Section 7 of the guide: Handover day in Dubai: what to check before you take the keys, and what the developer is responsible for after handover

6. What the developer is responsible for after handover

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

The law in Dubai: Article 40 of Law No. 6 of 2019, on jointly owned property, sets two liability periods:

What	How long	From when
Defects in the systems: electrical, mechanical, plumbing and drainage	One year	From the day the apartment is handed over to the owner
Defects in the building's structure	Ten years	From the date of the project's completion certificate

- **If you do not come to take the apartment:** under the same article, if the owner does not take the apartment, the one year starts from the date of the completion certificate and not from the handover. That is one more reason not to put off the handover.
- **This cannot be waived in the contract:** under the article, an agreement that contradicts it is void.
- **5% is held back:** according to the Land Department, 5% of the amounts in the escrow account are retained for one year after construction is completed, as a guarantee for repairing defects.
- **The contractor's and the engineer's liability:** the UAE civil law also makes the contractor and the supervising engineer or architect liable for ten years for collapse and for defects that threaten the stability of the building. Since 1 June 2026 this is found in the new Civil Transactions Law. If there is a defect like this, check with a local lawyer which law applies and how to proceed.

What to do when a defect appears after handover: photograph it, send the developer a dated written notice, and keep the reply. If the developer does not fix it, contact a local lawyer. I am not a lawyer, and this guide contains general information only.

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.