

It's an offence to shoot videos in public places without permit



LEGAL VIEW ASHISH MEHTA

Q: I was about to record a video at the Dubai airport where I spotted fragile luggage items being handled inappropriately. But I was informed by an airport official that video-recording this is an offence. There is no clear signage about this at the airport. The man threatened us, saying he would call the police and that we would be arrested immediately.

A: It should be noted that recording videos in public places without the knowledge and consent of the person who has been videographed is illegal in the UAE. This is in accordance with Article 378 of Federal Law No. (3) of 1987 of the Penal Code as amended by Federal Law No. 34 of 2005, which states:

“A punishment of confinement and fine shall be inflicted on any person who attacks the sanctity of individuals’ private or family life by committing any of the following acts in other than the legally permitted cases or without the victim’s consent:

- Eavesdropping or recording or transmitting by any system of whatever kind, any conversation held at a particular place or via the phone or any other set.
- Picking up or transmitting by any

system of whatever kind, a person’s picture at a particular place. If the acts referred to in the above two cases during a meeting within the hearing or sight of the person attending, their consent shall be required.

The same punishment shall be inflicted on any person who publishes through any means — news, pictures or comments pertaining to the matters or secrets of people’s private or familial lives, even if the same is true. A punishment of confinement for a period not exceeding 7 years and a fine shall be inflicted on any public officer who commits any of the acts described in this article, depending on his functionary authority. In all cases, systems and other tools used in the crime shall be confiscated and the recordings found shall be obliterated or destroyed”

If you found anything improper happening in your presence, you should inform the police who are on duty at the airport who could then deal with the matter, as stipulated by the law.

No brokerage fees for renewal of the tenancy contract

Q: I live in a one-bedroom apartment at Al Nahda in Sharjah, on an annual rent of Dh36,000. The rent is paid on a monthly basis through 12 cheques of Dh3,000 each. My tenancy is due for renewal. I have submitted my contract for renewal to the real estate company who are managing my apartment on behalf of the property owner. The said real estate company is demanding

Know the law



The broker cannot collect maintenance fees if the same has not been mentioned in the tenancy contract as building maintenance is the responsibility of the property owner and not the tenant

Dh1,000 towards maintenance, Dh500 for administrative fees and a commission of Dh1,500 from me. Is this legal?

A: It should be noted that a real estate agent (the ‘broker’) should not collect brokerage fees for renewal of a tenancy contract. However, a broker may charge a reasonable amount as administrative charges for facilitating the renewal of the contract. Further, the broker cannot collect maintenance fees from you, if the same has not been mentioned in the tenancy contract; this is because building maintenance is the responsibility of the property owner and not the tenant. Therefore, you may consider filing a complaint at the Rental Dispute Committee at Sharjah Municipality, against the broker.

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