

1. The applicant and the senior citizen (individuals over 60 years of age according to the National Policy for Senior Citizens) must be a UAE national, Abu Dhabi Family Data holder, and permanent resident of Emirate of Abu Dhabi.
2. The applicant must be the main caregiver of the senior citizen from the first degree (son or daughter).
3. The distance between the geographic location of the purchased house (the alternative) and the parents' house must not exceed 15 kilometers, and the purchased house/land must be located closer geographically to the parents' house.
4. The reasons for the sale and purchase process should be based on the proximity between parents and children, and one of them must have achieved the principle of proximity according to the following:

An alternative residence exists	
Buyer	Seller
It is required that one of them should fulfill parents' proximity	

There is no alternative house, the seller will purchase the house			
The process of purchasing alternative house		The process of selling the housing grant	
Buyer*	The seller who became the buyer	Buyer	Seller
It is required for one of them to fulfill the f proximity.		It is required for one of them to fulfill the f proximity.	

\* The existence of an alternative house is required.

1. **The reasons for the sale and purchase process should be the proximity between parents and children, and one of them must fulfill the proximity as follows:**
2. **An alternative house is available :**
  - The seller or the buyer must fulfill the proximity.
3. **There is no alternative housing; the seller will purchase a house according to the following conditions:**
  - Sale of the house grant: Fulfilling the proximity by the seller or the buyer
  - Purchase of alternative housing: The seller who became the buyer and the seller (owner of the house next to the parents' house) must fulfill the proximity. Additionally, the seller (owner of the house next to the parents' house) must have an existing alternative housing unit."

5. **The conditions for the sale and purchase of the housing benefit should be in accordance with the following table:**

General Conditions			The Property to Be Disposed of	
House	Built Residential Land	Unbuilt Residential Land		
1. Written consent from the wife or wives. 2. The UAE National must own an alternative residential land or a suitable alternative house within the Emirate, with an acknowledgment and commitment not to dispose of it, and a registration in the real estate record prohibiting disposal. Furthermore, they must not claim another residential land grant, housing grant, or a housing purchase loan.			<b>Granted Unbuilt Residential Land</b>	
1. Written consent from the wife or wives, or the divorced woman who has the right to reside in the same house based on an agreement or court ruling. 2. The UAE National must own a suitable alternative house within the Emirate, with an acknowledgment and commitment not to dispose of it, and a registration in the real estate record prohibiting disposal. Additionally, they must not claim another residential land grant, housing grant, or a housing purchase loan.  <b>+ In case the construction was funded through housing loans</b>  1. Completion of construction, demolition and rebuilding, or purchase, or maintenance works and/or expansion and addition, and obtaining all necessary permits for occupancy. 2. Repayment of the remaining loan amount or transferring the mortgage to the alternative house.		Not allowed	<b>With a construction age, less than the expected lifespan</b>	<b>Government House Grant</b>
		Allowed, considering that the house can be converted into residential land	<b>With a construction age exceeding the expected lifespan</b>	

The conditions for the sale and purchase of the housing benefit are as follows:

- **If the property to be disposed of is a grant of unbuilt residential land, in exchange for unbuilt residential land, built residential land, or a house, the following conditions shall apply:**

- 1- Written consent from the wife or wives.
- 2- The UAE National must own an alternative residential land or a suitable alternative house within the Emirate, with an acknowledgment and commitment not to dispose of it, and a registration in the real estate record prohibiting disposal. Furthermore, they must not claim another residential land grant, house grant, or a house purchase loan.

- If the property to be disposed of is a government granted house, the following conditions shall apply:
  - a. **With a construction age less than the expected lifespan:**

**The sale of the house with unbuilt residential land is not allowed; however, it may be sold in exchange for purchasing constructed residential land or a house, after meeting the following conditions:**

1. Written consent from the wife or wives, or the divorced woman who has the right to reside in the same house based on an agreement or court ruling.
2. The UAE National must own a suitable alternative house within the Emirate, with an acknowledgment and commitment not to dispose of it, and a record in the real estate registry prohibiting disposal. Additionally, they must not claim another residential land grant, house grant, or a house purchase loan.

**If the construction on the residential land was financed through housing loans, the following conditions shall apply:**

1. Completion of construction, demolition and rebuilding, or purchase, or maintenance works and/or expansion and addition, and obtaining all necessary permits for occupancy.
2. Repayment of the remaining loan amount or transferring the mortgage to the alternative house, applicable only to the ready-to-move-in alternative house.

**b. The structural age of the house exceeds the expected lifespan:**

It can be sold in exchange for unbuilt residential land, considering that the dwelling can be converted into residential land. In the case of selling in exchange for purchasing constructed residential land or a house, the following conditions must apply:

1. Written consent from the wife or wives, or the divorced woman who has the right to reside in the same dwelling based on an agreement or court ruling.
2. The UAE National must own a suitable alternative house within the Emirate, with an acknowledgment and commitment not to dispose of it, and a registration in the real estate record prohibiting disposal. Additionally, they must not claim another residential land grant, housing grant, or a housing purchase loan.

**If the construction on the residential land was financed through housing loans, the following conditions shall apply:**

1. Completion of construction, demolition and rebuilding, or purchase, or maintenance works and/or expansion and addition, and obtaining all necessary permits for occupancy.
2. Repayment of the remaining loan amount or transferring the mortgage to the alternative house, applicable only to the ready-to-move-in alternative house."

**6. Seller's conditions:**

- a. Provision of alternative house according to the alternative housing matrix.
- b. Each UAE National is allowed to trade housing grants once in their real estate record.
- c. Application of the approved usufruct regulations in the housing benefits system policy in the Emirate of Abu Dhabi, according to the type of housing benefit.

**7. Buyer's conditions:**

- a. Must be a UAE National of the Emirate Abu Dhabi.
- b. Registering the purchased property as a grant, with an acknowledgment and commitment not to dispose of it in accordance with the applicable conditions and regulations.

**8. Alternative house conditions:**

- a. It is required that the alternative house be suitable for ownership.
- b. The title of possession cannot be transferred to another alternative housing in the future.
- c. It is required for UAE National owners from Abu Dhabi that the alternative house to be located within the Emirate of Abu Dhabi.
- d. The ownership must be solely to one individual.

**9. The alternative house conditions shall be applied according to the following conditions:**

Alternative house is available			The Property To Be Disposed Of
House	Constructed Residential Land	Unconstructed Residential Land	
Considered as an Alternative			Granted Residential Land
Considered as an Alternative		Considered as an Alternative	House

- The alternative house conditions apply if the property to be disposed of is granted unconstructed residential land, and the individual owns an alternative, unconstructed residential land, or constructed residential land, or a house.
- The alternative house conditions shall apply if the property to be disposed of is a house and the individual owns unconstructed residential land. It will not be considered an alternative house, unless the individual owns constructed residential land or another house, in such case it will be considered an alternative.

**10. Signing all declarations and commitments related to the service.**