Section 5 of the guide: Management fees and net yield in Dubai: how much of the rent is left after expenses

The annual expenses of an owner who rents out

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Expense	Who sets it	What to check
Service charges	RERA approves the building's budget	The rate in the Service Charge Index, multiplied by the area
Cooling (chiller)	The district cooling company, according to the contract	Whether cooling is included, or there is a separate bill. A separate bill has a fixed annual charge based on capacity, which does not depend on usage, plus a metered charge
Letting management fee	The agreement with the company that manages the letting	A percentage of the rent, and what it includes
Maintenance and repairs inside the apartment	The condition of the apartment and the contract	Who is responsible for which repair under the tenancy contract
Tenancy contract registration (Ejari)	The Land Department	AED 177.75 through Dubai REST or the website, or AED 220 at a service centre, for each registration or renewal
Insurance	The insurance company	The building is insured through the service charges. Insurance for your contents and liability is your choice
Months when the apartment is empty	The market and the rent you ask	How long it takes to let, and the months between tenants
Electricity and water (DEWA)	DEWA	Usually the tenant pays. When the apartment is empty, or when the bill is in your name, you pay

Long-term letting (annual contract): one tenant, a contract registered in Ejari, and the company that manages the letting, if there is one, charges a fee according to the agreement. I have set out the steps, from the first tenant to renewal, in the guide to renting out an apartment. This guide covers long-term letting only. Short-term letting, by the day or by the night, requires a holiday home permit, and it comes with different costs and conditions.

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.