

**Royal Decree No. 12/2006**  
**Issuing the system of rules of Non-Omanis ownership of Real Estate in**  
**integrated tourism complexes**

We, Qaboos bin Said, Sultan of Oman

Having perused the Basic Law of the State promulgated by Royal Decree No. 101/96,

The Law of property expropriation for public interest issued by Royal Decree No. 64/78 and its amendments,

The Land-Law issued by Royal Decree No. 5/80 and amendments thereto,

The Regulation of the usufruct of the lands of the Sultanate issued by Royal Decree 5/81 and amendments thereto,

The system of entitlement to government lands issued by Royal Decree No. 81/84 and amendments thereto,

The aliens residence law issued by Royal Decree No. 16/95 and its amendments,

And the Law of Real Estate Register issued by Royal Decree No. 2/98

And pursuant to the exigency of public interest,

We have decreed the following:

Article One: The attached system of rules shall govern Non-Omanis ownership of Real Estate in Integrated Tourism Complexes licensed by the competent parties.

Article Two: The Ministry of Housing, Electricity & Water shall, in coordination with the Ministry of Tourism, prepare the Executive Regulations of the attached system of rules. The Minister of Housing, Electricity & Water shall issue such Executive Regulations consequent to the approval of the Council of Ministers and shall take all actions necessary to implement this system of rules after coordinating with the parties concerned.

Article Three: All that contravene this Decree or contradict its Provisions shall be abrogated.

Article Four: This Decree shall be published in the official gazette & shall take effect from the date it is promulgated.

Qaboos bin Said  
Sultan of Oman

Issued on: 19 February 2006