

The Dubai Move-in Checklist

Print it, pin it, tick it. **Section 1 cannot be redone later:** do it before a single box crosses the threshold. Everything else survives a busy week.

01 Document, before the furniture arrives

The empty apartment is your evidence baseline. This window never comes back.

- ☐ **Every room, wall by wall:** walls, floors, ceilings, doors, windows
- ☐ **Every appliance and AC unit,** tested and photographed
- ☐ **Bathrooms and kitchen:** fixtures, grout, countertops, inside cupboards
- ☐ **DEWA meter reading,** photographed and dated
- ☐ **Structured and time-stamped:** room-by-room record, not a loose camera roll
- ☐ **Signed by both parties,** or emailed to landlord and agent the same day
- ☐ **Every existing defect reported in writing,** with photos, this week

02 Keys and access

- ☐ **Count everything handed over:** keys, access cards, parking remotes, mailbox key
- ☐ **Note the counts in your condition record** (they get counted again at check-out)

03 Utilities, day one

- ☐ **DEWA activated** (Ejari number needed · deposit AED 2,000 apt / 4,000 villa)
- ☐ **District cooling registered** if the tower uses Empower / Emicool
- ☐ **Gas connection,** if the building runs centralized gas
- ☐ **Internet booked** (check which provider covers the building)

04 Building admin

- ☐ **Move-in permit / NOC** from building management, before the movers
- ☐ **Ejari registration confirmed** (no Ejari, no DEWA, no RDC standing)

05 First-week tests

- ☐ **Shower at full heat, washing machine on a real cycle,** oven, every AC zone
- ☐ **Anything failing goes on the written defects list** immediately
- ☐ **Check the maintenance clause** (who pays below / above AED 500)

Section 01 in 20 minutes, signed and court-ready.

Free check-in report · guided room by room · signatures included

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