

Home Modifications



Modifications

Modifications are any proposed changes/renovations/ additions that you would like to make to your property such as building swimming pools, landscaping, internal villa layout changes, internal upgrades, refurbishments, etc.

It is necessary to obtain a No Objection Certificate (NOC) from Emaar in order to ensure that the modifications comply with the guidelines set by Emaar Community Management, Dubai Municipality (DM), Dubai Development Authority (DDA) and Dubai Civil Defense (DCD), as applicable.

Note:

This service is applicable for all Emaar communities except for Burj Khalifa, Emirates Hills and Dubai Hills Plots.

Let's do modifications to your property



Apply for Emaar Community Management No Objection Certificate (NOC)



Discuss with your consultant/ contractor to provide all required documents for the NOC.



Log onto your Community portal. i.e.

<https://www.emiratesliving.ae/>

> Select Property > Home Modifications > Apply for new home modifications >

Monitor the status of your request



Respond to any clarifications regarding your application, which will be posted on your **community account in the portal** followed by an email to your registered email address.



You will receive an email notification once your NOC has been approved.

Please note

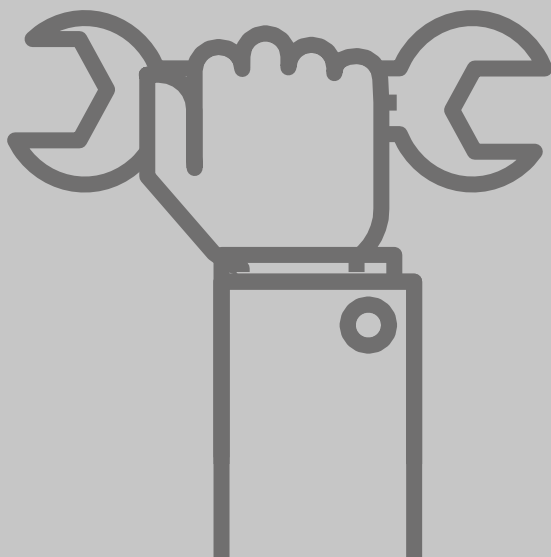
- Permissible modifications that do not require NOC
 - Internal painting works
 - Furniture installations
 - Electrical fixtures & accessories
 - Regular maintenance
- Non-permissible modifications in villas/ townhouses
 - Changes to external elevations and structural walls
 - Balcony enclosures in townhouses
 - Extensions in townhouses
- Non-permissible modifications in apartments
 - Structural works/ removal of walls
 - Removal of existing tiles (however new tiles can be installed over existing ones)
 - Removal, relocation a coverage of MEP and fighting systems

Documents required

¹ Refer to **Checklist #1** overleaf for NOC application.

Timelines

— Soft landscaping NOCs and External painting will be processed within 2 business days and for Minor and Major works will be processed within 3 business days from the day of submitting all required and correct documents and works applied for are in line with the modification guidelines.





Collect the NOC



Pay the outstanding NOC approval fee and security deposit online via your community portal.



Once the payment is made successfully, download the NOC from your portal.

Obtain government authorities' approvals if applicable



Obtain approvals from DM, DDA or DCD if required, prior to carrying out the works.

Note: We are happy to guide you on the requirement for obtaining these additional approvals.

Abbreviations:

DM – Dubai Municipality

DDA- Dubai Development Authority

DCD- Dubai Civil Defense

Obtain Entry Permit to carry out modifications²



Apply and obtain Entry Permit for the contractor after obtaining Emaar NOC and relevant authorities' approval.



Carry out modifications as per NOC conditions.

Apply for Security Deposit refund³



Once all modification works are completed by the contractor and all areas are cleared of construction debris and rubbish, book an inspection by login into the community portal.



Following the inspection and if works are found to be inline with the NOC conditions, you will be notified on the process of the security deposit refund.

Please note

- Any de-watering process carried out during the course of actual works must be extracted to the storm water drainage system and not to the common area sewerage system.
- You are required to obtain an Entry Permit for all contractors even if an NOC is not required.
- In case, the modifications have been carried out without following the guidelines, the following may apply
 - Loss of Defect Liability warranty (if applicable)
 - Inability to transfer/resell the property
 - Inability to apply for Title Deed
 - Violation notices from Emaar and/or relevant government authorities
- Refund for Security Deposit must be applied within two years from the date of payment, otherwise this amount will be deemed forfeited.
- Rectification cost of the damages to the common area and/or non-compliance to Emaar's NOC will be deductible from the Security Deposit.
- If unauthorized modifications or additions are noticed, the refund of the Security Deposit will not be processed until the works are rectified.

Documents required

2Refer to **Checklist #2** overleaf for Entry Permit.

Fees and deposit payable

- AED 500 non-refundable review fee is applicable
- AED 5,000 refundable Security Deposit
- AED 1,000 non-refundable NOC approval fee for minor works
- AED 2,000 non-refundable NOC approval fee for major works
- Additional Gross Floor Area (GFA) or Built-up Area (BUA) fees are applicable.
- AED 100 non-refundable fee for Soft landscaping, paving works and external painting.

NOTES:

Please note that the initial review fees will be deducted from the total

Checklists:

Checklist #1 Home Modification NOC

- Contractor's/Consultant's trade license registered in Dubai
- Detailed list of scope of works
- Current photographs of the areas to be modified.
- Proposed floor plans (if applicable)
- Proposed elevations, sections & details sheets (if applicable)
- 3D visualizations of the proposed modifications (if applicable)
- DDA site plan/DM affection plan/DLD plot plan (if applicable)
- Additional information may be requested by the reviewing engineer for processing the application