



al barari
dubai

Architectural and Landscape Guidelines

Architectural and Landscape Design Guidelines for Residences



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Design Guidelines

Technical Guidelines

FAR	Floor area ratio is determined by dividing the total gross floor area of villa by area of the plot on which it is located. In other words, FAR is a deciding factor to allow the Calculate how much maximum allowable Gross Floor Area (GFA) can be built in the plot.	Up to 0.60 subject to authority approval. Example: if plot size is 20,000 sq.ft; maximum allowable GFA is $0.6 \times 20,000 = 12,000$ square feet.
GFA	Gross floor area is total floor area inside the building envelope measured from the exterior walls.	The following area is not included in GFA calculation subject to DM approval: • Enclosed garage • Storage and bathroom at roof level • Basement
Site coverage ratio	Ratio of building footprint against landscape/open area inside the plot.	40: 60 (building footprint: open/landscape area).
Setback line	Horizontal distance extending from any front or side or rear line of any plot and the nearest wall or (used) projection of the building constructed thereon.	3.0 meter from all sides of plot boundary.
Floor to floor height	Measured from finish floor to finish floor level.	Maximum 4.2 meter.
Building Height	Basement, G+1+ Roof level	Maximum 16 meter total building height. Basement level as per Dubai Municipality regulation.
Roof level	Only allowed for storage and bathrooms.	Maximum area is 10% of total roof area.
Roof level setback	Horizontal distance extending from any front/side/r rear line of nearest wall to edge of the roof line.	Room at roof level is required to have a setback of 1.5 meter from edge of roof line.
Service block	Maid's, driver's room, guest room, playroom, store, laundry, service kitchen.	• Required setback 3.0 meter to plot boundary line if attached to main villa • Not required any setback to plotline if it is detached min. of 3.0-meter way from main Villa.
Garage	Building or structure or portions thereof used or allocated for vehicle parking or storage. It could be covered or uncovered.	Not required any setback to plotline.
Basement	One of the floors in the building, part of it of a height not less than half its height shall be underneath the road surveying level and having a ceiling height not higher than (4.5) feet above the road surveying for private villas.	• Not required any setback to plotline. • Only for storage / not habitable area. • Will require min. 10% opening for natural light and ventilation if designed for habitable Rooms.
Natural Ventilation	All habitable rooms require window opening for natural light and ventilation.	Min. 10 % of window opening.
Pergola	Allowed.	Allowed within the setback line from the plot boundary (refer to additional Guidelines of Pergola).
Decorative projection	Allowed.	Allowed Maximum 1 foot inside 3.0 m building setback line

Design Guidelines

Technical Guidelines

Arbors, Gazebos, Decks, Platforms and Patios

All structures shall conform to the building architectural character and must be approved by the master developer. No additions may exceed a height that will unreasonably infringe on any neighbors' privacy and view. Surfaces of the structures in this section should be made of wood, concrete, aluminum or blend with the trim of the dwelling. Structures shall have a form matching existing roof lines. (refer Fig. 1.0)

Important Notes:

Limitations of Concrete Structures in Gardens

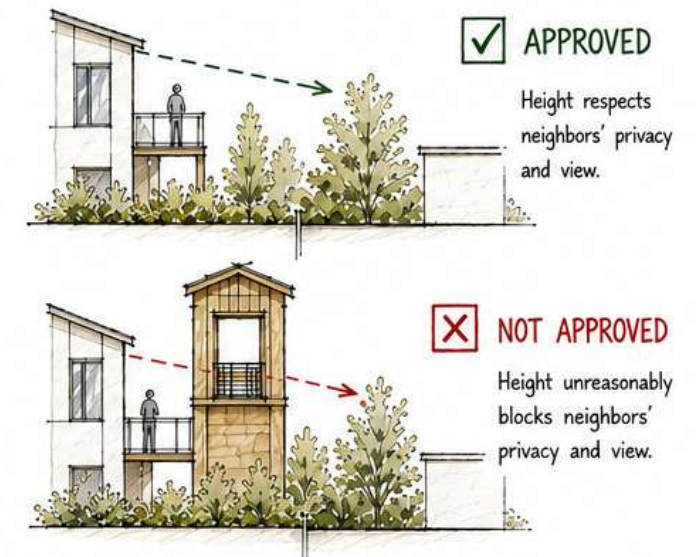
- Concrete structures shall be limited and used only where functionally or structurally required.
- Large exposed concrete slabs, platforms, walls, or built-up features are not permitted unless approved.
- Concrete elements shall not dominate the garden or reduce the natural softscape character.
- Exposed concrete shall be properly finished, cladded, painted, or softened with planting.
- Concrete works shall not obstruct drainage, irrigation, utilities, maintenance access, or tree root zones.

Neighbour Awareness

If the proposed constructions may have an adverse impact on adjacent properties, the master developer may ask that copies of the plans be submitted to all potentially affected neighbours. The requestor will be informed if the plans are denied or modified due to neighbour comments, however, the source of the comments shall remain confidential.



- ✓ All structures shall conform to the building architectural character and must be approved by the Master Developer.
- ✓ No additions may exceed a height that will unreasonably infringe on any neighbors' privacy and view.
- ✓ Surfaces should be made of composite wood, aluminum, or materials that blend with the trim of the dwelling.
- ✓ Structures shall have a form matching existing rooflines.



✓ APPROVED

ARBOR / PERGOLA



- Low profile and open
- Matches architectural character
- Materials blend with dwelling

GAZEBO



- Low, elegant form
- Matches rooflines and materials
- Does not obstruct views

DECK / PLATFORM



- Simple, attached platform
- Materials match the dwelling
- Height is reasonable

PATIO



- At grade or low profile
- Complements architecture
- Materials blend with dwelling

✗ NOT APPROVED

TOO TALL / BULKY



- Excessive height
- Blocks neighbors' view
- Not in scale with dwelling

MISMATCHED ROOFLINE



- Roof form does not match dwelling
- Disrupts architectural character

MATERIAL OPTIONS



SOLID WOOD



ALUMINUM



CONCRETE



BLEND WITH DWELLING TRIM

MATCH EXISTING ROOFLINES

✓ MATCH



- Rooflines and heights are consistent with the dwelling.

✗ DOES NOT MATCH



- Roof form and heights are inconsistent with the dwelling.

Fig. 0.0

Design Guidelines

Technical Guidelines

Pergola (Refer Fig. 1.0)

- It is permitted to build pergolas in the unoccupied areas or setbacks of the plot with minimum transparency of 50% and maximum height of 3.0 meters.
- Any open pergola exceeding 20 m² or 3 meters in height requires an official building permit from a local authority. Smaller structures require a No Objection Certificate (NOC) from Master Developer.
- In the garden area, the recommended hardscape / softscape ratio shall be 30/70%. Above this recommended ratio requires Master Developer approval.
- Materials may be steel, aluminum, wood, or concrete.
- Finishes shall match the approved Master Developer color palette, such as white, beige, or wood-look finish.
- Detached pergolas shall maintain a minimum setback of 1.5 m from front plot boundaries and 1 meter from side and back boundary lines and shall comply with the approved landscape design. It must also avoid community utility easements.
- It is permitted to build pergolas as a shading device for the swimming pools on rooftops provided the following:
 - Roof pergolas should maintain a minimum setback of 1.5m from the building edge.
 - Maximum projection of the pergola over the pool is 1.5m from the pool edge.
 - The maximum height above the pool level is 3.0 meter.
- Total villa height including pergola shall not exceed 16.0 m. from grade level.
- Pergolas shall remain open-air only. No AC system or full enclosure is permitted.
- NOC submission and Master Developer approval are required prior to installation.
- As an exception, a resident may submit an NOC request to permit pergola columns to be positioned against the boundary wall. Approval from community management will only be granted upon acquisition of NOC letter by the plot owner from the owners of the adjacent neighboring properties.

PERGOLA

- Materials may be steel, aluminium, or wood.
- Finishes shall match the approved Master Developer colour palette, such as white, beige, or wood-look finish.

MATERIAL OPTIONS



STEEL



ALUMINIUM



WOOD

- Detached pergolas shall maintain a minimum setback of 1.5 m from the plot boundary line and shall comply with the approved landscape design.

DETACHED PERGOLA (AT GROUND LEVEL)



PLOT
BOUNDARY
LINE

MIN. 1.5 m
SETBACK

- Roof pergolas should maintain a minimum setback of 1.5 m from the building edge.

ROOF PERGOLA



MIN. 1.5 m
SETBACK

VILLA HEIGHT (INCLUDING PERGOLA)



MAX.
16.0 m

- Pergolas shall remain open-air only. No AC system or full enclosure is permitted.



✓ OPEN-AIR PERGOLA
(ALLOWED)



✗ FULL ENCLOSURE /
AC SYSTEM
(NOT PERMITTED)

- NOC submission and Master Developer approval are required prior to installation.



Fig. 1.0

Design Guidelines

Technical Guidelines

Developmental Theme

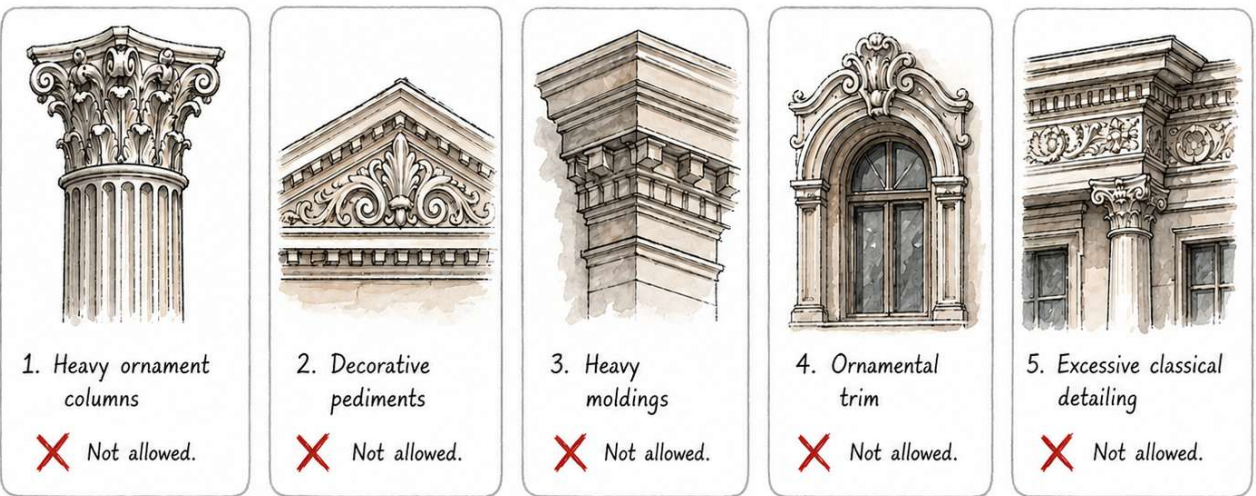
The goal to achieving this quality-built neighborhood is to move away from rigid symmetry and repetitive housing styles.

The primary inspiration is nature; therefore, using light, earthy color materials mixed with modern building styles to develop a unique and beautiful community. While modern contemporary architectural style is allowed, existing villas of Arabian architectural style paired with contemporary design will also be accepted. The common characteristic of this style includes simple, clean lines with large windows and minimum decorative trim. The exteriors are a mixture of stucco, wood, stone and smooth plaster wall. The roof can be flat or pitched with great overhangs for sun protection.

The villa design should focus on open floor plans and prominent features, & expansive windows, making them perfect for using natural light to illuminate the interior.

Classic roman or traditional neoclassical style and other similar styles with heavy ornament columns, pediments and moldings are **not allowed**. (Refer Fig. 1.1)

CLASSIC ROMAN / TRADITIONAL NEOCLASSICAL STYLE NOT ALLOWED



Avoid styles with heavy ornament columns, pediments, moldings, and similar classical decorative elements.



GUIDELINE:

Choose simple, clean architectural detailing with minimal ornament for a timeless and appropriate appearance.

Material Palette (Refer Fig. 1.2)

Exterior elements and materials chosen should be compatible with one another and appropriate to the home's architectural theme.

- Maximum 2-3 materials may be used to create visual interest. Owners may wish to consult with the developer to ensure that too many materials are not used.
- All surface treatments or materials shall be designed to appear as an integral part of the design and not applied.
- Each house plan submitted must identify the different materials that are to be used on the exterior of the home.
- Cladding: GFC/GRC Cladding, Concrete or Wood. Aluminum Cladding is not allowed
- Roofing: concrete flat roof or pitch roof as a feature/accent. Partial roof skylight is permitted.

(Recommended Roofing Materials – Al Barari Guidelines)

- Natural clay or terracotta roof tiles in warm earthy tones to complement the natural landscape character.
 - Natural slate or stone-look roof tiles in beige, grey, taupe, or earth-tone finishes, subject to approval.
 - Matte standing seam metal roofing in bronze, beige, taupe, charcoal, or other approved non-reflective natural tones.
- Windows: powder coated aluminum in solid RAL color. Glass shall be clear and non-reflective and conform to local authority standard.
 - Main entrance doors: solid wood or high-quality insulated panel with/without glass vision panel and no heavy architectural relief.
 - Roof downspouts shall not be visible.
 - Garage doors: insulated aluminum sandwich panel with no heavy architectural relief. Glass is allowed but not Clear and should be frosted or tinted, NOT reflective or black. Refer Ral color for White, Beige and Grey combinations.

Fig. 1.1

Design Guidelines

Technical Guidelines

Contrast should be implemented where appropriate; to achieve a well-balanced and aesthetically pleasing neighborhood.

Complementary accent colors should be used to highlight specific building features.

1 GUIDELINES

- Exterior elements and materials chosen should be compatible with one another and appropriate to the home's architectural theme.
- 2-3 materials shall be used to create visual interest. Owners may wish to consult with the developer to ensure that too many materials are not used.
- All surface treatments or materials shall be designed to appear as an integral part of the design and not applied.
- Each house plan submitted must identify the different materials that are to be used on the exterior of the home.

MATERIAL PALETTE



NOTE: ALUMINUM CLADDING IS NOT ALLOWED.

2 CLADDING



X Aluminum cladding is not allowed.

3 ROOFING



4 WINDOWS



- Powder coated aluminum in solid RAL color
- Glass shall be clear and non-reflective
- Conform to local authority standard

5 MAIN ENTRANCE DOORS



- With / without glass vision panel
- No heavy architectural relief

6 ROOF DOWNSPOUTS



- Roof downspouts shall not be visible.

7 GARAGE DOORS



- Insulated aluminum sandwich panel
- No heavy architectural relief
- Glass is allowed but shall not be clear
- Glass should be frosted or tinted
- Glass must not be reflective or black
- Refer to RAL colors for White, Beige, and Grey combinations

8 APPROVED / NOT APPROVED



- Uses 2-3 coordinated materials
- Clean and cohesive appearance

- Uses too many different materials
- Visual clutter and lack of cohesion

Figure 1.2

Design Guidelines

Technical Guidelines

Color Selections

- Color selections for all materials listed within the Architectural Design Review Application must be approved by the developer. (Refer Fig. 1.3)
- Color selection should complement the streetscape. When approving colors, the developer will consider the overall look and design of the home.
- Complementary accent colors can be used to highlight building features (such as doors) in a subtle way. Areas proposed for accent color(s) shall be clearly indicated on the architectural plans.

Accent colors still need to adhere to the color palette.

- Color selections for all materials listed within the Architectural Design Review Application must be approved by the developer.



Fig. 1.3

Building Elevations

All housing elevations shall contain architectural details specific and/or interpreted to the housing style of this project. Detail requirements are the same for front, side and rear elevations.

The charm, harmony of design, balance design, and character. This project will be determined by building elevations that are asymmetrical and varied in their arrangement, and built with a good composition of mixed materials (plaster painted wall, natural/composite stone and/or composite wood)

All residences shall be designed with 4- sided architecture as the rule. This is particularly important for residential units that are back or side onto a street.

All parapets, roof features, and vertical architectural elements shall not exceed the approved maximum building height and shall be subject to review and approval. (Refer Fig. 1.4)

PARAPET DETAIL (BLOW-UP)

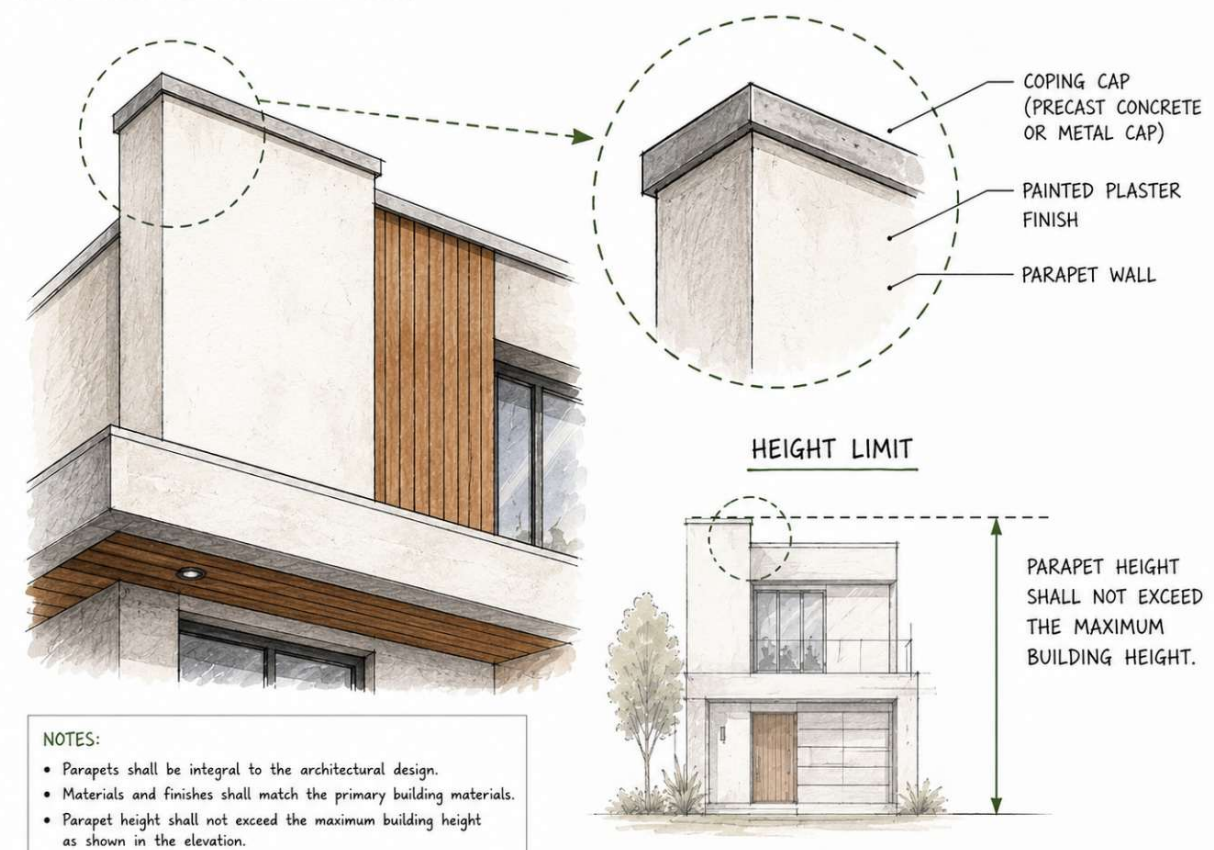


Fig. 1.4

Design Guidelines

Technical Guidelines

Roofs (See Figure 1.5)

Roofs must be designed to be compatible with the home's architectural style. Consideration as to color and material shall be given to the design and treatment of roofs because of their visual impact.

- Roof flashing, rain gutters and downspouts, vents and other roof protrusions are not allowed to be visible.
- Overhanging roofs are encouraged above large windows to reduce sun exposure and heat transmission into the room.
- The installation of any rooftop structures to accommodate solar energy equipment, skylights, satellite dishes, planter boxes, etc. must have approval from the developer. The developer will review and evaluate each submittal on an individual to ensure the design and installation is done with the least amount of exposure to adjacent lots.

ROOF GUIDELINES

1. APPROVED ROOF OPTIONS

OPTION A
Flat concrete roof



✓ APPROVED

OPTION B
Flat roof with deep overhangs for shading



✓ APPROVED

OPTION C
Pitched roof used only as a feature/accent



✓ APPROVED

PERMITTED: PARTIAL ROOF SKYLIGHT



✓ APPROVED

2. ROOF COMPATIBILITY



Roofs must be designed to be compatible with the home's architectural style, with careful attention to color and material due to their visual impact.

3. NOT VISIBLE

✓ **APPROVED:**
All roof elements concealed from public view.

Roof flashing, rain gutters, downspouts, vents, and other roof protrusions shall not be visible.



✗ **NOT APPROVED:**
Visible gutters, vents, and roof protrusions.



4. OVERHANGS ENCOURAGED



Overhanging roofs are encouraged above large windows to reduce sun exposure and heat transmission into the room.

✓ APPROVED

5. ROOFTOP ITEMS SUBJECT TO APPROVAL

Each rooftop structure must be reviewed individually and designed with the least possible exposure to adjacent lots.

LOW-PROFILE SOLAR PANELS



✓ MAY BE PERMITTED (SUBJECT TO APPROVAL)

SKYLIGHT



✓ MAY BE PERMITTED (SUBJECT TO APPROVAL)

SCREENED SATELLITE DISH



✓ MAY BE PERMITTED (SUBJECT TO APPROVAL)

PLANTER BOX



✓ MAY BE PERMITTED (SUBJECT TO APPROVAL)

✗ **NOT APPROVED:**
Overly exposed rooftop equipment and structures.

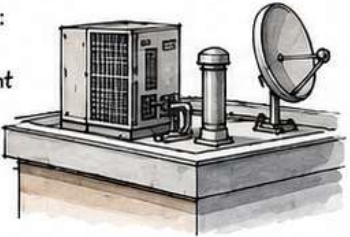


Fig. 1.5

Design Guidelines

Technical Guidelines

Entrances

Entrance to a home is an important part of the whole design that should welcome and embrace the homeowner and visitors when entering the home. The entry consists of the front door as well as the entrance porch or veranda. The side of the home facing the street shall be architecturally detailed in a manner that creates a sense of entry to the home and highlights the entrance area. Front doors and entryways should provide a focal point for the home and be visible from the street if reasonably accommodated.

Consider integrating the entry door within a porch to serve as an outdoor extension of the building. Doors shall be made from solid African teak / Iroko wood or high-quality insulated aluminum sandwich panel with/without glass vision panel and no heavy architectural relief.

Decks and balconies add another layer of interest to the home by creating variation and relief to building elevations. The design of decks, balconies and railings shall be architecturally consistent with the design of the home considering Al Barari guidelines.

No mechanical fixture (air conditioning/heating units, etc.) shall be mounted on, or attached, to any roof /building façade

Air conditioning units shall be placed so as not to be visible from the street.

Windows

The design pattern of windows is very important to the facade of the home. Windows should be sized and located according to the architectural styles and design of the home.

There should be a sense of order and hierarchy to the configuration of the design. For example, larger windows for major rooms and smaller windows for minor spaces. Consideration should also be given to the privacy of adjacent lots and oversight into other yards.

Garages and Garage Doors (Refer Fig. 1.6)

- Garage doors shall be in aluminum, wood, steel, or acrylic.
- Glass panels are permitted, provided they are not clear or reflective.
- Frosted glass is permitted. No Reflective material to be used.
- Finishes shall comply with the approved RAL color palette in white, beige, or grey.
- Garage doors shall be recessed a minimum of 100 mm from the face of the structure.

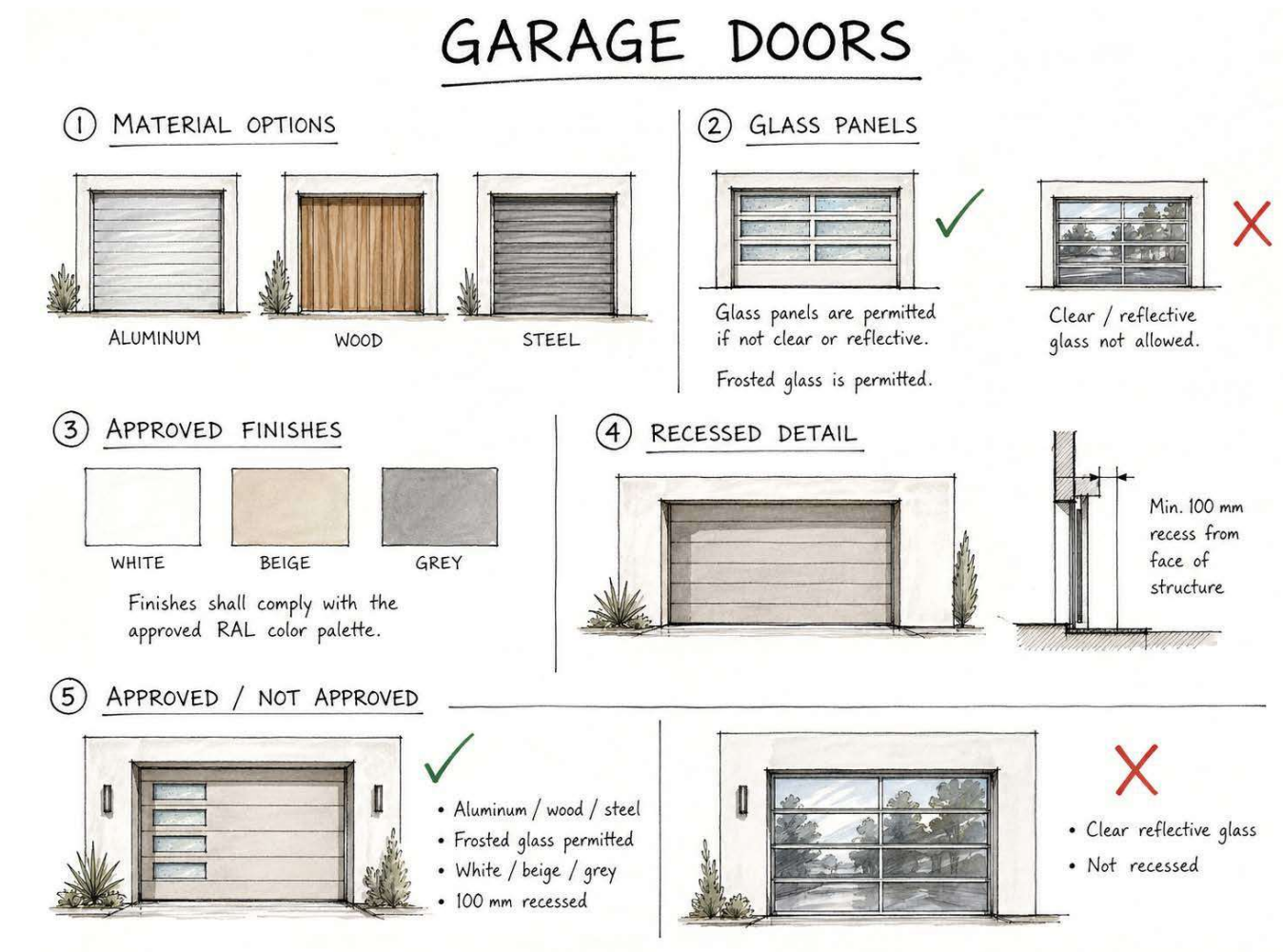


Fig. 1.6

Design Guidelines

Technical Guidelines

Environmental Consideration

(See Fig. 1.7)

While not required, the Developer encourages all Owners to adopt the principle of Sustainable Design/Green Building principles.

- Homes built should utilize insulation, house wrap and roofing materials that meet approved thermal insulation material regulated by Dubai Municipality.
- Home build and appliances should utilize Energy Star materials and products whenever feasible.
- Homes should utilize low-flow toilets and water conserving faucets.
- Use of LED lights for internal and external purposes is greatly encouraged.
- Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.)
- Solar collection panels, if used, shall be designed into the roof and camouflaged so as not to be visible from public view.
- Sustainable design shall conform to the approved design character of Al Barari.

SUSTAINABLE DESIGN IN CONFORMITY WITH AL BARARI CHARACTER

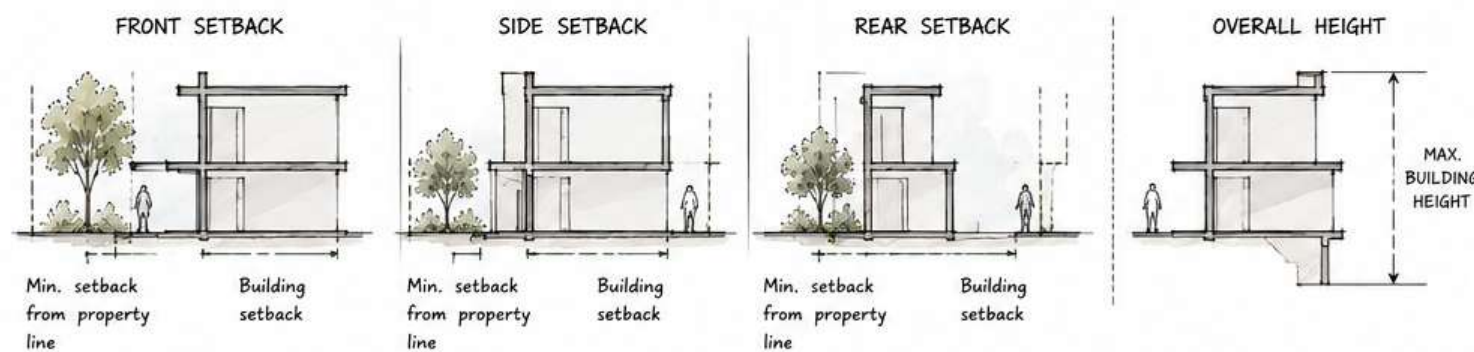
- Sustainable design is encouraged, provided it remains consistent with the architectural character, material palette, and overall visual identity of Al Barari.
- Any sustainable or green building feature shall be integrated sensitively into the villa design and shall not disrupt the approved appearance of the residence or surrounding community.



INTEGRATED SUSTAINABLE FEATURES

- SOLAR ENERGY (CONCEALED)**
 Solar panels are recessed or set back from view and not visible from the street.
- GREEN ROOF / PLANTER LANDSCAPE**
 Roof gardens and planters enhance insulation and blend with the landscape.
- SHADING & NATURAL VENTILATION**
 Deep overhangs, pergolas and large openings promote shading and natural airflow.
- NATURAL & LOCAL MATERIALS**
 Use of natural stone, timber and high quality finishes that age gracefully and reflect Al Barari's material palette.
- WATER EFFICIENCY**
 Drought tolerant planting and smart irrigation systems reduce water consumption.

INCREMENTAL SETBACKS & OVERALL HEIGHT



CONFORMITY TO AL BARARI CHARACTER



- ✓ Sustainable design shall conform to the approved design character of Al Barari.
- ✓ Enhances lifestyle while preserving the natural environment.
- ✓ Supports long term value and community wellbeing.

Fig. 1.7

Design Guidelines

Technical Guidelines

Boundary Fencing (Refer Fig. 1.8)

- Materials may include blockwork, aluminum, steel, wood, or glass.
- Finishes shall match the approved Master Developer color palette, such as white, beige, or wood-look finish.
- Painting and surface finishes shall be maintained and renewed every five years.
- Boundary fencing may be removable or altered, subject to approval.
- All boundary fencing designs shall be submitted for review and remain subject to authority approval.
- The maximum permitted height of any boundary fence or wall shall be 2.20 m from the finished ground level, unless otherwise approved by the Community Management or Master Developer.
- Existing boundary fences or walls shall not be raised, extended, or modified beyond the approved height without prior written approval from the Community Management.
- The boundary fence height shall be measured from the adjacent road edge level or the adjacent plot level.
- Where a proposed boundary fence modification may affect an adjoining property, the applicant may be required to obtain a No Objection Certificate (NOC) from the affected neighboring property owner.

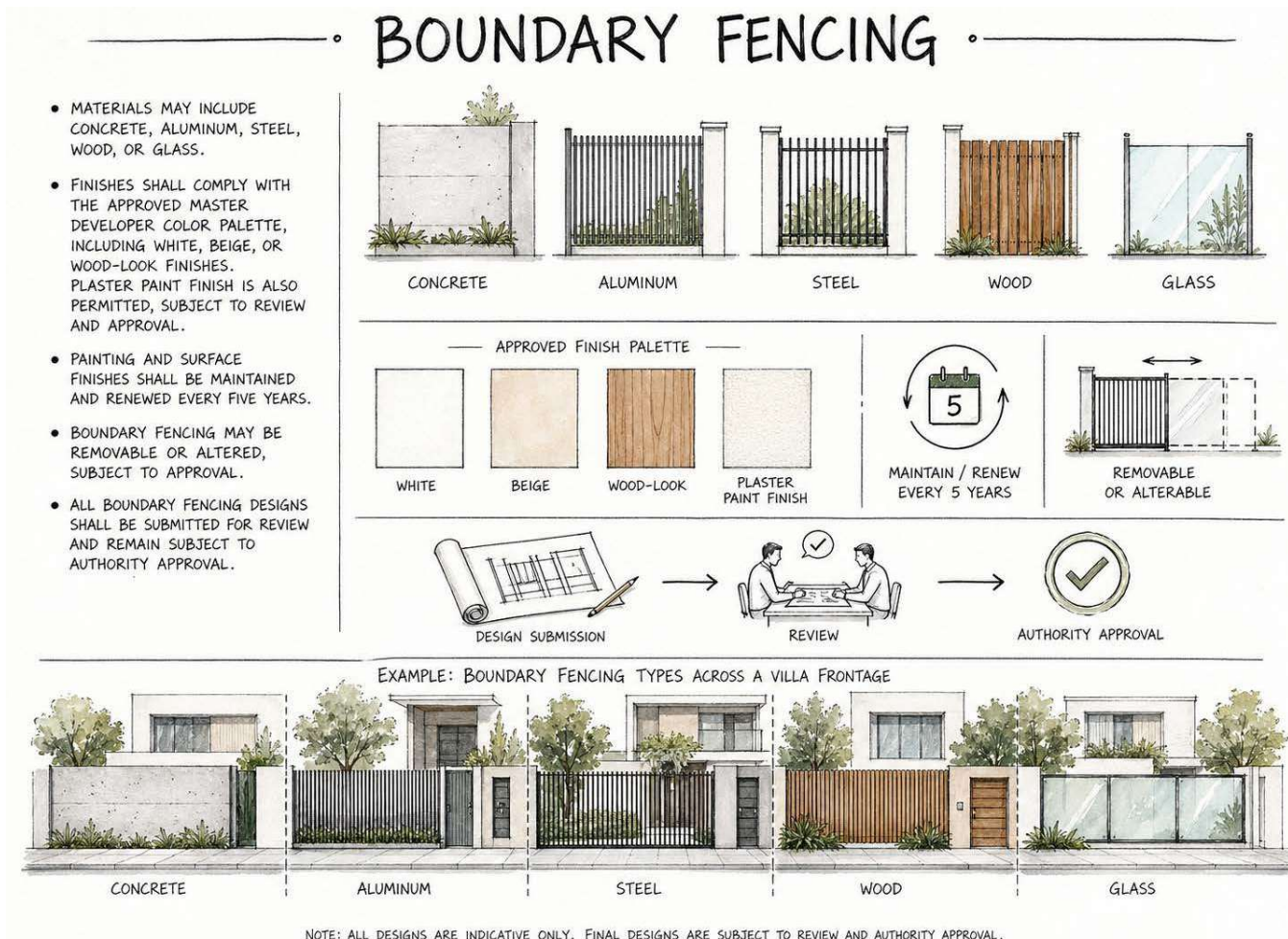


Fig. 1.8

Garage Parking Shade (Refer Fig. 1.9)

- No setback to the plot line is required.
- Garage parking shade is permitted only with suspended structural fixing.
- No columns or vertical supports shall be installed outside the plot boundary.
- No installation of non-approved light color or hanging of fancy light.
- Finishing color shall follow the approved RAL color code and shall match the existing building color approved by the Developer.

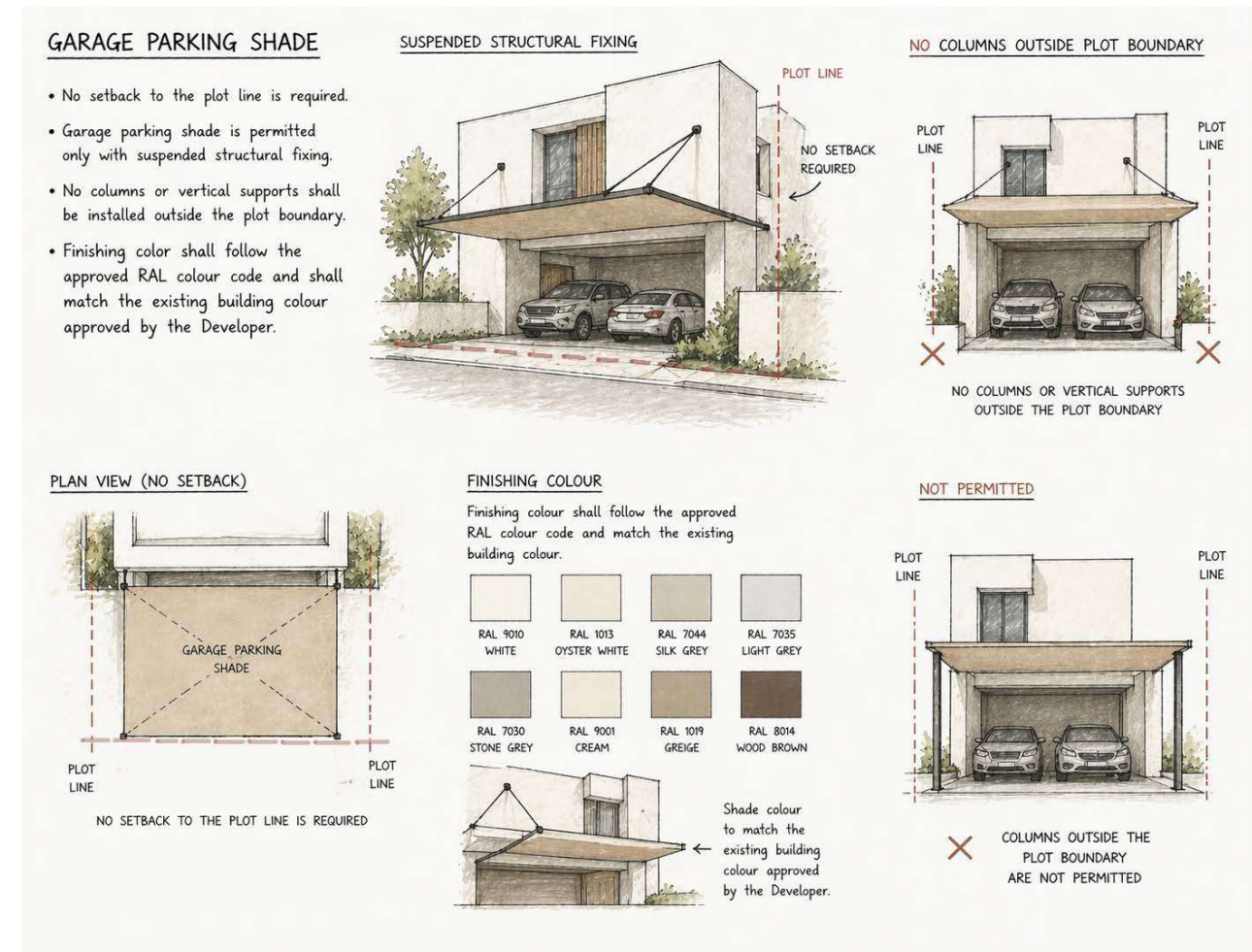


Fig. 1.9

Pool House and Outdoor Toilet

- Construction of a Pool House and Outdoor Toilet is permitted.
- The proposed design shall be submitted for review and shall remain subject to authority's approval.
- Pool houses shall maintain a minimum setback of 1.5 meters from the plot boundary.

Landscape Guidelines

Technical Guidelines

Landscape Guidelines Scope

These Landscape Guidelines govern all landscape works within private villa properties and in areas outside private villa boundary walls, ensuring consistency, safety, functionality, and the preservation of the community's landscape character and design standards.

Areas Inside and Outside Private Villa Plots

To preserve the cohesive design, safety, and visual quality of the community environment, the following landscape regulations apply to all homeowners.

Prior to undertaking any modification, renovation, construction work, or similar activity, unit owner must obtain a No Objection Certificate (NOC) from the Master Developer before commencing such works.

1. Front Boundary Planting Beds (Refer Fig. 2.0)

Homeowners may plant within the planting beds located directly in front of their front boundary wall ONLY, allowing landscape design to complement the architectural style of their villa.

Front Boundary Planting Beds

Homeowners may plant within the planting beds located directly in front of their front boundary wall only, allowing landscape design to complement the architectural style of their villa.



Fig. 2.0

2. Streetscape Planting Protection

All streetscape planting including irrigation are protected and must not be altered, removed, or modified. If temporary removal is required for construction or renovation,

- Removal must be carried out by GREENWORKS.
- All costs for removal and replanting are the responsibility of the homeowner.

Community Management reserves the right to remove any unauthorized modifications, alterations, or planting within the common areas at the Unit Owner's sole expense.

3. Pathways and Pedestrian Areas

Community pathways must remain unchanged.

No pathway access can be modified, pedestrians must be prioritized, and pathways must not be blocked.

Homeowners may not alter:

- size, design, layout, materials, or finishes.

This ensures a consistent street scape, uniformity, safety aspects, and pedestrian experience.

4. Compliance Rectification

Any previously approved or completed alterations that do not comply with current regulations will be reviewed and rectified to align with community standards.

5. Rear Boundary Restrictions (Refer Fig. 2.1)

No planting or landscaping is permitted outside rear boundary walls. These areas are community-managed spaces and are not part of private property. Fines will be imposed to those who violate without approval.

Rear Boundary Restrictions

No planting or landscaping is permitted outside rear boundary walls. These areas are community-managed spaces and are not part of private property.



Fig. 2.1

Landscape Guidelines

Technical Guidelines

6. Privacy

Privacy requirements must be addressed within private property boundaries through approved landscape or architectural design solutions. Privacy outside plot limits is not the responsibility of the developer or community management.

- Residents are responsible for implementing reasonable measures to safeguard their privacy. This may include the use of window treatments or landscaping, provided such modifications comply with the Architectural Guidelines, applicable law and Local Authority guidelines.
- The installation or use of surveillance equipment, including but not limited to CCTV cameras, that is directed outside the boundaries of private property and/or faces other Units or Common Areas is strictly prohibited, in order to preserve the privacy of all Residents and comply with applicable privacy regulations.
- Residents are strictly prohibited from installing lighting, light fixtures or floodlights that face neighboring Units or which may otherwise adversely affect the privacy of neighboring Units or Common Areas.

If a client wishes to have more privacy, they are only permitted to plant or fence within their plot limit **ONLY**.

7. Common Area Protection (Refer Fig. 2.2)

No planting, removal, modification, or intervention of any kind is permitted in communal landscape areas outside private boundaries.

8. Driveway Paving (Refer Fig. 2.3)

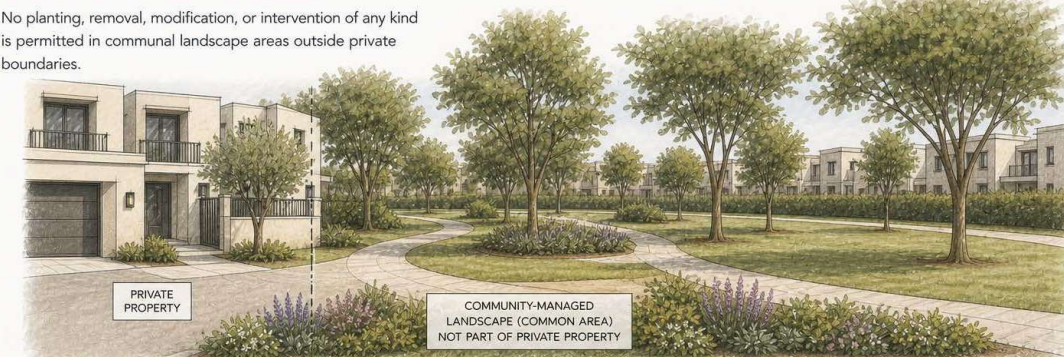
Driveway paving may be modified only if:

- Included in an approved design submission.
- Compliant with community design standards.
- Consistent with the overall neighborhood appearance.

For any fixed materials, such as resin-bound surfaces and concrete flooring, may be permitted subject to approval. However, the client shall assume full responsibility for the removal, repair, and reinstatement of the pavement should any excavation, maintenance, or repair work on underground utilities in common areas become necessary in the future.

Common Area Protection

No planting, removal, modification, or intervention of any kind is permitted in communal landscape areas outside private boundaries.



NOT ALLOWED



These areas are community-managed spaces and are not part of private property. Their protection ensures a safe, beautiful, and enjoyable environment for all residents.

Fig. 2.2

Allowed Driveway Paving Materials

E.g. Pavers, Cobble Stone / Natural Stone, Cast-in concrete (white) & approved equivalent. Paving must not have any artificial / plastic paving.



NOT ALLOWED



Only high-quality, natural-looking paving materials are permitted. Driveways must not include any artificial, plastic, or synthetic paving of any kind.

Fig. 2.3

Landscape Guidelines

Technical Guidelines

9. Garden Maintenance Obligations

All private gardens must be always maintained, including during vacancy, sale, or transfer of ownership. Maintenance is the homeowner's responsibility regardless of occupancy status. Non-compliance will result in fines. Correction of works must be completed within one month of the issuance of a notice.

10. Vehicle Parking Restrictions

Parking on landscaped areas within private villa plots is strictly prohibited. Homeowners requiring additional parking must coordinate with community management to identify approved solutions or redesign Villa Landscape to allow for parking, design to be approved by Developer. Non-compliance may result in fines.

11. Tree Maintenance and Safety

Homeowners must maintain trees within their property boundaries. Any tree that poses potential risk beyond the boundary wall due to overgrowth must be pruned at the homeowner's expense. Failure to comply will result in penalties due to safety requirements.

Where tree branches or vegetation from community-maintained landscape areas overhang into a residential plot, homeowners shall submit a request to Community Management for inspection and pruning. Homeowners shall not undertake any pruning, removal, or alteration of community-owned trees or planting without prior approval.

Neighboring plot owners shall allow access to its neighbors to maintain, trim, prune etc. their plants overhanging in their properties.

12. Visual Standards

The following are strictly prohibited in visible areas:

- Artificial/fake plant and grass on facades or front landscapes. Inside the villa's plot at the back garden will be allowed only.
- Storage items on terraces or any visible external areas.

All visible elements must maintain a high-quality, natural, and organized appearance.

13. Landscape and Fencing

Owners are encouraged to design homes to suit the shape and topography of the site. Enhancement of the site using landscape elements will address the need for privacy, shade and protection.

- Landscaping for each home should maintain the character of the community and exist in harmony with the surrounding environment.

- All homeowners are encouraged to complete the installation of front yard turf and additional landscaping construction within 12 months of the completion of the house.
- All homeowners have options to have physical front boundary wall for privacy or open courtyard. For open courtyard, side gate is required for maintaining privacy and security access.
- Side boundary and rear boundary wall are required for privacy and security purposes.
- The landscaping installed shall in general present an attractive appearance for the property and include a reasonable amount of lawn, ground cover shrubs and trees.
- Conocarpus sp. & Eucalyptus trees shall not be planted inside the villa plots.
- Use of synthetic grass in the front garden is prohibited.
- Any proposal to use walkways, steps, decorative rock, gravel sand or artificial rock substances must be submitted to the master developer for approval
- Succulent or cacti plants (desert planting schemes) will only be approved where not in conflict with surrounding landscaping and must be approved by the master developer.
- Vegetable and herb gardens will be restricted to the rear or side yard and not within view of the public
- No trees, shrubs, hedges, structures or other landscaping shall be installed which will unreasonably obstruct a neighbor's front or back yard view.
- Residents must keep in mind the mature growth, root systems, limbs hanging over shared walls and height at mature growth, pruning and trimming of trees must be maintained annually.

14. Sculpture and Water Feature

- All sculptures and water features shall be located entirely within the property boundary.
- No sculpture and water features are allowed in front of Villas, otherwise inside Boundary Wall.
- Features shall not encroach into utility easements, service corridors, access routes, or community-owned land.
- A minimum setback of 1.50 m from boundary walls is recommended unless otherwise approved.
- Installations shall not obstruct emergency access, utility access, drainage systems, or maintenance routes.
- Features shall not negatively impact neighboring properties through noise, overspray, glare, or visual intrusion.
- Features shall be maintained in a safe, clean, and visually acceptable condition at all times.
- Water feature noise levels shall not disturb neighboring residents. Excessive water flow creating continuous loud noise may not be approved. The community master developer reserves the right to require adjustments where noise complaints occur.

Landscape Guidelines

Technical Guidelines

15. Swimming Pools

General requirements

- All swimming pools constructed in private plots must have approval from the master developer and the local municipality. Swimming pool designs shall be submitted for review and approval prior to construction. Unit owner must obtain a No Objection Certificate (NOC) from the Master Developer before commencing such works.
- All proposed swimming pools must be designed and constructed in accordance with the applicable local authority regulations, health and safety requirements, and community guidelines.

Design Location and Setbacks

- Pools shall not obstruct access to utility services, drainage systems, inspection chambers, or maintenance areas.
- Drawings must indicate the location of pool and pool equipment and a construction plan for access.
- Edge of swimming pool or water feature is to be at least 1.5 meters distance from property line unless supporting engineering details are provided. (Refer Fig. 2.4)
- Swimming pool shall be 1.5 meters maximum depth, provided with steps, ladders and depth markers.
- The floor in the shallow area must not exceed 10% slope. Additionally, the slope at points of depth change must be clearly marked.
- Pump room and underground balancing tank is to be at least 1.5 meters distance from property line.
- Diving platforms are not allowed.

Safety Requirements

- All swimming pools shall comply with applicable safety standards and regulations.
- Appropriate pool barriers, fencing, gates, or other safety measures shall be provided where required by local authorities.
- Pool decks and surrounding surfaces shall utilize non-slip materials.
- Adequate lighting shall be provided to ensure safe nighttime use.
- Electrical installations shall be carried out by qualified professionals and comply with relevant electrical safety standards.
- If unit owner wishes to not include safety requirements as required by local authorities, unit owner shall submit an undertaking letter, to be done at local authority submission stage.

Drainage and Water Management

- Pool overflow water shall be connected to an approved drainage system and shall not discharge onto neighboring properties, roads, footpaths, or landscaped areas.

- Backwash water and maintenance wastewater disposal shall comply with local authority requirements. The discharge of water from swimming pool draining or emptying into the stormwater or drainage network is prohibited. Such water shall be removed and disposed of by a tanker only.
- Surface drainage around the pool shall be designed to prevent water accumulation and protect adjacent structures and landscapes.

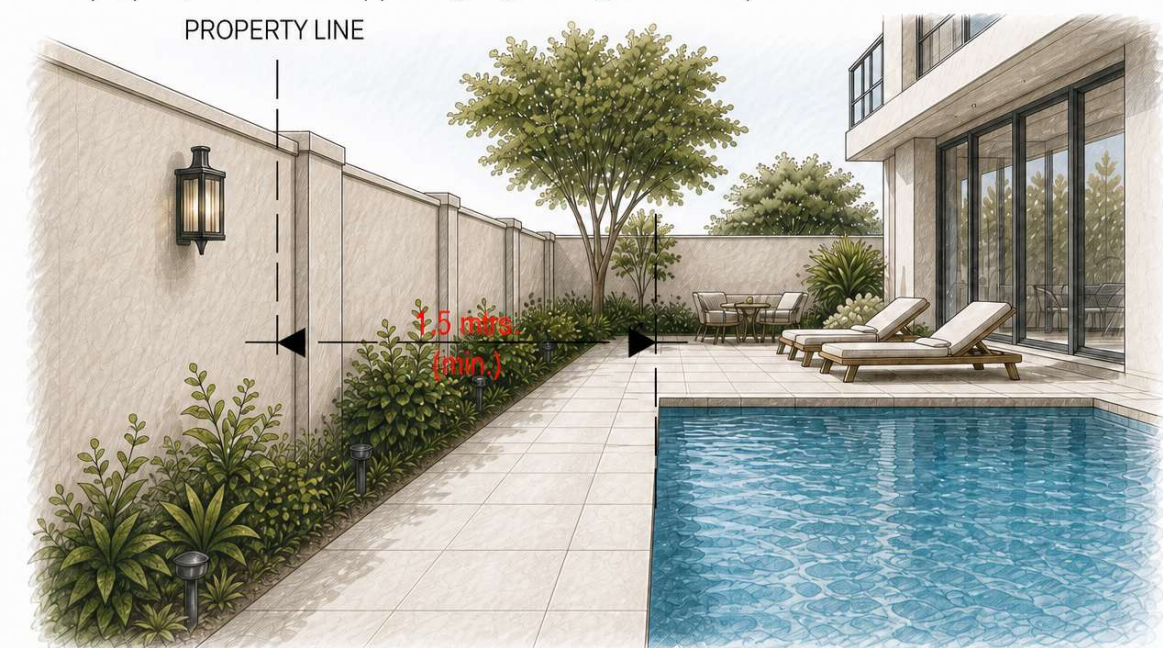
Recommendation

We encourage the owner to use environmentally friendly water treatment technology to have a healthier swimming pool and save energy at the same time.

- Use open cell filtration media instead of commonly used material of sand and gravel. This filtration media will reduce water consumption, chemical usage and heating thus saving energy.
- Using UV disinfection sanitizer will neutralize 99.9% of harmful bacteria with 50% less chlorine.
- Install Ozone Generator were combining ozone proven oxidation and sanitation power Chlorine systems will produce clearest pool water possible by reducing chemical usage and eliminating odors at same time.

POOL / WATER FEATURE SETBACK FROM PROPERTY LINE

Edge of swimming pool or water feature is to be at least 1.5 meters distance from property line unless supporting engineering details are provided.



A minimum setback of 1.5 meters from the property line helps ensure privacy, ease of maintenance, and structural safety. Reduced setbacks may be considered only with approved engineering details.

Fig. 2.4

Landscape Guidelines

Technical Guidelines

16. Use of Common Areas and Shared Facilities

- Residents must not use any part of the Common Areas for personal purposes, including placing furniture or personal items in spaces such as walkways, landscaped areas, terraces, or similar communal zones.
- All individuals using the Shared Facilities and equipment do so at their own risk and must comply with the Rules and any regulations displayed within such Shared Facilities. The Master Developer and the Community Manager shall not be liable for any personal injury, lost items or property damage that occurred in the Shared Facilities and Common Areas, except where such liability cannot be excluded under applicable laws.
- Pedestrians have the right of way on footpaths throughout the Community and around ornamental lakes, while joggers, cyclists, rollerbladers, and others must yield to pedestrians.
- Driving, parking, or maneuvering vehicles on grass areas, landscaped areas, planting beds, tree pits, irrigation zones, and other softscape areas is strictly prohibited. Residents shall ensure that contractors, suppliers, delivery personnel, and visitors always comply with these requirements. Community Management reserves the right to recover all costs associated with the repair, replacement, or reinstatement of damaged landscape areas and infrastructure.
- Any damage to community playgrounds, facilities, amenities, landscaping, infrastructure, or common areas resulting from misuse or any construction works shall be repaired and restored to their original condition to the satisfaction of Community Management at the resident's or unit owner's expense. Failure to carry out the required rectification may result in Community Management undertaking the necessary work, with all costs recovered from the Resident or Unit Owner.

17. Waterways and lakes

- Waterways, lakes, ponds, and associated landscape areas are common property and shall not be altered, modified, extended, or obstructed without prior written approval from the Community Management and Master Developer.
- No planting, landscaping, structures, decks, platforms, fences, retaining walls, sculptures, water features, or other improvements shall be installed within or adjacent to waterways and lakes without approval.
- Residents shall not dispose of litter, garden waste, grass clippings, soil, rocks, debris, or any other materials into waterways, lakes, or surrounding landscape areas.
- Construction activities adjacent to waterways and lakes shall include appropriate protection measures to prevent soil erosion, sediment runoff, or contamination of water bodies.
- Access to maintenance areas, pumping stations, filtration systems, control equipment, and utility infrastructure associated with waterways and lakes shall be restricted to authorized personnel only.
- Residents, visitors and guests are prohibited from introducing any living creature and animals to common area.
- Community Management reserves the right to remove any unauthorized installations, planting, materials, or obstructions affecting waterways and lakes at the owner's expense.

18. Pets and Pet Management

- Pets are strictly prohibited in all Shared Facilities, except for dog parks and areas specifically designated for such use.
- Dog handlers, including domestic employees exercising the pet, are required to promptly remove and dispose of dog waste in a sanitary manner using designated dog waste bins where available. Non-compliance will result in the issuance of a Notice of Violation to the defaulter.

19. Access for Maintenance

- To uphold the safety, integrity, and aesthetic standards of the Community, Residents shall grant access to their Unit, balcony, or patio as requested by the Community Manager or authorized service providers for necessary maintenance or repairs on villa exterior walls and Common Areas. Advance notices will be provided for such access, except in emergency situations where immediate entry is required.

20. Waste and Trash Management

- Dumping of ashes, trash, rubbish, sawdust, garbage, landfill, rocks, grass and landscape cuttings, solid waste, or any unsightly or offensive materials is strictly prohibited within the Master Community.
- Residents shall bear full responsibility, at their own expense, for the removal of all such materials from the Master Community. Residents are responsible for the removal of household waste, garden refuse, and green waste which must be packed in designated waste bags for collection by authorized waste removal contractors.
- All garbage for collection must be securely placed inside designated trash containers provided for each Plot.
- Disposal of large and/or heavy items shall be arranged by Residents separately and at their own cost.
- Residents must regularly remove all weeds, rubbish, debris, refuse containers, wood piles, storage boxes, tools, and any unsightly objects or materials from their Plot. Accumulation of such items on the Plot or within the Common Areas is prohibited. Residents shall bear full responsibility, at their own expense, for the removal of all such materials from the Master Community.
- Incinerators are not permitted on any Plot.
- Disposal of hazardous waste such as batteries, old electronics, and appliances must be done in accordance with Dubai Municipality's hazardous waste collection procedures. Residents are responsible for ensuring that hazardous waste is not disposed of in regular waste bins.
- The Community Manager may issue a Notice of Violation to any Resident breaching these, Rules. A Violation Penalty may be imposed, and the Community Manager reserves the right to remove any garbage, waste, or recyclable materials at the offending party's sole expense in cases of non-compliance.

Landscape Guidelines

Technical Guidelines

21. Damage to Common Landscape Areas

To preserve the quality, safety, and appearance of the community environment, all residents, tenants, visitors, contractors, and service providers shall comply with the following requirements regarding common landscape areas:

- Common landscape areas, including lawns, planting beds, trees, shrubs, irrigation systems, pathways, street furniture, water features, and associated landscape infrastructure, shall not be damaged, altered, removed, or disturbed without prior written approval from the Community Management.
- Excavation, trenching, storage of materials, dumping of waste, parking of vehicles, or placement of equipment within common landscape areas is prohibited unless specifically authorized.
- Residents shall not remove, relocate, prune, cut, or interfere with community trees, shrubs, groundcovers, or irrigation equipment without approval.
- Any unauthorized modifications, planting, structures, decorations, or installations within common landscape areas may be removed by the Community Management at the owner's expense.
- Community Management reserves the right to undertake immediate corrective actions and recover all associated costs from the responsible party where damage to common areas has occurred.

22. Villa Sub-contractor's Maintenance

To ensure the safety, quality, and consistency of the community landscape, all maintenance work carried out by villa-appointed subcontractors shall comply with the following requirements:

- All subcontractors must obtain the required access approval and comply with the community's security and access procedures before entering the site.
- Community common landscape areas, irrigation systems, trees, lighting, paving, street furniture, and other common assets shall not be altered, damaged, or used without prior written approval.
- All work should be carried out in a safe and professional manner, with appropriate safety measures, tools, and personal protective equipment (PPE).
- Irrigation systems, utility services, and underground infrastructure must not be damaged or modified. Any accidental damage shall be reported immediately to Community Management, and the cost of repairs may be charged to the villa owner.
- Maintenance activities that create excessive noise, dust, or obstruction shall be minimized and carried out only during approved working hours.
- The use of petrol blowers is not permitted due to the health, safety, and noise concerns they cause.

- The use of chemicals, pesticides, herbicides, or fertilizers must comply with applicable regulations and should not negatively affect neighboring properties or community landscape areas.
- Subcontractors shall not store materials, equipment, or waste in common areas, roads, sidewalks, or landscaped areas.
- Any damage to community property resulting from maintenance works shall be repaired or reinstated at the villa owner's expense.
- Community Management reserves the right to stop any maintenance activity that does not comply with these guidelines or poses a risk to public safety, community assets, or the environment.

23. Abuse of Community Staff

- All residents, occupants, visitors, contractors, and service providers shall treat Community Management personnel, security staff, maintenance teams, contractors, vendors, and all authorized Community representatives with courtesy, professionalism, and respect at all times.
- Verbal abuse, physical abuse, harassment, intimidation, threats, offensive language, discriminatory remarks, inappropriate gestures, or any other form of disrespectful or aggressive behavior toward Community staff or their representatives is strictly prohibited and shall constitute a serious violation of the Community Rules.
- Any concerns or complaints regarding the conduct, performance, or behavior of Community staff, contractors, or vendors shall be submitted in writing to the Community Manager. Community Management will review and investigate all complaints and take appropriate action where warranted.
- Where an incident involves harassment, threats, assault, or any other unlawful conduct, Community Management reserves the right to refer the matter to the relevant Local Authorities and cooperate fully with any investigation.
- Any person found to have violated this guideline may be issued a Notice of Violation and be subject to applicable penalties, suspension of community privileges where applicable, recovery of associated costs, and/or legal action in accordance with the Community Rules and applicable laws.

24. Enforcement

These guidelines are enforced by the Community Management Authority. Violations will result in:

- a. Notices for rectification
- b. Financial penalties
- c. Mandatory restoration to original approved conditions.

Landscape Guidelines

Technical Guidelines

Important Notes on Landscaping

- All excavations must be conducted in accordance with the Geotechnical Guidelines restrictions. (*DM/DNID Section 21 Geotechnical Investigation*)
- All tree / palms shall be offset at least 1.5 meters to the boundary; this can be adjusted if tree has small root balls even in full maturity to ensure wall footing and pipe work remains intact.
- All garden structures to be offset from the boundary wall by 1.5 meters and not to exceed 3.0 meters in height.
- The boring of wells within or outside the plot limits for the extraction of underground water for irrigation or similar purposes is prohibited.
- Restricted plants are Bambusa sp. (allowed if applied with root barrier), Conocarpus sp., Ficus nitida, Ficus microcarpa, Eucalyptus, Nerium oleander, Thevetia peruviana, Lantana camara and all restricted plants banned in UAE. <https://medicinalplants.doh.gov.ae/en/Toxic-plants-in-UAE>
- Allowed driveway paving materials. E.g. Pavers, Natural Stone, Cast-in concrete (white) and or approved equivalent. Paving must not have any artificial / plastic paving.
- Safety measures and precautions must be Strictly followed.
- Artificial grass shall not be permitted in front of villas, external frontage areas, or private garden areas, unless otherwise reviewed and approved by the Master Developer.
- All construction, renovation, maintenance, and improvement works shall be carried out in full compliance with the Community Rules, Design Guidelines, approved drawings, and all applicable regulations and authority requirements. Residents, Unit Owners, contractors, and subcontractors are responsible for ensuring that all work is performed safely, does not adversely affect neighboring properties or common areas, and comply with all conditions of the approved No Objection Certificate (NOC), where applicable. Any non-compliant work may be subject to suspension, rectification, removal, and/or enforcement action at the Unit Owner's sole expense.

Reason for Restricting Artificial Grass

- Artificial grass does not support natural soil health or living landscape growth.
- It reduces biodiversity and does not provide habitat for insects, birds, or natural ground organisms.
- It increases surface heat, especially during hot weather.
- It reduces natural rainwater absorption into the soil.
- It may affect proper drainage if not installed with suitable base layers.
- It does not contribute to natural cooling compared to real grass and planting.
- It is not environmentally sustainable due to plastic-based materials.
- It does not align with Al Barari's natural, green, and soft landscape character.
- It emits toxic fumes, un-healthy for the environment.
- Artificial grass lacks natural soil microbes to break down waste, making it highly susceptible to trapped and absorb liquid that cause odors, pet urine accumulation, trapped bacteria and harmful organic matter.
- Synthetic turf absorbs and retains heat and can reach surface temperatures 20-60°C (36-108°F) higher than natural grass, making it uncomfortable for recreational use, play activities, or pets during hot weather without cooling systems. Additionally, synthetic turf materials may be flammable and can present a fire risk when exposed to heat sources or open flames.

Disclaimer: Should the owner choose to proceed on installing artificial grass against the landscape recommendation, all risks related to heat build-up, drainage, deterioration, maintenance, and future removal shall be the full responsibility of the owner. The Client must submit an undertaking letter for Community approval.

Safety Guidelines

General Safety Guidelines

Purpose

These guidelines are established to ensure the safety, security, cleanliness, and well-being of residents, visitors, contractors, and workers during any construction, renovation, fit-out, landscaping, or maintenance activities within the community.

1. General Requirements

1. All construction and renovation works must obtain the necessary approvals and permits from the Community Management before commencement.
2. Contractors shall comply with all applicable local authority regulations, health and safety requirements, and community rules.
3. A competent site supervisor must be present during all construction activities.
4. Construction works shall be carried out only during approved working hours.
5. All workers must wear valid identification and be registered with Community Management if required.

2. Site Safety Requirements

1. The construction area shall be securely fenced, barricaded, or hoarded to prevent unauthorized access.
2. Appropriate warning signs shall be installed and always maintained, including:
 - Construction Area
 - No Unauthorized Entry
 - PPE Required
 - Caution: Work in Progress
3. Emergency contact information shall be displayed prominently on-site.
4. Adequate lighting shall be provided if work is conducted in low-light conditions.
5. Access routes, roads, pathways, and emergency exits shall always remain clear and unobstructed.

3. Personal Protective Equipment (PPE)

All workers must wear appropriate PPE relevant to their tasks, including:

- Safety helmet
- High-visibility vest
- Safety shoes
- Protective gloves

- Safety goggles or face shield
- Hearing protection where required
- Respiratory protection when exposed to dust or hazardous substances

Failure to wear the required PPE may result in immediate removal from the site.

4. Housekeeping and Cleanliness

1. Construction sites shall be kept clean, organized, and free from unnecessary debris.
2. Waste materials shall be collected regularly and disposed of in approved waste containers.
3. Construction materials shall not be stored on roads, walkways, landscaped areas, or public spaces.
4. Dust, mud, and debris tracked onto roads and pathways shall be cleaned immediately.
5. Daily housekeeping shall be conducted before the end of each working day.

5. Traffic and Vehicle Management

1. Contractors shall use designated access routes and entry points only.
2. Delivery vehicles must comply with approved delivery schedules.
3. Vehicles shall not block roads, driveways, emergency access routes, or pedestrian walkways.
4. Speed limits within the community must be strictly observed.
5. A trained banksman or flagman shall be provided when reversing large vehicles or operating in congested areas.

6. Material Storage

1. Construction materials shall be stored within the approved work area.
2. Materials shall be stacked safely and secured against movement or collapse.
3. Hazardous materials shall be properly labeled and stored according to manufacturer recommendations and local regulations.
4. Flammable materials shall be stored away from ignition sources.

7. Working at Height

1. All work at heights shall be carried out using approved access equipment.
2. Scaffolding must be erected, inspected, and certified by competent personnel.

Safety Guidelines

General Safety Guidelines

- Workers exposed to fall hazards shall use approved fall protection systems.
- Ladders shall be used only for short-duration tasks and must be secured properly.
- Working beneath elevated work areas shall be restricted and barricaded.

8. Electrical Safety

- All temporary electrical installations shall comply with applicable safety standards.
- Damaged electrical cables, plugs, or equipment shall be removed from service immediately.
- Extension cables should not create trip hazards.
- Electrical panels and distribution boards shall remain locked and protected.
- Only qualified electricians shall perform electrical work.

9. Excavation and Trenching

- Excavation works shall not commence without approval and utility verification.
- Excavated areas shall be barricaded and clearly marked.
- Appropriate shoring, sloping, or trench protection systems should be provided where required.
- Safe access and egress shall be maintained for workers entering excavations.
- Excavations shall not be left open and unattended without adequate protection.

10. Fire Safety

- Suitable fire extinguishers should be always provided and kept readily available and accessible
- Hot works such as welding, grinding, and cutting shall require proper permits and fire precautions.
- Flammable materials shall be kept away from hot work areas.
- Smoking shall only be permitted in designated areas.
- Emergency evacuation procedures shall be communicated to all workers.

11. Noise and Dust Control

- Contractors shall minimize noise disturbance to residents and neighboring properties.
- Dust-generating activities shall be controlled through water spraying, screening, or other approved methods.
- Equipment should be maintained in good condition to reduce excessive noise and emissions.
- Excessive noise outside approved working hours is strictly prohibited.

12. Landscape and Property Protection

- Existing trees, shrubs, lawns, irrigation systems, and landscape features shall be protected during construction.
- Materials, equipment, and waste shall not be stored on landscaped areas.
- Any damage to landscape elements, roads, curbs, pavements, utilities, or community assets shall be repaired or replaced by the contractor at their own cost.
- Protective barriers shall be installed around trees and sensitive landscape features where necessary.

13. Emergency Preparedness

- A first aid kit should always be available on-site.
- At least one trained first aider should be present during working hours.
- All accidents, incidents, injuries, property damage, and near-miss events shall be reported immediately to Community Management.
- Emergency contact numbers shall be displayed prominently on-site.

14. Completion of Works

- Upon completion, the contractor shall remove all temporary structures, waste materials, and equipment.
- The site shall be cleaned and restored to its original condition.
- Any damaged community assets, infrastructure, or landscaping shall be repaired before project handover.
- Final inspection and approval by Community Management may be required before site closure.

Non-Compliance

Failure to comply with these guidelines may result in:

- Work stoppage.
- Issuance of violation notices.
- Financial penalties.
- Suspension of contractor access.
- Recovery of repair costs for any damage caused to community property.

All contractors, subcontractors, and property owners are responsible for ensuring full compliance with these Community Construction Safety Guidelines. Non-compliance may result in fines.

NOC Procedure

Submission and Approval

Submission Requirements

Applicants are to submit the required documentation to the developer for review and approval. The developer reserves the right to make exceptions to these guidelines where it is deemed appropriate.

Applicants may provide alternative details to the guidelines so long as the overall objective for the quality of the area is achieved.

Applicants shall prepare and submit online or by the paper-based application package to the developer for formal review.

Application packages shall include the following documents:

1. Two (2) copies of the Architectural Design Review Application form;
2. Two (2) sets of house plans delineating:
 - Exterior Building Elevations. Views of all typical building surfaces must show architectural detailing, materials, colors, finishes and any other visible features.
Elevations shall indicate proposed grade lines and be at a working scale;
 - Building Floor Plans. All floor plans shall show room, window and door locations
 - Site plans must show front, rear and side setbacks.
 - Building 3D rendering image visualization showing color and type finish of all exterior materials will help developer to review in timely manner.
 - Landscape design layout which is a distinctive feature of this development especially when it comes to the choice of plants and trees.
 - Specifications – The plan should list all materials used, all dimensions of such materials and the finish. Indicate method of installation or application of material.
2. Application Submittal. Prior to making application for municipal building permits, the Owner/Builder shall submit their Architectural Design Review Application for design approval in writing and

submit by hand to:

Al Barari Corporate Office, P.O. BOX 74429, Dubai, UAE

Attention: Design Review Team

ABWAB Real Estate reserves the right to notify the Owner of changes to its address. Al Barari Architectural Design Guidelines shall expire 12 months after the last lot is sold in the Development

Approval Procedures + Penalty Framework

A. Approval Process

All modifications affecting landscape or external appearance require approval prior to execution.

Step 1 – Submission

Homeowner submits:

- Landscape design drawings
- Material specifications
- Scope of work
- Contractor details

Step 2 – Design Review

Community design authority reviews for:

- Visual consistency
- Safety compliance
- Infrastructure impact

Step 3 – Written Approval

Work may begin only after written approval is issued.

Step 4 – Inspection

Completed works are inspected for compliance.

B. Violations & Enforcement

Types of Violations

- Unauthorized planting or removal
- Alteration of pathways or common areas
- Failure to maintain landscape
- Parking on landscaped surfaces
- Unsafe or unmanaged trees

Enforcement Measures

1. Written Notice
2. Compliance Period (typically 14-30 days)
3. Fine Issuance
4. Rectification by community contractor at owner's cost
5. Repeated violations may lead to escalating penalties

Example Fine Categories

- Minor visual non-compliance
- Unauthorized planting/removal
- Maintenance neglect
- Safety hazard (trees, obstruction, etc.)

Violations & Fines

Violation and Fine Framework

Violation & Fine Framework

Enforcement Steps

1. Written notice
2. Compliance period (14-30 days)
3. Fine issued
4. Community rectification at owner's cost if unresolved
5. Escalation for repeated violations

Fine severity guide

- Minor = visual non-compliance
- Moderate = maintenance or misuse
- High = damage to community assets

Violation Category	Example	First Notice	Fine Range	Additional Action
Unauthorized planting in common area	Planting outside boundary walls	Written warning	Moderate fine	Removal at owner cost
Alteration of pathways or materials	Changing walkway finish	Immediate violation	High fine	Mandatory restoration
Streetscape tree removal /damage	Cutting or relocating community planting	Immediate violation	High fine	Replanting at owner cost
Failure to maintain private garden	Neglected or dead landscape	Notice + compliance period	Recurring fine	Maintenance by community contractor
Parking on landscaped areas	Vehicle on planting beds	Notice	Moderate fine	Physical restriction measures
Unsafe or overgrown trees	Branches extending beyond boundary	Notice	Moderate fine	Mandatory pruning
Unauthorized driveway modification	No design approval	Notice	Moderate fine	Reinstatement if required
Repeated non-compliance	Any recurring violation	No warning	Escalating fine	Legal / community action

Note: Actual fine amounts are outlined by ABWAB Real Estate Violation and Penalty Framework and will be communicated separately, as applicable.

Villa Style Image Reference



Villa Style Image Reference



Villa Style Image Reference



Website Reference

Al Barari

Customer Service (Community Department)

Email: customerservice@albarari.community

Contact No. : +971 58 297 5486



Dubai Land Department - RERA

Government of Dubai

Site: <https://dubailand.gov.ae/en/rera>

Contact No. : +971 800 4488



Dubai Development Authority - DDA

Government of Dubai

Site: <https://dda.gov.ae/en/planning-development/codes-and-guidelines>

Contact No. : +971 800 4332

