Section 4 of the guide: Handover day in Dubai: what to check before you take the keys, and what the developer is responsible for after handover

3. Service charges, electricity, water and cooling

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

- **Service charges:** many developers ask you to pay service charges in advance on handover day, based on the area of the unit. Check the rate approved for the building in the Land Department's service charge index (see the guide to Dubai REST), and check which period the bill covers.
- **Electricity and water (DEWA):** open an account in your name and pay a deposit: AED 2,000 for an apartment and AED 4,000 for a villa (see the guide to the costs).
- **District cooling:** in buildings with district cooling, you sometimes need to register separately with the cooling company.

> I've listed the electricity and water deposit, and the fees you pay at handover, in the fees table.

The full guide on the site: u810properties.com/en-guide-handover

Handover coming up?

Tell me when the handover is and what the developer has sent, and we will prepare for the day together.

Send a WhatsApp message →

This information is general and correct as of the update date. It is not legal advice, and it does not replace reviewing your contract with a local lawyer.