OWNER'S CHECKLIST

90-Day Plan for the Dubai Building Quality and Safety Certificate

Dubai Law No. 3 of 2026 applies to buildings 20 years past their Completion Certificate. Use this page to start early. Tick each step as you finish it.

☐ **Week 1. Find your Completion Certificate date**

Check the building's Completion Certificate or ask the developer, the owners' association or the property manager. This date starts the clock.

Certificate date: _____ Checked by: _____

☐ **Week 2. Gather maintenance logs, defect reports and invoices**

Collect past repair invoices, facade and roof reports, lift and fire-system records. Put them in one shared folder.

Folder location: _____ Done on: _____

☐ **Weeks 3-4. Book a facade and roof survey**

A survey shows the condition of cladding, sealants, glazing and the roof before any engineer is appointed. Baseera 360 can do this with drones.

Survey date: _____ Booked with: _____

☐ **Weeks 5-8. Shortlist licensed engineering firms and get quotes**

Ask for the firm's licence, scope, timeline and price in writing. Compare at least two quotes.

Firm 1: _____ Firm 2: _____ Firm 3: _____

☐ **Weeks 9-12. Put remediation on the committee or board agenda**

Share the survey findings and quotes. Agree the budget, the order of repairs and who is responsible.

Meeting date: _____ Decision: _____

Notes

Need the facade and roof survey?

Baseera 360 inspects facades and roofs in the UAE with drones. Visit baseera360.ae/contact-us/ to book.