sub:net/k

SOLUTION GUIDE

Vacant units & occupancy

Know that empty units stay empty.

Used in: Property management

THE PROBLEM TODAY

Sub-letting, overcrowding or unauthorised access found by chance — or by an inspection under Dubai's shared-housing rules. Vacant units go unchecked between tenancies.

WITH SUBNETIK MONITORING

Presence and door sensors — no cameras — show that empty units stay empty and occupancy limits are kept, with an alert the moment something changes.

1 HOW IT FITS TOGETHER

SENSOR	LoRaWAN radio	GATEWAY	Ethernet / 4G	NETWORK SERVER	Secure cloud	DASHBOARD	Rules	YOU
VS370		**Milesight UG65**		**LORIOT**		**ThingsBoard**		**Instant alert**
Battery, no cabling		Covers the site		Secure device network		Live view & history		SMS · WhatsApp · email

2 CHOOSE YOUR SENSOR

RECOMMENDED



Milesight VS370

Radar presence sensor

Best for: Vacant units and holiday lets — detects people even when they're sitting still.

DETECTS	PRIVACY	BATTERY	FITTING
People, even still	**No images**	**Up to 6.7 yrs**	**Wall or magnetic**

OR, DEPENDING ON YOUR SITE



Milesight WS301

Door & window contact

Choose when: You only need to know when the front door opens — the simplest, lowest-cost option.

Open/close and tamper alerts · up to 6.8 yrs



Milesight VS133

ToF people counter

Choose when: Shared accommodation — counts people in and out at the entrance, no images.

Depth sensing, no images · 99.8% accurate

3 WHERE TO FIT IT

1. **In the main living area of each vacant unit**
   Wall-mounted, covering the room.
2. **Door contact on the unit's front door**
   Every entry logged, with tamper alerts.
3. **People counters at shared-housing entrances**
   Daily in/out totals against the permitted limit.

4 PICK YOUR GATEWAY

SMALL SITE	BUILDING (TYPICAL FOR THIS)	OUTDOOR
UG63	**UG65**	**UG67**
Shop, villa, one floor	Tower, hotel or plant	Community, yard, campus

One gateway serves every sensor on site — confirmed by a short survey.

5 WHAT YOU'LL SEE

Al Barsha Heights — ThingsBoard · illustrative

- Unit 1507 · Vacant
- Unit 1508 · Vacant
- Unit 1401 · Holiday let
- Unit 1402 · Vacant

Presence in vacant unit
Unit 1507 · 21:48
Assigned to: Community manager

ALERTS · LAST 30 DAYS

⚠ Presence in vacant unit
Unit 1507 · 21:48

✓ Checked by security · 22:10
Unauthorised key holder removed.

SMS · WhatsApp · Email

Prove it on your own site

We scope a pilot around this problem and configure everything for you.

Talk to Subnetik

04 248 5139
contactus@subnetik.ae
www.subnetik.ae

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