

Royal Decree
No.21/2004
Regulating Ownership of Real Estate
by GCC Citizens in the Member States

We, Qaboos bin Said , Sultan of Oman

Having perusal the Basic Law of the state promulgated by the Royal Decree no. 101/96

The Land Law promulgated under Royal Decree no. 5/80 and amendments thereto; and the Law of Land Register promulgated by the Royal Decree no. 2/98

The Royal Decree No. 20/2000 Regulating Ownership of Real Estate by GCC Citizens in the Member States,

And the decision of the Higher Council of the GCC in its twenty third session held in Qatar from 21 to 22 of December 2002 Regulating Ownership of Real Estate by GCC Citizens in the Member States,

And pursuant to the public interest

We have decreed the following:

Article (1): The attached decisions of GCC Higher Council regulating ownership of real estate by GCC citizens shall be applied.

Article (2): The Minister of Housing and Electricity and Water shall take the needed measures to carry out the mentioned decisions of GCC Higher Council..

Article (3): The mentioned Royal Decree no. 20/2000 shall be cancelled.

Article (4): This Decree shall be published in the Official Gazette.

Issued on : 2 nd of Thi Al-Hijah 1424 A.H.

Corresponding to: February 11, 2004 AD

Qaboos Bin Said
Sultan of Oman

**Regulating Ownership of Real Estate
by GCC Citizens in the Member States
for Housing and Investing Purpose**

In order to carry out the provisions of the Third Article of the Economic Agreement between the GCC states which dictates that the member countries shall treat the natural and the legal citizens of GCC states as same as its citizens without any distinctions or discriminations in different fields, including the freedom of possessing a real estate, the ownership of real estate shall be organized for the natural and the legal citizens of GCC states in any country for the purpose of housing and investing according to the following rules:

The First Article

The natural and the legal citizens of GCC states shall be allowed to rent and own built properties and lands for housing or investing purpose in any state by one of owning methods affirmed by law, or by testament or inheritance, and they shall be treated in this regard as the citizens of the state where the estate is located.

The Second Article

If the estate is a land, it shall be built completely or invested during four years from the date of registering it in the name of the citizen. Otherwise, the country involved shall have the right of property disposal and compensating the owner with the same property value at the time of its purchase or the value at the time of its sale whatsoever less in addition to preserving his right of complaint before the competent authority. The state shall have the right to extend the said period if convinced by the reasons of owner delay for construction.

The Third Article

The owner may dispose the built estate in any time. If the estate is a land, he has the right to dispose it from the date of completing its construction, or investing it or from passing four years since it was registered in his name. An exception for disposal may be given before such period provided that a permission from the authorized entity is obtained.

The Fourth Article

This regulation shall not contradict with the right of the state, where the estate is located, to expropriate the owner's property for the public interest against a financial compensation for the owner according to the rules applied to its citizens. Furthermore, this regulation shall not contradict with the right of the state in prohibiting ownership or usufruct in particular areas or places, and based on this the estates in Mecca and Medina are excluded from the rules of this regulation.

The Fifth Article

This regulation shall not violate any better and effective rights at the time of adopting it or rights that all or some member states will grant in the future.

The Sixth Article

This regulation shall replace the assigned regulation in the twentieth session of the Higher Council.

1. This regulation shall be applied after three months from the Higher Council Approval, and it shall be revised after three years from its implementation with the purpose of developing and improving it.
2. The Committee of Financial and Economic Cooperation shall have the right to explain the articles of this regulation.