U810 Properties

How to check a project in Dubai without trusting anyone (including me)

Everything shown on this site can be verified with the Dubai authorities, for free and in a few minutes. Here is how.

Project name

Registration number (DLD)

Escrow bank

Completion and date

- [ ] **Registration number**

  A project sold off-plan in Dubai must be registered with the Dubai Land Department (DLD). Ask for the project number. No number? Stop here.

- [ ] **Check the official app**

  Download Dubai REST, the DLD app, open Project Status and search by project name or number. It shows the completion percentage, site photos, the escrow account number and the developer.

- [ ] **The escrow account**

  Under Dubai law, buyer payments for a project under construction go into an escrow account in the project's name, and the developer draws from it according to construction progress. Compare the bank and account number in the app with the contract and the payment instructions. A request to pay into any other account is a reason to stop and ask.

- [ ] **Progress versus promises**

  Compare the official completion percentage with what you were told, and the handover date with the actual pace of construction.

This is general information about projects in Dubai. It does not replace legal advice or a review of the specific contract.

A question about a project you are checking? WhatsApp: **+971 58 567 4210** u810properties.com