RERA Real Estate Exam Dubai

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Practice Questions

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1. What does a Dubai real estate broker need to obtain before marketing an off-plan project?

A. Ejari certificate from DLD
B. NOC from Dubai Municipality
C. An RERA marketing permit for the specific project
D. A Good Conduct Certificate

2. What is the trustee office fee range for property title deed transfers in Dubai?

A. AED 500–1,000
B. AED 5,000–10,000
C. AED 100–500
D. AED 2,000–4,000 plus VAT

3. What is the minimum education qualification to apply for a RERA broker licence in Dubai?

A. No education required
B. University diploma
C. High school certificate
D. Bachelor's degree

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4. Can an off-plan property qualify for the UAE Golden Visa?

A. Only if the off-plan mortgage is less than AED 500,000
B. No — the property must be fully completed and titled
C. Only if the property is 50% complete
D. Yes, if the purchase price is at least AED 2 million and the developer is RERA-registered

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5. What is the RERA fine for a broker who fails to remove a sold property listing from portals within the required timeframe?

A. AED 1,000
B. AED 2,500
C. AED 5,000
D. AED 500

6. Which Dubai real estate regulation governs the conduct and ethics of real estate brokers specifically?

A. Law No. 7 of 2006
B. Bylaw No. 85 of 2006 and RERA Code of Ethics
C. Law No. 8 of 2007
D. Decree No. 26 of 2013

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7. What is the remedy period given to a tenant for contract violations before eviction proceedings in Dubai?

A. 30 days to remedy the violation
B. 7 days to remedy
C. 60 days to remedy
D. Immediate eviction without notice

8. What is the legal basis for a broker to claim commission from a seller in Dubai?

A. The RERA Rental Index benchmark commission rate
B. A verbal agreement witnessed by another broker
C. A signed Form A agreement with the seller
D. The MOU (Form F) signed between buyer and seller

9. What is the first stage of proceedings at the Dubai Rental Disputes Settlement Centre?

A. Submission of an expert valuation report
B. Property inspection by a court-appointed expert
C. Amicable settlement / mediation between the parties
D. Filing a formal lawsuit directly with the judge

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10. Who is responsible for service charges on a vacant unit in a Dubai jointly owned property?

A. The Owners Association until the unit is sold
B. The unit owner, regardless of whether the property is occupied or vacant
C. The developer until the unit is first sold
D. No one — vacant units are exempt from service charges

11. What government authority in Dubai monitors RERA DREI-certified training institutions?

A. Dubai Municipality
B. Ministry of Education
C. Dubai Land Department (DLD) through DREI
D. Dubai Chamber of Commerce

12. In Dubai, who is considered the recognised authority to register real estate transactions outside the DIFC/DFSA?

A. Dubai Land Department (DLD)
B. RERA exclusively
C. Dubai Courts
D. Dubai Municipality

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13. Which authority conducts the RERA broker certification examination in Dubai?

A. RERA alone
B. Dubai Real Estate Institute (DREI) or approved providers
C. Dubai Courts
D. DEWA

14. Who is legally obligated to register an off-plan sale in the Oqood system under Law No. 13 of 2008?

A. The real estate broker
B. The escrow bank
C. The developer
D. The buyer

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15. What is the consequence for a DREI training provider that issues certificates to students who did not complete required training hours?

A. There is no penalty as long as the student passes the exam
B. RERA can penalise or de-register the training provider
C. The student's broker card is cancelled
D. The student must retake only the missed section

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16. Under Law No. 6 of 2019, what can RERA do if a Dubai unit owner refuses to pay service charges?

A. Allow the management company to deduct from security deposit
B. Automatically place the unit in escrow
C. Grant a 12-month grace period before action
D. Register a lien on the unit and support legal recovery

17. What is an off-plan property in Dubai?

A. A resale property sold as-is
B. A property sold before construction is completed
C. A property sold at a discount
D. A commercial property only

18. What must a lender do in Dubai to foreclose on a mortgaged property when the borrower defaults?

A. Automatically transfer the property per the mortgage deed
B. Obtain a Dubai court order before the property can be sold
C. File a complaint with RERA within 30 days of default
D. DLD automatically cancels the mortgage and resells

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19. Which Dubai authority monitors illegal shared accommodation (unauthorised subdivided villas)?

A. RERA
B. DLD
C. Dubai Municipality
D. Rental Disputes Centre

20. What is a trustee office in Dubai real estate?

A. RERA enforcement office
B. Developer's legal department
C. A DLD-authorised service centre for processing property transactions
D. An escrow bank

21. According to RERA, what is the maximum number of cheques typically accepted for rent payment in Dubai?

A. 1 cheque only
B. 6 cheques
C. 12 cheques
D. No limit set by RERA

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22. What penalties apply to illegal shared accommodation violations in Dubai?

A. Warning only
B. AED 5,000 fine
C. Immediate arrest
D. Up to AED 50,000 fines and potential utility disconnection

23. Which RERA system allows unit owners in Dubai to view and verify approved service charge budgets?

A. Ejari system
B. Oqood portal
C. Trakheesi portal
D. Mollak system

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24. Which law established the Oqood interim real estate register for off-plan sales in Dubai?

A. Law No. 13 of 2008
B. Law No. 8 of 2007
C. Law No. 7 of 2006
D. Law No. 26 of 2007

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25. Under Dubai law, what is the minimum lease duration that must be registered in Ejari?

A. All leases regardless of duration must be registered
B. Only leases of 1 year or more must be registered
C. Only leases of 6 months or more require Ejari registration
D. Only commercial leases require Ejari registration

26. What is the DLD transfer fee for property transactions in Dubai?

A. 2%
B. 4%
C. 5%
D. 1%

27. What is the fine for a real estate broker in Dubai who advertises a property without a valid Trakheesi permit?

A. AED 5,000 for first offence
B. AED 50,000
C. AED 10,000
D. AED 500

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28. What is the maximum term (validity) of Form A in Dubai?

A. 90 days
B. 30 days
C. 6 months
D. 1 year

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29. What is Trakheesi in Dubai real estate?

A. A web portal for managing real estate licences and advertising permits
B. A property valuation tool
C. An off-plan sales register
D. A rental dispute system

30. Under which law was the Rental Disputes Settlement Centre (RDSC) established in Dubai?

A. Law No. 33 of 2008
B. Law No. 6 of 2019
C. Law No. 26 of 2007
D. Decree No. 26 of 2013

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Answer Key & Explanations

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1. C — An RERA marketing permit for the specific project
Before marketing any off-plan project, brokers must obtain a valid RERA marketing permit for that specific project.

2. D — AED 2,000–4,000 plus VAT
Trustee office fees for processing property title deed transfers range from AED 2,000 to AED 4,000 plus VAT.

3. C — High school certificate
The minimum educational qualification for a RERA broker licence application is a high school certificate (those with higher qualifications pay lower exam fees).

4. D — Yes, if the purchase price is at least AED 2 million and the developer is RERA-registered
Off-plan properties can qualify for the UAE Golden Visa if the purchase price is at least AED 2 million and the project is registered with RERA.

5. B — AED 2,500
RERA fines brokers AED 2,500 for failing to remove sold or rented property listings from online portals within the required timeframe.

6. B — Bylaw No. 85 of 2006 and RERA Code of Ethics
Bylaw No. 85 of 2006 combined with the RERA Code of Ethics forms the primary regulatory framework governing broker conduct and professional standards.

7. A — 30 days to remedy the violation
A tenant is given 30 days to remedy a contract violation; if not remedied, they receive 1 month notice to vacate.

8. C — A signed Form A agreement with the seller
A broker's legal entitlement to commission from a seller in Dubai is established by a signed Form A listing agreement; without Form A, commission claims are unenforceable.

9. C — Amicable settlement / mediation between the parties
The first stage at the RDSC is amicable settlement (mediation), where parties attempt to resolve the dispute through a mediator before a formal judicial hearing.

10. B — The unit owner, regardless of whether the property is occupied or vacant
Under Dubai law, the unit owner is responsible for service charges whether the property is occupied or vacant; being unoccupied does not exempt an owner from service charge obligations.

11. C — Dubai Land Department (DLD) through DREI
DLD, through the Dubai Real Estate Institute (DREI), monitors and approves training institutions authorised to deliver pre-exam RERA broker courses.

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12. A — Dubai Land Department (DLD)
The Dubai Land Department (DLD) is the recognised authority to register all real estate transactions outside the DIFC, with the Real Property Register held at DLD.

13. B — Dubai Real Estate Institute (DREI) or approved providers
The RERA broker examination is administered by the Dubai Real Estate Institute (DREI) or approved examination providers.

14. C — The developer
Under Law No. 13 of 2008, the developer is legally obligated to register every off-plan sale in the Oqood system within 60 days of signing the sale and purchase agreement.

15. B — RERA can penalise or de-register the training provider
RERA monitors DREI training providers and can penalise or de-register providers issuing certificates without students completing mandatory training hours, ensuring integrity of broker certification.

16. D — Register a lien on the unit and support legal recovery
Under Law No. 6 of 2019, RERA can register a lien on the unit of a non-paying owner and the Owners Association can pursue legal recovery of overdue service charges through Dubai Courts.

17. B — A property sold before construction is completed
An off-plan property is one sold by the developer before or during construction, based on plans and specifications.

18. B — Obtain a Dubai court order before the property can be sold
Under Dubai mortgage law, a lender cannot unilaterally take possession of a mortgaged property; they must obtain a court order from Dubai Courts authorising the sale or transfer.

19. C — Dubai Municipality
Illegal shared accommodation (unauthorised subdivision of villas into multiple units) is regulated by Dubai Municipality, not RERA.

20. C — A DLD-authorised service centre for processing property transactions
Trustee offices are DLD-authorised service centres where property transaction formalities such as title deed transfers and Ejari registrations are processed.

21. C — 12 cheques
There is no fixed RERA maximum; however, Dubai rental practices commonly accept 1 to 12 post-dated cheques based on negotiation, with no regulatory cap on the number.

22. D — Up to AED 50,000 fines and potential utility disconnection
Violations of shared accommodation rules carry fines of up to AED 50,000 and potential utility disconnection and legal action.

23. D — Mollak system
The Mollak system is RERA's platform for managing and publishing service charge budgets for jointly owned properties in Dubai.

24. A — Law No. 13 of 2008
Law No. 13 of 2008 established the Oqood system (Interim Real Estate Register) to record all off-plan sales.

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25. A — All leases regardless of duration must be registered
RERA requires all residential and commercial tenancy contracts, regardless of duration, to be registered in Ejari.

26. B — 4%
The Dubai Land Department charges a mandatory 4% transfer fee on the purchase price of all property transactions.

27. A — AED 5,000 for first offence
RERA imposes a fine of AED 5,000 for a first advertising violation (advertising without a valid Trakheesi permit); repeat offenders face escalating fines and potential licence suspension.

28. A — 90 days
Form A (seller-broker listing agreement) has a maximum validity of 90 days.

29. A — A web portal for managing real estate licences and advertising permits
Trakheesi is DLD's web application for real estate offices to manage broker licences, office registrations, and advertising permit numbers.

30. D — Decree No. 26 of 2013
The RDSC was established by Decree No. 26 of 2013, creating a specialised judicial body within Dubai Courts for resolving rental disputes.

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