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UPDATED OQOOD 2.0 SYSTEM: INITIAL REGISTRATION OF OFF-PLAN PROPERTY IN DUBAI

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On 3 September 2026, the Dubai Land Department (“DLD”) announced the launch of an updated version of the real estate pre-registration system—Oqood 2.0. The platform brings together project and real estate transaction registration and escrow account management, with a higher level of automation. This alert briefly outlines the legal basis for initial registration, the main changes to the system and their practical relevance for purchasers, investors and developers of off-plan property.¹

This material is based on information from public sources and is for reference purposes only. It does not constitute advice or a legal opinion. If you have any questions regarding this alert, please contact us at: info@whitesquarepartners.com.

¹Dubai Land Department – “Dubai Land Department launches ‘Initial Registration’: A smarter journey for developers and greater efficiency for the real estate sector”, 3 September 2026

1. Legal basis for initial registration

Initial registration of transactions involving off-plan property is not a new mechanism. Its legal basis is Dubai Law No. 13 of 2008 Regulating the Interim Property Register in the Emirate of Dubai. Under Article 3, transactions and other legal dispositions relating to off-plan property must be entered in the Interim Property Register. A sale or other disposition intended to transfer or restrict ownership or related rights is invalid if the relevant disposition is not registered in that register.²

Accordingly, the legally significant step is entry of the transaction in the DLD Interim Property Register, rather than the use of the Oqood platform itself. Oqood is the digital tool through which such registration is carried out.

The sale and purchase agreement must be registered in the Interim Property Register within 90 days from the date of signing. Once registration is completed, an electronic initial registration certificate is issued.³

2. Key changes to the system

The updated platform brings separate stages of the process into a single digital procedure, reduces repeated data entry and automates application processing. Its main functions include:

- identifying the applicable procedure and requirements based on the user's answers to preliminary questions;
- automatically extracting data from Emirates ID cards, passports and sale and purchase agreements and populating the relevant fields;
- automated processing of standard transactions that meet the applicable requirements and business rules;
- allowing missing information to be added without resubmitting the application where deficiencies are minor;
- reusing data across connected systems to reduce inconsistencies in information on sales, escrow accounts and property rights;
- managing multiple companies through a single account with differentiated user permissions;
- Project 360 functionality providing consolidated information on property status, escrow accounts, financial data and other project records, including early-warning indicators.⁴

²Law No. (13) of 2008 Regulating the Interim Property Register in the Emirate of Dubai, Article 3.

³Dubai Land Department – “Request to register the initial sale” (service terms and issued documents).

⁴Dubai Land Department – “Dubai Land Department launches ‘Initial Registration’; A smarter journey for developers and greater efficiency for the real estate sector”, 3 September 2026.

3. Legal and practical significance of the update

The DLD's official materials describe the update primarily as a change to the organisation and automation of registration procedures. They do not indicate any change to the existing legal framework for initial registration: the requirement to enter off-plan transactions in the Interim Property Register remains in place under Dubai Law No. 13 of 2008.

Greater automation makes the accuracy of source data and documents particularly important. The DLD states that the system uses artificial intelligence to read Emirates ID cards, passports and sale and purchase agreements, extract data and populate the relevant fields automatically. Standard transactions that meet the applicable requirements and business rules may also be processed automatically. It is therefore important to verify the purchaser, property and transaction details before submission.

Data integration also allows information to be cross-checked at different stages of the registration process. According to the DLD, reuse of data across connected systems is intended to reduce inconsistencies in information on sales, escrow accounts and property rights and to improve data accuracy, transparency, monitoring and oversight.⁵

4. Practical implications for purchasers, investors and developers

For purchasers and investors, the key point is to confirm that the transaction has actually been entered in the DLD Interim Property Register and to obtain the electronic initial registration certificate. Submission of an application through the electronic system does not itself replace registration of the transaction. Initial registration is submitted by the developer through Oqood, and the registration result is sent to the purchaser by email.

When acquiring off-plan property, purchasers and investors should in particular:

- check the sale and purchase agreement details against the Emirates ID or passport and the property information;
- obtain the developer's confirmation that the agreement was submitted for initial registration within the necessary period;
- obtain and retain the electronic initial registration certificate;
- provide any requested additional information or documents promptly;
- confirm completion of registration in the DLD Interim Property Register, rather than only submission of the application;

For developers, the update primarily concerns the administration of Oqood, including user access rights, management of multiple companies through one account and oversight of project and escrow data.

⁵Ibid.

5. Conclusion

Ogood 2.0 automates certain stages of registration without changing the requirements for initial registration of off-plan transactions. Purchasers and investors should confirm that the transaction has been entered in the DLD Interim Property Register; for developers, the update brings closer data integration and additional management tools.

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