

SAMPLE



1 - PART C
VOLUMETRIC FOOTPRINT
R.L.0.70 TO R.L.4.30
GROUND FLOOR
SCALE 1:1250



1 - PART D
VOLUMETRIC FOOTPRINT
R.L.4.30 TO R.L.5.60
GROUND FLOOR AND FIRST LEVEL PARKING
SCALE 1:1250

NOTE: BOUNDARIES FOLLOW THE CENTRELINE OF WALLS AND STRUCTURAL FLOORS/CEILINGS EXCEPT GEOMETRIC BOUNDARIES WHICH HAVE BEEN DIMENSIONED

DIFC

NAME: JOHN SMITH DEVELOPERS LLC

اسـم المالـك:

PLOT NO: 223 (336-116) 223 رقـم القطعـة:

المنطقـة:

BLOCK: TRADE CENTER SECOND

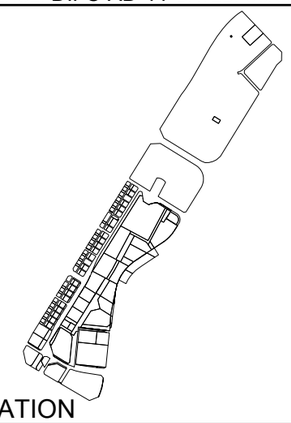
TOTAL AREA: 15000 SQ.FT 1393.55 SQ.M

مجموع المساحة: 15000 قـدم مـربع 1393.55 مـتر مـربع

SITE PLAN: P.223 DATED: 12/12/2010

SUBDIVIDED FROM: P.111 (336-0)

PLOT REFERENCE: DIFC-AD-11 DATED: 03/03/2007



KEY LOCATION

PROJECT NAME: Dubai International Finance Centre

PREPARED BY: AUS-SURV MIDDLE EAST

SURVEY STATUS: THEORETICAL

DATED: 27/12/2010

ISSUED ON: 27/12/2010

BUILDING NAME & NO: JOHN SMITH RESIDENCES 2

DIFC LOT NO: AA-XY-02 رقـم القطعـة:

FOLIO NO: 8472-01

STRATA SCHEME NAME: JSRES-02

SHEET 2 OF 4

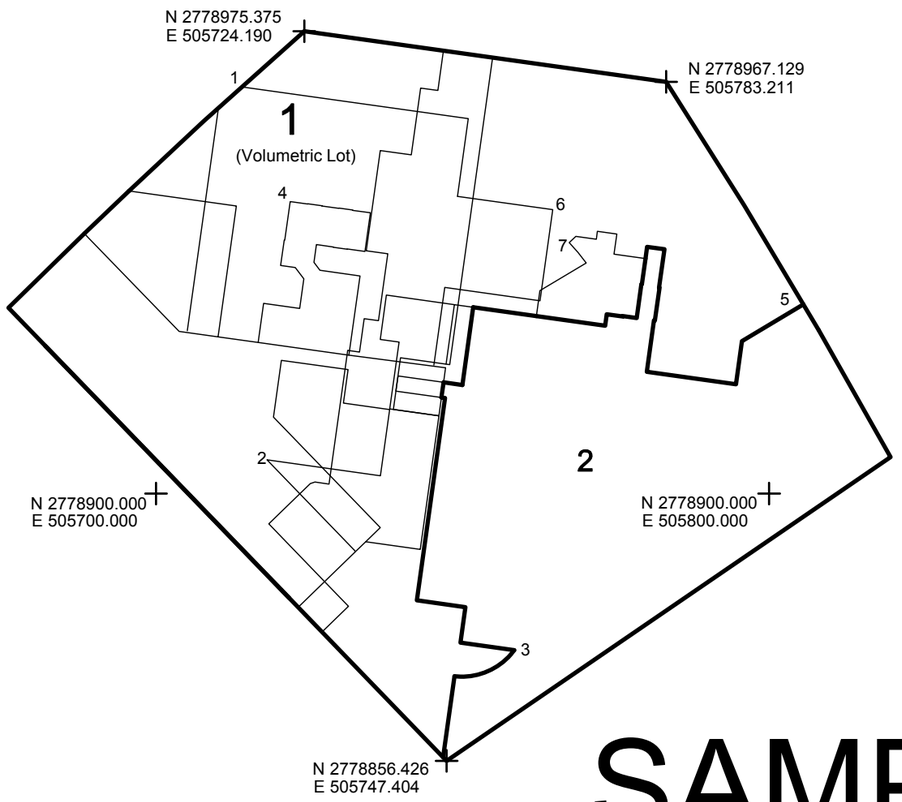
VOLUMETRIC SITE PLAN

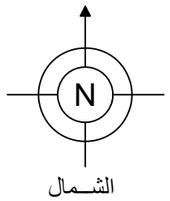
DLD APPROVAL:

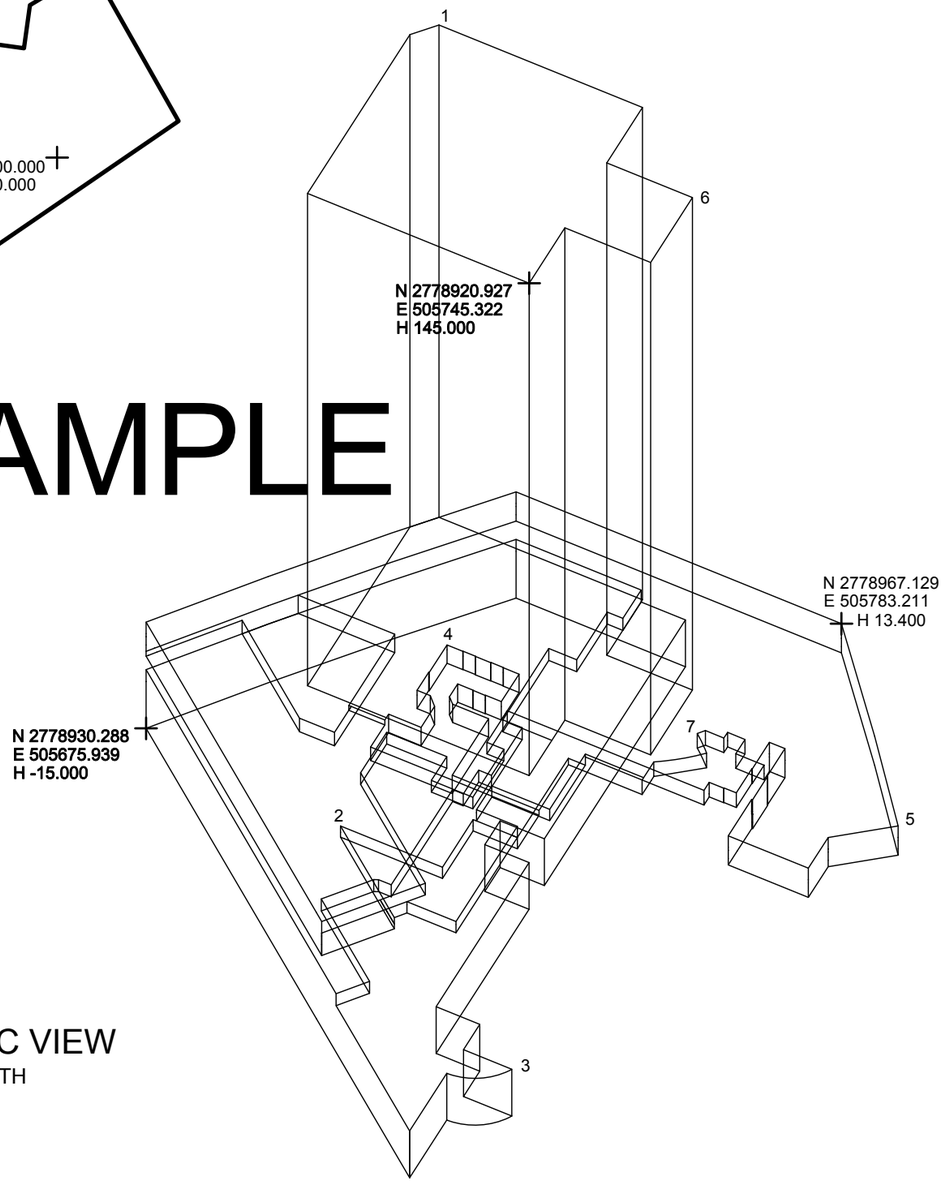
DIRECTOR

DIFC APPROVAL:

DIRECTOR







SAMPLE

LAND SITE PLAN
SCALE 1:1000

1
OVERALL ISOMETRIC VIEW
VIEWED FROM THE SOUTH

DIFC

NAME: JOHN SMITH DEVELOPERS LLC

اسـم المالـك:

PLOT NO: 223 (336-116) 223 رقـم القطعـة:

المنطقـة:

BLOCK: TRADE CENTER SECOND

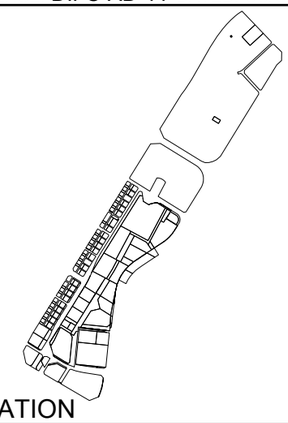
TOTAL AREA: 15000 SQ.FT 1393.55 SQ.M

مجموع المساحة: 15000 قـدم مـربع 1393.55 مـتر مـربع

SITE PLAN: P.223 DATED: 12/12/2010

SUBDIVIDED FROM: P.111 (336-0)

PLOT REFERENCE: DIFC-AD-11 DATED: 03/03/2007



KEY LOCATION

PROJECT NAME: Dubai International Finance Centre

PREPARED BY: AUS-SURV MIDDLE EAST

SURVEY STATUS: THEORETICAL

DATED: 27/12/2010

ISSUED ON: 27/12/2010

BUILDING NAME & NO: JOHN SMITH RESIDENCES 2

DIFC LOT NO: AA-XY-02 رقـم القطعـة:

FOLIO NO: 8472-01

STRATA SCHEME NAME: JSRES-02

SHEET 1 OF 4

VOLUMETRIC SITE PLAN

DLD APPROVAL:

DIRECTOR

DIFC APPROVAL:

DIRECTOR

DIFC

STRATA PLAN ADMINISTRATION SHEET

STRATA SCHEME NAME:

DIFC LOT NO:

FOLIO NO:

OWNERS APPROVAL:

SHEET ..... of .....

BODY CORPORATE NAME:

BODY CORPORATE ADDRESS:

EASEMENTS, POSITIVE COVENANTS, ENCUMBRANCES

The following easements, positive covenants and encumbrances will be created on the registration of this plan

ATTACHED DOCUMENTS

CERTIFICATION BY REGISTERED SURVEYOR

I _____ of _____ hereby certify that the survey was completed in accordance with the DIFC regulations and directions on ___/____/_____, and that the buildings shown are contained within the boundaries of the lot and that any encroachments beyond these boundaries are legally permitted.

....
Registered Surveyor Date

SCHEDULE OF UNIT ENTITLEMENTS

LOT	GENERAL	SPECIAL	LOT	GENERAL	SPECIAL	LOT	GENERAL	SPECIAL