

What is the Smart Residential Rent Index?

The Smart Residential Rent Index is an advanced system that relies on building classifications to determine rental values fairly and transparently based on comprehensive criteria, including the technical and service features of each building, using artificial intelligence.

What is the benefit of launching the index?

The index aims to enhance transparency and trust in the real estate market, ensure fairness in rental valuations, and balance the rights of landlords and tenants.

Who can benefit from the index?

All parties in the real estate market, including investors, landlords, tenants, and both government and private entities, can benefit.

What is the difference between the residential index and commercial and industrial indices?

The residential index currently focuses on residential buildings, while commercial and industrial indices are under development and will be announced upon completion.

Building Classification and Updates:

How are buildings classified?

Buildings are classified based on criteria including construction quality, architectural design, energy efficiency, provided services, and strategic location.

Can a building's classification be updated?

Yes, the owner or landlord can submit a request to update the building's classification through the Dubai Land Department.

Rental Values and Increases:

How are rental values determined?

Rental values are determined based on precise criteria, including location, technical classification, and provided services, while considering the real estate market conditions.

What are the criteria for rental increases?

Increase rates are applied based on the difference between the current rental value and the average market rent, ranging from 0% to 20%.

Communication and Support:

How can more information be obtained?

- You can contact the Dubai Land Department through official channels such as the website, call center, or by visiting Real estate trustee offices.

Does the index cover all areas of Dubai?

Yes, the index covers all residential areas in Dubai, including free zones and privately developed areas, excluding the Dubai International Financial Centre.

How are luxury projects and branded properties evaluated?

The index system includes a specialized mechanism for evaluating luxury and branded projects, taking into account design specifications, service levels, and spatial value.

Data Updates and System Development:

How often is the index updated?

The index is updated annually to reflect changes in the real estate market.

How is a new building included in the index?

New buildings are included in the Rent Index after being registered in the Dubai Land Department's system. The database is updated, and the building is accredited based on the classifications and criteria specified for the index.

What are the future plans for index development?

Future plans include developing indices for commercial and industrial sectors, adding new smart services, and enhancing user experience.

Technologies Used in the Index:

What technology is used to develop the index?

The index relies on artificial intelligence technologies and advanced data analytics, as well as accurate databases, including registered rental contracts in Dubai.

How does the department ensure the accuracy of the provided data?

A comprehensive data review system is implemented, including the exclusion of outliers and the calculation of weighted averages, to ensure the reliability of the index.

Users of the Index:

How can tenants and landlords benefit from the index?

They can verify rental values through the "Rental Index" service on the department's website or the "Dubai REST" application.

Customer Service and Technical Support:

What support channels are available?

- The official website of the Dubai Land Department and the Dubai REST application.
- The call center.
- Real estate trustee offices.