

CONSTRUCTION MONITORING REPORT · SAMPLE, DESK REVIEW

Apartment at a Menese development, Tulum / Playa del Carmen

PREPARED FOR
Sample client

LOCATION
Tulum and Playa

PRICE PAID (ONE BUYER)
\$97,000

NEXT PAYMENT
Hold

OUR ADVICE
Hold

Buyers report units bought in **June 2023** still not handed over, and one buyer who paid **\$97,000** for a unit due around **2020** is now in an **amparo** over delay compensation. Before paying anything else, get the delivery terms in writing and check the unit on site.

What this means for you

- Deadlines that can be moved without a penalty are not deadlines.
- Disputes over compensation mean your contract terms decide who pays for the delay.
- Other buyers may be organising a collective complaint: you are not alone.

Risk level

High: delivery dates moved and disputes in court.

Your money

At risk: **your instalments paid so far** plus years of delay and possible legal costs.



Playa del Carmen, Quintana Roo (2021). Location photo, not the project. Photo: Sharon Hahn Darlin, CC BY 2.0, Wikimedia Commons.

The nine checks

CHECK	RESULT	WHAT WE FOUND
Land title	Not checked	Request the deed and the condominium regime registration.
Zoning and coast	Not checked	Confirm land-use permit.
Building permits	To confirm	Construction licence and its validity after the delays.
Developer record	Concern	Public reports of non-delivery in more than one development.
Progress on site	Concern	Units bought in 2023 reported as not handed over (Aug 2026).
Where the money goes	To confirm	Ask whether payments are held in a bank trust (fideicomiso).
Contract	Red flag	Delivery date was changed; compensation for delay is disputed in court.
Transparency	Concern	No developer response reported by the source.
Promised returns	Not checked	Irrelevant until delivery.

What to do now

- 1 Hold the next payment.**
Until you have a new delivery date in writing with a penalty for missing it.
- 2 Send us your contract.**
We mark the delivery, penalty and refund clauses and tell you where you stand.
- 3 Book a site visit.**
Is your unit being built at all? We film it with GPS and time.
- 4 Join forces.**
Ask the buyer organising the collective complaint for the details; it costs less together.

Evidence

Public reporting by local media. Kolaboro has not visited the sites. Photos show the location and an example stage, not the project.



Unfinished block wall. Illustrative, not the project. Photo: Oscar J Duran, CC BY-SA 4.0, Wikimedia Commons.



Building frame without finishes, Mexico. Illustrative, not the project. Photo: Isaacvp, CC BY-SA 4.0, Wikimedia Commons.

Timeline

- ~2020 · Original delivery date for one buyer
- Jun 2023 · Another buyer purchases two apartments
- Aug 2026 · Collective complaint being organised; one dispute in an amparo

Scope of this report

Desk review from public sources. This sample report shows how Kolaboro would advise a buyer considering this project today, using only what the sources listed had published by the dates shown. Kolaboro has not visited the site or reviewed the developer's documents. Statements by buyers in the press are their allegations, not findings of fact. A full check adds registry searches, a site visit with GPS-stamped video and a contract review. The developer can reply and we will add their reply.

Sources

- Riviera Maya News, 20 Aug 2026: <https://www.rivieramayaneews.mx/buyer-seeks-collective-action-over-undelivered-menese-apartments/>
- Photo: Playa del Carmen, Quintana Roo, Mexico - Playacar.jpg, Sharon Hahn Darlin, CC BY 2.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:Playa_del_Carmen,_Quintana_Roo,_Mexico_-_Playacar.jpg
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- Photo: Edificio en construcción en Magdalena, Veracruz.jpg, Isaacvp, CC BY-SA 4.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:Edificio_en_construcci%C3%B3n_en_Magdalena,_Veracruz.jpg

Kolaboro verification team

Sample report

Questions about this report?

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