



ROLE OF THE NATIONAL LEGISLATOR IN SUSTAINABILITY AND GREEN BUILDINGS: CASE STUDY OF DUBAI AS A MODEL

Moustafa Elmetwaly Kandeel^{1,2*}

¹College of Law, Al Ain University, Al Ain, UAE

²College of Law, Tanta University, Tanta, Egypt

moustafa.kandeel@aau.ac.ae

ABSTRACT

Achieving sustainability and green building regulations is becoming a universal priority nowadays. The United Arab Emirates (UAE) is considered a model in this regard, especially the Emirate of Dubai, which established legislations and rules for the Green Building System (GBS) in 2010, and developed this system until its latest version was issued in 2020 under the name "Al Sa'fat Regulation". This paper talks about the legal aspects related to GDS of Dubai. The legislator has set many binding rules and procedures to ensure its application among the organizations committed to its application, the buildings to which it applies, and those that are totally or partially excluded, main criteria, conditions and requirements, and Sa'fa classification (Silver, Gold and Platinum). Violation of the GBS of Dubai by the design and construction companies results in refusal to issue a construction license and other financial and professional penalties. The paper also discusses the conditions of promotion to the highest Sa'fa class, conditions and procedures for obtaining Sa'fa-certificate and its validity period, and how to remove the conflict between "Al Sa'fat Regulation" and other legislation regulating construction in Dubai. The results revealed that application of the GBS of Dubai has a prominent role in achieving sustainability and guarantees a more sustainable environment for future generations, rationalizing energy consumption, increasing the efficiency of electrical and mechanical systems, and thus reducing carbon emissions. Finally, the GBS of Dubai has an impact on the professional development of civil and architectural engineers, as Dubai Municipality in cooperation with the UAE Society of Engineers developed training programs leading to the emergence of the so-called "Sa'fat Engineer".

KEYWORDS: Sustainability; GBS of Dubai; Sa'fat Engineer; Green Building; Energy Efficiency.

* Corresponding and presenting author
Dean of College of Law
Al Ain University (AAU), Al Ain - UAE
Tel: +971553994262
E-mail: moustafa.kandeel@aau.ac.ae