Section 2 of the guide: Management fees and net yield in Dubai: how much of the rent is left after expenses

How to check the service charges of a specific building

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Before you buy, check the rate approved for the building, and do not rely on the figure the seller or the sales agent gave you.

1. Go to the "Service Charge Index" service on the Land Department website, or in the Dubai REST app.
2. Choose the project name, the type of use (residential, offices or retail) and the year.
3. The approved rate appears straight away, with a breakdown and the name of the company that manages the building. On the website you can also search by Title Deed number or on a map.
4. Multiply the rate per square foot by the area of the apartment to get the annual amount.
5. Compare it with what you were told. If there is a gap, ask in writing.

For an off-plan property: a building that has not been handed over yet does not have an approved budget. You can check the rate in buildings the developer has already handed over in the same area, but that is only an estimate.

My own lesson: when I bought my property, I did not check the service charges before buying. Today I know this is one of the first checks you need to do, so I do it with every investor I guide, before they decide.

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

Want to know how much is really left?

Send me the property you are looking at, and we will calculate the net yield together from its own numbers.

Send a WhatsApp message →

This information is general and correct as of the update date. It is not investment or tax advice. The numbers in the example are assumptions for the calculation, not market data, a forecast or a promise of any yield.