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Sharjah rent freeze for three years

Warning issued to landlords after spate of complaints

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SHARJAH — The Sharjah Municipality has warned owners of buildings not to hike rents before the completion of three years based on the tenancy law that stipulates the relation between tenants and landlords. This has come following a large number of complaints regarding the increase in rent during the end of the 2012 and beginning of 2013.

Speaking to Khaleej Times, Khalid Al Shamsi, Director of the Tenancy Organising Department at Sharjah Municipality said that landlords are not allowed to hike the rent before the completion of the period. He urged the two parties — tenants and landlords — to follow the tenancy rules.

National ID

Al Shamsi pointed out that the municipality has introduced a number of services to achieve high flexibility for the public. For attesting the leasing contract, only the national ID is required instead of the several documents that were needed earlier. The Municipality has also launched Aajil (urgent services) at a small fee to serve people better.

He added that a customer service office has been established to serve special needs people. The customer services hot line number is upgraded to provide better services in term of inquiries and complaints. The public are urged to call 600566002 and 993 for information, complaints and inquiries.

Al Shamsi said that the municipality attested 230,000 tenancy contracts during 2012 including 60,000 family contracts compared to 200,000 attested during 2011. The municipality also established 15 offices which specialises in leasing contract attestations in various areas to reduce crowds and queuing. These offices attest 1,200 contracts every day and the municipality is making efforts to open new offices for the best services. The offices work from 7.30am to 7.30pm.

Al Shamsi has urged disputed parties to attend the court sessions and not to depend on representatives who sometimes do not inform landlords about the ruling which cause a lot off confusing. The municipality is currently coordinating with the Shariah courts and the public persecution to investigate on the parties of a dispute case and to inform them about the ruling and their rights.

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