



# REUSP:

## Real Estate Unit Subdivision Platform

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# General Introduction

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فَرز الوحدات العقارية  
Subdivision



The fourth instalment of our RAY Labs whitepaper series examines one of the Real Estate General Authority's most pivotal digital real estate services, the Real Estate Unit Subdivision Platform.

Since its launch, it has successfully facilitated over **47,000 sorting requests** and oversees key real estate functions, including dividing and merging real estate units for developers, investors, and property owners alike.

In this edition we provide a thorough review of the platform, its objectives, and user journey, and we provide a comprehensive breakdown of the services it offers. We also analyse the industry's performance over the last quarter and year, and offer actionable recommendations for the platform to further enhance its functionality, accessibility, and strategic impact.

**1.**

# Introduction



The Real Estate Unit Subdivision Platform (**REUSP**), known as '**Farz**' in Arabic, is a subsidiary of the Real Estate General Authority (REGA). Its purpose is to digitise and streamline the process of subdividing real estate properties into individual units.

It is responsible for all types of real estate including residential, commercial, and mixed-use. It issues separate title deeds, electricity metres, coordinates, land shares and formal rights for each unit it divides. It works in collaboration with several government bodies, ensuring both legitimacy and lawfulness.

**Subdivision occurs** when a property is divided into independent units that may be individually sold or rented out.

**A joint property** is defined as real estate in which units are owned by separate individuals but share common spaces, whilst an owners' association is an established body of owners, or their representatives, who are responsible for managing all affairs related to the property.

## Unit Sorting Numbers



**47,000+**

TOTAL NUMBER OF SORTING REQUESTS



**73,000**

TOTAL NUMBER OF SEPERATED PROPERTIES



**15,000+**

TOTAL NUMBER OF CERTIFIED SURVEYORS



**500+**

TOTAL NUMBER OF APPROVED ENGINEERING OFFICES

# 2.

# Services

# Electronic Sorting Request

## Target Group

This service is designed to cater for;

- Real estate owners
- Real estate developers
- Engineering firms

## Logistics

### Estimated time required to complete the service

No fixed timeframe; estimates given on a per-project basis

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## Cost of service

SAR 200 (excluding tax)

- This service allows relevant stakeholders to source an engineering office to acquire the issuance of deeds from the Ministry of Justice for the real estate unit in question.
- Through the REUSP portal, engineering offices must submit clear financial quotes for their services, which become legally binding upon signing the contract with the stakeholder.
- REUSP ensures the contractual obligations and agreements are adhered to by both sides. It also automates the entire process, ensuring efficiency and reducing errors.
- By creating a marketplace for engineering offices, REUSP has created a competitive environment where firms attempt to outperform one another and provide the best prices to be selected by potential clients. This, in turn, raises the standard of the industry as a whole.
- Through the digitisation of the process, REUSP can now oversee operations with vigilance, and uphold standards and accountability for all involved.

## Step-by-step breakdown

1. The applicant must complete and submit a unit sorting request through REUSP (Nafath application access needed to log in)
2. An engineering firm reviews the project and submits a quote to complete the job
3. If accepted by the owner or developer, the applicant must pay the service fee to the engineering firm using the SADAD payment system
4. Upon analysis and subject to acceptance, REUSP processes the request
5. The application fee must be paid through the SADAD payment system
6. Once the project has been completed, the reports will be issued and sent to the notary public office digitally
7. The title deed will then be issued by the Ministry of Justice

# | Recounting Service

## Target Group

This service is designed to cater for;

- Real estate owners
- Real estate developers

## Logistics

### Estimated time required to complete the service

10 working days

## Requirements for service

To be eligible for the recounting service, interested parties must:

- Have approval from the owners' association
- Have individual electricity metres for each unit and common areas
- Provide a report of the condition of the unit

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## Cost of service

SAR 1 per square metre of unit

- The recounting service allows property owners or developers to make various changes to properties that are jointly owned or are part of a real estate complex.
- The service differentiates and categorises a range of co-owned properties including commercial, residential, and mixed-use.
- As it is carried out digitally, an end-to-end service tracks the progress throughout the various stages of the project, ensuring the timeline is upheld within reason.

## Services offered

- Modification: the service allows owners and developers to carry out modifications to the property in question such as major renovation works
- Merging: the service can be used to partially merge some units or fully merge all units of the property
- Addition: the service can facilitate any extensions, attachments, or enlargement of the property or common areas
- Division: the service can authorise the segmenting or reduction of the property

## Step-by-step breakdown

1. The applicant must choose an accredited engineering firm and submit a recounting service request
2. Upon review and acceptance by the engineering firm, REUSP will process the request
3. The applicant must pay all relevant fees through the SADAD payment system, after which transcripts will be issued by REUSP
4. REUSP will then send all documentation to the relevant government authorities

# Sorting Service

## Target Group

This service is designed to cater for;

- Real estate owners
- Real estate developers

## Logistics

### Estimated time required to complete the service

10 working days

## Requirements for service

To be eligible for the sorting service, eligible parties must:

- Provide a property plan in an AutoCAD format
- Prove each unit has its own electricity metre, including individual metres for common areas
- Have a building permit
- Upload all necessary documentation electronically

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## Cost of service

SAR 1 per square metre of unit

- This service allows property owners of joint properties, divided properties, or real estate complexes to divide their units by subdivision, merger, or addition.
- The sorting service caters to a range of property types, including residential, commercial, and mixed-use.
- It determines what parts of the real estate will be considered common areas shared by all, as well as what the responsibilities of its upkeep and maintenance will be, and how they will be split fairly between all owners.
- It also establishes what share of the property each unit is entitled to before issuing a separate title deed for each individual unit.
- Conducted through the REUSP portal, an authorised engineering office must first approve the proposal before the application is processed digitally, making it streamlined and trackable.
- REUSP is responsible for sending the sorting reports to the notary public office, which will issue the title deeds.

## Step-by-step breakdown

1. The applicant must choose an accredited engineering firm and submit a sorting service request
2. Upon review and acceptance by the engineering firm, REUSP will process the request
3. The applicant must pay all relevant fees through the SADAD payment system and send all documentation to the notary public office electronically
4. Subject to acceptance, the Ministry of Justice will issue the title deed for all real estate units

# Premium Sorting Service

## Target Group

This service is designed to cater for;

- Real estate owners
- Real estate developers

## Logistics

### Estimated time required to complete the service

10 working days (though the system is designed to expedite the process)

## Requirements for service

To be eligible for the recounting service, interested parties must:

- Provide a property plan in an AutoCAD format
- Prove each unit has its own electricity metre, including individual metres for common areas
- Have a building permit
- Upload all necessary documentation electronically

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## Cost of service

SAR 2 per square metre of unit

- The premium sorting service is designed to expedite the regular sorting service by enabling engineering offices to access data entry requests via a custom-made search engine. This search engine analyses property plans based on the surveying data and automates the data entry process, which would otherwise have to be done manually.
- According to REUSP, the premium sorting service reduces the data entry process by 70% in comparison to the regular sorting service.
- This service allows property owners of joint properties, divided properties, or real estate complexes to divide their units by subdivision, merger, or addition.
- The sorting service caters to a range of property types, including residential, commercial, and mixed-use.
- It determines what parts of the real estate will be considered common areas shared by all, as well as what the responsibilities of its upkeep and maintenance will be, and how they will be split fairly between all owners.
- It also establishes what share of the property each unit is entitled to before issuing a separate title deed for each individual unit.
- Conducted through the REUSP portal, an authorised engineering office first approves the proposal before gaining access to a system which automates the process of analysing the property file and data.
- All processes are carried out digitally and can be tracked electronically.
- The notary public office issues the title deed.

## Step-by-step breakdown

1. The applicant must choose an accredited engineering firm and submit a premium sorting service request
2. The engineering firm accesses the search engine which analyses and extracts the relevant data from the property file before filling in the application forms
3. The applicant must pay for the fees for previous step through the SADAD payment system
4. REUSP then reviews, processes, and approves the application
5. The applicant must pay the fees for the previous step through the SADAD payment system and sends all documentation to the notary public office electronically
6. Subject to acceptance, the Ministry of Justice will issue the title deed for all real estate units

# Sorting Certificate Service

## Target Group

This service is designed to cater for;

- Real estate owners
- Real estate developers

## Logistics

### Estimated time required to complete the service

1 working day

## Requirements for service

To be eligible for the Sorting Certificate Service, eligible parties must:

- Have their real estate units registered and classified under the Real Estate Units Classification Programme
- Have an independent title deed for the real estate unit

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## Cost of service

SAR 100 (excluding tax)

- This service is designed to issue a legal document displaying the current status of the property, in addition to a number of other services.
- A digital document is issued which provides all the details of the segregated unit, alongside a blueprint diagram of the unit.
- This information is particularly helpful when working with interior designers, furniture companies, and the like, and can be accessed digitally at any time.
- The document also safeguards the rights of the buyer, seller, tenant, landlord, and owner.
- The service also facilitates the sale, purchase, or tenancy of a property, as well as providing access to organisations which offer financial assistance to the owner.

## Step-by-step breakdown

1. The applicant must submit an application through the REUSP platform
2. The applicant must pay all relevant fees through the SADAD payment system
3. Upon acceptance, REUSP will issue the certificate and make the document available digitally

# National Address Division & Merge Service

## Target Group

This service is designed to cater for;

- Real estate owners
- Real estate developers

## Logistics

### Estimated time required to complete the service

5 working days

## Requirements for service

To be eligible for the National Address Division & Merge Service, eligible parties must:

- Provide photos of the property
  - Have a copy of the proposed building plan approved by a government-authorized engineering office
  - Have a building permit
- 

## Cost of service

SAR 230 (excluding tax)

- This service enables the applicant to submit a request to either separate or merge a national address through the REUSP platform.
- The service caters to residential, commercial, and multi-purpose complexes.

## Step-by-step breakdown

1. The applicant must access the REUSP platform via the Nafath application
2. Choose the National Address Division & Merge Service before selecting whether to separate or combine units
3. Complete the application form with all relevant details
4. Select the unit on a geographical map provided by the platform
5. Provide all relevant supporting documentation

# 3.

## FAQs

- A national address can be divided before a sorting request is submitted.
- Once agreements are signed by both parties, neither can cancel their contractual obligations unless the engineering office finds the property has been misrepresented by the owner prior to viewing.
- The price quoted by the engineering office cannot be changed once the contracts have been signed, unless the engineers find the site differs from the plans which were initially submitted.
- Engineering offices must provide a financial quote for their services within 3 working days of receiving a project proposal.
- Accepting quotes and tracking timescales can all be done through the REUSP platform on the 'My Requests' page.
- Engineering offices must submit a reasonable estimated timescale to complete the project when submitting a financial quote for their services.

# 4.

## How to Contact REUSP

There are three main channels by which you can contact REUSP:



Telephone; 199011



Email; info@subdivision.sa



Contact Form

## Contact us

Full name

phone number

e-mail

\* the topic

\* message

\* Verification

\* ?What is the code in the picture

©  Enter the text shown in the image

send

Figure.1: REUSP contact form

# 5.

# The Real Estate Market

## 5.1

# Quarter 2 2025 vs Quarter 2 2024

Source: [General Authority for Statistics](#)

- The average price in the residential sector **increased** by 0.4% year-on-year
  - Villa prices **increased** by 3.2%
  - Residential floor prices **increased** by 1.5%
  - Residential land prices **increased** by 0.2%
  - Residential apartment prices **decreased** by 0.7%
- The average price in the commercial sector **increased** by 11.7% year-on-year
  - Commercial land plot prices **increased** by 12.7%
  - Commercial building prices **increased** by 2.7%
  - Retail shop prices **increased** by 4.1%

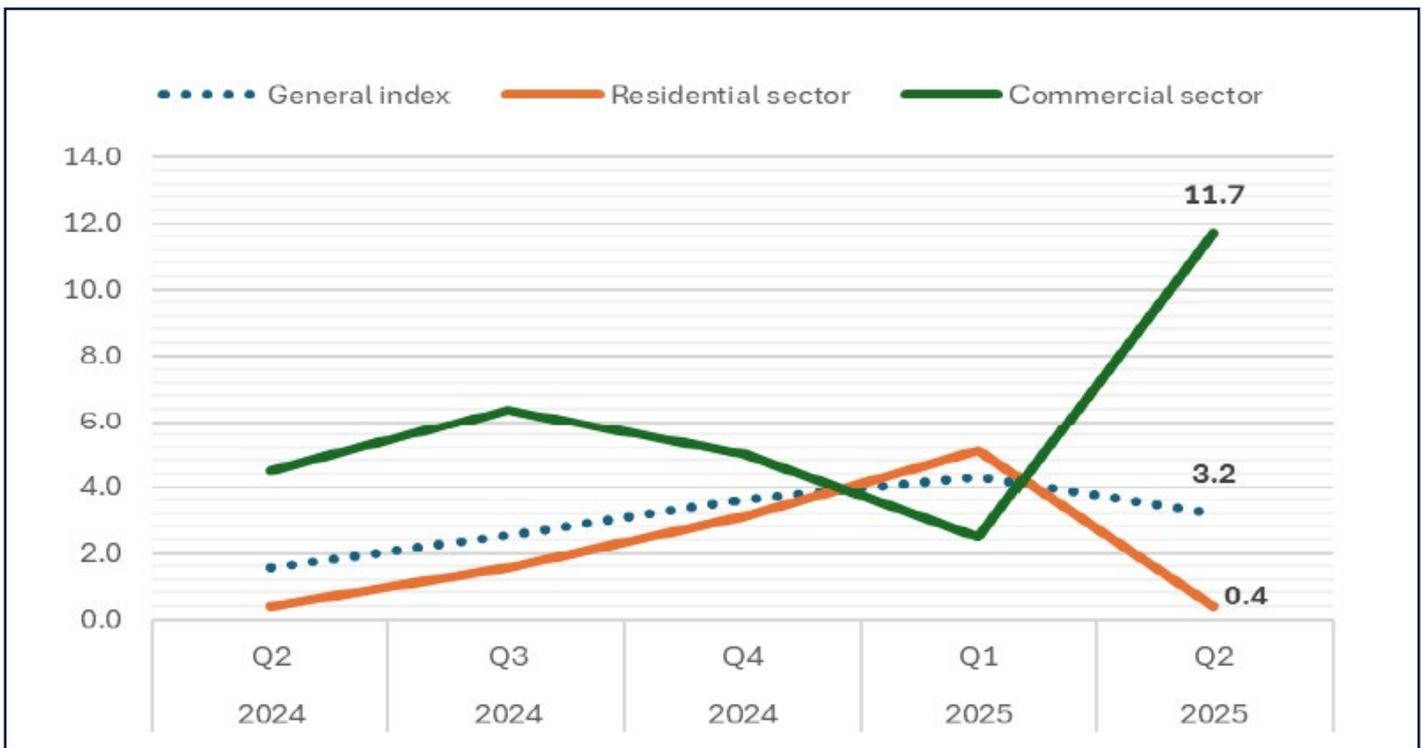


Figure.2: change in real estate prices (%) by sector year-on-year

## 5.2

# Quarter 2 2025 vs Quarter 1 2025

Source: [General Authority for Statistics](#)

- The average price in the residential sector **decreased** by 2.6% quarter-on-quarter
  - Residential land plot prices **decreased** by 4.0%
  - Residential apartment prices **decreased** by 1.2%
  - Residential floor prices **decreased** by 0.9%
  - Villa prices **increased** by 1.8%
- The average price in the commercial sector **increased** by 7.9% quarter-on-quarter
  - Commercial land plot prices **increased** by 8.6%
  - Commercial building prices **increased** by 3%
- The average price in the agricultural sector **increased** by 1.7%, due to an increase in agricultural land prices of 1.7%



Figure.3: change in real estate prices (%) by residential types year-on-year

## 5.3

### Regional changes Q2 2025 vs Q2 2024

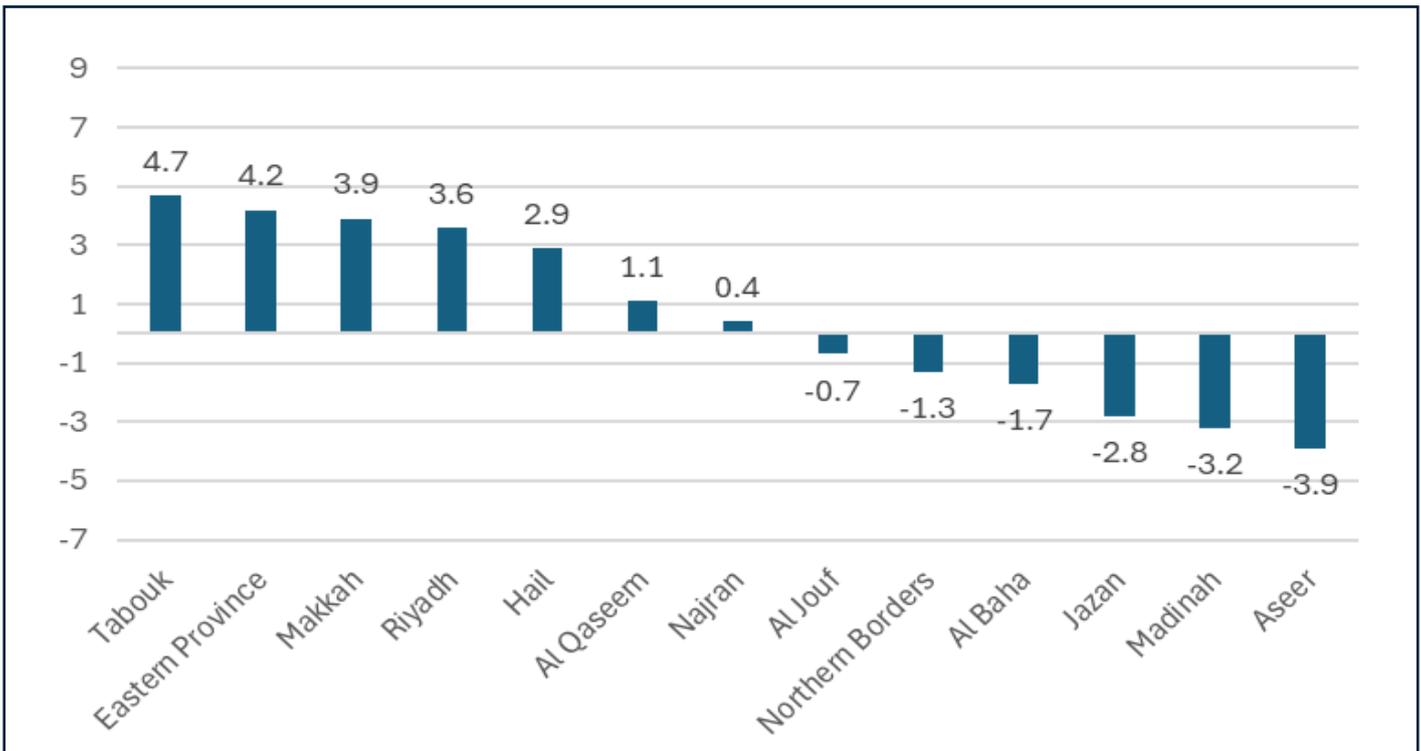


Figure.4: change in real estate prices (%) by region year-on-year

Source: [General Authority for Statistics](#)

- The northern region of Tabouk has seen the highest growth at 4.7% year-on-year, up from 1.5% in Q2 2024. Tabouk is home to the world-renowned NEOM project, including high-profile projects such as The Line. The region continues to attract investment, interest, and employment opportunities leading to a rise in real estate prices. This trend is expected to continue to support price growth.
- The Eastern Province, home to many of the Kingdom's oil fields and petrochemical companies, has also seen a significant increase in prices. Overall, 7 regions have registered price increases year-on-year, while 6 regions have experienced declines.
- The largest decrease in prices can be found in the southern regions of Aseer and Jazan, as well as the western province of Madinah. With prices in the south continuing to follow a downward trend, real estate investors could find themselves an opportunity, with the region's biggest city, Abha, selected as one of the host cities for the 2034 FIFA World Cup, leading to potential high ROIs and rising real estate prices.



# Recommendations

# Recommendations

Having conducted a thorough analysis of the REUSP platform, we recognise the importance of its purpose and commend REGA for creating a dedicated body to focus on the various features surrounding sorting and subdividing real estate units.

Through digitising the process, it has become a more efficient and streamlined system, which can be monitored and used to hold all stakeholders accountable.

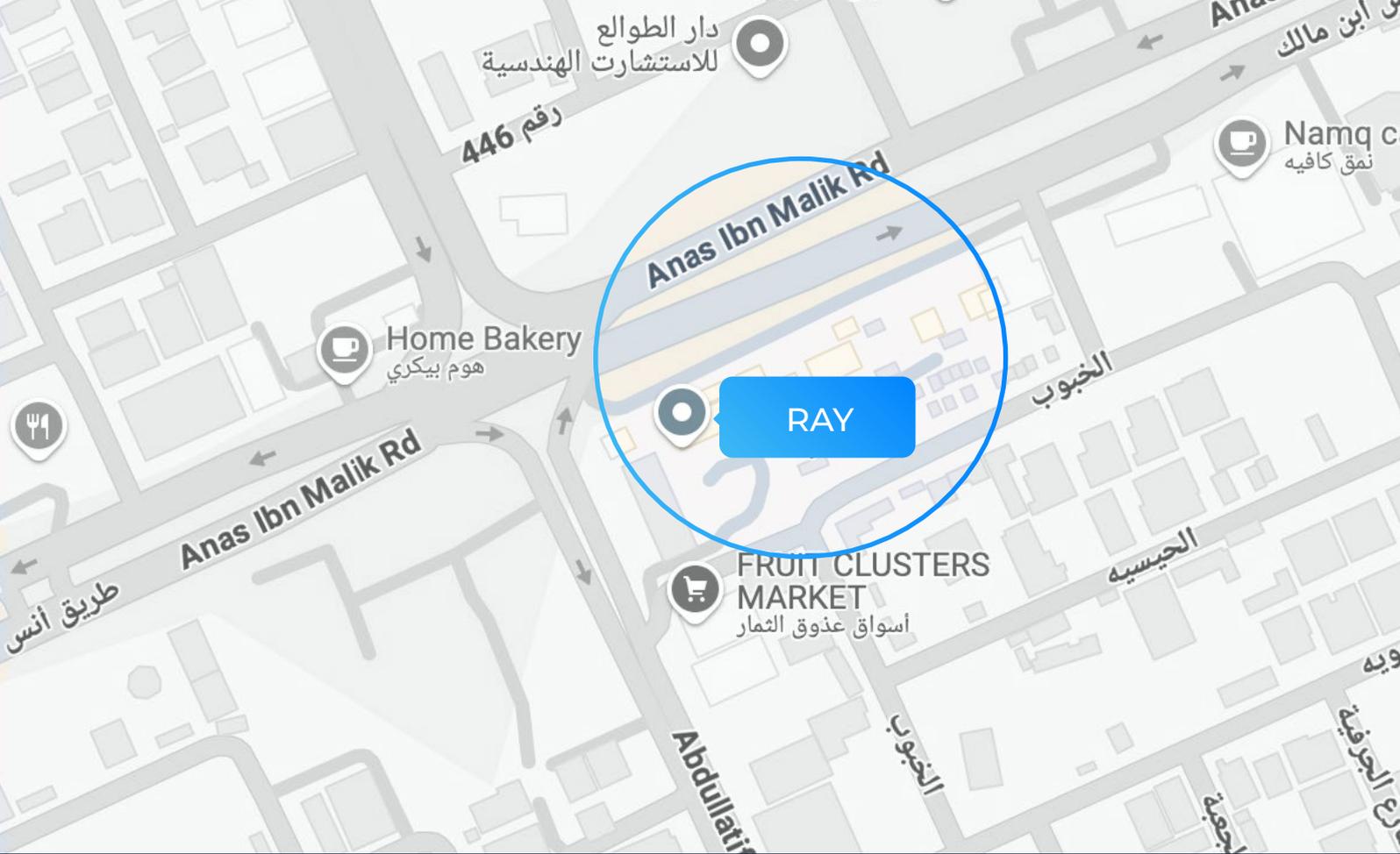
Its demand and success are highlighted by the data, which shows over 47,000 requests submitted and 73,000 real estate units subdivided successfully.

To further improve its functionality and utility, we have put forward a number of suggestions that we believe can help improve REUSP's all-round performance and increase its value in the real estate ecosystem.

These recommendations are based on user experience, functional efficiency, transparency, accessibility of data, and educational content.

## **Our recommendations are as follows:**

- Introduce a dedicated mobile application along with its web-based presence, available for both iOS and Android, consolidating all services in one unified location, making the platform more streamlined and efficient, and removing the need for users to exit and log into different platforms such as the Nafath application.
- Add more customer service channels for users to utilise when needing assistance. Alongside the current options, a live chat feature could prove to be economical and efficient in providing effective customer support.
- Create an AI assistant, in line with REGA's ambition of digitising the entire real estate ecosystem, to provide further customer support, providing step-by-step guidance for customers navigating the platform.
- Implement a pre-screening tool for applicants to ensure they have all the required information and necessary supporting documents attached prior to submission, saving time for both the applicant and REUSP employees.
- Establish a real-time application tracker for both engineering offices and property owners to use, helping them to create plans in accordance with realistic timeframes, and enhancing the platform's ability to deliver higher-quality service for end users.
- Make real estate data available to the wider public, or only to landlords once they have registered their interest, enabling them to make better informed decisions such as which units are available for what type of services, prior to starting the whole process
- Develop short educational courses for various stakeholders, such as property owners and engineering offices, on how to properly operate the REUSP platform, as well as keeping them up to date with new features, services, and functions being introduced
- Provide multiple native language options for users to choose from. Currently, its lack of a dedicated English language option not only excludes a large portion of the international community, but also allows for mistakes to occur through mistranslations. Aside from English, other language options should also be introduced based on their popularity within the Kingdom - for example, Urdu.



# Contact Us

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Beyond delivering innovative solutions, **we prioritize comprehensive support** to ensure client satisfaction. Should you have any requests, concerns, or inquiries, we encourage you to reach out to us.

Your feedback and engagement are highly valued.

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