Section 3 of the guide: Handover day in Dubai: what to check before you take the keys, and what the developer is responsible for after handover

2. The defects inspection (snagging)

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

This is the most important stage of handover day. Go through the whole apartment before you sign the handover form: walls, flooring, doors and windows, electrics, plumbing and air conditioning. Every defect is recorded and photographed, and the list is sent to the developer. The developer fixes them, and only then do you move on.

It is worth bringing in a professional snagging company. In the guide 6 mistakes investors make I told the story of an investor I guided who almost paid and connected the electricity before anyone had inspected the apartment. We stopped, brought in a snagging company, and the developer fixed the defects at its own expense.

What to keep: the list of defects, the dated photos, and the developer's written reply. If a defect has not been fixed by the day of signing, ask for a written commitment with a date for the repair.

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

Handover coming up?

Tell me when the handover is and what the developer has sent, and we will prepare for the day together.

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.