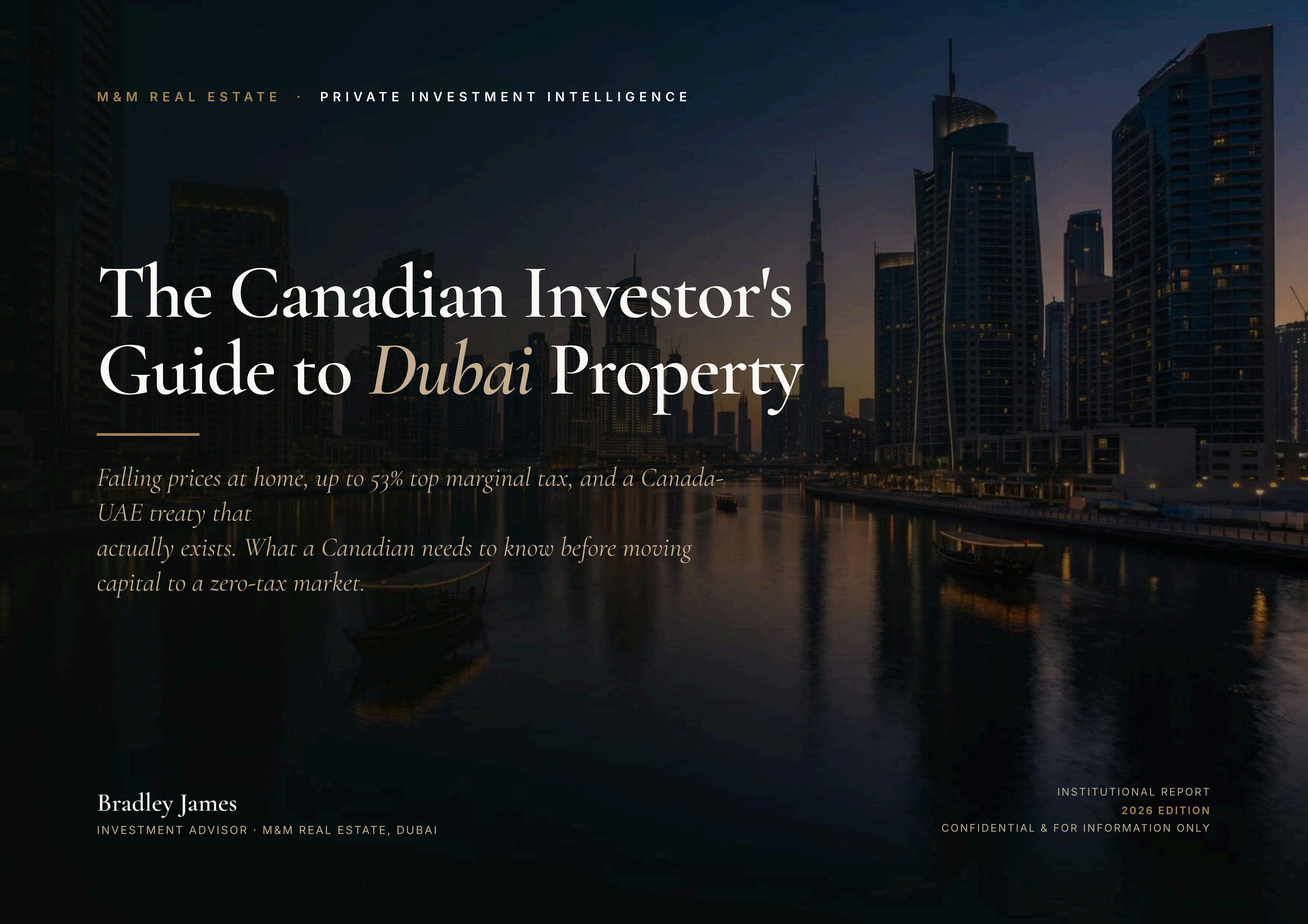

The Canadian Investor's Guide to *Dubai* Property

Falling prices at home, up to 53% top marginal tax, and a Canada-UAE treaty that actually exists. What a Canadian needs to know before moving capital to a zero-tax market.

Bradley James
INVESTMENT ADVISOR · M&M REAL ESTATE, DUBAI

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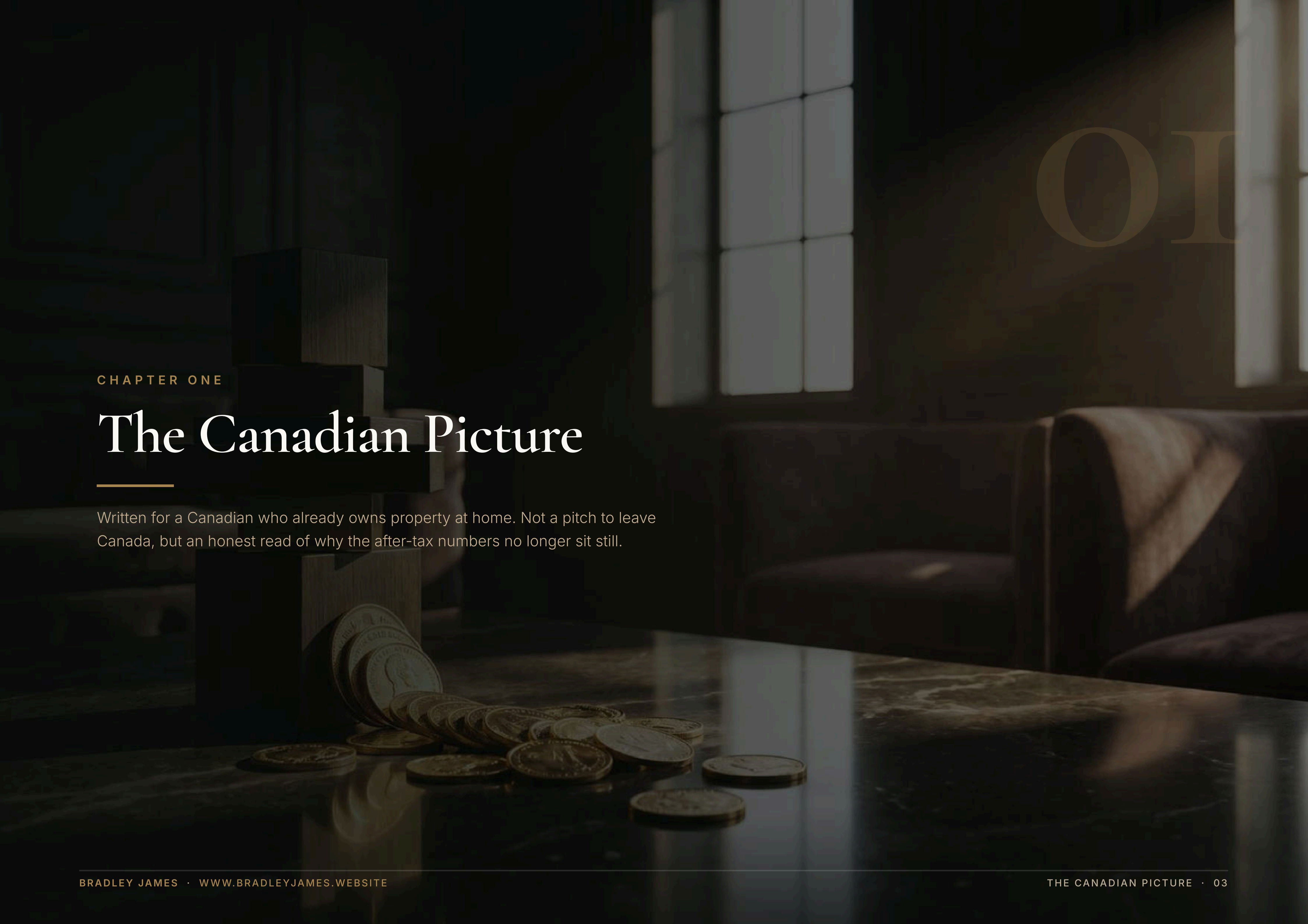


CHAPTER ONE

The Canadian Picture

Written for a Canadian who already owns property at home. Not a pitch to leave Canada, but an honest read of why the after-tax numbers no longer sit still.

CHAPTER 01 · WHY THIS GUIDE

If You Own Property in Canada, Read This First

You know the Canadian market better than any brochure could tell you. So this guide won't waste your time selling you Dubai as a lifestyle. It starts where you actually are, with a Canadian portfolio in 2026, and asks a plainer question. Is a dollar of your capital working as hard as it should at home, where the two biggest cities are falling and the tax on your gain is fixed at half?

The Canadian picture isn't a crisis, and this guide won't pretend it is. Canada is a deep, transparent, legally secure market with a genuine, structural housing shortage underneath it. But the gauges an investor watches have turned. The Toronto benchmark fell **5.4%** year on year to around **940,800 dollars**, and Vancouver fell **6.0%** to around **1,099,100**. Gross yields sit near **6.3%** in Toronto and under 6% across most metros. Top marginal income tax runs to roughly **53% to 55%**. And households carry the heaviest debt in the G7, at **177%** of disposable income.

None of that means sell up and go. It means the domestic-only portfolio, long treated as the safe default, deserves a second look, because its after-tax return has been squeezed from several directions at once. This guide walks a Canadian through what Dubai does and doesn't answer, treaty and departure tax included, before a single dirham moves.

THE CANADIAN PICTURE, IN BRIEF

- Toronto down 5.4% and Vancouver down 6.0% year on year in mid-2026.
- Top marginal income tax up to roughly 53% to 55%.
- Household debt at 177% of disposable income, the highest in the G7.
- A Canada-UAE tax treaty exists, but it does not make Canadian rent tax-free.

THE LENS

"Property is a wealth-preservation instrument. Judge it by what it lets you keep, in life and at death, not only by what it earns this year."

CHAPTER 01 · THE GAUGES

A Mature Economy, Grinding

Step back to the macro and the same story shows up. Growth is running near **1.1%** for 2026, revised down as US tariffs bite exports and business investment, with the USMCA review that opened in July 2026 still unresolved. Inflation ticked back to **3.2%** in May on an energy spike, though core sits near 2.1%, and the Bank of Canada has held its policy rate at **2.25%**. Unemployment is **6.6%**.

The demand side matters most for property, and it has reversed. To relieve housing pressure, Ottawa deliberately cut immigration targets, from 485,000 toward **365,000** by 2027, and the population actually shrank by about **55,000** in the first quarter of 2026, the first recorded decline. That removed the tailwind the housing bull case leaned on. CMHC still estimates the country needs up to **4.8 million** additional homes over the decade to restore 2019-level affordability, so the long-run shortage is real. But a shrinking population and a 1% economy don't move rents and prices quickly, and in the biggest cities they've already turned down.

INDICATOR	CANADA, 2026
Real GDP growth (2026 f)	~1.1%
CPI inflation (headline)	3.2%
Bank of Canada policy rate	2.25%
Unemployment	6.6%
Household debt to income	177%
Population growth (Q1 2026)	-0.1%

Bank of Canada, Statistics Canada, CMHC, IMF, 2026.

◆ THE GENUINE STRENGTH

A multi-million-home shortage underpins long-run Canadian values, and few markets on earth are as transparent or legally secure. This guide doesn't dispute that. It argues the after-tax return on that strength has been steadily eroded.

02

CHAPTER TWO

The Tax Reality at Home

Yield and prices move around. Tax is the one variable you can predict over a 20-year hold, and in Canada it stacks up from several directions.

CHAPTER 02 · WHAT CANADA DEDUCTS

Income, Gains, and the Tax at Death

For a long-horizon owner, tax is the most predictable line on the whole spreadsheet, and in Canada it's a substantial one. Three charges matter most, and they compound.

First, **income tax**. Rental profit is added to your income and taxed at your marginal rate, which tops out near **53% to 55%** depending on the province, for example about 53.5% in Ontario. Second, **capital gains**. Half of every gain is included in income and taxed at that same marginal rate, a **50%** inclusion. The proposed increase to a two-thirds inclusion was floated in 2024 and only cancelled in March 2025, which tells you the direction of political travel on capital taxes.

Third, and least understood, the **tax at death**. Canada levies no estate or inheritance tax, which sounds generous, until you learn that death is treated as a sale. A **deemed disposition** taxes the accrued gain on every appreciated asset, rental property, shares, a second home, in the final return, at the 50% inclusion. Your principal residence stays exempt while you're resident, but the rest of the portfolio meets a capital-gains bill the day you die. For a family thinking in generations, that quiet line can outweigh many years of yield.

up to 53%

TOP MARGINAL INCOME TAX ON RENTAL PROFIT

CRA / PwC

50%

OF EVERY CAPITAL GAIN INCLUDED AND TAXED

CRA

0

ESTATE TAX, BUT A DEEMED DISPOSITION TAXES GAINS AT DEATH

CRA

◆ THE PRINCIPLE

"It isn't what your property earns that builds a dynasty. It's what the state lets you keep, in life and at death."

CHAPTER 02 · THE HOLDING LEVIES

The Charges That Never Stop

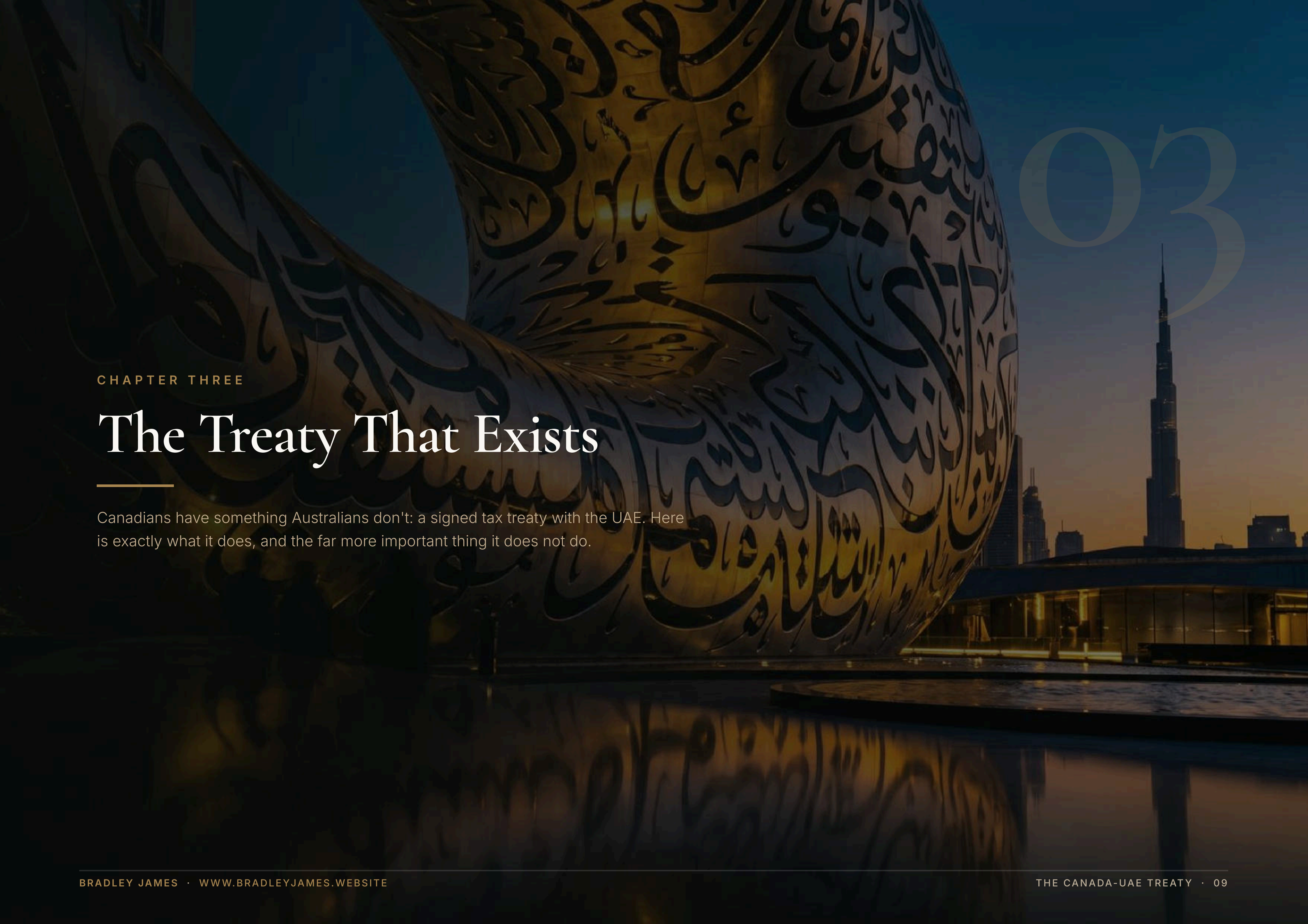
On top of income and gains sit a growing layer of charges that target the act of owning, especially if you own from abroad or hold more than you occupy. This is the part of the Canadian picture that has changed most in the last few years, and it changes the math for an overseas or non-resident owner in particular.

LEVY	WHAT IT COSTS
Foreign-buyer ban	Non-citizens and non-residents are barred from most residential purchases until 1 January 2027
Provincial NRST	Ontario 25% province-wide plus a Toronto 10% municipal charge, up to 35%; British Columbia 20% in designated regions
Underused Housing Tax	Federal 1% annual tax on value for most non-resident owners, with a return required even to claim an exemption
Non-resident rent withholding	25% of gross rent withheld at source, reducible to net only by filing a Canadian return
Land transfer tax	Toronto pays both provincial and municipal LTT, roughly 3% to 4% on a typical home over 1 million dollars
Annual property tax	Municipal ad valorem tax on assessed value, typically ~0.3% to 1%+ a year

CRA, City of Toronto, Province of Ontario, Province of British Columbia, 2025 to 2026.

◆ WHY THIS MATTERS FOR DIVERSIFYING

For an overseas HNW buyer, the foreign-buyer ban is a hard wall: you generally can't legally buy most Canadian residential property until at least January 2027, and where a purchase is allowed, provincial surcharges of 20% to 35% apply on top of land-transfer tax. Diversifying into Canadian residential property is, for most, simply blocked. That's the backdrop against which an open freehold market becomes interesting.



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CHAPTER THREE

The Treaty That Exists

Canadians have something Australians don't: a signed tax treaty with the UAE. Here is exactly what it does, and the far more important thing it does not do.

What the Canada-UAE Treaty Actually Does

This is a genuine point in a Canadian's favour, and it's worth stating clearly, because investors from other countries don't have it. Canada and the UAE signed a double-tax convention in 2002, in force from 2003. Australia, by contrast, has no such treaty with the UAE at all.

What the treaty does is real. It sets the framework for relieving double taxation between the two countries, so the same income isn't fully taxed twice, and it reduces certain withholding rates, for example dividend withholding cut to **5%** where a company owns at least 10% of the payer, or **15%** otherwise, against a 25% domestic default. For a Canadian building cross-border structures, a treaty in place is cleaner, more predictable and better documented than operating with no treaty at all. That certainty has value.

Now the part that matters more, stated honestly, because a careless version of it costs people money. A treaty does **not** make your Canadian rental income tax-free just because you become a Dubai resident. Income and gains from real property are taxed where the property physically sits. A Dubai-resident owner of a Toronto condo still faces the **25%** non-resident withholding on the rent, still loses the principal-residence exemption they can no longer claim, and still meets a capital-gains charge on the eventual sale. The treaty relieves double taxation. It doesn't cancel the Canadian charge on Canadian bricks.

2002

CANADA-UAE TAX CONVENTION SIGNED, IN FORCE FROM 2003

Dept. of Finance Canada

5%

TREATY DIVIDEND WITHHOLDING ON QUALIFYING HOLDINGS, VS 25% DEFAULT

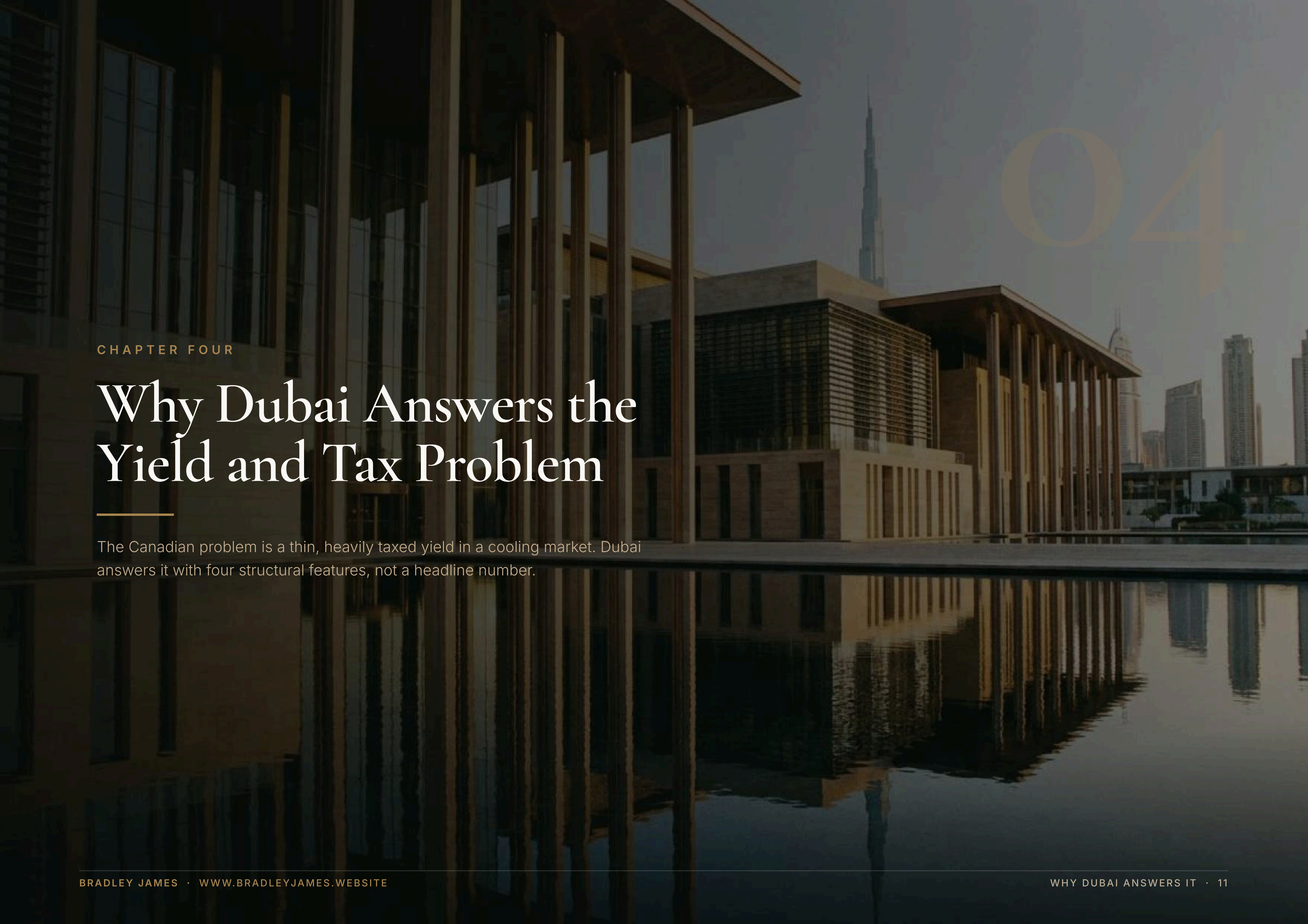
Treaty text

◆ THE LINE THAT SAVES MONEY

The zero-tax advantage is a feature of owning the Dubai asset, not of holding a Canadian passport or a UAE visa. To capture it, the capital has to be in Dubai property, not merely the investor. A non-resident actually loses the principal-residence exemption on a Canadian home, so leaving can worsen the Canadian position on that asset, not improve it.

◆ THE REFRAME

"The treaty is a real advantage for structuring. It is not a switch that turns Canadian tax off. Where the bricks are decides the tax, not where you live."



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CHAPTER FOUR

Why Dubai Answers the Yield and Tax Problem

The Canadian problem is a thin, heavily taxed yield in a cooling market. Dubai answers it with four structural features, not a headline number.

What Dubai Puts on the Table

Set the Canadian problem out plainly and the Dubai answer writes itself. The problem is a gross yield under 6% in most metros, taxed at up to 53%, in cities that are falling. Dubai answers each piece of that, and it does so structurally, not as a promotion.

First, **0% personal tax**. No personal income tax on rent, no capital-gains tax on a personal disposal, no annual property tax and no inheritance tax on individuals. The 9% corporate tax introduced in June 2023 applies to business profits above AED 375,000, not to rent from a property you own personally. Second, **yield**. Dubai apartments gross around 7.0% to 7.2%, with high-yield communities reaching 7.5% to 9%, against Toronto's roughly 6.3%. Third, the **dollar peg**. The dirham has been fixed to the US dollar at 3.6725 since 1997, which anchors your capital to the reserve currency, a point that matters more for a Canadian in 2026 than for most, as the next chapter shows. Fourth, the **Golden Visa**. Own AED 2 million of property and you qualify for a renewable 10-year residency, self-sponsored.

The honest framing is that none of these is a promise of price growth. They are a structure that pays you well while you hold, keeps what you earn out of the taxman's hands, and gives you a base. That's the answer to a taxed, thin, falling yield at home.

0%

PERSONAL INCOME, CAPITAL-GAINS AND INHERITANCE TAX ON INDIVIDUALS

PwC / u.ae

7.0% to 7.2%

GROSS APARTMENT YIELD, DUBAI CITY AVERAGE

Global Property Guide

AED 2 million

PROPERTY FOR A RENEWABLE 10-YEAR GOLDEN VISA

Dubai Land Department

◆ READ THE 9% CORRECTLY

The 9% corporate tax, from June 2023, is charged on business profits above AED 375,000. It is not levied on your salary, your personal investment income, or the rent from a property you hold in your own name. Keep the business tax and the personal position apart and the picture stays true.

CHAPTER 04 · WHERE THE INCOME IS

The Yield Gap, After Tax

Capital growth makes headlines, but yield is what you can bank every month, reinvest and compound. On gross yield the two markets aren't far apart. On a net basis the gap opens wide, because Dubai levies nothing on the rent while a Canadian owner loses a large share to a marginal rate near 53%, and a non-resident loses 25% at source before they've paid a cent of expenses.

GROSS RENTAL YIELD BY MARKET (%)

ValuStrat, Property Monitor, Global Property Guide, WOWA, 2026. Gross, before tax and costs.

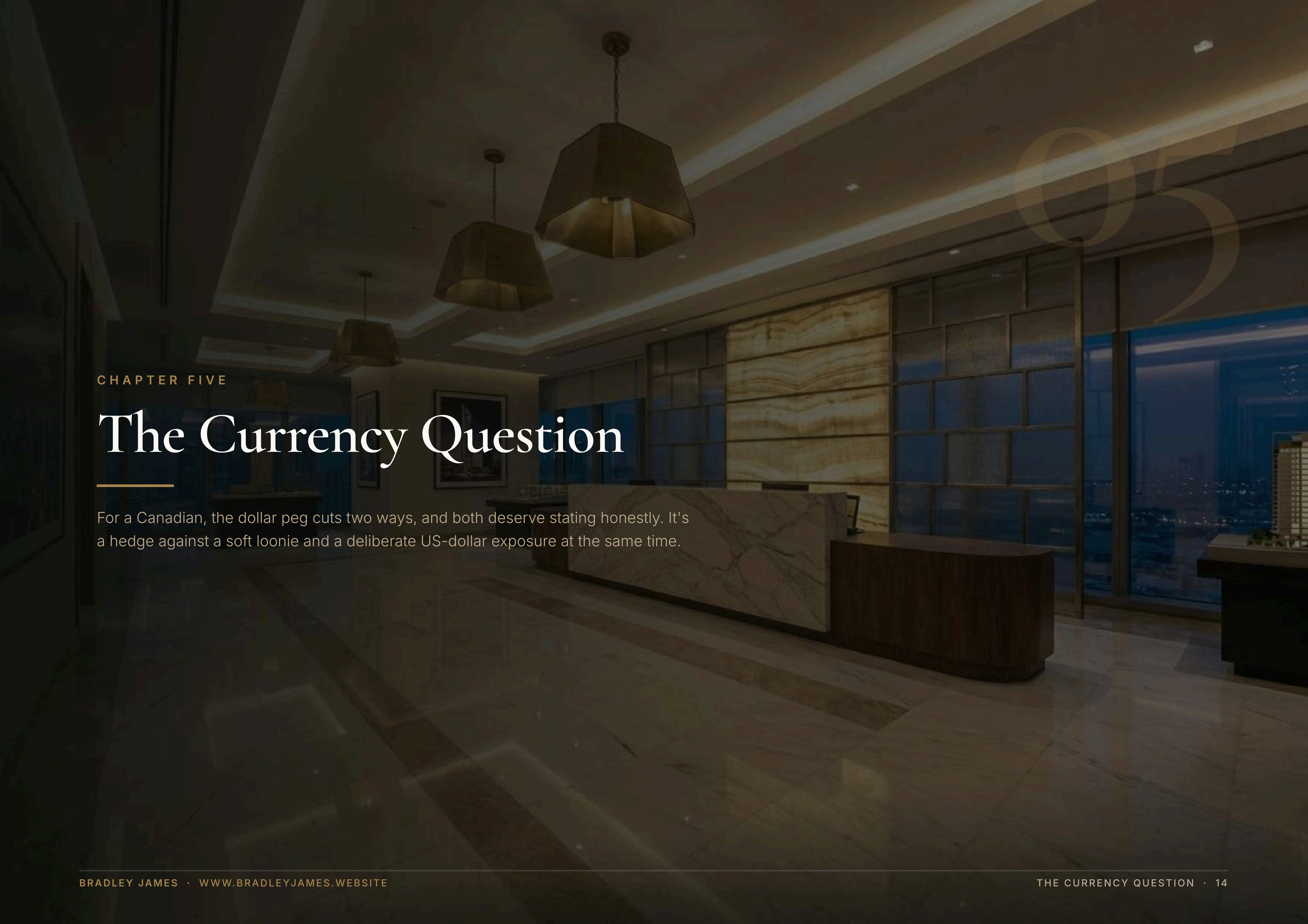
Apply the tax to each and the picture changes decisively. A 6.3% Toronto gross yield taxed at the margin, or 25% withheld from a non-resident, lands well below a 7.0% to 7.2% Dubai yield taxed at 0%. Yield is where Dubai's structural edge is clearest, and it's the part that compounds every single year you hold.

◆ NET CHANGES EVERYTHING

Two properties with similar headline yields can hand the owner completely different cash. The Dubai landlord banks close to the gross figure. The Canadian landlord, taxed at the margin and carrying annual property tax, banks a fraction of it. The gap isn't the gross yield. It's the tax on it.

◆ THE CONTRAST

"Canadian property is bought largely for long-run capital growth. Dubai property pays you handsomely while you wait for it."



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CHAPTER FIVE

The Currency Question

For a Canadian, the dollar peg cuts two ways, and both deserve stating honestly. It's a hedge against a soft loonie and a deliberate US-dollar exposure at the same time.

A Dollar-Linked Asset, From a Weak-Loonie Base

The peg chapter is different for a Canadian than for anyone else, because the loonie itself is the variable. In 2026 the Canadian dollar was weak, touching a fifteen-month low near **1.41** to the US dollar. That single fact reframes what a dollar-pegged asset means for you.

Here's the honest, two-sided read. The dirham has been fixed to the US dollar at 3.6725 since 1997, defended through oil shocks, a financial crisis and a pandemic. For a Canadian buying with loonies, a Dubai property is effectively a US-dollar asset. When you convert CAD into a dollar-linked holding, you're stepping out of a currency that has been sliding and into one anchored to the world's reserve. If the loonie stays soft, that's a hedge working in your favour. Roughly, **1 Canadian dollar** buys about **2.60 dirhams** at current rates, so the entry point is a function of where CAD sits against USD on the day you move.

The flip side belongs here too, because it's the same coin. A dollar-linked asset is a **US-dollar exposure**. If the loonie strengthens against the dollar, the value of your Dubai holding measured back in Canadian dollars falls, even if the dirham price never moves. And because UAE rates broadly track the US Federal Reserve, a mortgaged buyer imports the dollar's rate cycle. For a cash buyer converting from a weak loonie, the peg is mostly a friend. For a leveraged buyer, or one who expects CAD to recover strongly, it's an exposure to size deliberately, not to ignore.

1.41

USD PER CAD, A FIFTEEN-MONTH LOW IN 2026

Bank of Canada / Trading Economics

3.6725

DIRHAMS PER US DOLLAR, FIXED SINCE 1997

Central Bank of the UAE

◆ THE TRADE, STATED PLAINLY

You gain reserve-currency stability and a hedge against a soft loonie. In return you take on US-dollar exposure and, if you borrow, the US rate cycle. Stability and hedge on one side, dollar exposure on the other. Know both before you convert.

◆ THE TAKEAWAY

"You're not betting on the dirham. You're stepping from a sliding loonie into an asset anchored to the dollar. That is the point, and the price."

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CHAPTER SIX

How a Canadian Buys, and Moves the Money

The mechanics, start to finish. Foreigners buy freehold in Dubai openly, which is the reverse of the wall a foreigner meets buying into Canada.

The Steps, and the Protections

The contrast with buying into Canada is the first thing to register. Where a foreigner is largely barred from Canadian residential property until 2027, a Canadian buys freehold in Dubai's designated zones as a matter of course, with title registered at the Dubai Land Department.

1. **Choose freehold, and choose for income.**
Foreign nationals own freehold in designated zones such as Dubai Marina, Downtown, Palm Jumeirah, JVC and Business Bay. Buy quality in supply-aware areas and underwrite for the 7.0% to 7.2% yield, not for price growth.

2. **Budget the all-in cost.**
Round-trip costs run to about ~7% of price: a 4% DLD transfer fee, roughly 2% agency plus VAT, and trustee and registration fees. Budget 7% to 10% to be safe.

3. **For off-plan, insist on escrow.**
Off-plan is around 60% of sales. Buyer funds sit in a project escrow account under RERA's Law 8 of 2007, released against construction milestones. Use RERA-escrowed projects and established developers only.

4. **Register the title.**
The DLD registers ownership and issues the title deed. This is a clean, digital land registry, and it's what underpins the Golden Visa application on a qualifying purchase.

~7%
ALL-IN ROUND-TRIP PURCHASE COST
DLD / market standard

4%
DLD TRANSFER FEE ON PURCHASE
Dubai Land Department

0%
ANNUAL PROPERTY TAX ON DUBAI OWNERSHIP
DLD

◆ THE REVERSE OF THE CANADIAN WALL

A foreigner buying into Canada faces a ban to 2027 and surcharges of 20% to 35% where a purchase is allowed. A Canadian buying into Dubai faces an open freehold market and a 4% transfer fee. The door that's closing at home is wide open here.

Getting CAD Into a Dubai Asset, Cleanly

Moving the money is a process, not an obstacle, but it rewards doing properly. The mechanics are straightforward. The judgment calls are around timing, compliance and keeping your Canadian tax position clean, and they're worth taking advice on before you transfer.

- Convert with intent. You're moving CAD through USD into a dirham-priced asset, so the CAD/USD rate on the day sets your entry. A weak loonie raises the dirham cost; plan the conversion, don't leave it to chance on completion day.
- Use proper banking rails. Move funds through regulated channels with clear records. Dubai developers and the DLD escrow system expect traceable, documented transfers, and your own compliance is cleaner for it.
- Keep the Canadian side documented. Whether you remain a Canadian resident or plan to emigrate, keep records of the source of funds and the purchase. Your Canadian reporting obligations don't vanish because the asset sits abroad.
- Decide the ownership structure early. Personal ownership captures the 0% personal-tax position directly. A corporate or holding structure may suit larger or multi-property plans, but it changes the tax analysis on both sides, so take cross-border advice first.

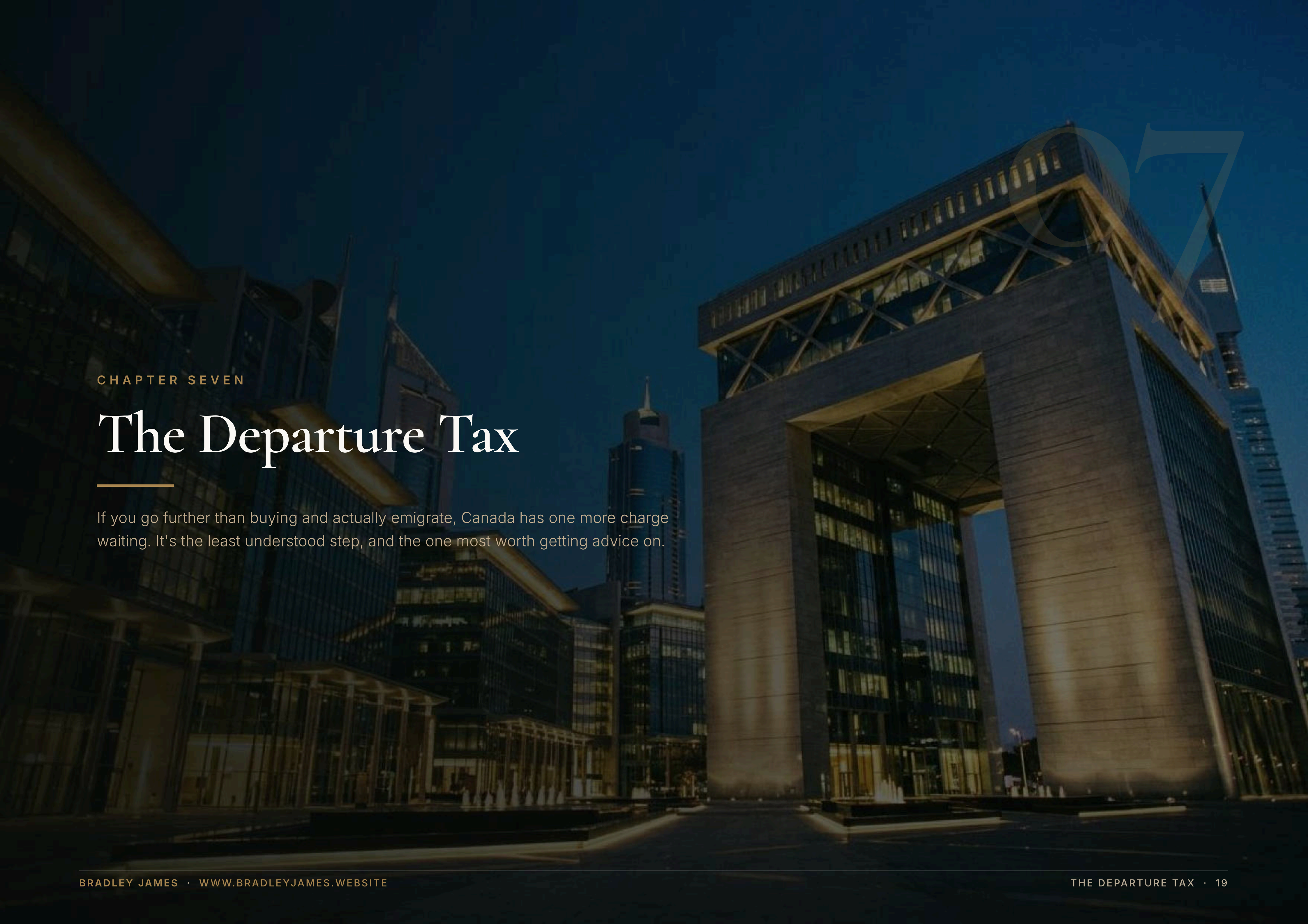
The single most important point is that moving capital to Dubai and changing your own tax residency are two different decisions. You can own a Dubai asset as a Canadian resident and still capture the 0% tax on that asset's income at the UAE level, subject to your Canadian reporting. Changing your residency is a separate, deliberate step covered in the next chapter.

◆ THE COMPLIANCE POINT

None of this is about hiding money, and it shouldn't be. Dubai's system is built on documented, escrow-protected, DLD-registered transactions, and Canada's rules expect you to report foreign holdings. Clean records on both sides are what let you sleep at night, and what a serious adviser insists on.

◆ THE DISCIPLINE

"Move the capital deliberately, document both sides, and decide ownership and residency as separate questions. Rushed transfers cost more than they save."



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CHAPTER SEVEN

The Departure Tax

If you go further than buying and actually emigrate, Canada has one more charge waiting. It's the least understood step, and the one most worth getting advice on.

What Emigration Triggers, and What It Doesn't

Buying a Dubai asset and leaving Canada are different decisions, and the second one carries a tax the first doesn't. If you cease to be a Canadian tax resident, the day you leave is itself a taxable event. This is the departure tax, and it catches people who plan the property carefully but not the exit.

The mechanism mirrors the tax at death. On emigration, Canada treats you as having **disposed of most of your property at fair market value** the moment before you leave, and taxes the accrued capital gain, at the 50% inclusion, in your final resident return. Unrealised gains you've never cashed become a real tax bill on the way out. There are elections and, for larger amounts, the ability to post security and defer payment, but the charge itself is the default, and it applies to worldwide assets caught by the rule.

Two honest qualifications keep this accurate. First, **Canadian real property is generally excluded from the departure-tax deemed disposition**, because it stays within Canada's tax net and is taxed when you eventually sell it as a non-resident, alongside the 25% rental withholding in the meantime. So leaving doesn't escape Canadian tax on your Canadian bricks, it defers and reshapes it. Second, until you have genuinely become non-resident, Canada taxes you on **worldwide income**, so simply spending time in Dubai doesn't end the Canadian charge. Emigration is a deliberate, evidenced process, not an automatic result of buying abroad. Take specialist cross-border advice before you assume any saving, because the exit is where the expensive mistakes are made.

◆ THE RULE IN ONE LINE

Leave Canada and you're deemed to sell most of your property at market value on the way out, with the gain taxed at the 50% inclusion. Canadian real estate is generally excluded, but it stays taxable in Canada on eventual sale. Departure defers and reshapes the tax; it rarely erases it.

◆ THE WARNING

"People plan the purchase and forget the exit. The departure tax is where the unplanned bills land. Model it before you move, not after."

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CHAPTER EIGHT

Residency and the Golden Visa

The property route into UAE residency, what the visa unlocks, and the honest limits on what it does for your tax position.

How Owning Earns a Decade of Residency

Own AED 2 million or more of property, held in your own name across one or more properties, and you qualify for the **10-year Golden Visa** on the Dubai Land Department's investor route. It's self-sponsored, so you're not tied to an employer, it's renewable, and the property may be mortgaged with a bank no-objection letter, with eligibility assessed on the DLD-certified value. The minimum down-payment rule was removed in 2025, and off-plan qualifies if the DLD valuation reaches the threshold.

What the visa unlocks matters more than the visa itself. It lets you and your family live in the UAE for a renewable decade, sponsor a spouse and children on the same term and in many cases parents, bank properly and settle schooling, and run a business onshore at 100% ownership. Unlike an ordinary residence visa, it doesn't lapse over an extended period abroad, and it isn't cancelled if you leave a job, because it was never tied to one. For a Canadian, this is the base that makes an eventual, properly planned change of tax residency practical rather than theoretical.

AED 2 million

PROPERTY VALUE FOR THE 10-YEAR INVESTOR ROUTE

Dubai Land Department

10 years

RENEWABLE, SELF-SPONSORED RESIDENCY TERM

u.ae / DLD

+9,800

NET UAE MILLIONAIRE INFLOW, 2025, THE WORLD'S HIGHEST

Henley & Partners

◆ THE HONEST LIMIT

The Golden Visa is a renewable residence visa, not citizenship, and it does not by itself make you a UAE tax resident or end Canada's claim on you. A UAE Tax Residency Certificate needs a physical-presence day count, and ceasing Canadian residency is the separate, deliberate process set out in the departure-tax chapter. The visa gives you the right to live and build here. The tax change is a further, evidenced step.

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CHAPTER NINE

The Honest Both-Sides

A guide that hid the other side wouldn't be worth reading. Canada's genuine strengths, and Dubai's real risks, stated with the same candour as the case.

What Cuts the Other Way

Everything above makes a case. Honesty means stress-testing it. Here are the points that cut against the Dubai story, and Canada's real strengths, laid out plainly, because being oversold is how investors get hurt.

Canada is genuinely strong. It's one of the most transparent and legally secure property markets on earth, with a structural shortage of up to 4.8 million homes underpinning long-run values, and it levies no annual wealth tax. If you value institutional depth and a market you can read perfectly, that has real worth, and this guide doesn't pretend otherwise.

Dubai is cooling in 2026, not booming. This is the credibility anchor of the whole guide. After roughly ~75% cumulative growth since 2021, ValuStrat has decelerated to +21.3% year on year and expects capital gains near ~10% in 2026. Fitch expects a moderate, supply-led correction of **up to 15%** peak to trough and explicitly calls it no crash, with around 150,000 new homes due by 2027. An investor entering in 2026 should underwrite for flat-to-negative capital growth near term and hold for income and the long story, not flip.

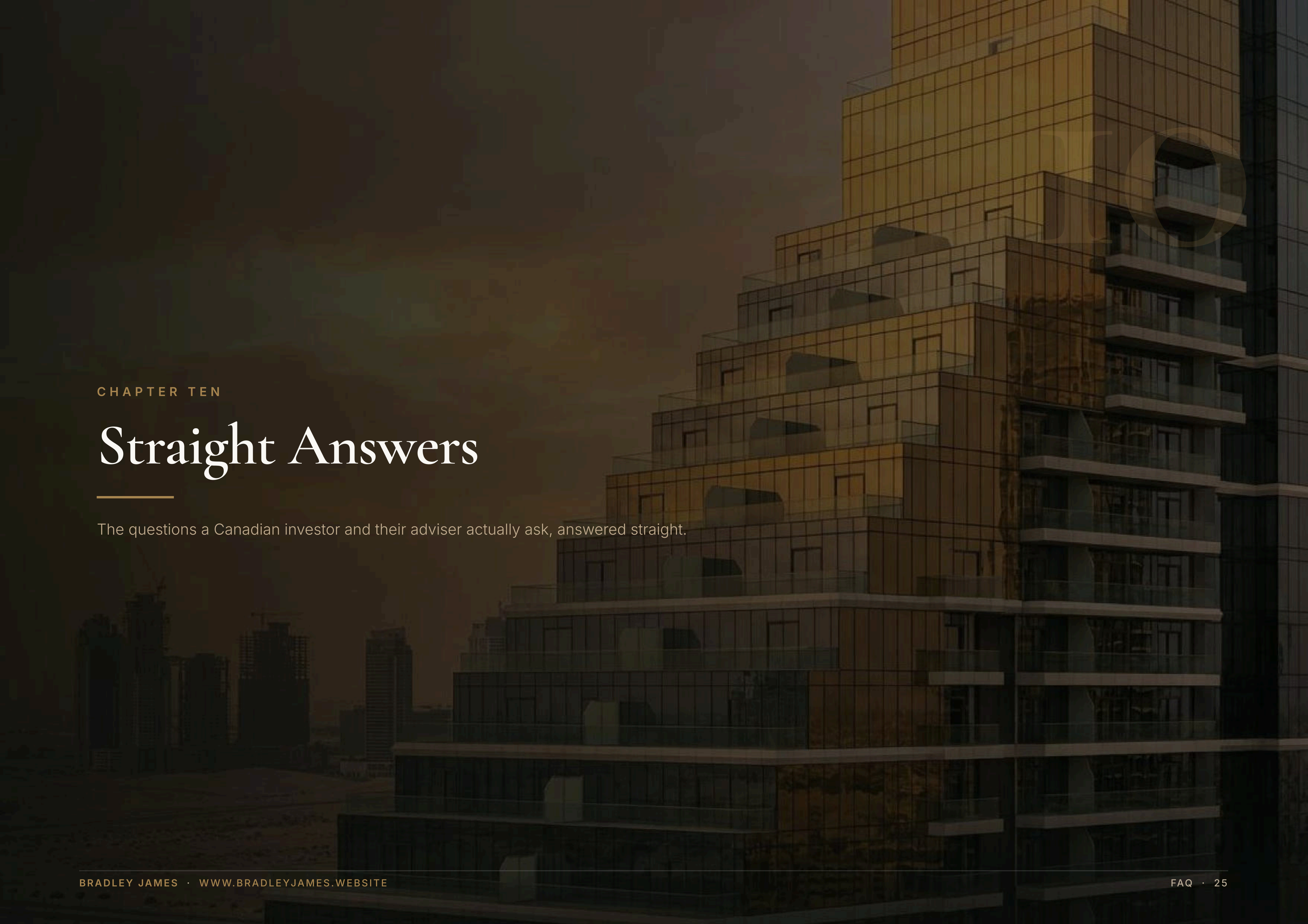
The currency and the exit carry real risk. A dollar-linked asset is a US-dollar exposure: if the loonie recovers, your holding is worth less measured in CAD. And the departure tax means leaving Canada is itself a taxable event, while worldwide taxation applies until you've properly become non-resident. Dubai is a cyclical market that fell hard in 2009 and drifted for years after 2014. None of this kills the case. All of it means size the position, hold for the long term, use the legal protections, and get cross-border advice before you act.

RISK	THE REALITY	HOW YOU MANAGE IT
Dubai oversupply	~150,000 homes by 2027	Buy quality in supply-aware areas; delivery runs at 40% to 60% of the pipeline
2026 cooling	Growth slowing to ~10%	Underwrite for flat prices; the ~7% yield pays you to wait
Currency	A US-dollar exposure	A hedge against a soft loonie, but size the dollar exposure deliberately
The exit	Departure tax on leaving	Model the emigration charge before you move; take specialist advice

Fitch, Moody's, ValuStrat, CRA, 2026. Fitch's base case is a moderate correction of up to 15%, not a crash.

◆ THE DISCIPLINE

"Diversify, hold quality, use the legal protections, plan the exit, and let the yield carry you through the cycle."



CHAPTER TEN

Straight Answers

The questions a Canadian investor and their adviser actually ask, answered straight.

The Questions Canadians Actually Ask

Q. Can I, as a Canadian, actually buy in Dubai?

Yes. Foreign nationals own freehold in Dubai's designated zones as a matter of course, with title registered at the Dubai Land Department. It's the reverse of the position a foreigner faces buying into Canada, where a ban runs to January 2027 and surcharges of 20% to 35% apply where a purchase is allowed.

Q. Does the Canada-UAE treaty make my Canadian rent tax-free?

No. The 2002 treaty relieves double taxation and lowers some withholding rates, which is a genuine advantage Australians don't have. But income and gains from real property are taxed where the property sits, so a Dubai-resident owner of a Canadian condo still faces the 25% non-resident withholding and a capital-gains charge on sale. The zero-tax benefit comes from owning the Dubai asset, not from the treaty or a visa.

Q. Is rental income on a Dubai property really untaxed?

At the personal level, yes. The UAE levies 0% personal income tax and no capital-gains tax on personal disposals, and rent from a property you own personally isn't caught by the 9% corporate tax, which applies to business profits above AED 375,000. Your Canadian obligations depend on your own residency, covered in the departure-tax chapter.

Q. What is the departure tax, and does it apply to me?

If you cease to be a Canadian tax resident, Canada deems you to have sold most of your property at fair market value on the way out and taxes the accrued gain at the 50% inclusion. Canadian real estate is generally excluded but stays taxable in Canada on eventual sale. Simply buying in Dubai doesn't trigger it; emigrating does, and it's the step most worth planning with a specialist.

Q. Isn't Dubai overheating, another 2009?

It was hot; it's now cooling deliberately. Growth has slowed from the high-20s to +21.3% year on year and toward ~10% for 2026, and Fitch's base case is a moderate correction of up to 15%, explicitly not a crash. Unlike 2009, the market now has an escrow law, RERA as regulator and a registered title system.

Q. The Canadian dollar is weak. Is now a bad time to convert?

It cuts both ways, and this chapter says so. A weak loonie near 1.41 to the US dollar raises the dirham cost of your purchase today, but moving into a dollar-linked asset also hedges you if the loonie stays soft. If you expect CAD to recover strongly, you're taking a US-dollar exposure to size deliberately. Plan the conversion; don't leave it to completion day.

Q. Should I sell my Canadian property and leave?

For most Canadians, no. The rational question isn't either-or, it's whether a slice of the portfolio that's being taxed hardest, and sitting in a falling market, belongs in a zero-tax, higher-yield, dollar-linked market that's still rising. That's diversification, not emigration, and it's a smaller, safer first step.

REFERENCES & SOURCES

Every Figure, Sourced

Every statistic in this guide is attributed. Where sources differ, a range is used. Links are live and clickable.

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◆ ABOUT BRADLEY

Not a broker, an advisor. I built a business in the UK and spent more than a decade advising people from all walks of life, before moving to Dubai and joining M&M Real Estate to work at a higher strategic level than the typical transactional broker. I specialise exclusively in off-plan investment for overseas and high-net-worth clients, I put my own capital into the projects I recommend, and my business is more than 80% referral-driven, because every client came through someone who trusted me first.

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