

## Chapter 9 Accommodation

### 9.1 Renting

Before renting any place or signing any contract remember to check the following :

RERA card of the agent if going through an agent.

Make sure to register the agreement with Ejari before handing over the checks.

Make sure there is a clause in the agreement that allows you to renew on mutual agreement.

Get a letter from the landlord that they are responsible for paying all bills including dewa, maintenance, developer fees and any others before the date of your rental contract start date. I can provide a comprehensive letter and place it here after it dig it out of my archives.

This is because DEWA has a form which they make everyone to get a connection. It states that the person getting the connection is responsible for all old payments.

The landlord is supposed to transfer the dewa from the developer to their name before renting it to the tenant. Otherwise, the tenant has to pay the old dewa fees including those owed by the developer. I have personal experience of having to pay 8500 AED for this clause and had a hard time recovering it from the rent from the landlord. So get the clearance letters first.

Also a final bill from the last tenant so you can open the DEWA connection in your name.

#### **If the rents go up**

If the rents go up and the agent or landlord asks you sign any paper then do not do that.

Put your case in the rent committee which is located in the Dubai Municipality building near the creek on baniyas road.

The rent committee usually decides in two weeks. This saves you from having to argue with the agent or the landlord.

#### **If the rents go down**

You can give a 1 month notice and move into another place with a lower rent.

Other things to check.

Check the internet to make sure the rent is reasonable.

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Place details of chiller fees in the contract.

Place details of building or developer maintenance fees in the contract.

How many cheques are to be made. Do not write any cash cheques or else you shall not have proof of payment. If the landlord is paying the agent and is asking you for a commission also, then make a cheque in favor of the landlord and ask the agent to get their fees from the landlord they represent.

Check the agent's rera card to make sure it is registered on the land department website.

Dubailand.gov.ae.

Make sure the agent fees is not more than 5% of the annual rent.

Make sure the deposit is not more than 5% of the annual rent.

Take pictures of the state of the property especially if there is even the slightest damage. It shall be most probably be deducted from your deposit no matter what the landlord or agent states verbally.

Mention any damage in the contract. Mention the deposit in the contract.

Get a receipt for all cheques signed by the landlord and the deposit and the agent fees or any other payment.

If you are new, then ask an experienced person who has more than 10 years of living in Dubai to check the contract before signing. If you feel like crying about signing before having it checked, then do not tell others about it. You look like a worser idiot. The only reaction you can expect is that you are not in Pakistan (or Kansas) anymore.

According to the law No. 26 of 2006 Article (16) it clearly states: Except when otherwise agreed, the landlord is obligated, during the tenancy period; to maintain the property and fix any defect that may affect the usage of the property.)

Also to add to the contract.

Lease break clause

Parking details

Maintenance responsibility

Insurance and liability.

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## 9.2 Places and usual rates for 2015.



### Deira

Studio - Dh35,000 to Dh55,000. 1BR - Dh45,000 to Dh80,000. 2BR - Dh65,000 to Dh100,000.  
3BR - Dh90,000 to Dh140,000



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## Discovery Gardens

Dh45,000 to Dh55,000. 1BR - Dh65,000 to Dh75,000. 2BR - Dh79,000 to Dh80,000



## International City

Studio - Dh32,000 to Dh38,000. 1BR - Dh42,000 to Dh55,000. 2BR - Dh60,000 to Dh68,000



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## Jumeirah Village

Studio - Dh45,000 to Dh55,000. 1BR - Dh55,000 to Dh80,000. 2BR - Dh80,000 to Dh115,000.  
3BR - Dh130,000 to Dh145,000



## Arabian Ranches

2BR - Dh145,000 to Dh180,000. 3BR - Dh165,000 to Dh260,000. 4BR - Dh190,000 to Dh300,000.  
5BR - Dh255,000 to Dh365,000



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## Victory Heights

3BR - Dh175,000 to Dh200,000. 4BR - Dh190,000 to Dh250,000. 5BR - Dh265,000 to Dh400,000



## Jumeirah Park Villas

3BR - Dh195,000 to Dh245,000. 4BR - Dh220,000 to Dh300,000. 5BR - Dh295,000 to Dh355,000



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### Jumeirah Village Villas

2BR - Dh140,000 to Dh170,000. 3BR - Dh155,000 to Dh175,000. 4BR - Dh140,000 to Dh220,000.  
5BR - Dh170,000 to Dh230,000



### Meadows Villas

3BR - Dh220,000 to Dh240,000. 4BR - Dh230,000 to Dh275,000. 5BR - Dh250,000 to Dh300,000

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## Mirdiff Villas

3BR - Dh120,000 to Dh150,000. 4BR - Dh140,000 to Dh170,000. 5BR - Dh150,000 to Dh200,000



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## DIFC Apartments

Studio - Dh75,000 to Dh95,000. 1BR - Dh105,000 to Dh125,000.  
2BR - Dh145,000 to Dh180,000. 3BR - Dh170,000 to Dh260,000



## Downtown Dubai Apartments

Studio - Dh85,000 to Dh95,000. 1BR - Dh95,000 to Dh110,000.  
2BR - Dh135,000 to Dh165,000. 3BR - Dh210,000 to Dh285,000



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## Marina

Studio - Dh60,000 to Dh85,000. 1BR - Dh75,000 to Dh135,000. 2BR - Dh100,000 to Dh210,000.  
3BR - Dh155,000 to Dh240,000



## Jumeirah Beach Residence

Studio - Dh80,000 to Dh90,000. 1BR - Dh90,000 to Dh125,000.  
2BR - Dh125,000 to Dh170,000. 3BR - Dh160,000 to Dh215,000



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## **Palm Jumeirah Apartments**

Studio - Dh80,000 to Dh110,000. 1BR - Dh110,000 to Dh175,000.  
2BR - Dh140,000 to Dh250,000. 3BR - Dh170,000 to Dh350,000



## **Sheikh Zayed Road Apartments**

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2BR - Dh110,000 to Dh170,000. 3BR - Dh160,000 to Dh200,000

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## Business Bay

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3BR - Dh170,000 to Dh185,000



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## Greens

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2BR - Dh120,000 to Dh160,000. 3BR - Dh155,000 to Dh190,000.



## Jumeirah Lake Towers

Studio - Dh60,000 to Dh70,000. 1BR - Dh75,000 to Dh95,000.  
2BR - Dh110,000 to Dh150,000. 3BR - Dh150,000 to Dh180,000



<b>Residential Palm Jumeirah</b>							
<i>Bedroom</i>	<i>Project</i>	<i>Tower</i>	<i>Price AED</i>	<i>Furniture</i>	<i>View</i>		
1	Oceana	Caribbean	155000	Fully Furnished	Pool view		
1	Oceana	Caribbean	185000	Unfurnished	Panoramic Sea		
1	Oceana	Pacific	175000	Fully Furnished	Sea View		
2	Tiara	Aquamarine	260000	Unfurnished	Sea View		
2	Tiara	Rubi	290000	Unfurnished	Sea View		
3	Marina Residences	Marina Residences 5	310000	Fully Furnished	Atlantis, Sea		
3	Shoreline Apartments	Jash Falqa(B4)	220000	Fully Furnished	Burj Al Arab, Sea		
<i>Bedroom</i>	<i>Project</i>	<i>Tower</i>	<i>Price AED</i>	<i>Furniture</i>	<i>View</i>		
<i>Studio</i>	Marina View	Tower A	85000	Unfurnished	Fulla Marina		
1	Park Island	Blakely	105000	Unfurnished	Sea		
2	Mag218	Mag218	165000	Unfurnished	Golf Cours		
2	Marina Crown	Marina Crown	140000	Unfurnished	Panoramic Sea		
3	Bay Central	West	180000	Unfurnished	Panoramic Marina		
2	Bay Central	West	170000	Fully Furnished	Panoramic Marina		
2	West Avenue	West Avenue	190000	Fully Furnished	Marina		
Studio	Marina Diamond	Marina Diamond 1	65000	Unfurnished	Partial Marina		
1	Marina Diamond	Marina Diamond 4	80000	Unfurnished	Partial Marina		
<i>Bedroom</i>	<i>Project</i>	<i>Tower</i>	<i>Price AED</i>	<i>Furniture</i>	<i>View</i>		
1	Lake Terrace	Lake Terrace	90000	Furnished/Unfurnished	Lake and Almas Tower		
<b>Burj Khalifa</b>							





<i>Bedroom</i>	<i>Project</i>	<i>Tower</i>	<i>Price AED</i>	<i>Furniture</i>	<i>View</i>		
2	Burj Khalifa	Burj Khalifa	285000	Unfurnished	Full Fountain		
<b>Commercial</b>							
<b>Jumeirah Lake Towers</b>							
<i>Bedroom</i>	<i>Project</i>	<i>Tower</i>	<i>Price AED</i>	<i>Furniture</i>	<i>View</i>		
Office	Tiffany Tower	Tiffany Tower	130259	Fully Fitted			
Office	Jumeirah Bay	X3	64000	Fully Fitted			
Office	Jumeirah Bay	X2	103000	Fully Fitted			
<i>Bedroom</i>	<i>Project</i>	<i>Tower</i>	<i>Price AED</i>	<i>Furniture</i>	<i>View</i>		
Office	Emirates Financial Tower	South	679800	Fully Fitted	Burj Khalifa		
Restaurant	Emirates Financial Tower	North	3161200	Shell&Core	Burj Khalifa		



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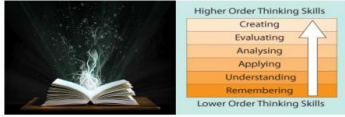
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Linux Redhat Courses  
Linux Professional Institute - LPI  
SuSe Fundamentals  
SuSe Administration  
OpenStack  
Linux Desktop  
Linux Bash Shell Course  
grep, SED and AWK for Linux  
Intro to Linux  
Android App Development  
Perl 5 Programming  
Intro to C Programming  
Advanced C++ Programming  
Red Hat Administration Part 1  
Red Hat Administration Part 2  
Linux Security

## **ICT / OS / Solaris**

Developing and Deploying Applications on Oracle Solaris 11  
Oracle Solaris 11 Advanced System Administration  
Oracle Solaris 11 Security Administration  
Oracle Solaris 11 System Administration

## **ICT / Servers**

Cloud Computing  
Business intelligence - Pentaho  
PowerPoint 2013 One Day course - PDF  
Customer Relationship Management (CRM)  
CRM Course

## **Office Software**

LibreOffice



## **Enterprise Architecture**

Big Data with Hadoop

Enterprise resource planning (ERP)

Supply Chain Management (SCM)

Strategic Information Security Management

Object oriented systems analysis and design using UML.

Software testing and quality assurance

Electronic Business Extensible Markup Language (ebXML) Part 5: Core Components

Specification (CCS) (ISO 15000)

Information Technology Service Management (BS 15000/ISO 20000)

Service oriented architecture.

Mobile application development

Libre office / Open office / MS Office / Star office

Using Linux "machines", Macs "cutebooks", and MS windows "dreadware" to get your things done.

Data communication and field bus systems

Data communication and computer networks

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Ecommerce

Disaster Recovery and Business continuity

Network security and firewalls

SCADA

e-Governance

Operating Systems

Linux and Unix systems

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Web Servers

Virtualization

Data center design.

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Introduction to petroleum engineering.

Biodiesel

Alternative and renewable energies.

Nuclear energy

Quality of crude oil and petroleum

Information Security Management Systems ISO27001 for Oil & Gas

IT Risk Management in Oil & Gas Industry-Governance

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