HOME RENOVATION AE
Dubai, United Arab Emirates

DUBAI HOMEOWNER RESOURCE

Dubai Renovation Approval Checklist

A practical pre-quote and pre-deposit checklist for apartments and villas. Use it to clarify building rules, developer NOCs, technical documents, access, protection and handover responsibilities before work begins.

Approval first, demolition second

Every building and community can set its own access rules. Authority requirements also change with location and scope. Get responsibilities in writing before materials or workers arrive.

Eight checks before renovation starts

CHECK	WHY IT MATTERS	WHO TO ASK
Building or community work permit	Security may block access, deliveries or waste removal without approval.	Building management, owners association or community office
Developer NOC	Often relevant for exterior, structural, extension, pool or major MEP work.	Developer or community management
Authority route	The location and scope may trigger DM, DDA or another formal review.	Consultant, contractor, building management or authority portal
Drawings and method statements	Layout, MEP, wet-area and structural changes may need technical documents.	Contractor or consultant
DEWA or service impact	Electrical load, meter, water or infrastructure changes can need extra checks.	Enrolled contractor, consultant or DEWA channel
Working hours and access	Rules may restrict noisy work, lift use, parking and deliveries.	Building or community management
Protection and waste	Common areas, lifts and neighboring properties need protection.	Contractor and building management
Completion and snagging	Some routes require inspection or close-out; every job needs handover evidence.	Contractor, consultant, management or authority

Planning note

This checklist helps you ask better questions. It does not replace written confirmation from building management, the developer, a qualified consultant, the contractor or the relevant authority.

PROPERTY-SPECIFIC QUESTIONS

Apartment and villa checks

Apartment renovation

- Work permit, contractor registration and security passes
- Noisy-work hours, lift booking and loading-bay rules
- Acoustic requirements for replacement flooring
- Plumbing, drainage and waterproofing impact
- Protection for lifts, corridors and smoke detectors
- Approved demolition-waste removal route

Villa renovation

- Community rules and contractor registration
- Exterior colors, facade and boundary restrictions
- Pools, pergolas, landscaping and shade structures
- Structural openings, extensions and built-up area
- Major MEP rerouting and consultant drawings
- Waste skips, heavy deliveries and site access

Six questions before paying a deposit

1	**What approvals are assumed?** Building approval only, developer NOC, authority submission, or none?
2	**Who prepares drawings?** Confirm measurements, layouts, method statements and technical documents.
3	**Who pays the fees?** Clarify developer, authority, access, deposit and inspection charges.
4	**What happens if rejected?** State who revises the submission and who carries added cost or delay.
5	**What is excluded?** Look for MEP, waterproofing, hidden defects, waste, protection and reinstatement.
6	**How is handover closed?** Require snagging, testing, warranties, manuals and final records.

APPROVAL-FIRST WORKFLOW

A safer renovation sequence

01	**Define the scope** List rooms, changes, technical concerns, access needs and target dates.
02	**Check property rules** Confirm permits, hours, deliveries, access, deposits and waste arrangements.
03	**Separate technical work** Flag wet areas, walls, ceilings, electrical load, AC and exterior changes.
04	**Assign submissions** Write down who prepares drawings, NOCs, fees and inspection bookings.
05	**Clear access before work** Do not mobilize teams or materials until permission and protection are ready.
06	**Close out properly** Collect inspections, warranties, manuals, spare materials and snagging evidence.

Official starting points

Dubai Municipality	Building Permit Procedures
Dubai Development Authority	Building Modification Permit
DEWA	Building NOC - Electricity/Water

Need help shaping the scope?
Send the property location, photos, video and renovation list before requesting the final quotation.

WhatsApp: +971 55 504 7972
Email: Inquiry@home-renovation.ae
Web: home-renovation.ae

Last reviewed: 21 October 2026. Requirements can change. Confirm the current route with the responsible property manager, developer, consultant, contractor or authority before starting work.