



Violations in Distorting the Public Appearance and Sustainability of Jointly Owned Property in Dubai					
Nos	Violation	Description	Applicable Fine (AED)	Reference Law/Clause	Remarks
1	<b>Unauthorized Alterations</b>	Making modifications to exterior elements (e.g., balconies, windows) without prior approval.	Up to 50,000	Dubai Law No. (27) of 2007, Article 13	Requires formal approval from the Owners' Association or property manager.
2	<b>Damaging Shared Areas</b>	Actions causing physical damage to common areas (e.g., lobbies, elevators, parking spaces).	Cost of Repair + Up to 20,000	Jointly Owned Property Declaration	Includes vandalism or negligence leading to repair requirements.
3	<b>Littering or Waste Mismanagement</b>	Improper disposal of waste, leaving debris, or littering in shared areas.	500 - 5,000	Dubai Municipality Waste Management Law	Includes construction waste or neglecting proper garbage segregation protocols.
4	<b>Non-Compliance with Aesthetic Guidelines</b>	Installing unauthorized signage, satellite dishes, or incompatible paint colors.	2,000 - 10,000	Community Rules and Regulations	Violations may lead to rectification orders with additional fines.
5	<b>Noise Pollution or Nuisance</b>	Activities causing disturbance (e.g., construction noise during restricted hours).	1,000 - 5,000	Dubai Municipality Noise Control Regulations	Includes penalties for repeat offenses or severe disturbances.
6	<b>Failure to Maintain Units</b>	Allowing the unit to deteriorate, impacting neighboring properties or common areas.	2,500 - 15,000	Dubai Law No. (27) of 2007, Article 14	May include charges for pest control or structural maintenance.



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7	<b>Parking Violations</b>	Using unauthorized parking spaces or obstructing emergency exits.	500 - 3,000	Community Management Rules	Includes towing fees if applicable.
8	<b>Unauthorized Use of Shared Facilities</b>	Using common facilities (e.g., gym, pool) without membership or designated permissions.	1,000 - 5,000	Facility Usage Regulations	Facilities may be restricted until payment of fines.
9	<b>Improper Installation of Air Conditioning or External Units</b>	Installing units without adherence to guidelines.	5,000 - 20,000	Jointly Owned Property Declaration	Includes structural violations and energy inefficiency concerns.
10	<b>Environmental Damage</b>	Actions leading to ecological harm, like improper water usage or harming landscaping.	1,000 - 10,000	Dubai Municipality Environmental Laws	May include replanting costs or water supply restrictions.

## Key Notes:

- Applicable Governance:** All fines and regulations are enforced under the Jointly Owned Property (JOP) laws, Dubai Municipality guidelines, and the property-specific Owners' Association rules.
- Escalation of Penalties:** Repeat offenses may result in escalated fines, legal notices, or in severe cases, court intervention.
- Remediation Requirements:** Property owners or tenants must restore the property to its original condition or bear associated costs for rectification.

The Management

Sigma Homes OAMS