



Alien Requesting for Receiving Land Inheritance as Statutory Heir under Section 93 of The Land Code (In the case of land is located in other provinces)



Procedures, Time, and Responsible Section



Consideration

Detail of Service Delivery Procedures

1

In the date of lodging application

- Verifying evidence, dealing file, and land right document and evidence of being owner of structure. Receiving application and investigating right of being heir of testator.
- Checking caveat.
- Making application and making list of relatives.
- Party signs in application and record statement in both cases of receiving and not to receiving inheritance.
- Official orders to receive application.
- Applicant pays application fee and notification fee.
- Inform applicant about the procedures of receiving permission from minister and returning land right document to applicant.

1 day

2

Notification due date: 30 days

- Making notification and official letter of notification. Presenting to chief of land office for signing.
- Send notification to post at the location prescribed by law (total duration of sending and posting notification are 10 days since the date of chief of land office signs).
- Notification due date is 30 days (notification duration of 30 days shall be counted from the last notification is posted).
- When notification reaches the due date of 30 days without objection, proceed to procedure of asking for permission from minister.

40 days

If already registered name of executor in title deed or land right document before transferring inheritance, this procedure is exempt.

3

Branch land office or sub-branch who own the case summarizes the case with comment and send to provincial land office.

If lodging application at to provincial land office, this procedure is exempt.

3 days

4

Provincial land office asks for information of existing land of alien via facsimile to Department of Lands.

3 days

5

Department of Lands verifies information of existing land of alien and informs the result to provincial land office via facsimile.

3 days

Responsible Section:
Department of Lands

6

Provincial land office summarizes the case with comment and proposes to the governor for consideration.

7 days

7

Governor acting Minister of Interior consider the case for giving permission.

3 days

8

When there is order of permission, provincial land office sends the case back to branch or sub-branch land office who owns the case.

If lodging application at to provincial land office, this procedure is exempt.

3 days

9

Land office who own the case informs applicant and appoints for registration date.

2 days



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10

**Total of
implementation
duration
66 days**

Registration Date:

- Lodging land right document.
- Verifying the case of receiving permission from the minister also completeness and correctness of the whole case.
- Checking caveat.
- Submitting the case to chief of land office for consideration to order the registration.
- Evaluating capital price, calculating expenses/ applicant pays expenses.
- Updating registration record in land right document.
- Party signs in to be informed of registration.
- Chief of land office verifies the case/signs for registration/seal the position stamp in land right document before giving to applicant.
- Applicant verify correctness before leaving land office.

1 day



List of Document as Evidence for Lodging Application

1. Document confirming authentic issued by government agency

1.1 Title Deed, Certificate of Utilization.

(Department of Lands is the government agency who issued such document)

Original 1 copy

1.2 Evidence concerned with alien:

- 1) Certificate of alien issued by local police station where alien domicile or
- 2) Passport showing nationality of alien or
- 3) Certificate of official or consular official or Embassy official which such person is in subordination or
- 4) Nationality certificate (emergency certificate) which temporarily issued by Ministry of Foreign Affair.

Original 1 copy
Duplicate 1 copy

2. Other document for additional lodging.

2.1 Evidence of structure owner of testator. In the case of testator did not receive structure which transferring together with the land, applicant shall has evidence of structure owner such as evidence which transferor asks for construction permit or if it is impossible to find, applicant is able to use the evidence of house number issuance to transferor instead or reliable official evidence which showed that applicant is authentic owner and etc.

Original 1 copy
Duplicate 1 copy

2.2 Household registration of applicant includes every person who has name in such household registration (if any) (Department of Provincial Administration is the government agency who issued such document).

Original 1 copy

2.3 Death certificate of testator. (Department of Provincial Administration is the government agency who issued such document).

Original 1 copy
Duplicate 1 copy

2.4 Will in original copy (if any). In case of will was lost or destroyed, applicant is able to present copy of will, which used to be shown to government agency such as court or other land office and competent official of such government agency certified correctness of such copy, as evidence instead of will in original copy.

Original 1 copy
Duplicate 1 copy

2.5 Marriage certificate (In case of receiving inheritance as spouses of testator). (Department of Provincial Administration is the government agency who issued such document).

Original 1 copy
Duplicate 1 copy

2.6 Marriage certificate of father and mother of testator (In case of receiving inheritance as father of testator). (Department of Provincial Administration is the government agency who issued such document).

Original 1 copy
Duplicate 1 copy



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2. Other document for additional lodging. (cont.)

2.7 Evidence of registration of adopting child (In case of applicant is adopted child of testator).
(Department of Provincial Administration is the government agency who issued such document).

Original 1 copy
Duplicate 1 copy

2.8 Court order or court judgment which appointed applicant as executor (if any).

Original 1 copy, Duplicate 1 copy

2.9 Power of attorney (Applicant provide it) and identification card of proxy or copy of identification card and copy of household registration (photo copied) which proxy certifies the correctness with identification card and copy of household registration of attorney (original and copy which certified the correctness). (In case of the person did not perform by himself/herself) (Department of Provincial Administration is the government agency who issued such document).

Original 1 copy

Remarks

1. If documents which showing to official were in foreign language, such document shall be translated to Thai language and certified the correctness by
 - 1.1 Thai people who graduated not less than bachelor's degree in the course that use the language that appeared in such documents as the language in institution or
 - 1.2 Teacher of institution of education who teaches language that appeared in such documents in education institution or
 - 1.3 Embassy or foreign consulate which is located in Thailand and such country use the language that appeared in such documents for official language or
 - 1.4 Thai embassy or consulate which is located in foreign country (under Ministerial Regulation (B.E. 2540) issued under the content in Administrative Procedure Act B.E. 2539)



Fee

1. Application fee: 5 Baht/parcel.
2. Fee for requesting for land of alien: 500 Baht/person.
3. Permission fee: 100 Baht/rai.
Remarks: (fraction of rai shall be calculated as one rai)
4. Fee for transferring inheritance: 2% of valuation price (except transferring inheritance between parent and descendant or between spouse: 0.5% of valuation price).
5. Fee (Executor): 50 Baht/parcel.
6. Notification fee: 10 Baht/parcel.
7. Witness fee: 10 Baht/person.



Service Delivery Channels

Service Delivery Venue: Contact by yourself at Bangkok Metropolitan Land Office or its Branches or Sub Branches, Provincial Land Office or its Branches or Sub Branches where land and building is located.

Office Hours: Open Monday – Friday
(except public holiday)
From 08.30 – 16.30 hrs.



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Relevant Laws

1. Civil and Commercial Code.
2. Ministerial Regulation Volume 47 (B.E. 2541) Issued under the Content of Act Promulgation the Land Code B.E 2497
3. Minister of Interior Order no. 152/2546 dated 21 April B.E. 2546
4. Section 87 and Section 93 of the Land Code.
5. Department of Lands Rule on Registration of Right concerned with Immovable Property which Acquired by Inheritance B.E. 2548 (Amended until present (Volume 4) B.E. 2557).
6. Ministerial Regulation Volume 24 (B.E. 2516) Issued under the Content of Act Promulgation the Land Code B.E 2497
7. Ministerial Regulation Volume 7 (B.E. 2497) Issued under the Content of Act Promulgation the Land Code B.E 2497



Example of Form, Example and Filling in the form Manual

Customer could check all categories of registration from official at every land offices or website: dol.go.th/registry.



Contact/Complaint Channels

1. Chief of Provincial/Branch/Sub Branch Land Office of the area that rendering such service.
 2. Complaint box of Provincial/Branch/Land Office.
 3. Department of Lands' Damrongdhama Center, Telephone Number: 0 2141 5678 – 9
 4. Complaint Section, Office of the Secretary of DOL, Telephone Number: 0 2141 5500 - 4, The Government Complex, 6th Floor, Commemorating His Majesty, Ratthaprasasanabhakti Building, Chaeng Wattana Road, Laksi District, Bangkok 10210
 5. Service Center of Office of the Permanent Secretary, Prime Minister Office P.O. box 1111, No. 1 Pissanulok Road, Dusit, Bangkok 10300/Hotline: 1111/www.1111.go.th
 6. Complaint Center of Corruption in Public Sector (Office of Public Sector Anti – Corruption Commission: PACC)
 - No. 99 , Moo 4, Software Park Building, 2th Floor, Chaeng Wattana Road, Klong Klua Sub District, Pak Kret District, Nonthaburi 11120
 - Hotline 1206/Telephone Number: 0 2502 6670 – 80 ext. 1900, 1904 – 7 Facsimile: 0 2502 6132
 - www.pacc.go.th/www.facebook.com/PACC.GO.TH
- Complaint Center of International Investor (The Anti-Corruption Operation Center) Tel: +66 92 688 0777/line: Fad.pacc/Facebook: The Anti-Corruption Operation Center Email:Fad.pacc@gmail.com).