

CONSTRUCTION MONITORING REPORT · SAMPLE, DESK REVIEW

Condo at Ocean Tulum, Tulum (Grupo VINSA, per source)

PREPARED FOR
Sample client

LOCATION
Tulum, Quintana Roo

BOUGHT
2022 (per buyers)

NEXT PAYMENT
Hold

OUR ADVICE

Stop paying

Buyers who bought from 2022 report that they have **paid in full** and still have **no unit and no firm delivery date**. Parts of the building are reported at the **raw concrete stage**, and updates talk about new financing and bridge loans. Do not send another instalment until the work is verified on site.

What this means for you

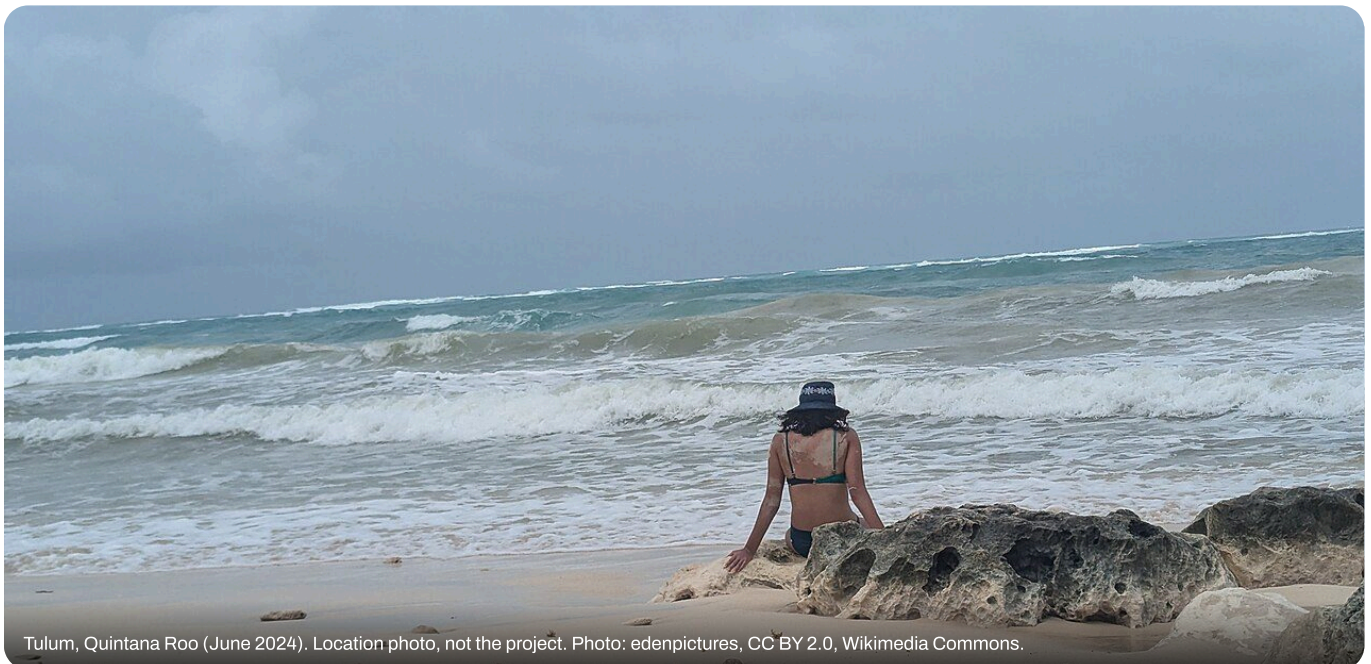
- Your payments are ahead of the building.
- Talk of bridge loans means the project may be short of money to finish.
- Without a delivery penalty in your contract, the delay costs you, not the developer.

Risk level

Very high: buyers report 3+ years of delay and unfinished work.

Your money

Typical exposure: **everything paid so far**, for a unit that cannot be lived in or rented yet.



Tulum, Quintana Roo (June 2024). Location photo, not the project. Photo: edenpictures, 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 with the Tulum municipality.
Building permits	To confirm	Ask for the construction licence and whether it is still valid after years of delay.
Developer record	Concern	Public complaints about unfulfilled deliveries and refunds (Tulum Times).
Progress on site	Red flag	Buyers report unfinished areas and raw concrete, 3+ years after purchase (Riviera Maya News, Jun 2026).
Where the money goes	Red flag	Updates on financing and bridge loans suggest the project is underfunded.
Contract	To confirm	Look for a delivery date, a penalty and a refund right.
Transparency	Concern	No firm date; buyers say some posts about the issue were removed. No official response reported.
Promised returns	Not checked	Irrelevant until the unit exists.

What to do now

- Hold every further payment.**
Pay nothing more until a site visit confirms the milestone you are being billed for.
- Ask the developer in writing for three things:**
a dated construction schedule, proof of financing to finish, and the status of the construction licence.
- Book a Kolaboro site visit.**
GPS-stamped photos of your unit and the common areas, compared with the payment plan.
- Talk to other buyers and a local lawyer.**
Group complaints to PROFECO (consumer protection) carry more weight than individual ones.

Evidence

Public reporting by local media. Kolaboro has not visited the site. The photos show the location and an example of the raw-concrete stage, not the project.



Timeline

- **2022** · Buyers sign and start paying
- **2023-2025** · Updates on financing and restarts; units not completed
- **Jun 2026** · Buyers go public and ask authorities to investigate

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, 17 Jun 2026: <https://www.rivieramayaneews.mx/buyers-report-over-three-year-delays-in-delivery-of-tulum-condos/>
- Tulum Times: <https://tulumtimes.com/ocean-tulum-buyers-accuse-grupo-vinsa-of-unfulfilled-deliveries-and-refunds>
- Photo: Tulum Beach I Quintana Roo June 2024.jpg, edenpictures, CC BY 2.0, Wikimedia Commons: https://commons.wikimedia.org/wiki/File:Tulum_Beach_I_Quintana_Roo_June_2024.jpg
- 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
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Kolaboro verification team

Sample report

Questions about this report?

carlos@equinoxinvestmentgroup.com