

User Manual

Ownership under the Compensation 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.

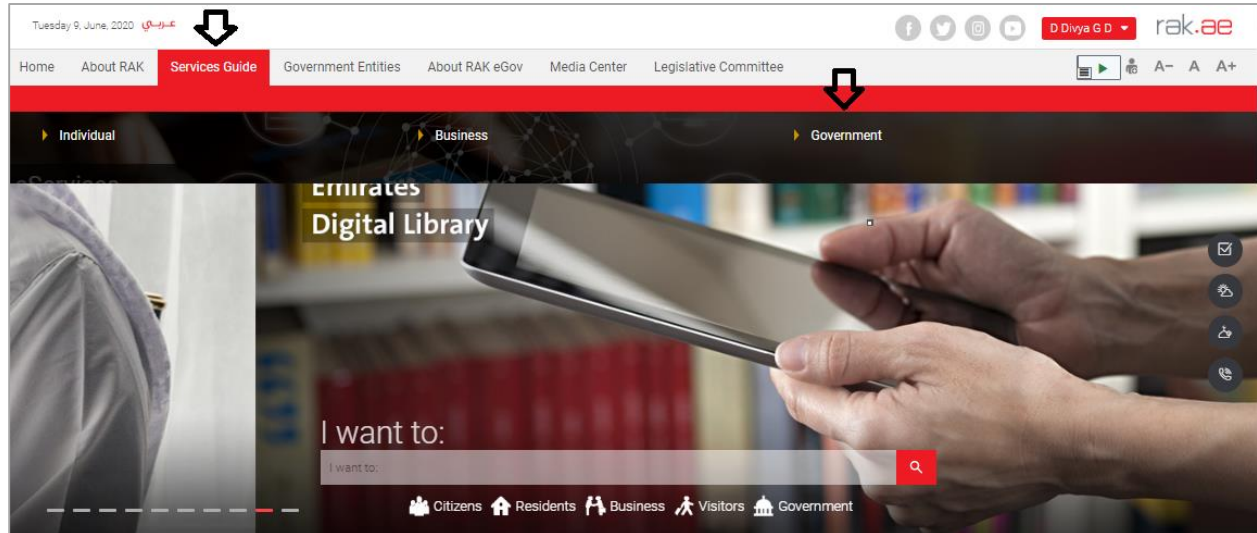
The Ownership under the Compensation request allows the owners to issue ownership for a new property either it's been compensated or replaced, after attach the required documents and pay the required service fee.

This guide shows customers how to access the Ownership under the Compensation Request. It also guides them on how to create, send and track the request electronically.

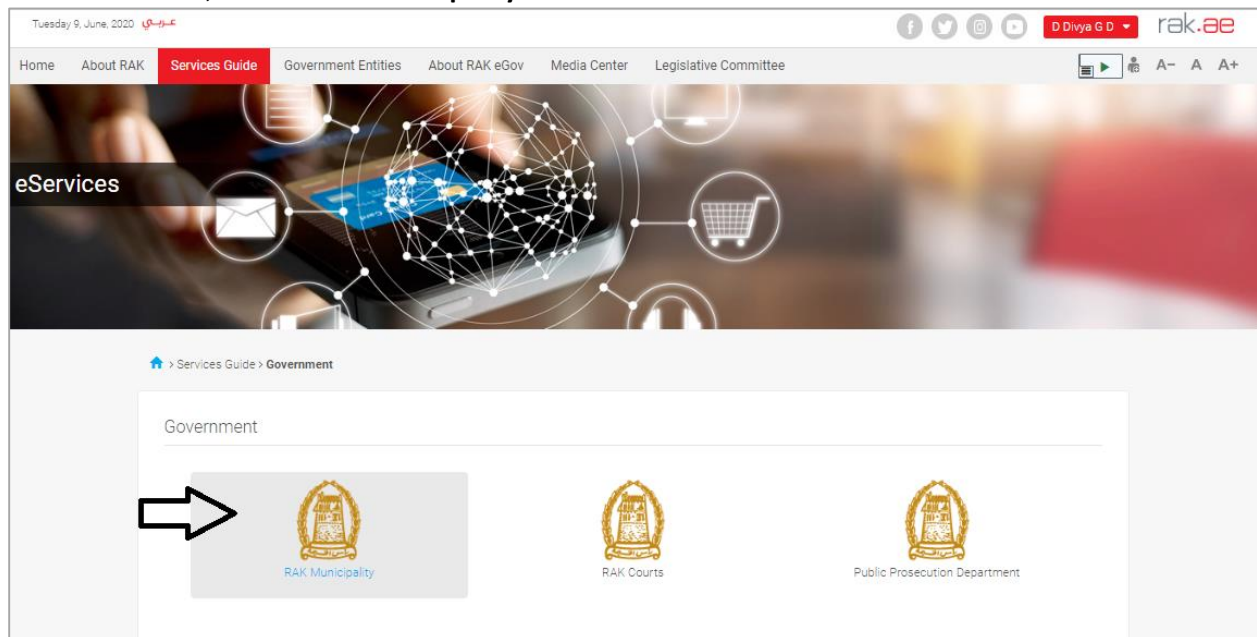
Customers will be able to log in to the electronic services of the section, submit requests, track requests, modify requests (if necessary), re-submit the requests after applying the modifications electronically, and finally obtain their required certificates either electronically or by receiving them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

Login and access to the Ownership under the Compensation Request

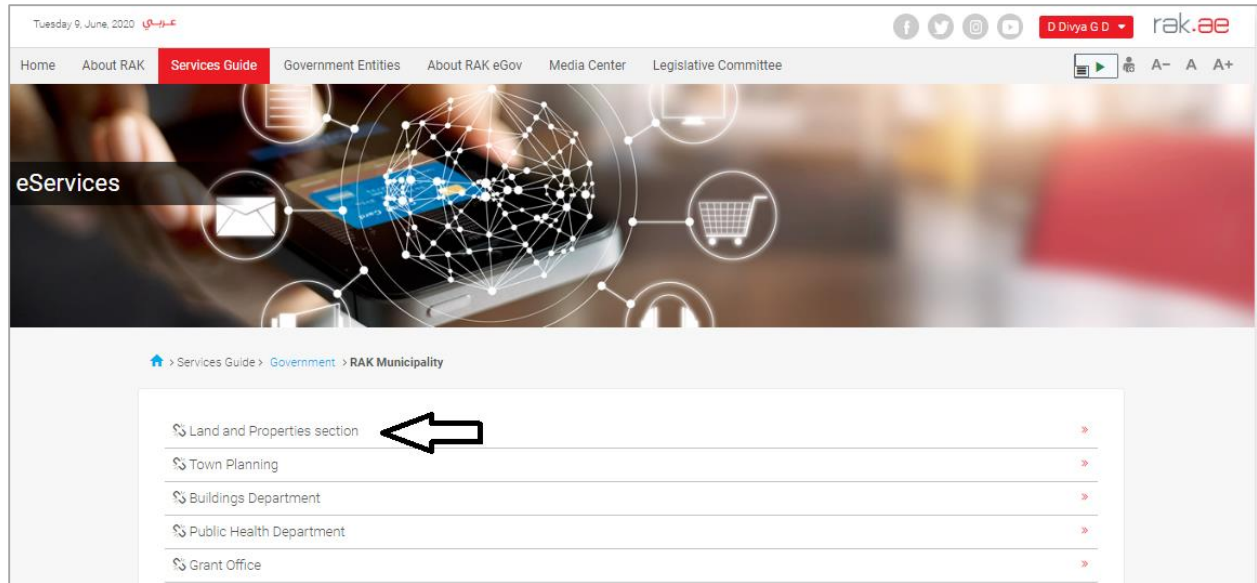
- 1- Navigate to the RAK Government portal on <https://www.rak.ae/wps/portal>
- 2- To access the Ownership under the Compensation Request, click on the “Service Guide” then click on “Government”



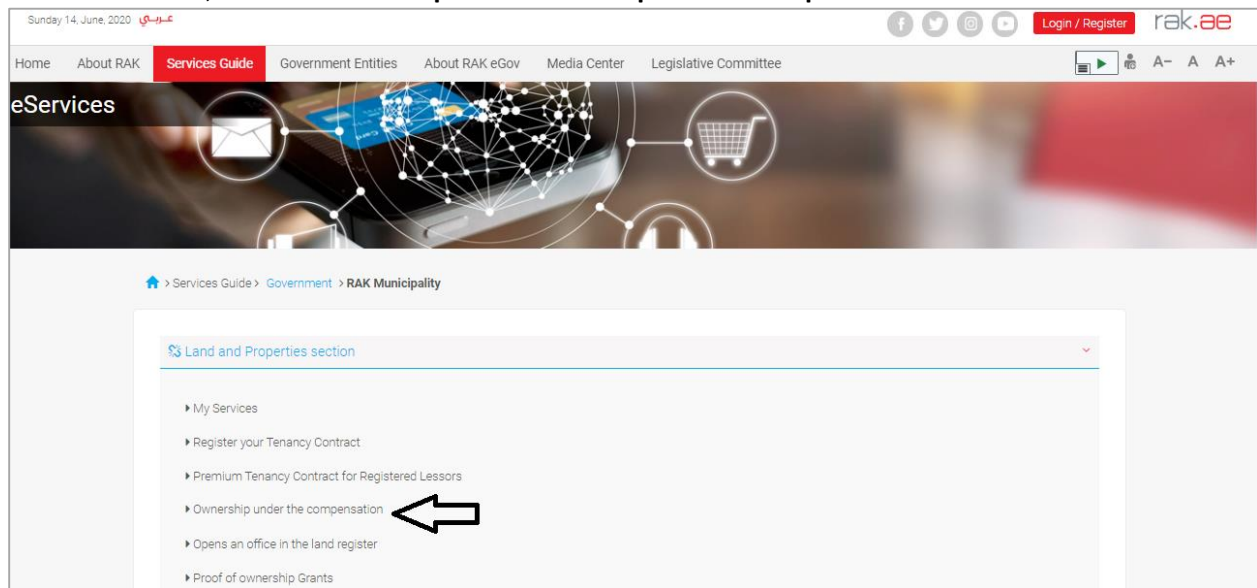
- 3- Next, select “RAK Municipality”



- 4- Next, select “Land and Properties Section”



5- Next, click on Ownership under the Compensation Request



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

Sunday 14, June, 2020 عربي

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eServices

> Services Guide > Government > RAK Municipality > Land and Property Sector > Ownership under the compensation

25°46'22.8"N 55°55'51.4"E
View larger map

Sheikh Zayed Mo
Al Ittehad Kindergarten
Land Department
Eid Prayer Ground
RAK Academy International
Map data ©2020 Terms of Use

Ownership under the compensation

This service allows the owners to issue ownership for a new property either it's been Compensated or replaced

- Step 1 Sign up using portal account
- Step 2 Submit ownership by compensation request by filling the online form, and attaching the required documents
- Step 3 Pay requested fee
- Step 4 The concerned department will review the request and take a decision
- Step 5 Upon approval, Title deed will be issued -The owner will be notified via email or he can receive the original title deed from municipality (the customer happiness center)

7- To use the service, click on the “Start Service” button.

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Service Conditions

In case of owner death : its required to submit legacy document \ power of attorney – if available \ personal documents (ID's) for all inheritors

Processing Time

One working day

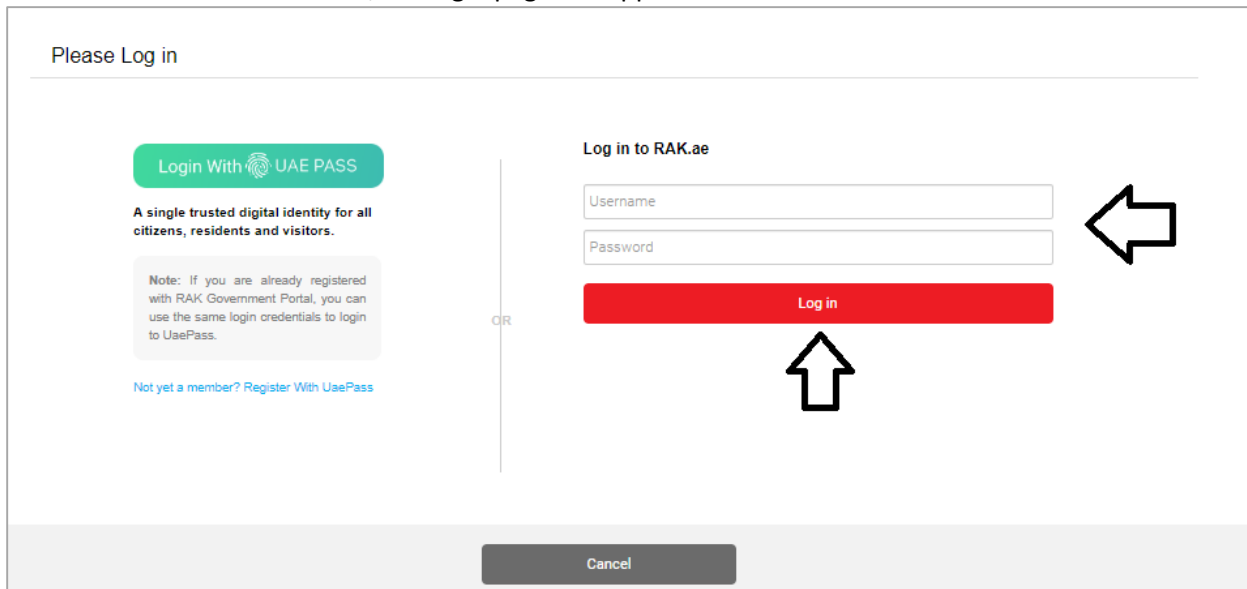
Required Documents

- Copy of site plan
- Copy of title deed
- Copy of ID

Start Service

Create Ownership under the Compensation Request

1. After you access the **Ownership under the Compensation Request** service and click on the “**Start Service**” button, the login page will appear as follow:



Please Log in

Login With UAE PASS

A single trusted digital identity for all citizens, residents and visitors.

Note: If you are already registered with RAK Government Portal, you can use the same login credentials to login to UaePass.

Not yet a member? [Register With UaePass](#)

OR

Log in to RAK.ae

Username

Password

Log in

Cancel

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

Ownership Under Compensation Request

General Information

Click here if you have land registry?: ☐

* Parcel Land:

* New Parcel Land:

* Site Plan ID: /

* Applicant: 3000030002

Business Partner Details

List of New Owners

No. Owner	Name of owner

Attachments

List of Attachments

Type Description	File Description

1. In **General Information** block, enter the parcel land number of the land to be compensated in the "**Parcel Land**" Filed, but if you have the land register number, check the check box of the same to have the "**Land Register**" fields enabled for you:

Click here if you have land registry?: ☐

* Parcel Land:

General Information

Click here if you have land registry?: ☒

Parcel Land:

* Land Register: /

2. 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 and the owners of the land are displayed in the list of Owners automatically.

Click here if you have land registry?: ☒

Parcel Land: 412020352

* Land Register: 00034 / 2013

* New Parcel Land:

* Site Plan ID: /

* Applicant: 3000030002 محمد محمود بنغادي محمود Update

Business Partner Details

List of New Owners

No. Owner	Name of owner

Add New Delete from List Clear

List of Old Owners

No. Owner	Name of owner
3000036...	سعيد سالم سهيل المعري

Note:

- If the land register is older than 2014, the system may request you to specify the type of the ownership, whether it is transfer or proof ownership:

Ownership Type

Ownership type:

☒ Proof Document

☐ Transfer Document

OK Cancel

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

- Enter the number of the new land in the "New Parcel land" field.
- Enter the site plan number in the " Site plan ID " fields in (number / year) format

Notes:

- All fields that are preceded by an asterisk * are mandatory fields.
- As you login to the service, the system will display your name and number in the "Applicant" fields automatically.

* Applicant: 3000030002 محمد محمود بنغادي محمود Update

- 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 business partner

Selection Criteria

Selection Criteria:

* Emirates ID:

* Nationality:

* Date of Birth:

Please enter the code shown in the image *



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

Selection Criteria:

Emirates ID

By Passport(non EID holder only)

By Unified Id(non EID holder only)

Trade License Number

Myself

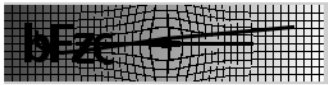
The dropdown menu includes many search options and upon your selection, the required inputs will be changed as follows:

Search way	Required inputs
Search by the Emirates ID, then enter: <ul style="list-style-type: none"> EID number Select the nationality Select the date of birth 	<p>Selection Criteria: <input type="text" value="Emirates ID"/></p> <p>* Emirates ID: <input type="text" value="784"/> <input type="text"/> <input type="text"/> <input type="text"/></p> <p>* Nationality: <input type="text"/></p> <p>* Date of Birth: <input type="text" value="1"/></p>
Search by the passport number (for non-Emirates ID holders), then enter: <ul style="list-style-type: none"> Passport number Select the Passport type Select the nationality Select the date of birth 	<p>Selection Criteria: <input type="text" value="By Passport(non EID holder only)"/></p> <p>* Passport Number: <input type="text"/></p> <p>* Passport Type: <input type="text" value="ORDINARY PASSPORT"/></p> <p>* Nationality: <input type="text"/></p> <p>* Date of Birth: <input type="text" value="1"/></p>

<p>Search by the unified ID (for non-Emirates ID holders) then enter:</p> <ul style="list-style-type: none"> Unified number Select the nationality Select the date of birth 	<p>Selection Criteria: By Unified Id(non EID holder only)</p> <p>* Unified Number: <input type="text"/></p> <p>* Nationality: </p> <p>* Date of Birth: <input type="text"/></p>
<p>Search with the Trade license number (issued by the Government of Ras Al Khaimah) and then enter:</p> <ul style="list-style-type: none"> license number 	<p>Selection Criteria: Trade License Number</p> <p>* License number: <input type="text"/></p>

- 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 *



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.

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:

Business Partner Details

List of New Owners

No.	Owner	Name of owner

➔

“**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:

* Nationality:

* Date of Birth:

Please enter the code shown in the image *

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

Selection Criteria: Emirates ID

- Emirates ID
- By Passport(non EID holder only)
- By Unified Id(non EID holder only)
- Trade License Number
- Myself

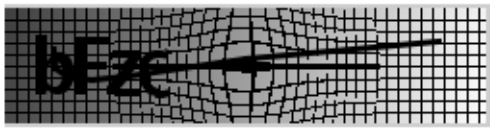
The dropdown menu includes many search options and upon your selection, the required inputs will be changed as follows:

Search way	Required inputs
<p>Search by the Emirates ID, then enter:</p> <ul style="list-style-type: none"> EID number Select the nationality Select the date of birth 	<div> <p>Selection Criteria: Emirates ID</p> <p>* Emirates ID: <input type="text" value="784"/> <input type="text"/> <input type="text"/> <input type="text"/></p> <p>* Nationality: </p> <p>* Date of Birth: <input type="text"/> <input type="text" value="1"/></p> </div>

<p>Search by the passport number (for non-Emirates ID holders), then enter:</p> <ul style="list-style-type: none"> • Passport number • Select the Passport type • Select the nationality • Select the date of birth 	<p>Selection Criteria: By Passport(non EID holder only)</p> <p>* Passport Number: <input type="text"/></p> <p>* Passport Type: ORDINARY PASSPORT</p> <p>* Nationality: <input type="text"/></p> <p>* Date of Birth: <input type="text"/></p>
<p>Search by the unified ID (for non-Emirates ID holders) then enter:</p> <ul style="list-style-type: none"> • Unified number • Select the nationality • Select the date of birth 	<p>Selection Criteria: By Unified Id(non EID holder only)</p> <p>* Unified Number: <input type="text"/></p> <p>* Nationality: <input type="text"/></p> <p>* Date of Birth: <input type="text"/></p>
<p>Search with the Trade license number (issued by the Government of Ras Al Khaimah) and then enter:</p> <ul style="list-style-type: none"> • license number 	<p>Selection Criteria: Trade License Number</p> <p>* License number: <input type="text"/></p>
<p>In case you are the original owner of the grant, select " Myself " and then click the "OK" button to have your name listed in the owners list.</p>	<p>Selection Criteria</p> <p>Selection Criteria: Myself</p> <p><input type="button" value="Ok"/> <input type="button" value="Cancel"/></p>

9. 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 *



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 owner list as below:

List of New Owners	
No. Owner	Name of owner
3000030...	محمود محمد محمود بغدادى

Note: to delete one owner form the owners list, select the required one, then click on the “Delete from list” button.

List of New Owners	
No. Owner	Name of owner
3000030...	محمود محمد محمود بغدادى

↑

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:

Attachments	
List of Attachments	
Type Description	File Description

→

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

Add Attachment

Attachment Details

* Document Type:

* Attachment:

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

* Document Type:

- Limitation of Inheritance
- Copy of Old Ownership Document
- New parcel site plan
- Emirates ID
- Passport ID
- Old Site Plan

Note: the list includes all of the mandatory documents that you have to attached to the request except for the “**limitation of Inheritance**” which should be attached if the original owner of the grant is dead.

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

Note: In case of incorrect upload, you can select the record and click the “**delete**” button to remove it

Attachments

List of Attachments

Type Description	File Description
Emirates ID	dummy.pdf

13. Enter your notes in the “Notes” field

Note

notes [

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.

Submit Case Creation

Do you want to submit the request ?

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

Case was successfully created!

Case Information

Newly created Case ID: 107920

1. 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 new ownership 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:

مؤشر السعادة
HAPPINESS METER

How was your Experience?

Three red speech bubble icons representing different levels of satisfaction: a happy face, a neutral face, and a sad face.

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

My Cases

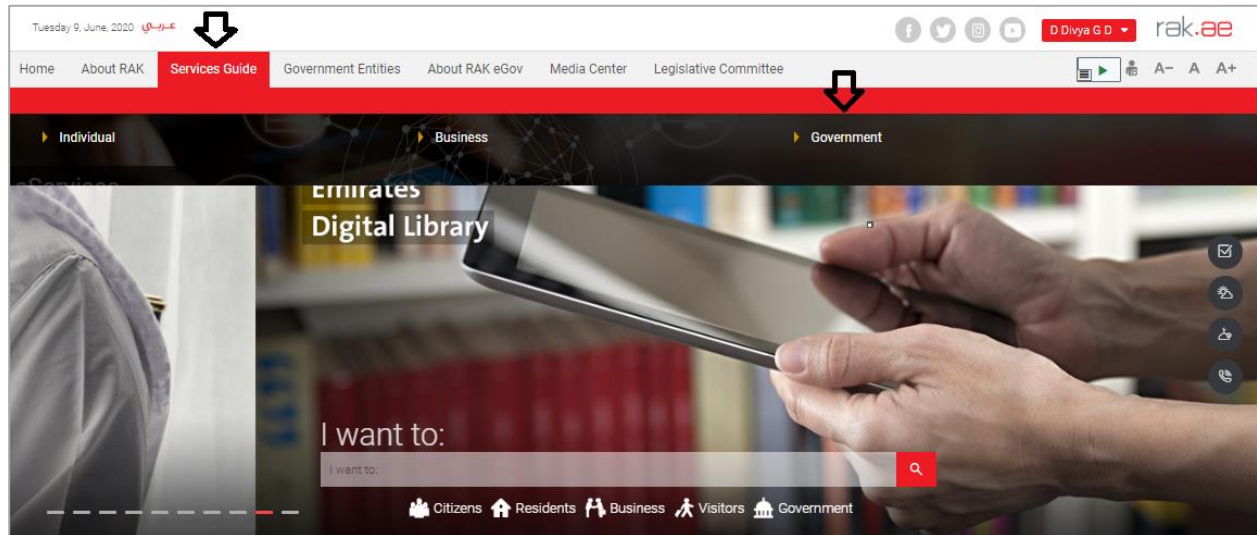
When you submit the Ownership under the Compensation Request, it is received by the coordinator in the land and property section to review it and accordingly the coordinator will do one of the following actions:

- 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.

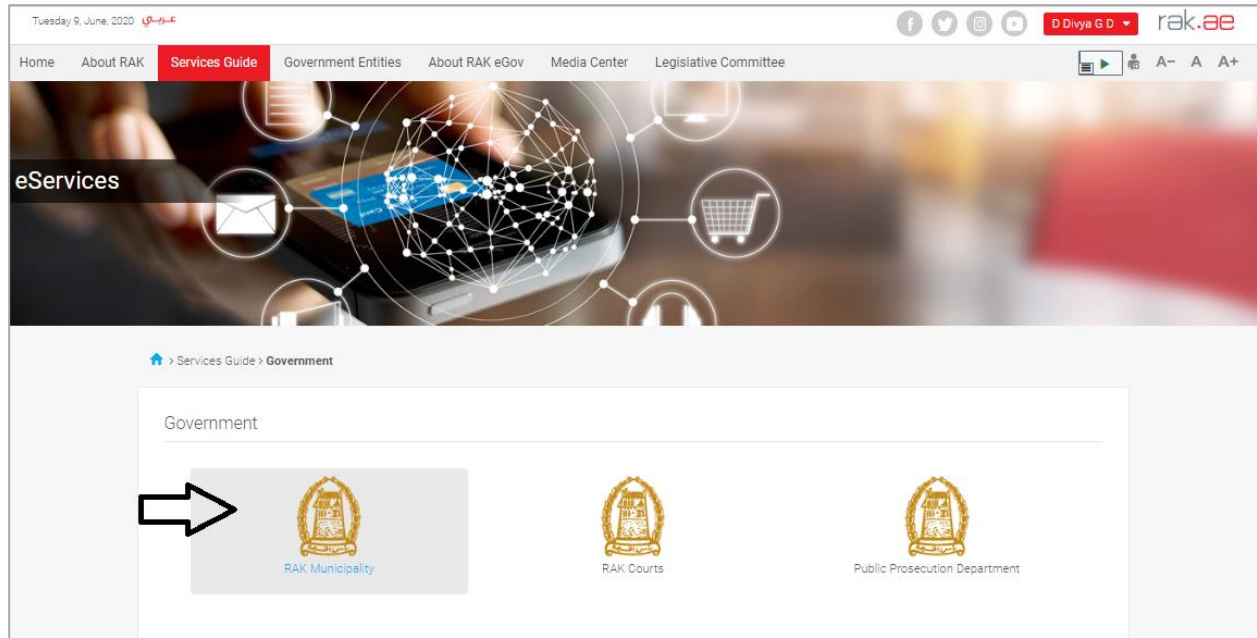
Note: when the coordinator take one of the above mentioned actions, the system will notify the customers by sending SMS on their mobile phones and Emails to let them know that their request is accepted initially, then the request will be either approved, rejected or needs modifications.

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.

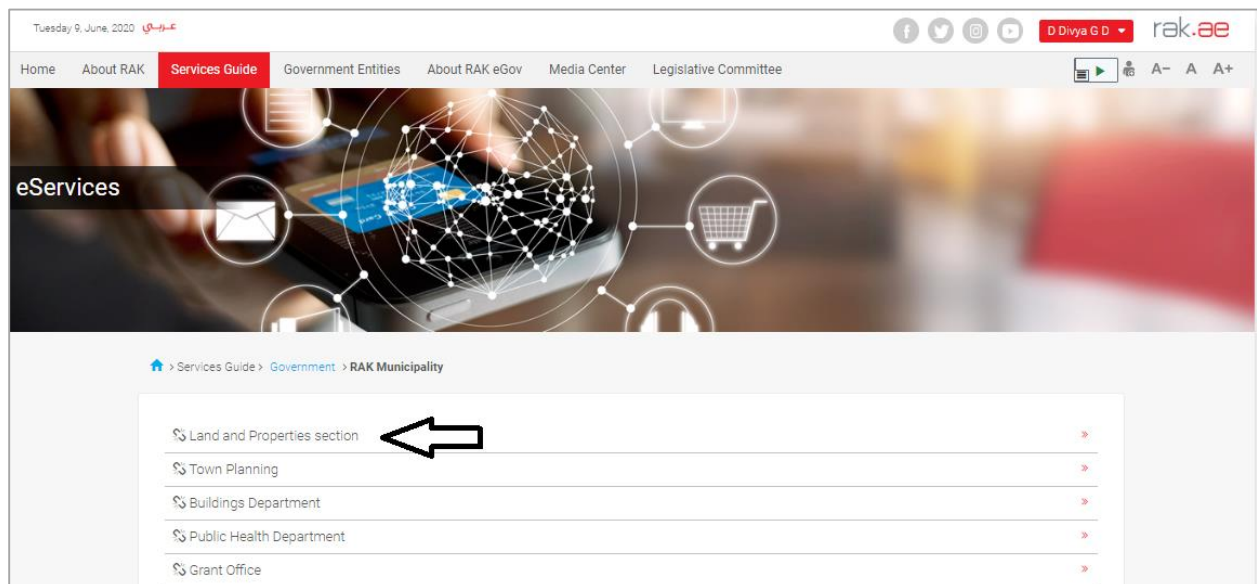
Then, Click the “**Service Guide**” then click “**Government**”:



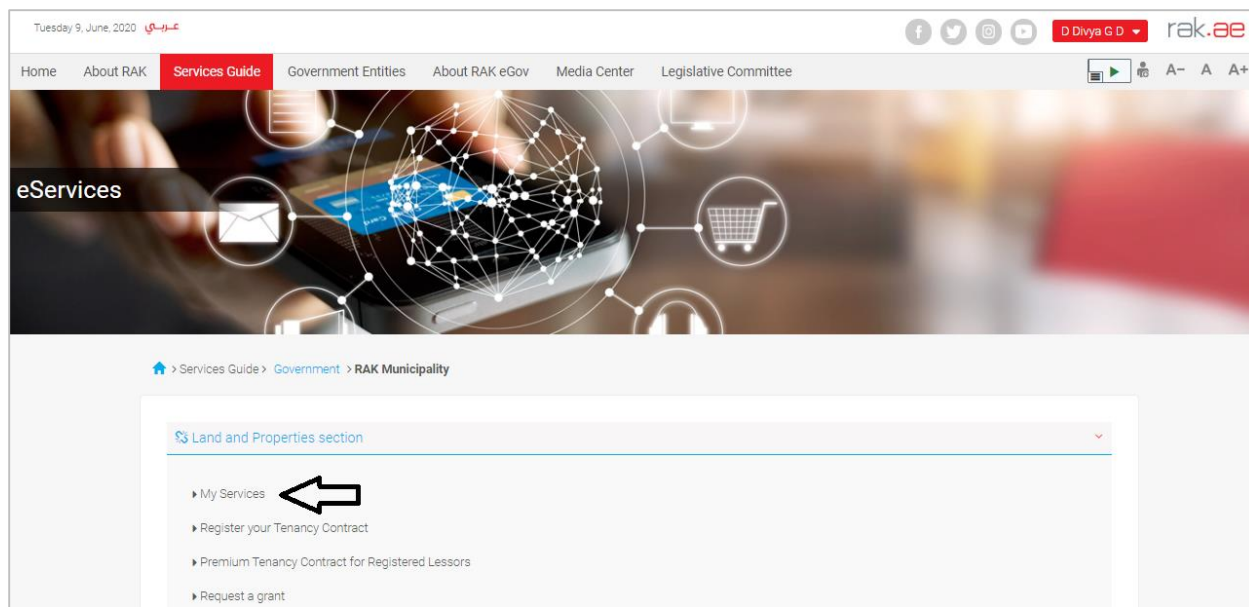
Next, select “**RAK Municipality**”



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.

The screenshot shows the login page of the RAK Government Portal. The page title is 'Please Log in'. On the left, there is a section for 'Login With UAE PASS' with a note: 'A single trusted digital identity for all citizens, residents and visitors.' Below this, it says 'Note: If you are already registered with RAK Government Portal, you can use the same login credentials to login to UaePass.' and a link 'Not yet a member? Register With UaePass'. On the right, there is a section for 'Log in to RAK.ae' with fields for 'Username' and 'Password'. Below these fields is a red 'Log in' button, which is highlighted with a black arrow. At the bottom of the page, there is a 'Cancel' 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.

E-Land Department
My cases (ZL) Register your Tenancy Contract

Case Registration

My Cases [Help](#)

My Cases

Print Version Export

Service ID	Service type description	Number	Year	Type	Applicant	Created On	Final Decision	Status
102199	Register Lease Contracts			خدمة تصديق عقد إيجار	ايهاب بهمان	17.07.2019 12:10:28		Open/New
107930	Minutes for Loss of Commitment & Ownership Documen				ايهاب بهمان	19.04.2020 11:46:35		Coordontor R
107926	Merge Properties Request				ايهاب بهمان	19.04.2020 10:52:04		Coordinator R
107920	Proof of Ownership Grants Request				ايهاب بهمان	19.04.2020 09:42:30		Coordontor R
107848	Ownership based on Inheritance Request				ايهاب بهمان	16.04.2020 15:59:52		Coordontor R
107752	Proof of Ownership Grants Request				ايهاب بهمان	15.04.2020 10:42:32		Coordontor R

Case Details Case Documents Payment Requests

Creation date frame: All Case Status: Open Cases

Total number of cases: 19

“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) [Export](#)

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

E-Land Department
My cases (ZL) Register your Tenancy Contract

Case Registration

My Cases [Help](#)

My Cases

Print Version Export

Service ID	Service type description	Number	Year	Type	Applicant	Created On	Final Decision	Status
102199	Register Lease Contracts			خدمة تصديق عقد إيجار	ايهاب بهمان	17.07.2019 12:10:28		Open/New
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107926	Merge Properties Request				ايهاب بهمان	19.04.2020 10:52:04		Coordinator R
107920	Proof of Ownership Grants Request				ايهاب بهمان	19.04.2020 09:42:30		Coordontor R
107848	Ownership based on Inheritance Request				ايهاب بهمان	16.04.2020 15:59:52		Coordontor R
107752	Proof of Ownership Grants Request				ايهاب بهمان	15.04.2020 10:42:32		Coordontor R

Case Details Case Documents Payment Requests

Creation date frame: All Case Status: Open Cases

Total number of cases: 19

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

Details for case with ID 107920

Case Attributes

Title:

Case Type: Proof of ownership Grants

Last Changed by: System

Changed On: 19.04.2020 05:42:36

Created By: PORTAL1

Created On: 19.04.2020 05:42:30

Case ID: 107920

Final Decision:

Additional Fees: 0.00

Add Fees Description:

Addition Information:

Granted BY:

Grant Date:

Property Type:

No. of List: 0000000000000000

No of Units: 0

Proof Type: Built Housing Grants

Status: Coormentor Review

Case Notes

Close

- 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

E-Land Department

My cases (ZL) Register your Tenancy Contract

Case Registration

My Cases [Help](#)

My Cases

Print Version Export

Service ID	Service type description	Number	Year	Type	Applicant	Created On	Final Decision	Status
102199	Register Lease Contracts			خدمة تصديق عقد إيجار	إيهاب يهمان	17.07.2019 12:10:28		Open/New
107930	Minutes for Loss of Commitment & Ownership Documen				إيهاب يهمان	19.04.2020 11:46:35		Coordentor R
107926	Merge Properties Request				إيهاب يهمان	19.04.2020 10:52:04		Coordinator R
107920	Proof of Ownership Grants Request				إيهاب يهمان	19.04.2020 09:42:30		Coordentor R
107848	Ownership based on Inheritance Request				إيهاب يهمان	16.04.2020 15:59:52		Coordentor R
107752	Proof of Ownership Grants Request				إيهاب يهمان	15.04.2020 10:42:32		Coordentor R

[Case Details](#)
[Case Documents](#)
[Payment Requests](#)

Creation date frame: All Case Status: Open Cases

Total number of cases: 19

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.

Documents for case with ID 107752

Case Documents

File Description	
Copy of new site plan	
Copy of ownership	
Completion certificate request	
Emirates ID	
Passport ID	

Download all attachments

Close

Fee Payment

After the coordinator of the land and property 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.

E-Land Department

My cases (ZL) Register your Tenancy Contract

Case Registration

My Cases ? Help

My Cases

Print Version Export

Service ID	Service type description	Number	Year	Type	Applicant	Created On	Final Decision	Status
102199	Register Lease Contracts			خدمة تصديق عقد إيجار	ايهاب بهمان	17.07.2019 12:10:28		Open/New
107930	Minutes for Loss of Commitment & Ownership Documen				ايهاب بهمان	19.04.2020 11:46:35		Coordentor R
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107752	Proof of Ownership Grants Request				ايهاب بهمان	15.04.2020 10:42:32		Coordentor R

Case Details Case Documents Payment Requests

Creation date frame: All Case Status: Open Cases

Total number of cases: 19

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

E-Land Department

My cases (ZL) Register your Tenancy Contract

My Payments ? Help

Billing Documents for case with ID

Print Version Export

Status	Case/Request ID	Payment Request Number	To Be Paid	Paid	Due To Pay	Currency
	107920	910027435	5,000.00	0.00	5,000.00	AED

Pay Selected Item Back

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

My cases (ZH)


My Notification

Payment Amount: 5,000.00



Amount Already Payed: 0.00

* Transaction Amount 5,000.00 AED

☒ E-Dirham




☐ Banks Cards






By clicking "Pay" a new transaction will be created and you will be redirected to Etisalat/e-Dirham payment page, where you can finish the transaction.

Pay

Cancel

 Back



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.

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 [same procedure you did to reach “My Cases” tab](#).

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

The screenshot shows the 'E-Land Department' interface with the 'My Notification' tab selected. A 'Notifications' section is visible, containing a table of notifications. The first row is highlighted with a red box.

Notification	Due Date	Request Type	Case ID	Case type text	Details
300092107	09.04.2020	Register Lease Contracts	107674	Land Request	
300092024	09.04.2020	Minutes for Loss of Commitment & Ownership Documen	107673	Land Request	
300091960	09.04.2020	Merge Properties Request	107672	Land Request	
300091957	09.04.2020	Proof of Ownership Grants Request	107671	Land Request	
300088807	09.04.2020	Ownership based on Inheritance Request	107670	Land Request	
300086812	09.04.2020	Proof of Ownership Grants Request	107669	Land Request	

To modify a request, follow the step below:

1. Click the “**Details**” icon to the right of the required request → the “**Customer Action**” screen pops up as below:

Customer Action 300092107

Selected Notification

Notification: 300092110

Case ID: 107673

Created on: 09.04.2020

Case Type: **Proof of ownership grant**

Requester: Hend Gomaa Mohamed

BusinessPartner: 3000113130 مصطفى عبد الرزاق محمد احمد

Lock Status:

Current System Status: Open

Product Modification Steps

Step 1: Read the comments from the below section sent from the requester

Step 2: Open the case by clicking the below button for editing

Open Case

Step 3: Write the comments (if any) in the below comments section

Step 4: Complete the notification modification by clicking the below

Complete

Comments

Note from Municipality:

Modify attachment

Save Cancel

- Click on “Open case” button to modify the request → the request details screen opens

Land and Property Sector Services [Help](#)

▼
General Information

Case Description: **Proof of ownership grant**

Application Type: **Proof of ownership grant**

Case Information: **Proof of ownership grant**

Customer Note:

▼
Applicant Details

Applicant

Applicant Number: 3000113077

Applicant Name: مصطفى احمد

Applicant Mobile Number: 564041094

Applicant Mail Address: hend.m@egac.rak.ae

▼
Attachments

Attachment List

Mandatory	Doc Description	Attach File	File Path
<input type="checkbox"/>	EID copy	<input type="button" value="Upload"/>	
<input type="checkbox"/>	Other Documents	<input type="button" value="Upload"/>	
<input type="checkbox"/>	Passport copy	<input type="button" value="Upload"/>	
<input type="checkbox"/>	Personal picture	<input type="button" value="Upload"/>	

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

Submit Case Creation
□

Do you want to submit the request?

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

Customer Action 300092107

Selected Notification

Notification: **300092110**

Case ID: **107673**

Created on: **09.04.2020**

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Requester: **Hend Gomaa Mohamed**

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Comments

Note from Municipality:

Modify attachment

Save Cancel

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 from the customer happiness centre in the RAK municipality.