

Fraudulent or unverified NCR closure - statutory liability, sanctions and safeguards in the UAE

Status of this brief

Prepared as technical guidance for project management and quality professionals. It is not legal advice and does not create a lawyer-client relationship. The UAE legal framework changed materially in 2026: the new Civil Code (Federal Decree-Law No. 25 of 2025) entered into force on 1 June 2026 and renumbered the provisions relied on here, and two Dubai laws in 2025 replaced the licensing regimes for contractors and engineering consultancies. Article numbers, penalty ranges and effective dates must be verified against the current published texts, the applicable Particular Conditions and the advice of UAE counsel before being relied on in any notice, claim or defence.

A project management consultant signs hundreds of records that other people rely on: inspection records, hold-point releases, interim payment valuations, completion certificates and non-conformance closure certificates. When one of those signatures closes a non-conformance that was never actually corrected, the question is no longer a quality question. It becomes a question of professional liability, regulatory sanction and, in the worst case, criminal exposure for the individual engineer who signed, and for the firm they signed for.

This brief separates two situations that are frequently confused, sets out the civil, criminal and regulatory consequences of each under UAE law, and sets out the controls that keep a PMC, and its engineers, on the defensible side of the line.

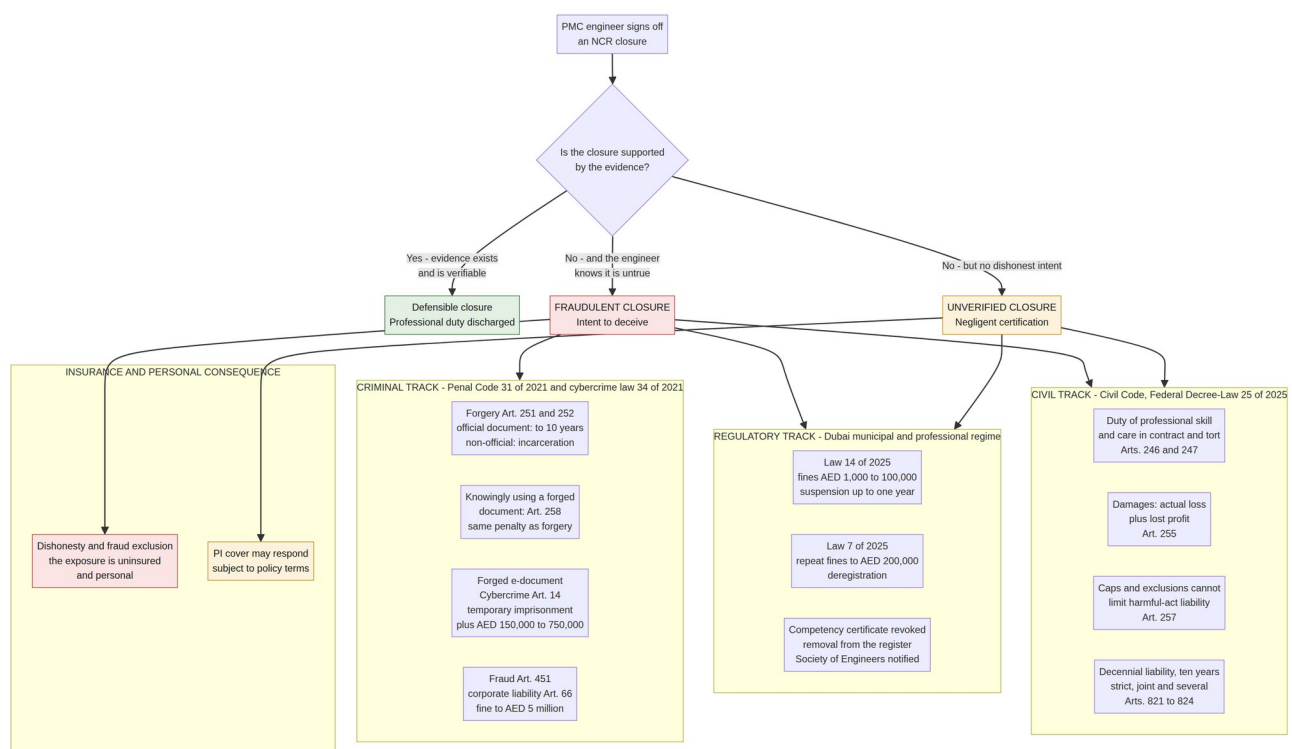


Figure 1 - Liability map: the four consequence tracks that follow a closure that cannot be supported by evidence

1. The two situations, and why the distinction matters

Table 1 - The two situations

	Unverified closure	Fraudulent closure
The conduct	The engineer signs the closure certificate without adequate evidence, without inspection, on an assurance that the work was done, or applying the wrong criterion	The engineer knows the work was not corrected, or knows the evidence is false or has been altered, and signs the closure certificate or the underlying record
State of mind	Careless, over-trusting, under-resourced or pressured; no intent to deceive	Intent to deceive, or knowledge of the deception of another
Civil consequence	Breach of the professional duty of skill and care; damages for the loss caused	Same, plus the loss of the protection of contractual caps and exclusions, and restitutionary and fraud-based claims
Criminal consequence	Generally none, unless the conduct also constitutes a document offence or false statement	Forgery, use of a forged document, forgery of an electronic document, and fraud are all engaged, with the possibility of imprisonment
Regulatory consequence	Discipline, fines, downgrade, certificate consequences under the municipal regime	The same, with removal from the register, licence consequences and referral of the individual engineer far more likely
Insurance	The professional indemnity policy may respond, subject to its terms	The standard dishonesty and fraud exclusion removes cover; the exposure becomes personal

The practical point is that the two situations have very different consequences but the same prevention: closure must be evidence-based, independently verified, and documented as such. A PMC that can show how it verified closure can defend a negligent error. A PMC that cannot show any verification has nothing to defend with, and an engineer who signed something untrue has a personal problem that no policy will cover.

2. Civil liability under the Civil Code

The Civil Code framework is the floor under every construction contract in the UAE. Under the new Civil Code (Federal Decree-Law No. 25 of 2025, in force 1 June 2026) the relevant provisions are in the harmful-act (tort) chapter and in the muqawala chapter. The old Civil Code (Federal Law No. 5 of 1985) used different numbering; Table 8 at the end of this brief maps the two.

Table 2 - Civil liability provisions

Liability	Provision (new Civil Code)	What it means for the signing engineer
General liability for a harmful act	Article 246 (previously Article 282)	Whoever causes harm to another is liable to make it good. The employer who paid for work that was never corrected, or who loses a benefit because a certificate was wrong, has a claim against the person who caused the loss
Harm caused by causation	Article 247 (previously Article 283)	Where the harm flows from the act through a chain of causation rather than directly, liability turns on fault. This is the route for consequential losses, such as the cost of delay or the cost of re-opening finished works

Liability	Provision (new Civil Code)	What it means for the signing engineer
Moral damage	Article 254(1) (previously Article 293)	Damage to reputation or standing can attract compensation. A public dispute in which the engineer's certification is found to be false engages this head
Assessment of damages	Article 255 (previously Article 292)	Compensation is the loss actually suffered plus lost profit, provided it is a natural consequence of the harmful act. Actual loss and loss of profit must be proved; courts do not award nominal or punitive damages
Liability for harmful acts cannot be excluded	Article 257 (previously Article 296)	Any condition exempting or limiting liability arising from a harmful act is void. An aggregate liability cap in the consultancy agreement does not protect against a tort claim, and does not survive fraud or gross fault. Liability may be increased, not decreased, by agreement
Abuse of rights	Article 106 (unchanged numbering)	The exercise of a right becomes unlawful where it is intended to cause harm, is contrary to law or public order, is disproportionate, or exceeds what custom and usage allow. Signing a false closure record to preserve a fee or a relationship falls within this provision
Contractual breach and compensation	Articles 331, 336 and 339	Specific performance remains the default remedy for breach; compensation is due where performance becomes impossible or is defective; where compensation is not fixed by law or contract, the court assesses the actual damage
Agreed compensation and liquidated damages	Article 340 (previously Article 390)	Agreed compensation may be reduced where it is excessive, where the obligation was partly performed, or where the creditor contributed to the harm. It may be increased only where the debtor commits fraud or gross fault. Any provision excluding the operation of Article 340 is void

Certification liability specifically

An engineer's certification - of progress, of value, of compliance, or of closure - is a professional act and attracts a professional standard. Where certification is materially incorrect, the analysis covers the engineer's authority to issue it, whether the works were inspected, whether the applicable criterion was applied, whether the certificate was relied upon, and whether the resulting loss is attributable to the certificate. Where the certificate was issued dishonestly, the analysis changes: the certificate loses its evidential value, contractual exclusions and caps fall away, and the claim becomes one of fraud, with restitutionary and other heads of recovery available.

- Incorrect certification is assessed as ordinary contractual and professional liability, subject to limitation, proof of duty, causation and loss. Expert evidence is usually decisive.

- Fraudulent certification removes the protection of the certificate, of any exclusion or cap, and of the professional indemnity policy, and exposes the signatory personally.
- Where the incorrect certificate leads to payment for work that was not done, the employer's loss is measured by the amount paid against the value of qualifying work, and the analysis also examines whether the contractor knew of the error and whether there was collusion.

3. Decennial liability - the ten-year exposure that cannot be excluded

Table 3 - Decennial liability

Element	Position	Provision
Who is liable	The contractor and the engineer (the new code uses 'engineer' rather than 'architect') are jointly and severally liable to the employer	Articles 821-824 (previously 880-883)
What it covers	Total or partial collapse, and any defect threatening the stability or safety of the building or fixed installation	Article 821 (previously 880)
Fault	Not required. The liability is strict. It applies even where the defect originates in the ground, and even where the employer approved the works	Article 821
Period	Ten years from delivery or handover - in practice the date in the taking-over certificate	Article 821
Design-only engineer	Liability is confined to defects arising from the design itself	Article 822 (previously 881)
Exclusion	Any term exempting or limiting this liability is void. It cannot be contracted out of, and insurance does not remove the exposure	Article 823 (previously 882)
Claim window	A claim must be brought within three years of the collapse or the discovery of the defect. The defect must appear within the ten-year period	Article 824 (previously 883)
Recourse against subcontractors	The contractor's recovery claim is contractual or fault-based on the ordinary commercial limitation, not the strict decennial standard	New code provisions on recourse

The relevance to NCR closure is direct. A non-conformance that was closed without verification, where the underlying defect affects structural stability or safety, becomes a decennial claim years later - against the contractor and against the engineer who certified the closure. The closure certificate, the inspection records and the evidence pack are the only defence material that will exist at that point, and they must be retained for the full ten-year period.

4. Criminal exposure

Read this section with the verification note in mind

Penalty ranges below are taken from the text of Federal Decree-Law No. 31 of 2021 (Penal Code) and Federal Decree-Law No. 34 of 2021 (cybercrime). The Penal Code distinguishes imprisonment from 'incarceration', a

lower custodial penalty whose statutory ceiling must be confirmed in the current text. Penalties in a particular case depend on the charge, the circumstances, whether the conduct is aggravated, and the discretion of the court.

4.1 Forgery and document offences

Table 4 - Forgery under the Penal Code (Federal Decree-Law No. 31 of 2021)

Article	Offence	Penalty
251	Definition of forgery: altering the genuineness of a document by addition, deletion or change; putting a forged signature or seal; obtaining a signature by surprise or fraud; fabricating a document and attributing it to another; impersonation; and altering the truth in a document made for verifying such truth	-
252	Forgery of an official document	Imprisonment for up to ten years
252	Forgery of a non-official document	Incarceration
253	Forging a copy of an official document, or using such a copy knowing it is forged	Imprisonment for up to five years
254	Definition: an official document is one that a public servant, or a person entrusted with a public service, has the competence to prepare, to intervene in preparing, or to give official character to	-
255	A physician or midwife knowingly issuing a false certificate in connection with their profession	Imprisonment for up to five years. There is no equivalent general offence for engineers: exposure for the signing engineer arises through Articles 251 to 253, 258 and the cybercrime law
256	False statements in an investigation concerning death, inheritance or bequest	Incarceration for up to two years and/or a fine of up to AED 10,000
257	Incorrect personal information in a judicial or administrative investigation, or false personal information given to a public servant	Incarceration for up to two years and/or a fine of up to AED 50,000
258	Knowingly using a forged document	The penalty prescribed for forgery, as the case may be. Using a forged closure certificate or test report attracts the forgery penalty itself
259	Special legislation prevails over the forgery chapter	Where the document is electronic, the cybercrime law applies

Three of these provisions matter most in a construction records context. Article 251(7) covers altering the truth in a document made for verifying such truth - which is precisely what a closure certificate, an inspection record or a test record is. Article 252 attaches up to ten years' imprisonment where the document is official. Article 258 means that a site engineer who did not create the falsified record but knew it was false and used it to close the item commits the same offence.

4.2 Is a signed closure certificate an official document?

That question determines whether the exposure is a custodial penalty with a low ceiling or imprisonment of up to ten years. Article 254 defines an official document by reference to the competence of a public servant or of a person entrusted with a public service to prepare it, to intervene in its preparation, or to give it official character. Three practical situations arise on UAE projects:

Record	Likely characterisation	Practical consequence
A consultant's internal inspection or closure record, in the project's own format	Non-official document	Article 252, second limb: incarceration. Still a criminal offence, still career-ending
A test or inspection report issued by a laboratory or a third-party inspector under its own accreditation	Non-official document unless the authority confers official character	Criminal exposure plus accreditation consequences for the issuing body
A certificate, form, declaration or stamped submission prepared on, or filed through, an authority system where the consultant is authorised by the authority to certify (municipal completion and compliance submissions, utility connection submissions, Civil Defence declarations)	Arguably an official document where the authority confers that character	Article 252, first limb: imprisonment up to ten years. The argument turns on the authority's instrument and the consultant's delegated competence

The conservative professional assumption is that any record filed with, stamped by, or prepared for an authority should be treated as if it were an official document, and signed only on complete evidence.

4.3 Electronic records - the cybercrime law

Almost all modern closure records are electronic: PDF reports, scanned certificates, photographs with metadata, portal submissions and electronically signed documents. Federal Decree-Law No. 34 of 2021 deals with forged electronic documents separately and, in the case of government systems, severely.

Table 5 - Electronic document offences

Article	Conduct	Penalty
14(1)	Forging an electronic document belonging to a federal or local government entity or a public authority	Temporary imprisonment plus a fine of AED 150,000 to AED 750,000
14(2)	Forging an electronic document belonging to any other entity	Imprisonment and/or a fine of AED 100,000 to AED 300,000
14(3)	Knowingly using a forged electronic document	The penalty prescribed for the forgery offence
16	Using information technology to commit an offence or to conceal its evidence	Imprisonment of at least two years and/or a fine of AED 200,000 to AED 500,000
18	Tampering with digital evidence	Imprisonment of at least six months and/or a fine of at least AED 200,000

The Electronic Transactions Law (Federal Decree-Law No. 46 of 2021) also recognises electronic signatures and records and criminalises the forgery of electronic documents or signatures; the current article and range should be confirmed. The practical implication for the PMC is that the electronic workflow is not a lesser-risk environment: altering a PDF, back-dating a record, replacing a photograph, or entering a closure

on an authority portal without evidence each engages this legislation directly, and the digital trail that proves it is usually held by a third party.

4.4 Fraud, corporate liability and the duty to report

Provision	Effect	Why it matters here
Penal Code Article 451 (fraud or swindling)	Obtaining movable property, a benefit, a document or a signature by deceit, false pretence or false capacity, including fraudulently altering or revoking a document, is an offence punishable by imprisonment and/or a fine, aggravated where government property is involved	A false closure certificate that causes the employer to release retention, to pay for work not done, or to accept the works, may be charged as fraud as well as forgery
Penal Code Article 452	Using a minor or a person in custody to commit the fraud, and fraud by a person entrusted with custody	Rare in construction, but relevant to any arrangement that uses a junior or unqualified person to sign records
Penal Code Article 66	A juristic person is criminally liable for offences committed by its representatives, directors or agents acting in its name or on its behalf. Where the principal penalty is not a fine, the penalty for the juristic person is a fine of up to AED 5 million, plus confiscation and other prescribed penalties	The PMC firm itself, not only the individual, can be fined. The firm is not liable where the employee acted purely for personal interest, which is why the firm's controls and records matter to its own defence
Duty to report a crime	The Penal Code imposes a general duty on any person with knowledge of a crime to report it to the competent authorities; failure is punishable	An engineer or manager who discovers a falsified closure record and stays silent has a personal problem independent of the original offence
Companies Law and AML obligations	Separate reporting obligations apply to auditors, and anti-money-laundering reporting obligations apply to designated non-financial businesses and professions	Relevant where the false certification is connected to a payment claim and the sums move through the project's financial chain

What 'entrusted with a public service' means in practice

A PMC engineer is not a public servant. But the Penal Code's definition of an official document extends to documents that a person entrusted with a public service has the competence to prepare or to give official character. Where a municipality, a utility or a civil defence authority authorises a registered consultant to make certified submissions, declarations or completion statements on its behalf, there is a real risk that the resulting record is treated as an official document. This is the strongest practical reason to treat every authority-facing certification as requiring complete, verifiable evidence before signature.

5. Regulatory and professional sanctions

In practice this is the track that bites first, because it operates without a court and can stop the firm trading. Dubai has replaced its thirty-year-old licensing framework with two new laws.

Table 6 - Municipal and professional sanctions (Dubai)

Instrument	Who it governs	Sanctions
Dubai Law No. 14 of 2025 (engineering consultancy; replaced Local Order No. 89 of 1994)	Engineering consultancies and individual engineers practising in Dubai, including the free zones and the DIFC. Registration is mandatory, renewed annually, with professional competency certificates for engineers and a register of technical staff	Fines of AED 1,000 to AED 100,000, doubled for a repeat offence within the same year; suspension of the office for up to one year; downgrading of classification; removal from the register; cancellation of the trade licence; suspension of individual staff; revocation of professional competency certificates; and notification of the UAE Society of Engineers. Judicial officers may inspect offices and access records
Dubai Law No. 7 of 2025 (contracting activities; in force 8 January 2026)	Contractors, subcontractors and employers in Dubai. Registration and classification, professional competency certificates, prior written approval for subcontractors, notification of changes within five working days, and retention of project records for ten years from the completion certificate or termination	Fines of AED 1,000 to AED 100,000, doubled to a ceiling of AED 200,000 for repeat violations; suspension of contracting activities for up to one year; downgrading of classification; removal from the contractor register; cancellation of licences; revocation of competency certificates. Inspectors have judicial authority to conduct unannounced inspections and review records
Dubai Municipality Committee of Registration and Licensing of the Practice of Engineering Consultancy and Contracting	Consultancies and contractors	In 2025 the Committee suspended two engineering consultancy firms for six months and barred them from obtaining permits for new projects, for breaching professional norms and standards
Contractor and Engineering Consultancy Rating System (Dubai Municipality, from early 2026)	Contractors and consultancies	Performance and compliance ratings covering delivery, quality, regulatory compliance, sustainability and client feedback; downgrading affects future project eligibility and can trigger further scrutiny
Abu Dhabi and the other Emirates	Engineers and engineering establishments are registered and classified through the Department of Municipalities and Transport and the municipalities	Warnings, fines, classification downgrade, suspension and removal from the register. Confirm the current schedule with the authority: this brief does not reproduce it

For an individual engineer, the significant sanctions are the revocation of the professional competency certificate and removal from the register. Those are the licences to practise, they are personal, and they are lost by administrative decision rather than by conviction.

6. Insurance, indemnity and recovery

Issue	Position	Practical effect
Dishonesty and fraud exclusion	Professional indemnity policies routinely exclude claims where the insured has committed or condoned a dishonest or fraudulent act	A fraudulent closure is typically uninsured. The firm and the individual fund the claim, the defence and any settlement personally, and the insurer may seek to recover what it has already paid

Issue	Position	Practical effect
Caps and exclusions in the consultancy agreement	Liability for harmful acts cannot be limited or excluded (Civil Code Article 257), and decennial liability cannot be excluded (Article 823). Caps do not survive fraud or gross fault	The commercial cap in the appointment is not a ceiling on the consequence of a false certification
Directors' and officers' exposure	Management may be exposed where it failed to prevent, permitted or failed to investigate the conduct	Regulatory scrutiny and licence risk increase D&O exposure and can tighten policy terms at renewal
Recovery in practice	Recovery is against the insured firm; UAE courts do not award punitive damages and recoverable legal costs are limited	The employer's realistic recovery route is the consultancy's insurer, which is precisely why the policy wording matters
Register and certificate consequences	Suspension, removal from the register and revocation of competency certificates do not require a civil judgment	The commercial consequence can arrive long before any claim is proved

7. Limitation - what time does to these claims

Table 7 - Limitation map

Claim	Period	Runs from	Basis
Tort claim against the engineer	3 years	Knowledge of the harm and of the perpetrator	Civil Code Article 298 (with a long-stop of fifteen years from the act)
Contract claim, general	15 years	The breach	Civil Code Article 473
Contract claim between merchants	10 years	The breach	Article 92, Federal Decree-Law No. 50 of 2022
Decennial liability	10 years, then 3 years to sue	Delivery; then collapse or discovery	Civil Code Articles 821-824
Recovery of professional fees	5 years	The entitlement	Civil Code
Civil claim arising from conduct that is also a crime	As long as the criminal action is open	-	Civil Code Article 298(2)

Two consequences follow. First, the contract route is usually the safer route for the employer on limitation, but it carries the contractual caps - which is why the fraud and gross-fault routes matter so much. Second, the criminal characterisation can keep the civil claim alive, so the criminal analysis is not a separate exercise from the civil one. A formal notarised legal notice interrupts limitation in the UAE; ordinary settlement correspondence does not.

8. Safeguards - twelve controls that keep the PMC defensible

1. Closure requires evidence, not opinion. The closure certificate should list the evidence that passes each gate. If the list cannot be completed, the item is not closed.
2. Two signatures, two functions. The engineer who inspected cannot be the only person who authorises closure. A second, independent review by the PMC Quality Manager, or by a discipline lead for authority-linked items, is the single most effective control.

3. No closure of an authority or designer item on PMC inspection alone. Those items close on the authority's own instrument or the designer's own confirmation, and the instrument must be in the file.
4. No signature on a blank or partially completed record. Filling in a blank signed form, or signing a form whose content will be completed by others, is the classic route to a forgery allegation.
5. Distinct credentials and no shared accounts. Electronic signatures, portal logins and stamps must be personal and non-delegable. Shared logins destroy both the audit trail and the defence of the person who did not sign.
6. Date discipline. Records are dated when created, not when convenient. Back-dating a closure to align with a valuation or an authority submission is the clearest indicator of intention in any later investigation.
7. Authority-facing certification treated as official. Apply the highest evidentiary standard to any document that will be filed with, stamped by, or relied on by an authority.
8. Retain the dossier for ten years. Align the closure dossier, evidence pack, correspondence and closure certificates with the ten-year retention requirement under the Dubai contracting regime, and retain read-only copies outside the project management system.
9. Escalate doubt, in writing. Where an engineer is pressed to close an item without evidence, the correct step is a written internal escalation to the PMC Quality Manager and, where the pressure comes from the client, a written record of the request and of the refusal. A contemporaneous note is the difference between a defended position and an indefensible one.
10. No commercial conditioning of technical certification. Certification decisions must not be tied to fee payment, to the next award or to a relationship. Where a client suggests otherwise, record it.
11. Review PI and D&O cover against this exposure - dishonesty exclusions, notification conditions, run-off cover, and whether individual engineers are covered.
12. Train and test. Run an annual exercise with the QA/QC and site teams on a closure request that is unsupported by evidence, and record the outcome. The control that is never exercised does not work.

9. Pressure scenarios and the correct response

The request	The wrong answer	The correct response
'Sign the closure now, the paperwork will follow tomorrow'	Signing and intending to check later	Sign only against the evidence. Issue a conditional note that the item remains open until the evidence is received; do not certify
'The authority is visiting tomorrow and the item must be closed'	Closing the item to satisfy the visit	Say in writing that the item is open, present the containment and the programme to the authority, and escalate to the PMC Quality Manager. Concealing an open item from an authority is a document offence in itself
'The contractor's test report is acceptable, we do not need our own verification'	Accepting the contractor's record without independent verification	Require the independent verification the closure criterion demands, or record the acceptance expressly, with reasons, and with the risk noted
'Everyone does it this way on this project'	Following the practice	Follow the procedure and the contract. Custom does not excuse a false record, and it is not a defence
'If you do not certify, the client will not pay us'	Certifying to protect the fee	Record the pressure, decline in writing, and escalate. Commercial pressure is not a defence and is evidence of motive in any later prosecution

10. If a false or unverified closure is discovered

1. Stop. Suspend the closure, freeze any related certification and payment, and do not destroy, edit or re-save anything.
2. Preserve. Secure the original records, the electronic files with metadata, the portal entries, the correspondence and the equipment or work concerned.
3. Isolate the works. Determine the true physical state of the works and contain any safety, structural or statutory risk immediately.
4. Escalate internally to the PMC Quality Manager and the responsible director, in writing, on the day.
5. Take legal advice before interviewing, before drafting any admission, and before contacting the client: the same conduct may engage the duty to report a crime.
6. Notify the professional indemnity insurer through the appointed broker in accordance with the policy's notification conditions, without making admissions.
7. Investigate factually: which records were affected, who signed, what was known and when, what the true state of the works is, and what the client and the authority have already relied on.
8. Correct the works and rebuild the evidence pack. The evidence must be produced properly this time, with the right parties verifying it.
9. Disclose to the client in a controlled, factual way, with the corrective plan, once the facts and the legal position are known. Late discovery by the client is materially worse than early disclosure.
10. Where an authority instrument was obtained on the basis of a false record, take advice on the voluntary correction of the submission. That step is urgent and legally sensitive.
11. Address the individual: consider the individual's continued involvement, the competency certificate position, and the firm's disciplinary process.
12. Close the loop: record the root cause, the corrective and preventive action, and the monitoring that proves the control now works. A single incident closed properly is defensible; a repeated one is a systemic finding.

11. Old and new Civil Code article map

Table 8 - Article mapping, to be verified against the published text

Subject	Old Civil Code (Federal Law No. 5 of 1985)	New Civil Code (Federal Decree-Law No. 25 of 2025, in force 1 June 2026)
Abuse of rights	Article 106	Article 106 (retained)
Liability for a harmful act	Article 282	Article 246
Harm caused by causation	Article 283	Article 247
Assessment of damages	Article 292	Article 255
Moral damage	Article 293	Article 254
Non-excludability of harmful-act liability	Article 296	Article 257
Agreed compensation and liquidated damages	Article 390	Article 340
Limitation, tort	Article 298	Renumbered in the new code - verify
Limitation, contract	Article 473	Renumbered in the new code - verify
Decennial liability	Articles 880-883	Articles 821-824
Lump-sum construction contracts and hardship	Article 886 area	Article 829(3)

12. Sources and verification notes

- Federal Decree-Law No. 25 of 2025 (new Civil Code), in force 1 June 2026, repealing Federal Law No. 5 of 1985. Text published by the UAE Legislation portal.
- Federal Decree-Law No. 31 of 2021 (Crimes and Penalties Law), in force 2 January 2022, repealing Federal Law No. 3 of 1987. Articles 66, 251-259, 451 and 452 relied on above.
- Federal Decree-Law No. 34 of 2021 (cybercrime), Article 14 and Articles 16 and 18.
- Federal Decree-Law No. 46 of 2021 (electronic transactions), on electronic signatures and records.
- Dubai Law No. 14 of 2025 (engineering consultancy) and Dubai Law No. 7 of 2025 (contracting activities), with the Dubai Municipality Committee decisions and the Contractor and Engineering Consultancy Rating System.
- Law firm commentary relied on for the 2026 transition and its practical effect: Charles Russell Speechlys on Articles 821 to 824; Mayer Brown on the remedies regime and Article 340; Kayrouz & Associates on decennial liability, Dubai Law No. 14 of 2025 and professional negligence limitation; Afridi & Angell on Article 66 and the duty to report; Clyde & Co and Beale & Co on the dishonesty exclusion and the Dubai enforcement climate.
- Verify before reliance: the article numbers of the new Civil Code, the statutory ceiling for the penalty of incarceration, the current penalty range for electronic document forgery under the Electronic Transactions Law, the Abu Dhabi registration and sanctions schedule, and the effective dates and transitional provisions of the Dubai laws.

The single sentence to remember

An unverified closure is a professional failure and can usually be defended by showing how the PMC verified the works. A false closure is a personal, uninsured and potentially criminal act, and no procedure, cap, policy or relationship will defend it.