



# Ownership Based on Inheritance Request Land and Property Section





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### Introduction:

The land and property section in Ras Al Khaimah Municipality launched a set of electronic services to save customers time and effort and enable them to submit their requests at any time and from anywhere.

The Ownership Based on Inheritance service allows customers to apply to register inherited property. The transfer of ownership of the property from the deceased to the heirs is registered pursuant to an inheritance restriction, after attach the required documents and pay the required service fee.

This guide shows customers how to access the Ownership Based on Inheritance service. It also guides them on how to create, send and track the request electronically.

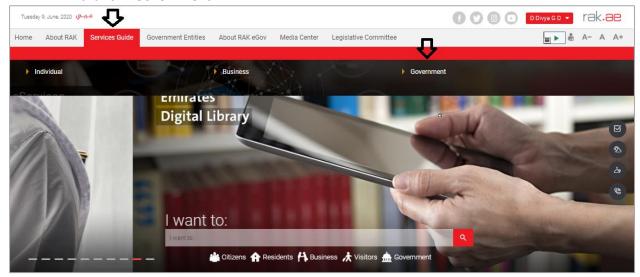
Customers will be able to log in to the electronic services of the section, submit requests, track requests, modify requests (if necessary), re-submit the requests after applying the modifications electronically, and finally obtain their required certificates either electronically or by receiving them from the Customer Happiness Center as per the need for the original copy.



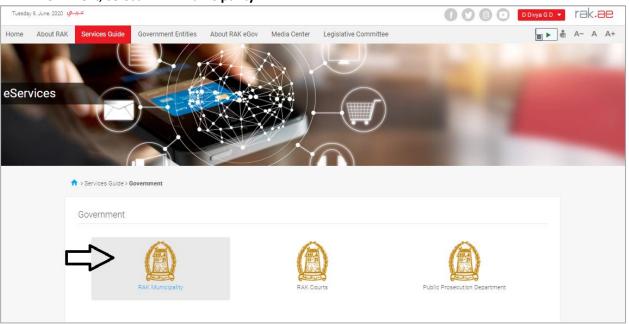


# Login and access to the Ownership Based on Inheritance Service

- 1- Navigate to the RAK Government portal on <a href="https://www.rak.ae/wps/portal">https://www.rak.ae/wps/portal</a>
- **2-** To access the Ownership Based on Inheritance service, click on the "**Service Guide**" then click on "**Government**"



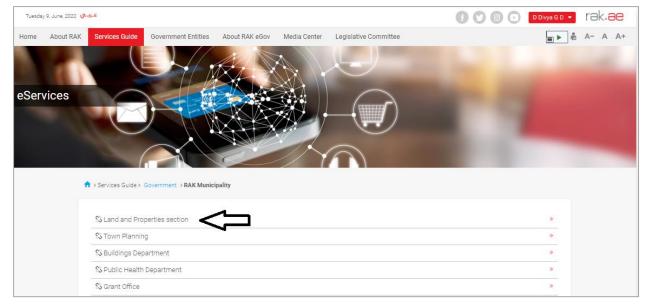
3- Next, select "RAK Municipality"



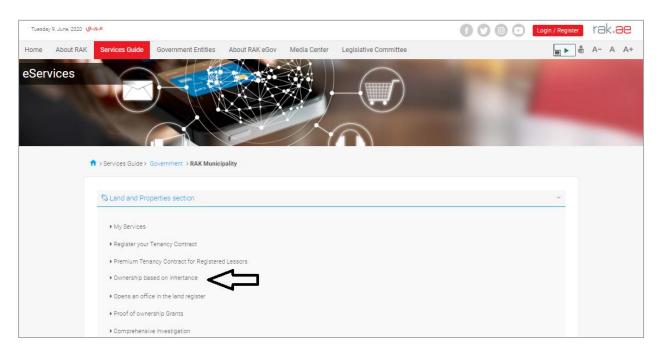
4- Next, select "Land and Properties Section"







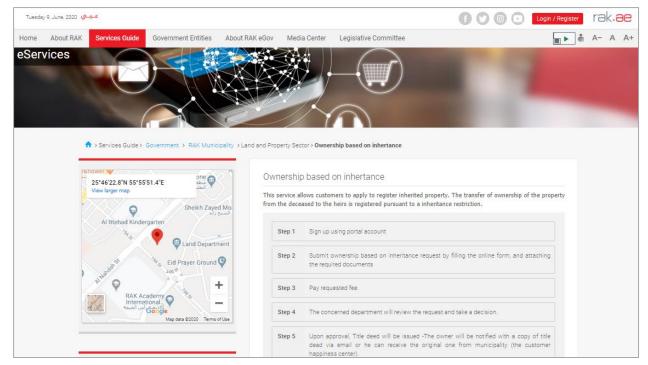
5- Next, click on Ownership Based on Inheritance



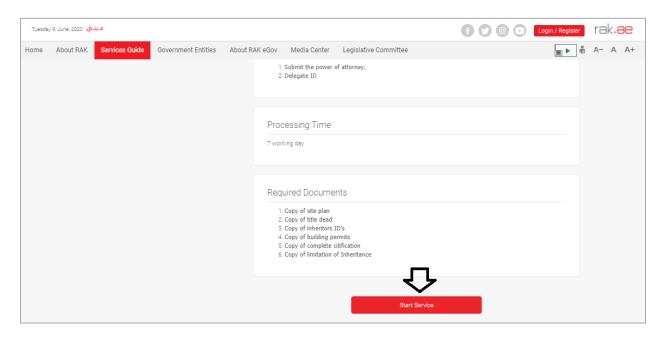
**6-** The service screen displays the service definition, procedure, conditions, fees, time, and the required documents.







**7-** To use the service, click on the "Start Service" button.

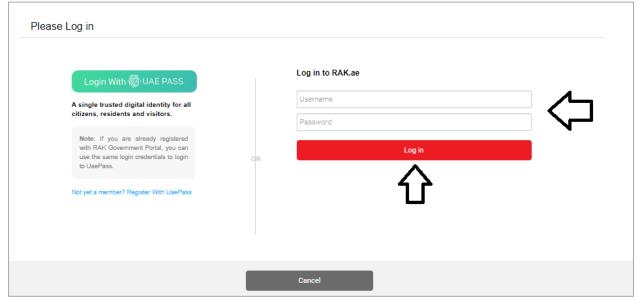






# **Create Ownership Based on Inheritance Request**

1. After you access the **Ownership Based on Inheritance** service and click on the "**Start Service**" button, the login page will appear as follow:



- 2. Enter your RAK Government Portal username and password which you have previously created, then press on the "Log in" button.
- 3. The **Ownership Based on Inheritance** request form will be displayed enabling you to create the request:





		pased on Inheritance Request
Gen	eral Inform	ation
* Inh	eritance type:	~
	Parcel Lar  * Site Plan I  * Land Registe	D:/
	* Applica iness Partr t of New Ov	ner Details
Ü	No. Owner	Name of owner
Add	d New Delet	e from List
	d New Delet	

4. In **General Information** block, select the **Inheritance Type**, from the dropdown list which includes nine types.

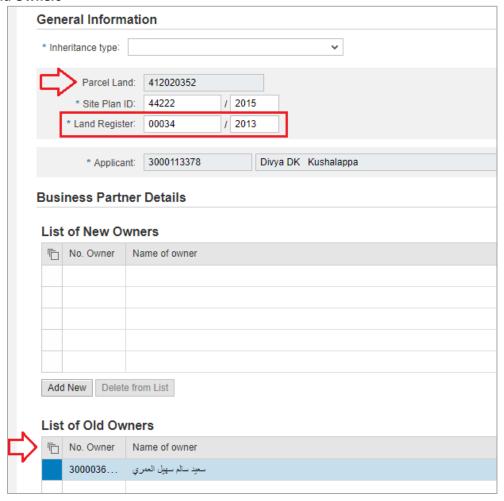


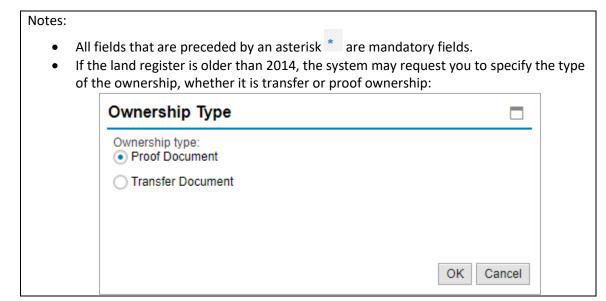
- 5. Enter the site plan number in the " Site plan ID " fields in (number / year) format.
- 6. Enter the land register number in the "Land Register" fields in (number / year) format, then click the "Enter" key to have the parcel land number displayed in the "Parcel Land" field





automatically, as well as the list of the original land's owners will be displayed in the " **The list of Old Owners**"









Check your ownership type from its' header, select the correct type, then click "**OK**" to continue with the request

• As you login to the service, the system will display your name and number in the "Applicant" fields automatically.



• In case the system asks you to update your information, click on the "Update" button next to the "Applicant" field to display "Create new Business Partner" screen through which you can update your information as below:

Create new bu	siness partner	
Selection Criter	a	
Selection Criteria:	Emirates ID	<b>v</b>
* Emirates ID:	784	
* Nationality:	~	
* Date of Birth:	1	
Please enter th	e code shown in the image *	
	Refresh	
Ok Cancel		
		OK Canc

- Select the appropriate way of search from the dropdown menu of "Search Criteria", then enter the required inputs as follows:



The dropdown menu includes many search options and upon your selection, the required inputs will be changed as follows:

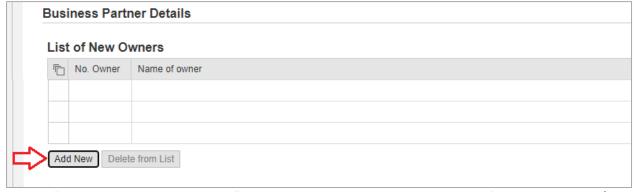






Search by the passport number (for	Selection Criteria: By Passport(non EID holder only)		
non-Emirates ID holders), then enter:  • Passport number	* Passport Number:		
Select the Passport type	* Passport Type: ORDINARY PASSPORT		
Select the nationality	* Nationality:		
Select the date of birth	* Date of Birth:		
Search by the unified ID (for non-	Selection Criteria: By Unified Id(non EID holder only)		
Emirates ID holders) then enter:	py of miles ta(ion 218 fields only)		
<ul> <li>Unified number</li> </ul>	* Unified Number:		
<ul> <li>Select the nationality</li> </ul>	* Nationality:		
Select the date of birth	* Date of Birth:		
Search with the Trade license number (issued by the Government of Ras Al Khaimah) and then enter:  • license number	Selection Criteria: Trade License Number  * License number:		
- Enter the code that appears in the figure, then click on "Ok" below the figure to ensure the code.  Please enter the code shown in the image *    DETAIL   DETAIL			
<b>Note</b> : enter " <b>Refresh</b> " buttor to clear the input and re-writ	n to get a new clearer code, or click on "Cancel" button e the code again.		

7. In the "Business Partner Details" block, you need to insert the list of the new owners, click on the "Add New" button to insert the new owner/s:



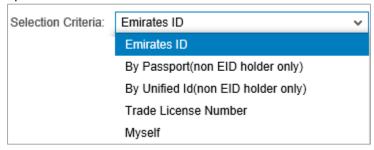
"Create new Business partner" screen shows up to enable you to search for the new owner/s by many ways:





Create new business partner			
Selection Criteria			
Selection Criteria: Emirates ID	~		
* Emirates ID: 784			
* Nationality:			
* Date of Birth:			
Please enter the code shown in the image *			
Refresh			
Ok Cancel			
	OK Cancel		

8. Select the appropriate way of search from the dropdown menu of "Search Criteria", then enter the required inputs as follows:



The dropdown menu includes many search options and upon your selection, the required inputs will be changed as follows:

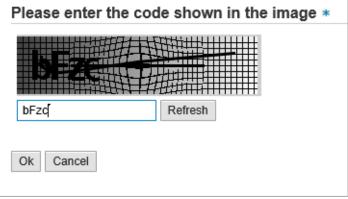






Search by the passport number (for non-Emirates ID holders), then enter:	Selection Criteria: By Passport(non EID holder only)	
<ul> <li>Passport number</li> <li>Select the Passport type</li> <li>Select the nationality</li> <li>Select the date of birth</li> </ul>	* Passport Number:  * Passport Type:  * Nationality:  * Date of Birth:	
Search by the unified ID (for non- Emirates ID holders) then enter:  • Unified number	Selection Criteria: By Unified Id(non EID holder only)	
Select the nationality     Select the date of birth	* Unified Number:  * Nationality:	
	* Date of Birth:	
Search with the Trade license number (issued by the Government of Ras Al Khaimah) and then enter:  Iicense number	Selection Criteria:  Trade License Number   * License number:	
In case you are one of the new owners , select " Myself " and then click the "OK" button to have your name listed in the new owners list.	Selection Criteria  Selection Criteria: Myself  Ok Cancel	

9. Enter the code that appears in the figure, then click on "**Ok**" below the figure to ensure the code.

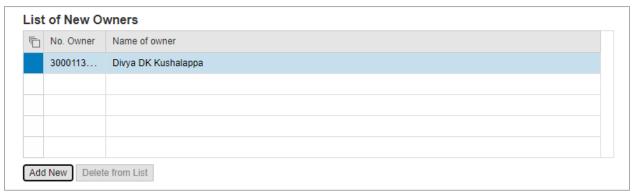


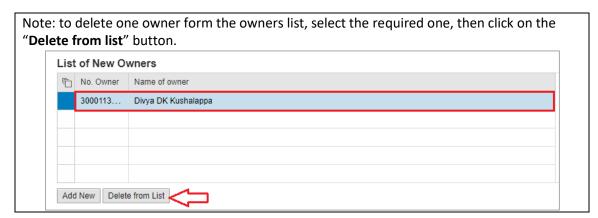
**Note**: enter "**Refresh**" button to get a new clearer code, or click on "**Cancel**" button to clear the input and re-write the code again.

10. Enter the "Ok" button to insert the selected person in the new owner list as below:

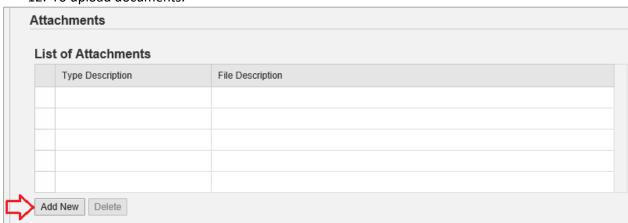








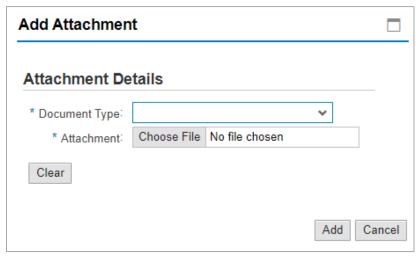
- 11. In the **Attachments** block you have to attached all of the mandatory documents to complete the request. You also, can edit all attachments (add new or remove/replace existing).
- 12. To upload documents:



A. Click the "Add New" button, a window pops up allowing you to choose the files as shown below:



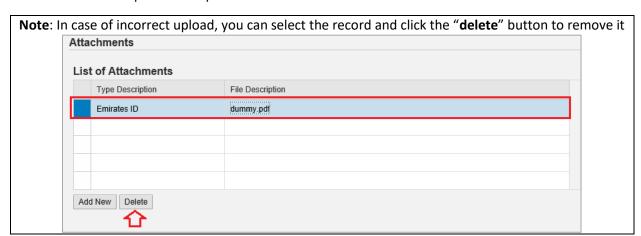




B. Select the name of the document to be attached from the "**Document Type**" drop down list:



- C. Browse for the file and Click on **Add** → the file will be uploaded successfully.
- D. Repeat the steps to attach next documents.



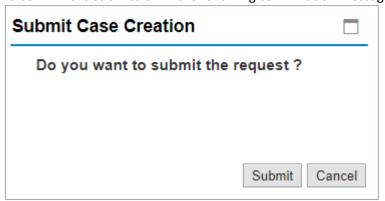
13. Enter your notes in the "Notes" field





Note			
	notes [		
	Submit Clear		

- 14. You have the following options to do:
  - "Submit" to complete the request.
  - or clear all fields by selecting "clear"
- 15. Click "Submit" and confirm the submission in the following confirmation message.



A screen will appear stating that the case is submitted successfully including the case ID.



16. To apply for a new service, click "New Case"

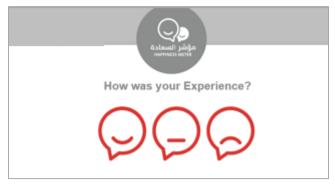
After the request is submitted, you need to access your cases on the RAK Portal www.rak.ae to track your request and pay the required fees after getting the request approved, then your request will be





approved and the heirs' ownerships will be printed, then you can visit the customer happiness center in RAK municipality to get the original copy.

**Note**: To get your feedback regarding the service procedure, the following happiness meter screen will pop up along with the request result screen allowing you to submit how happy you were for the same:



Select the required face and your evaluation will be submitted directly.





# **My Cases**

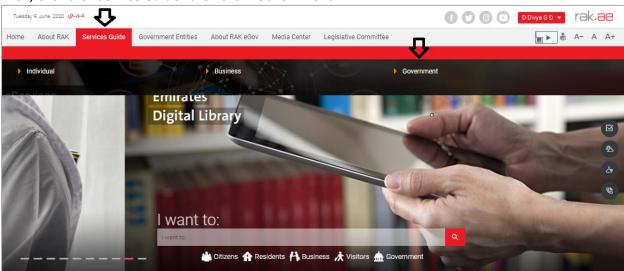
When you submit the Ownership Based on Inheritance request, it is received by the coordinator in the land and property section to review it and accordingly the coordinator will do one of the following actions:

- Accept the request, after which you have to pay the fees.
- Reject the request stating the justifications.
- Return the request for modification after which you must modify the request as per the notes then re-send it to the coordinator to review it again and take the appropriate action against it.

**Note:** when the coordinator take one of the above mentioned actions, the system will notify the customers by sending SMS on their mobile phones and Emails to let them know that their request is accepted initially, then the request will be either approved, rejected or needs modifications.

You can find the submitted requests in "**My Cases**" tab, to access it please visit the Ras Al Khaimah Government website at www.rak.ae as shown on the screen below.

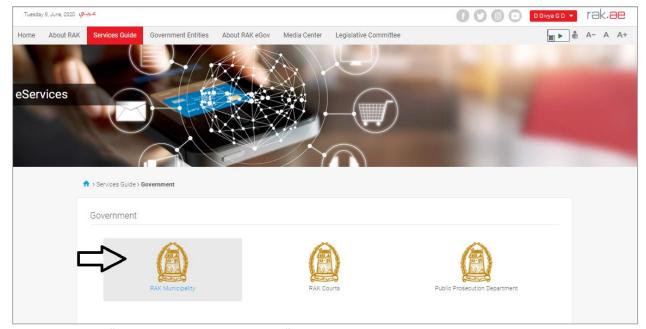
Then, Click the "Service Guide" then click "Government":



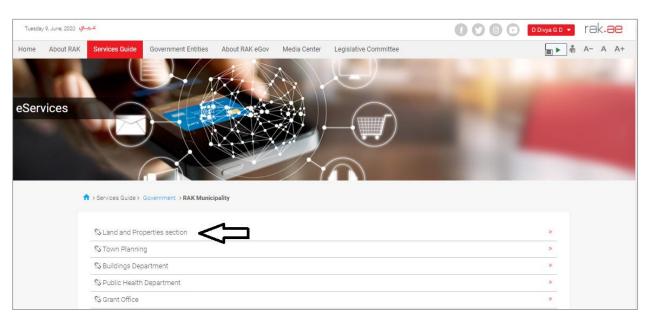
Next, select "RAK Municipality"







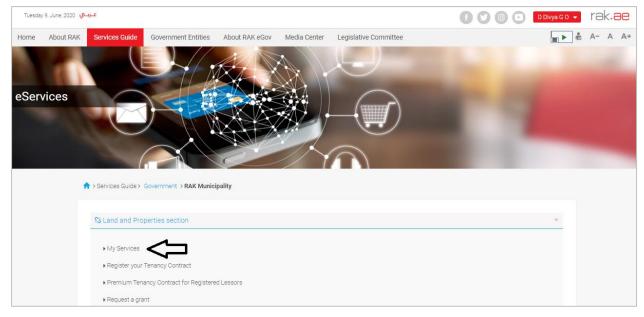
Next, Select the "Land and Properties Section"



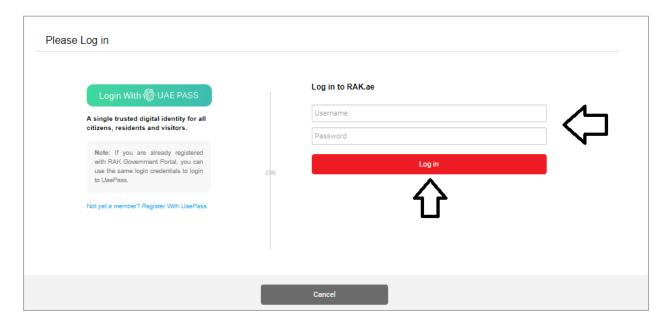
Next, Select "My Services"







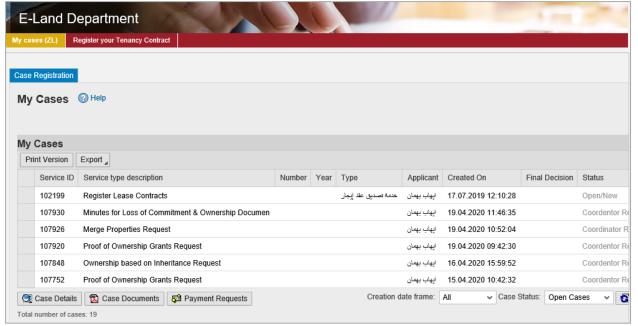
Next, Enter your RAK Government Portal username and password which you have previously created, then press on the "Log in" button.



"My Cases" tab will be displayed to show all of your transactions submitted to the land and properties section and pending for payment (if not paid yet) or pending for coordinator action.







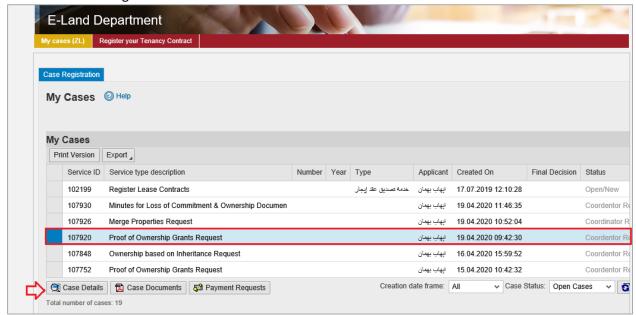
"My Cases" Tab displays the service ID, description, type, applicant, creation date, final decision and the status for each request.

**Note**: you can do the following for each case/ request created:

- Print (As a Pdf)
   Print Version
- Export (As excel files)

When selecting the request, and perform any of Print version or export, the system will automatically generate / download the required case

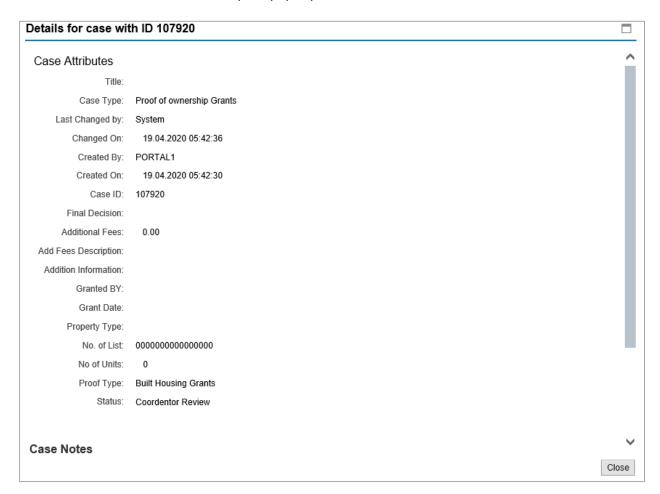
• You will be able to view the details of the service request by selecting the required request and then clicking on the "Case Details" button







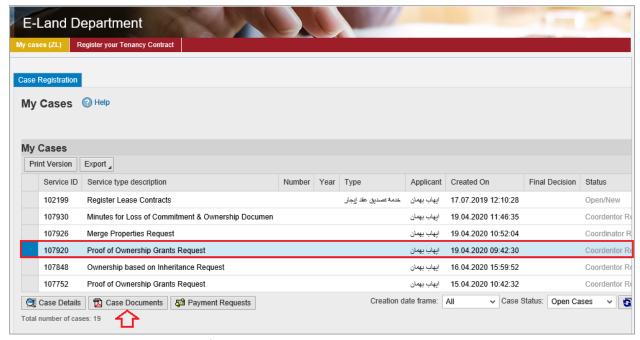
The details screen of the selected request pops up to show all of its details as below:



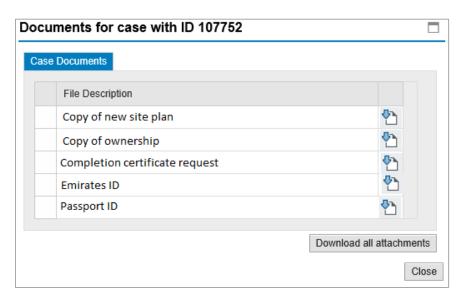
 You will be able to view the attachments of the service request by selecting the required request and then clicking on the "Case Documents" button







A screen will pop up to show all of the documents that are attached to the selected request when it is created where you can upload any file or all of the files.

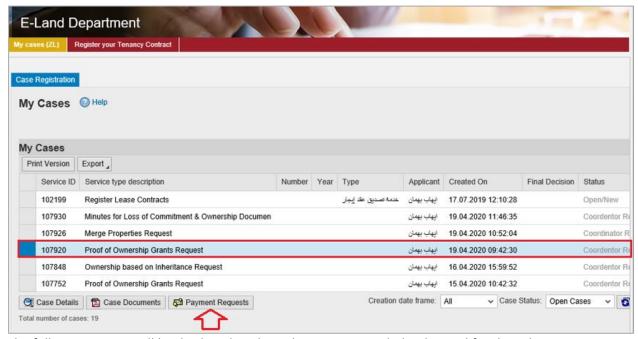




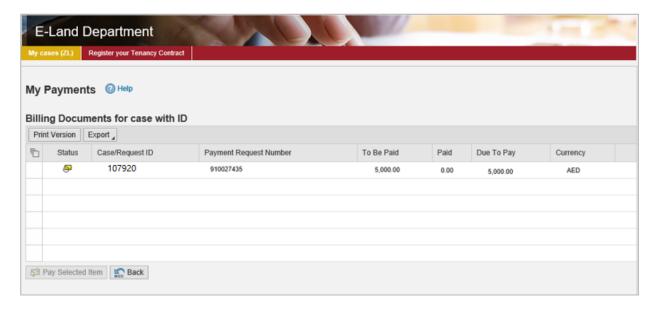


# **Fee Payment**

After the coordinator of the land and properties section accepts your request, the system will notify you to pay the request fees via email and SMS, so in "My Cases" page you will select the request whose status is "pending for payment" and then click on the "Payment Requests" button.



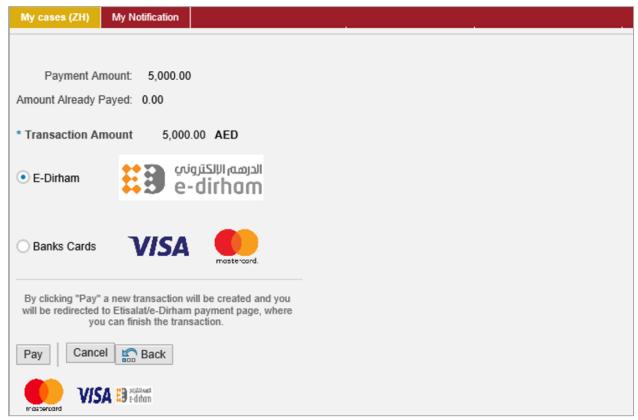
The following screen will be displayed to show the amount needed to be paid for the select request.



Click on the required payment item and then click on the "Pay Selected Item" button to move to the payments channels screen:







The system allows you to pay the required amount of money through different channels like the bank cards or the electronic dirham.

Select the required payment channel and click the "Pay" button to proceed with the payment process as usual.

**Note**: the fees amount will vary as per the selected type of inheritance; the fees will be as follows:

Inheritance Type	Fees Amount
Empty housing land	1000 AED
Built housing land	1500 AED
Empty agricultural land	2000 AED
Planted agricultural land	2500 AED
Empty trading land	1000 AED
Built trading land	2000 AED
Empty manufacturing land	2000 AED
Built manufacturing land	2000 AED
Empty housing trading land	2000 AED
housing trading land Built	2000 AED



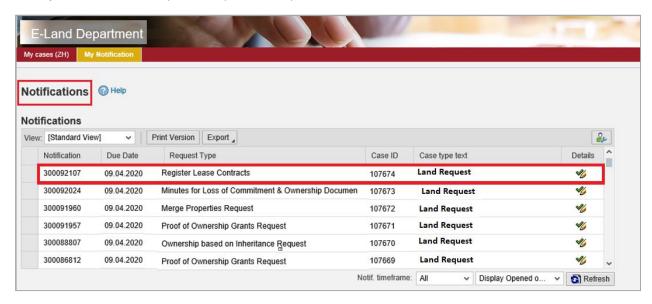


### **Customer Action**

Upon successful submission, the request will be displayed for the land and properties coordinator to review it and take the appropriate action, but if the request requires modifications, then the coordinator will return it to the customer to apply the modification and send it back again for review.

When one of your request is returned to you for modification, you will find it in "My Notification" tab. To access "My Notification" tab, follow the <u>same procedure you did to reach "My Cases" tab</u>.

In "My Notification" tab, you can open the request for modification as in the screen below:

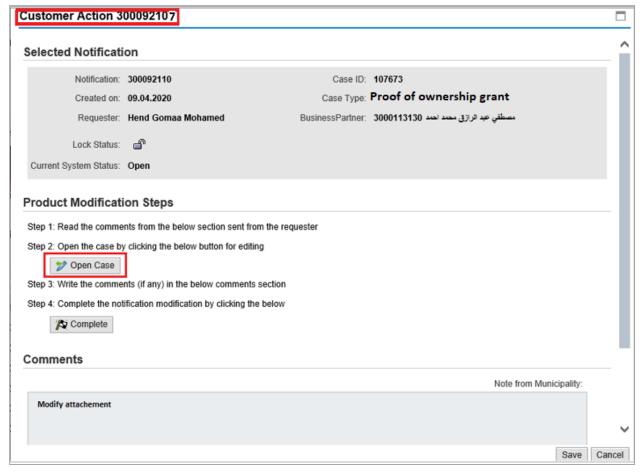


To modify a request, follow the step below:

1. Click the "**Details**" icon <sup>\*</sup> to the right of the required request → the "**Customer Action**" screen pops up as below:



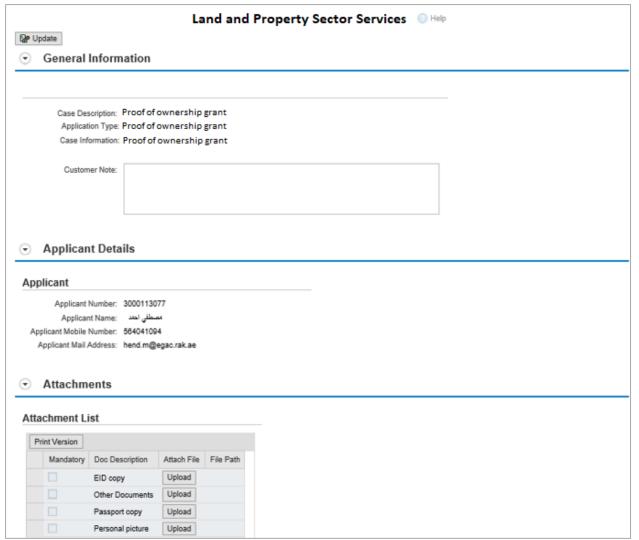




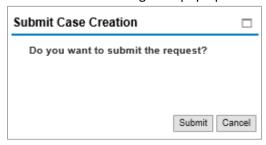
2. Click on "Open case" button to modify the request → the request details screen opens







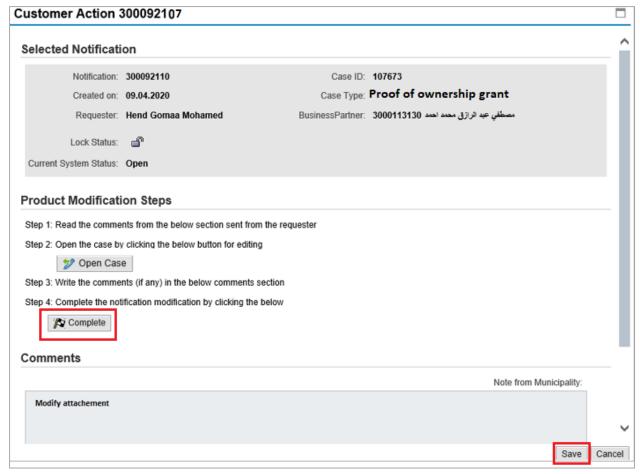
- 3. Modify the request as per the coordinator comments.
- 4. Click the "Update" button. A confirmation message will pop up:



5. Click "Submit", then you will return to the "Customer Action" screen:







6. Click "Complete" and then "Save" to complete your modifications → the request will be removed from "My Notifications" tab and the request will be submitted again to the land and properties coordinator for review.

After your request gets the final approval, you will be notified via SMS and Email that your request is approved and you can receive the new ownership of inherits, from the customer happiness centre in the RAK municipality.