FeasiBuild

Seven Escrow Regimes. One Cashflow Engine.

How FeasiBuild models off-plan buyer-payment rules natively – from Dubai's Law No. 8 to India's RERA 70/30. One engine. Every jurisdiction.

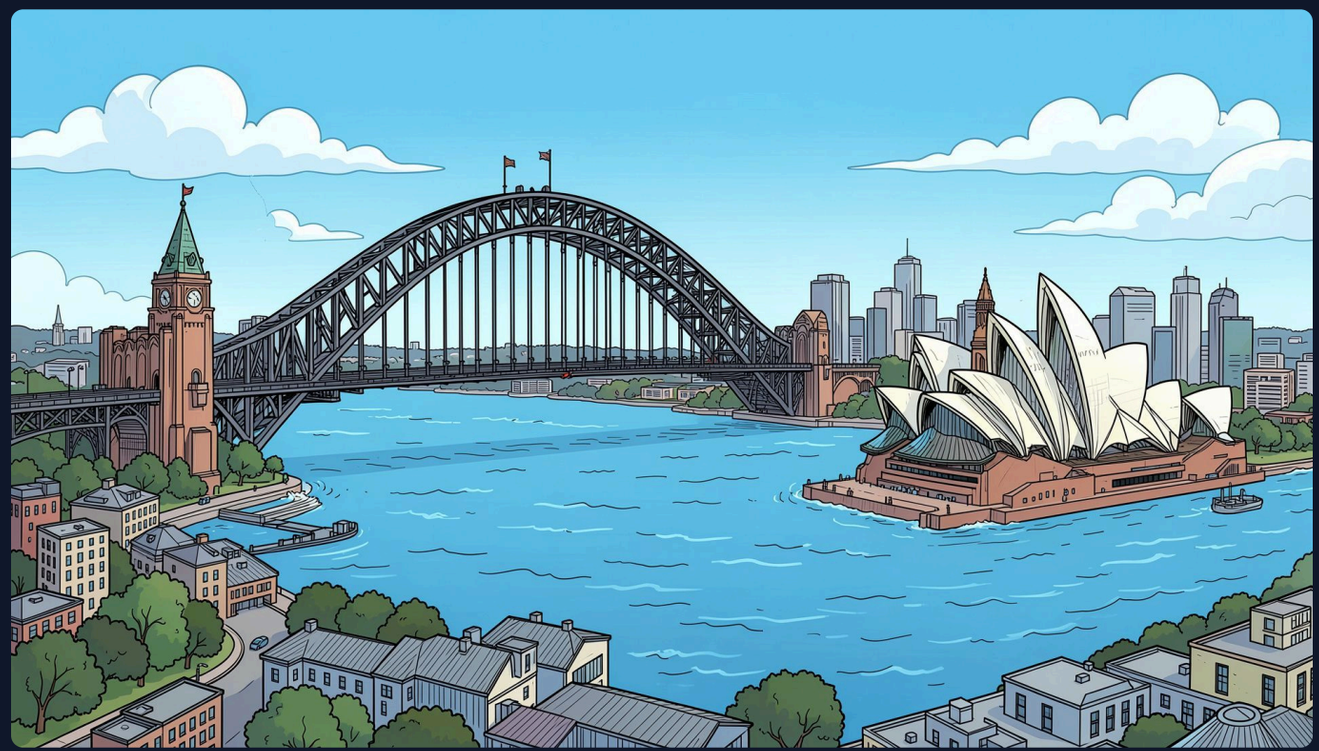


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AUSTRALIA

FeasiBuild

10/90 Rule



Mechanic

10% deposit at contract, **90%** at completion. No project escrow – deposit held under state conveyancing trust rules. Interest carry on equity.

Governing Law

Conveyancing Act 1919 (NSW) · Property Law Act 1974 (Qld) · Sale of Land Act 1962 (Vic)

Retention

None – no escrow account exists

In FeasiBuild

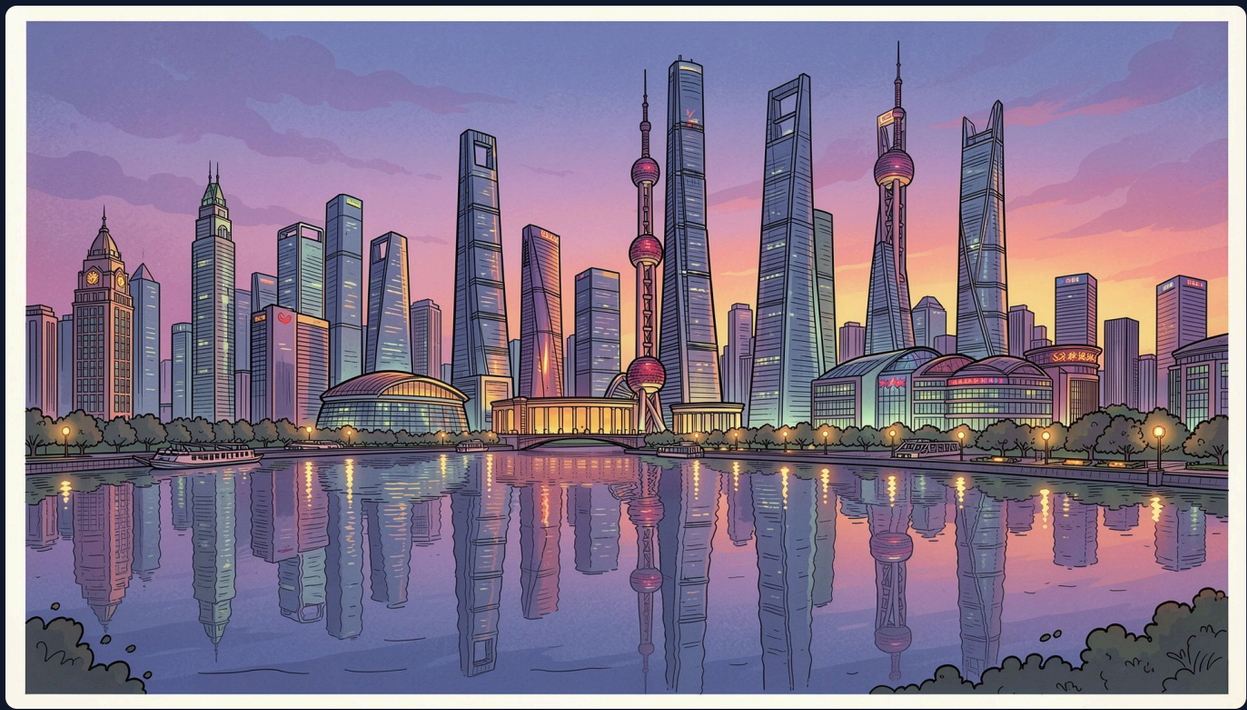
10/90 timing + interest carry; splits editable (20/80, 30/70).

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🇨🇳 CHINA

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Closed-Loop Escrow Rule



Mechanic

Pre-sale proceeds into **government-supervised bank accounts**; withdrawals ring-fenced to construction of that project; node-gated.

Governing Law

Urban Real Estate Administration Law (PRC) · MOHURD Measures · municipal pre-sale funds supervision measures

Retention

3% of building works retained from main contractor for 24 months post-completion

In FeasiBuild

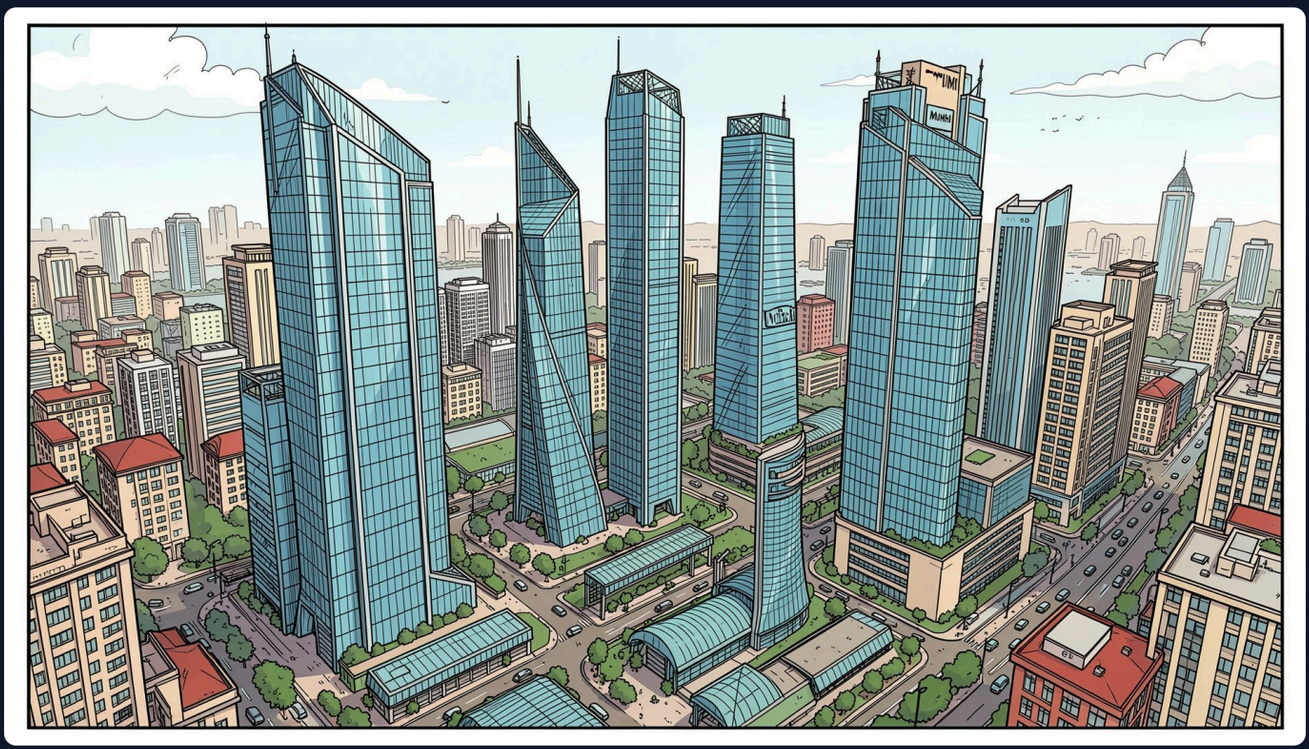
Node-gated releases; zero free cash before certification.

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🇮🇳 INDIA

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Proportionate Escrow Rule



Mechanic

70% of every buyer payment locked; **30%** immediate free cash. Withdrawals = certified completion % × permitted cost. Lender sweep locked ON.

Governing Law

RERA 2016 s.4(2)(l)(D) & s.4(3) · State RERAs (MahaRERA, TS RERA…)

Retention

None – five-year structural defect liability is a separate legal obligation

In FeasiBuild

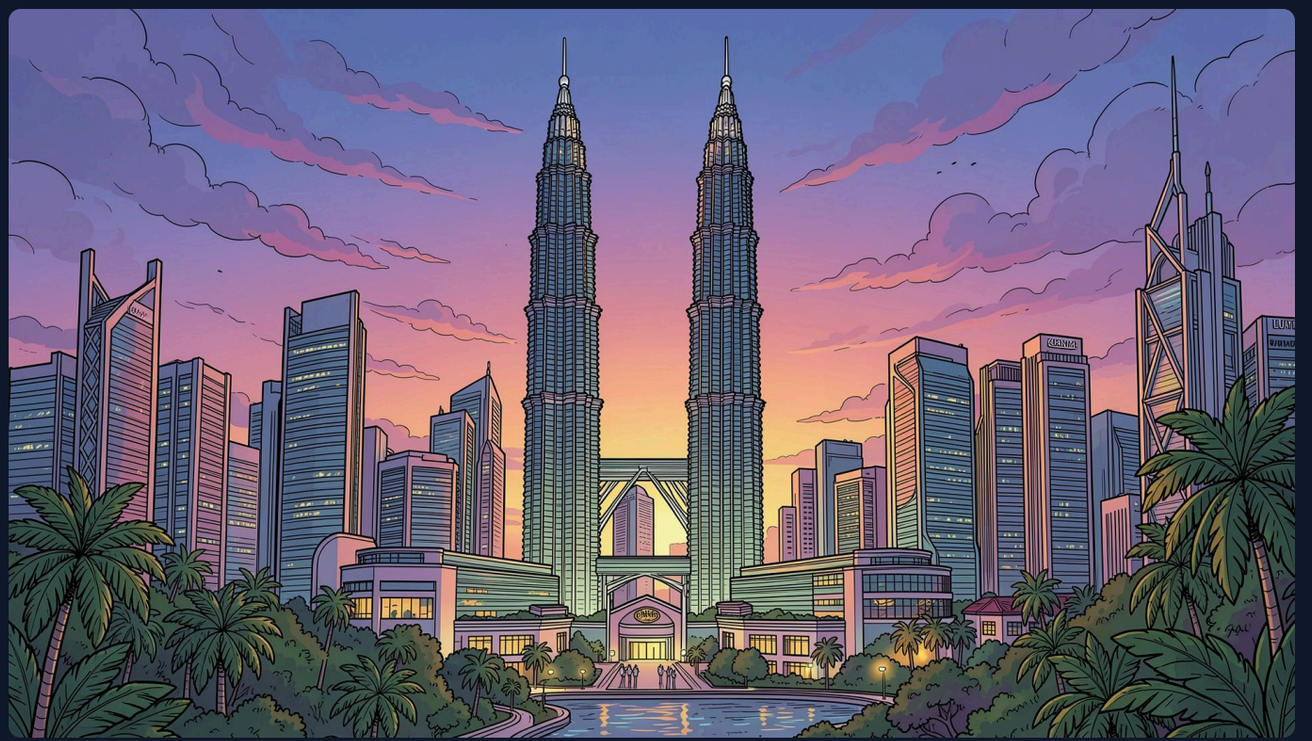
70% split and sweep locked for India; editable elsewhere.

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🇲🇾 MALAYSIA

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Progress Drawdown Rule



Mechanic

Payments into the statutorily controlled **Housing Development Account**; withdrawals only per certified Schedule of Progress stages.

Governing Law

Housing Development (Control and Licensing) Act 1966 (Act 118) + Regulations 1989 · KPKT

Retention

5% of GDV – 2.5% released after 8 months, remaining 2.5% after 24 months

In FeasiBuild

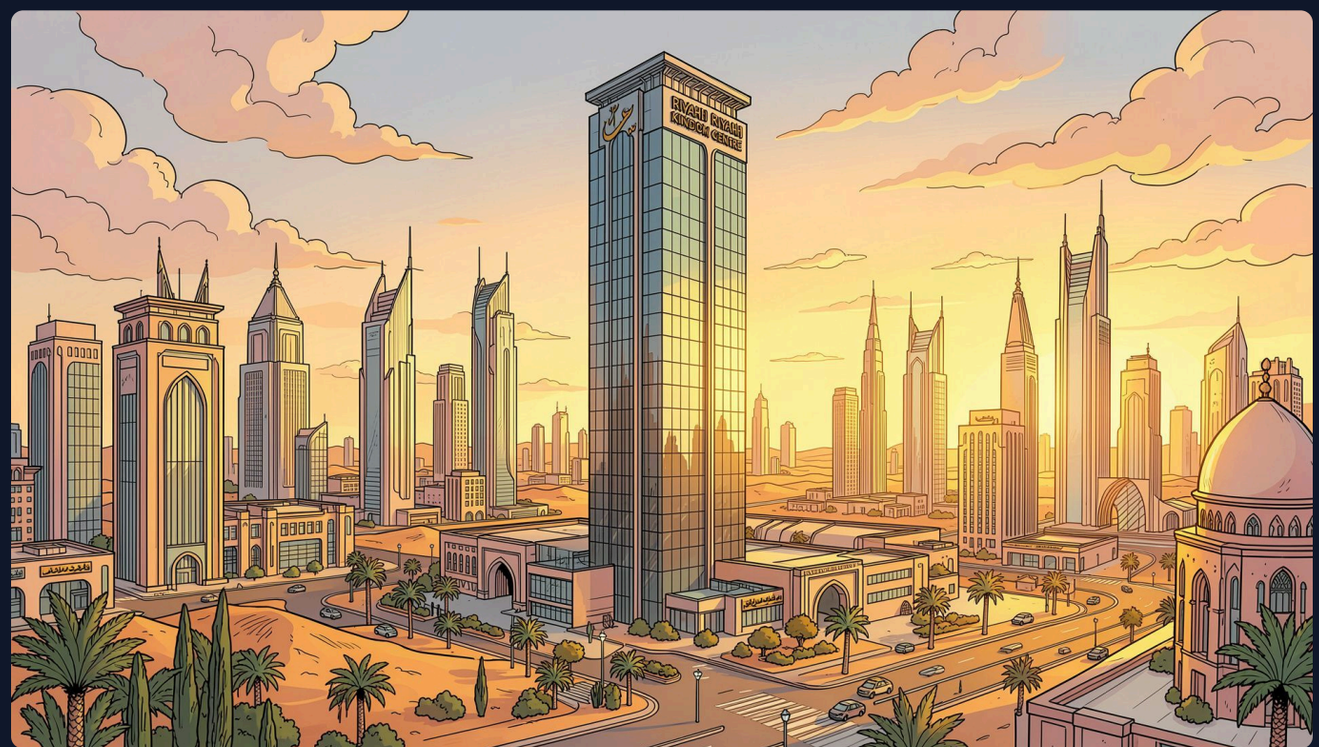
Stage-based drawdown curve, native.

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SAUDI ARABIA

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Milestone & Retention Escrow Rule



Mechanic

Payments into supervised escrow; certified milestone releases with a **20% completion floor** (locked); lender sweep locked ON.

Governing Law

Off-Plan Sale & Lease Law + Implementing Regulations (Wafi programme) · REGA

Retention

20% completion floor (locked) + 5% held for 12 months after completion

In FeasiBuild

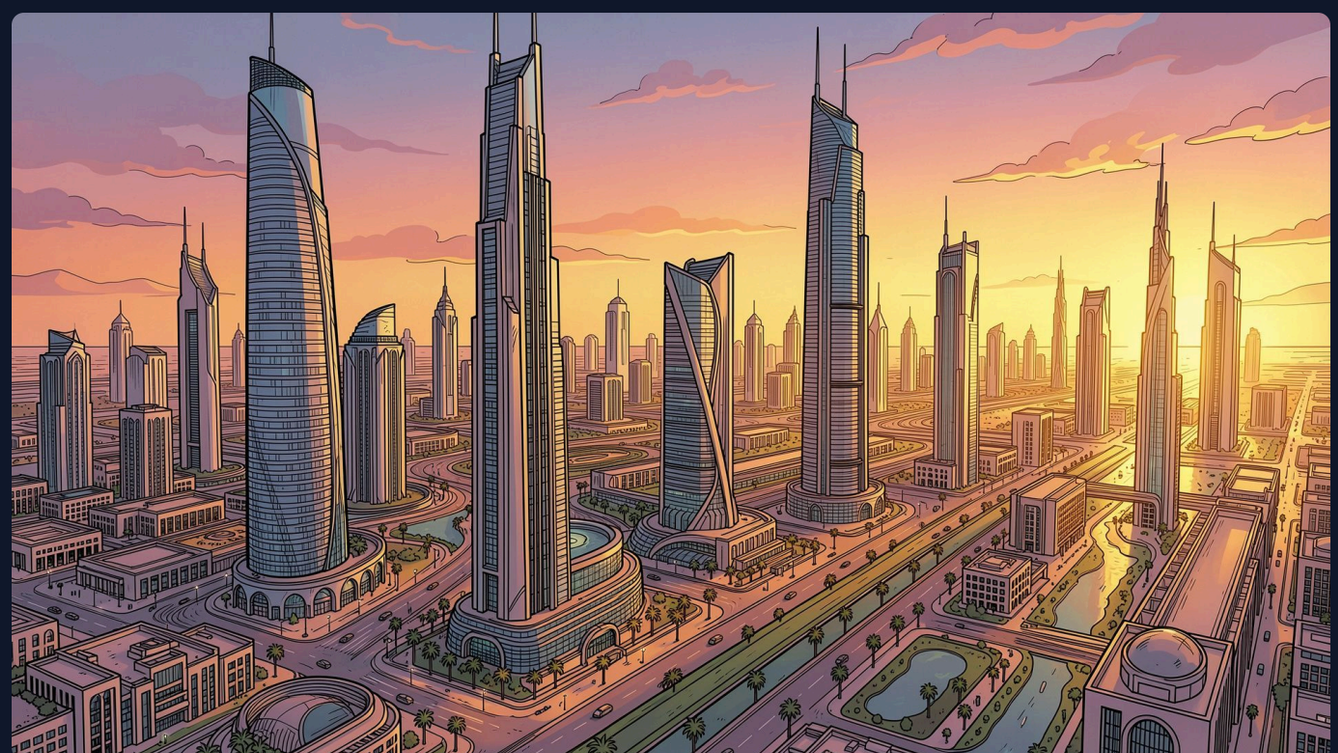
Floor and sweep locked for KSA.

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🇦🇪 UNITED ARAB EMIRATES · ABU DHABI

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Project Guarantee Account Rule



Mechanic

Buyer payments enter a **project guarantee account**; developer access only against certified project progress.

Governing Law

Abu Dhabi Law No. 3 of 2015 · DMT – Real Estate Regulatory Committee

Retention

5% held for 12 months after project completion

In FeasiBuild

Native preset in the cashflow engine.

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🇦🇪 UNITED ARAB EMIRATES · DUBAI

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Staged Escrow Rule



Mechanic

Payments locked in **project escrow**; released at certified construction milestones; retention held to handover.

Governing Law

Law No. 8 of 2007 · Dubai Land Department (DLD) / RERA

Retention

5% of GDV held for 12 months after completion

In FeasiBuild

Milestone releases + retention, automatic.

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Everywhere Else

FeasiBuild

Pin-drop any country: choose the **No-Escrow Rule**, or adopt and edit any of the seven regimes – split %, certification cadence, sweep, retention, horizon.

Flexible Splits

Edit deposit-to-completion ratios to match local contract norms.

Sweep Control

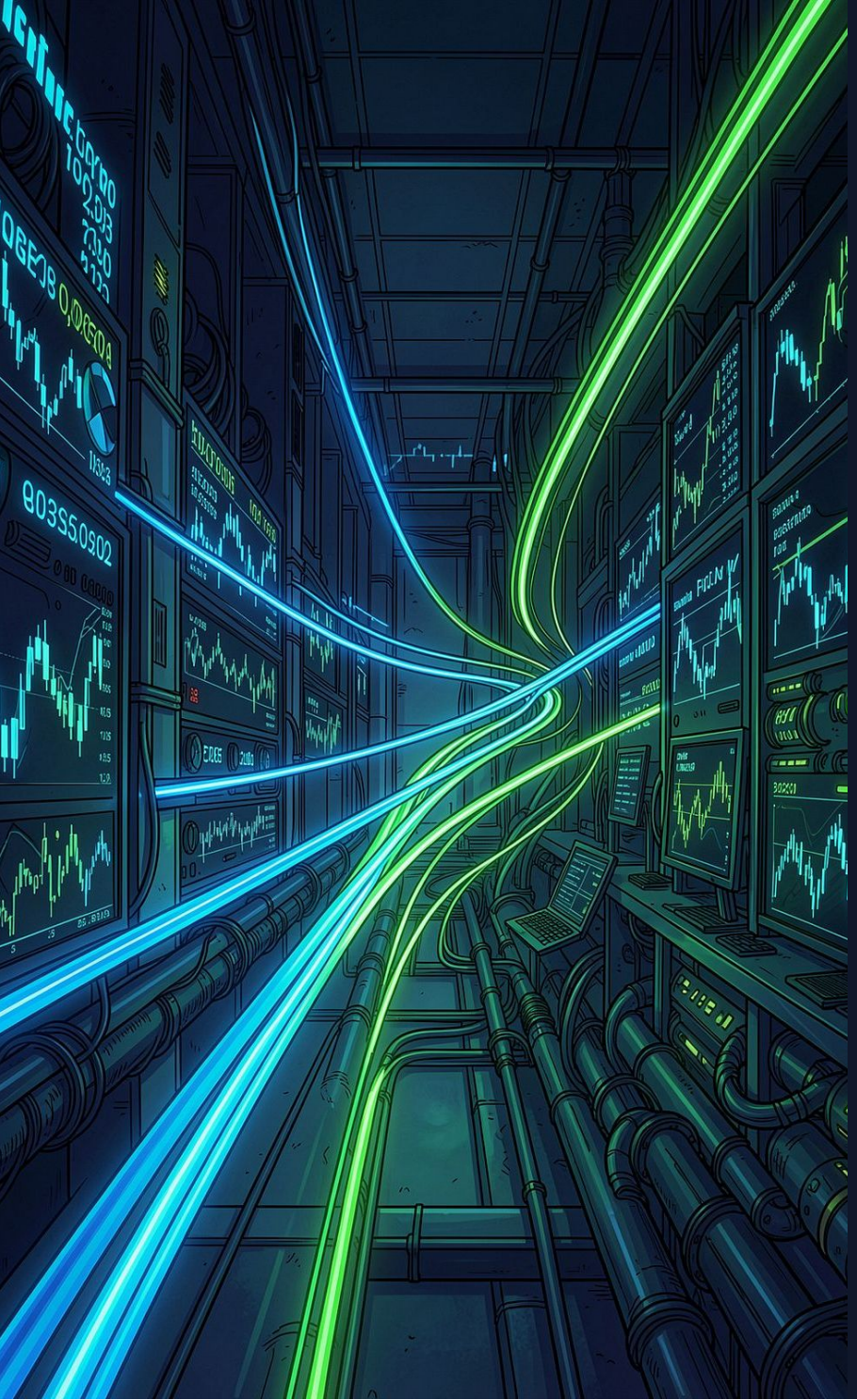
Lock or unlock lender sweep per jurisdiction requirement.

AI Fallback

Research defaults to the nearest city when hyper-local data is thin.

The mechanism is not a country label. Local-regime notes appear only where the location's default applies.

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