Section 6 of the guide: How to check a developer in Dubai before you buy off-plan

How to start

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

1. **Gather documents:** the contract, receipts for every payment into the escrow account, the interim register (Oqood) registration confirmation, screenshots of the completion percentage in Dubai REST, and every letter or email from the developer about dates.
2. **Send the developer a written notice:** state that the handover date has passed, and ask for an updated date with a deadline for their reply.
3. **File a complaint with the Dubai Land Department** through its website or the Dubai REST app. The Dubai Land Department may try to mediate between the parties.
4. **If there is no solution:** claims up to AED 500,000 usually start at the Dubai Courts' Centre for Amicable Settlement of Disputes, and larger claims go to the real estate court. If the project was stalled or cancelled, the case may move to a special tribunal for such projects.
5. **A lawyer:** it is worth working with a local lawyer licensed in the UAE. I am not a lawyer, and this guide contains general information only.

Want to sell before handover instead of waiting? See the guide to selling an off-plan property.

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.