

Property Registration

The Government of Ras Al Khaimah – RAK Municipality requires all properties to be registered and an official Title Deed be issued in the name of the property owner.

The below answers to frequently asked questions will provide homeowners with the necessary information with regards to the requirements and procedures.

1. I own a property at Al Hamra Village. Am I required to register my property?

Yes. All properties in the Emirate of Ras Al Khaimah are required to be registered with the Government of Ras Al Khaimah.

2. I own a property at Bab Al Bahr Residences on Marjan Island. Am I required to register my property?

Yes. All properties in the Emirate of Ras Al Khaimah are required to be registered with the Government of Ras Al Khaimah.

3. I own multiple properties. Do I need to register each property separately?

Yes. Each property needs to have its own Title Deed and needs to be registered.

4. I have purchased a property on a payment plan which is not completed. Can I register my property?

No. You are required to complete all your payment obligations prior to registering any property.

5. I'm out of the country, how do I go about registering my property?

Owners are not required to be present. You may either;

- Appoint a representative to visit the AHRED office to handle the formalities on your behalf; or
- Send the required documents by email to AHRED and transfer the fees via bank transfer to AHRED and have us complete the formalities on your behalf.

6. What details / documentation are required to register my property?

Original signed Sales & Purchase Agreement, copy of valid Passport of owner(s) and/or Trade License (if the property is owned by a company), payment of registration fees to Government of Ras Al Khaimah and administration fees payable to AHRED.

7. Can AHRED take the necessary steps to register my property?

Yes. AHRED will assist with the process in getting properties registered with the Land Department and Municipality.

8. What does AHRED require to assist in registering my property?

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1. Please ensure you do not have any outstanding payments due on the property. These include payment toward the purchase of your property, late penalty payments, association charges, outstanding utility payments or maintenance charges;
2. Check with the AHRED billing office to ensure no annual property maintenance fees and utilities are outstanding on your property. If any fees are outstanding it needs to be cleared before the property registration can take place;
3. Original signed Sale and Purchase Agreement is required. If the Sales & Purchase Agreement (SPA) is not signed yet and an owner has all 3 copies, 2 signed copies to be submitted to the AHRED offices, 2nd floor for Attention of: Sales Operations Department;
4. Passport copy of the property owner. If there are more than one owner, passport copies of both purchaser and co-purchaser are required. Passports must be valid;
5. If the property is purchased under a company name, copy of valid trade license is required;
6. Payment equivalent to 2% of the purchase price as stipulated in the Sale and Purchase Agreement for Land Registration Fees plus AED 400 administration fees payable to AHRED.

9. How much is the property registration fees?

2% of the Purchase price (as stipulated in SPA) payable to Government of Ras Al Khaimah – Land Department and AED 400 payable to AHRED for Administration Fees.

10. How can I make the payment??

The above-mentioned fees can be paid as follows:

- Cash or cheque (Payable to Al Hamra Real Estate Development LLC)
- Bank transfer, details below:

Beneficiary's Name:	Al Hamra Real Estate Development LLC
Bank:	Arab Bank plc
Branch:	PO Box 4972, Al Nakheel, Ras Al Khaimah, UAE
Swift Code:	ARABAEADCTU
Account No for Dirhams:	3031-770677-500 IBAN: AE790090003031770677500
Account No for US Dollar:	3031-770677-520 IBAN: AE240090003031770677520
Account No for Euro:	3031-770677-578 IBAN: AE100090003031770677578

***Note: when making payment by bank transfer AED 25 to be included for bank charges**

11. My property is already registered in the Land Department, is further registration required from RAK Municipality?

No. If your property is already registered and you have a valid Title Deed, no further action is required.

12. I visited your offices to collect the Title Deed for my property; however it is in Arabic and I'm a UK investor – is it possible to receive the Title Deed in English?

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The Title Deed is an official document issued by the Government of RAK and the official language is Arabic. As such the document will only be issued in Arabic. The name and unit number will be in English. Owners can have their Title Deeds translated by external companies if they wish to do so.

13. I have paid the last instalment on my property and have been informed that AHRED would register my property. I have not received a copy of the Title Deed yet. Can you confirm whether my property has been registered? And if yes, where can I obtain a copy?

Once all fees have been paid and the property has been registered a confirmation email will be sent from AHRED to the owner. Owners can obtain copies of their Title Deeds by requesting same via email from AHRED.

14. What is the status of my Title Deed registration? Where do I find out?

Owners can check the status of their Title Deed registration either with the AHRED offices or the reference number can be given to the RAK Land Department to obtain the status.

15. I purchased my property with a mortgage and as far as I know the bank was suppose to register my property. How do I get a record or receipt of this transaction?

Owners can verify with AHRED whether the bank has processed the Title Deed registration, if the bank has not registered the property the owner can instruct their bank to get in touch with AHRED to assist with the process.

16. What does the document of registration for the Land Department and Municipality look like?

See attached sample for your reference.

17. Can AHRED assist us with the necessary paperwork to register our properties?

Yes. AHRED will assist in getting all the required paperwork in order and send it to RAK Municipality.

18. Is it required to come to your office to register my property?

No, owner can be in touch via email.

19. Article 6.1 of the SPA stated that AHRED will register the property; however we have not received the Title Deed as yet, how do I confirm that my property has been registered?

As stated in Article 6.1 of the SPA - AHRED will start the Title Deed registration process once the required fees and documents have been submitted. If all payments and fees, along with the required documents are already submitted please request confirmation of your Title Deed status via email to AHRED.

20. How can I contact RAK Municipality directly?

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You may contact RAK Municipality by phone on +971 7 233 2422 or visit their website www.rakmunicipality.rak.ae

21. We visited your office and were told some documents need to be translated into Arabic. Can you propose a company who can assist with this?

Company Name: Alarabi Legal Translation
Contact Person: Sadiq Abo-Baker
Telephone: +971 7 222 29 59
Address: Opposite Labour office, Ras Al Khaimah, UAE

AHRED is here to assist you with the registration of your property. You may contact us for information or assistance. Our office hours are from 8am to 5pm from Sunday to Thursday.

- **Visit our office**

Al Hamra Real Estate Development LLC

Al Hamra Building (opposite Gate 3 of Al Hamra Village)

2nd Floor

Ras Al Khaimah UAE

- **Call Us**

T: +971 7 243 4477

- **Email us**

realestate@alhamravillage.com

ola@alhamravillage.com

suni.joy@alhamravillage.com

- **Visit our website**

www.alhamravillage.com