Section 7 of the guide: Buying an off-plan apartment in Dubai: how the payment plan works and what to check before you sign

If the project is cancelled or delayed

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- **Project cancellation:** under Dubai law, if RERA cancels a project, for example because construction has not started or the developer has gone bankrupt, the refund is paid from the escrow account of the project, and the authority asks the escrow agent to return the money within 14 days of the cancellation. If the account does not hold enough, the developer must make up the refund within 60 days of the cancellation decision, unless RERA extends the deadline. The law does not guarantee that the full amount is in the account, so a full refund is not assured.
- **Late handover:** the law gives 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 departs materially from the specifications, or when there are serious defects.
- **A smaller area:** if the net area is more than 5% smaller than what the contract states, the developer must pay compensation.

So also check these in the contract: the handover date and what happens if it is missed, a payment plan linked to construction progress, the area and the specifications, and a compensation clause for delays.

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

A question about a payment plan?

Send me the project you are looking at, and we will go through its plan together.

Send a WhatsApp message →

This information is general and refers to buying in Dubai. It is not a substitute for legal advice, tax advice or a review of the specific contract. The payment plans in the table are per the developers and may change.