Section 4 of the guide: How to check a developer in Dubai before you buy off-plan

What the law gives you

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

- **Escrow account:** under Dubai law, every project has its own separate escrow account, and the money in it is used only for that project. The developer is paid from it according to the escrow agreement and as construction progresses, as verified by the trustee bank's engineer and by the project consultant.
- **If the Dubai Land Department cancels the project:** the refund is paid from the escrow account of the project, and if it does not hold enough, the developer must make up the difference. Even so, the law does not guarantee that the full amount will actually come back (see the guide to buying off-plan).
- **If the handover is delayed:** the law has no automatic refund. What counts is what the contract says about delays and compensation. You can ask the court to cancel the contract when the developer materially deviates from the specifications (see the guide to buying off-plan).

The full guide on the site: u810properties.com/en-guide-developer

Already bought, and the handover is late?

Tell me about the project, and we will check together what your contract says.

Send a WhatsApp message →

This information is general and correct as of the update date. It is not legal advice, and it does not replace reviewing your contract with a local lawyer.