



Law No. 13 of 1988 on The Temporary Expropriation and Appropriation of Real Estate for the Public Benefit 13 / 1988

Number of Articles: 35

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We, Hamad Bin Khalifa Al-Thani the Emir of the State of Qatar
After perusal of the Amended Provisional Constitution, particularly Articles 6, 16, 22, 23, 34 and 51 thereof;
The Emiri Order No. 1 of 1988 on the Appointment of the Deputy Emir of the State of Qatar;
Law No. 2 of 1962 regulating the general financial policy of Qatar;
Law No. 11 of 1963 regulating the municipality of Doha and amending laws thereof;
Law No. 1 of 1964 establishing the Popular Housing and amending laws

thereof;

Law No. 14 of 1964 on Land Registration and amending laws thereof;

Law No. 2 of 1966 regulating buildings and amending laws thereof;

Law No. 5 of 1970 designating the powers of ministers and functions of ministries and other government bodies and amending laws thereof;

Law No. 10 of 1970 designating the authority of employment and removal from office of public service posts;

Law No. 13 of 1971 on the structure of the Courts and amending laws;

The Civil and Commercial Law enacted by Law No. 16 of 1971 and amending laws thereof;

Law No. 19 of 1972 establishing new municipalities;

Decree Law No. 24 of 1972 designating the functions of the ministry of municipal Affairs;

Law No. 2 of 1976 defining the borders of Doha City;

Law No. 10 of 1987 on State public and private property;

Decision No. 12 of 1966 issuing the Executive Regulations of Law No. 14 of 1964 on Land registration regulation and amending laws thereof;

Based on the proposal of the Minister of Municipal Affairs;

The draft Law submitted by the Council of Ministers;

Having taken the opinion of the Shura Council,

Hereby promulgate the following law:

Part 1

General Provisions

Article 1 (Amended By Law 15/2009) (Amended By Law 9/2006) (Amended By Law 23/1995)★

In the application of the provisions of this law, the following words and expressions shall have the meanings stated against each of them:

- 1- “The Competent Ministry” means the Ministry of Municipality and Urban Planning.
 - 2- “The Competent Minister” means the Minister of Municipality and Urban Planning.
 - 3- “The Administration” means the Administration of Real Estate Expropriation at the Ministry.
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Article 2

There shall be neither expropriation of real estate nor temporary appropriation of real estate under this Law unless it is for the public benefit and for fair consideration which shall be paid all at once to the persons entitled.

[Article 3](#) ([Amended By Law 15/2009](#)) ([Amended By Law 9/2006](#)) ([Amended By Law 23/1995](#))★

In the application of this law, the following shall be regarded as acts of public benefit:

1. Construction, extension and modification of roads, public squares and traffic roundabouts.
2. Construction, extension and modification of public property including: land, marine, and air conveyance, bridges, surface and under passages and subways.
3. Establishment of, public recreational facilities and market places, mosques, social, educational, health and economical facilities, government housing projects of any kind; and conservation projects of the civilization, historical and the humanitarian heritage of the country.
4. Construction, extension and modification of electricity power supplies, public telephone infrastructure, telegraphic and telex networks infrastructure, internet infrastructure, public broadcasting and television networks infrastructure, water infrastructure including canals and watercourses, surface and subterranean infrastructure, public water reservoirs projects infrastructure and sewage and drainage infrastructure.
5. Construction, extension and modification of the defence and internal and external security infrastructure.

Based on the proposal of the Minister of Municipality and Urban Planning and the decision of the Council of Ministers other acts of public benefit can be added to the list.

[Article 4](#) Cancelled ([Repealed By Law 9/2006](#)) ([Amended By Law 23/1995](#))★

[Article 5](#) ([Amended By Law 15/2009](#)) ([Amended By Law 9/2006](#)) ([Amended By Law 23/1995](#))★

- 1- Two Appraisal Committees to be incorporated to the Administration of Real Estate

Expropriation department shall be formed. Furthermore, one central Committee to be incorporated to the Complaints Committee and report directly to the Competent Minister shall be formed.

1. The two Appraisal Committees, each within its competence, shall prepare periodical lists of general prices of land at various towns and villages. They shall assess the value of expropriation and temporary appropriation of real estate. The expropriation and temporary appropriation compensation shall be based on the declared lists of general prices provided by this law, and implementing regulations and decisions thereof.
2. The Council of Ministers based on the proposal of the Minister of Municipality and Urban Planning, shall make a resolution that will administer the following responsibilities: the formation of the aforesaid committees; designation of functions, and system of work thereof; rules and procedures of appraisal and compensation, and the rules and procedures for complaining to be followed before the Complaints Committee. The members of these committees shall be persons with experience in real estate and commercial land transactions including evaluation thereof. They shall have a reputation of impartiality and keen social and public interest involvement. The Complaints Committee shall be chaired by a civil court judge to be nominated by the president of the courts.

Part 2

Procedures of Expropriation and Appraisal

Article 6 (**Amended By Law 15/2009**) (**Amended By Law 9/2006**)
(**Amended By Law 23/1995**)★

Expropriation proceedings shall be made only by an application to the Ministry of Municipality and Urban Planning, from the ministries, public corporations and authorities and the municipal councils. Such application shall state the details of the project including; the area of the real estate for which expropriation is sought.

The application shall be referred to the Administration for their perusal. The Administration shall submit the application to the Minister of Municipality and Urban Planning after perusal for their decision to approve or reject the request.

Article 7 (**Amended By Law 15/2009**) (**Amended By Law 9/2006**)
(**Amended By Law 23/1995**)★

Should the Minister of Municipality and Urban Planning approve the request; the decision shall be made declaring the project for which the real property is sought to be expropriated as an act of public

benefit and interest. Site plans of the project and statement of details thereof shall be attached to the decision. The decision and the attached statement of details and site plans shall be published in the Official Gazette.

[Article 8 \(Amended By Law 15/2009\) \(Amended By Law 9/2006\)](#)★

The Decree expropriating real estate shall only be issued by the Council of Ministers, upon the proposal of the Minister. Such Decree shall be published in the Official Gazette Supplement, posted on the notice board of the Administration and at the gate of the municipality department within which the expropriated real property is located. Should the property fall outside a jurisdiction of a municipality, the decree shall be posted in the nearest municipality. Furthermore in addition to all of the above the Decree shall be published in two of the daily local newspapers at least twice within the first month of the issuance of the Decree. The publication of the Decree in the Gazette Supplement shall be considered an invitation to those concerned to petition the Administration. The administration will only consider petitions within sixty days from the date of the publication of the Decree.

All Expropriation Decrees may only be proposed to be issued subject to the availability of funds within the limits of the annual budget or approved funds allocated for this purpose.

[Article 9 \(Amended By Law 9/2006\)](#)★

The Administration shall notify the Land Registration and Authentication Administration after the decision has been issued. The notification shall be accompanied by charts indicating the location of the expropriated real estate. The Administration shall also take measures to transfer and register the real estate to the name of the State. The title deed shall be deemed transferred to the state on the date of publication of the expropriation decree in the Gazette Supplement.

The Administration shall notify the Competent Appraisal Committee to compile estimation calculations for the compensation of the expropriation.

[Article 10 \(Amended By Law 9/2006\)](#)★

Compensation shall be estimated based on the value of the land at the date of issuance of the Expropriation Decision or the date of utilization of the land for public benefit, whichever is earlier.

Determination of the value shall be subject to the periodical official lists of prices declared which shall comply with the prevailing prices in each area. Location of the buildings and the special features affecting their value shall be major factors in their appraisal. Such features shall be described in detail in the Council of Ministers Resolution referred to in Article 31 of this Law.

Article 11

Land located outside the charted limits of the town or village shall be considered the property of the State and no claim of title, any right *in rem* or compensation shall lie regarding such land.

Article 12 (Amended By Law 9/2006)★

The Department shall, immediately after the publication of the Expropriation Resolution in the *Official Gazette* and by registered letter with acknowledgment of receipt, serve a notice to the owners, ostensible holders of rights and all claimants of rights *in rem* on the property to appear before the Department, within thirty days from the date of such notification to prove their rights.

The Department shall make a record of names of those concerned who have appeared, including their testimonies, documents and signatures testifying the truth of such documents, information and testimonies.

Article 13

After the expiration of the time limit in the preceding Article for those concerned, the Administration shall prepare limiting lists and estimation charts including the land estates expropriated, their areas, limits, contents, initial values estimated by the Administration's bodies and names of owners and right holders, their residence places and portion of each in the compensation.

Such lists and charts shall be referred to Appraisal Committee for reviewing and recommendation for compensation. The recommendations of the Appraisal Committee shall be submitted to the Administration Director for confirmation and then to the Competent Minister for finally approval. Thereafter, the actions necessary for compensation due shall be taken.

Article 14 (Amended By Law 15/2009) (Amended By Law 9/2006)
(Amended By Law 23/1995)★

The limiting lists and estimation charts referred to in the preceding Article, after confirmation thereof by the Minister of Municipality and Urban Planning, shall be exhibited for thirty days. The Administration shall, for a sufficient time before such exhibition, give notice to all concerned and advise them of their rights to peruse these lists and charts and have copies thereof on payment of the fees determined by the Minister of Municipality and Urban Planning.

Simultaneously, the occupants of the expropriated real estates' shall be notified to vacate within a period determined by the Administration, provided that such period shall not be less than one month from the date of notice.

The exhibition must be preceded by a publication in three daily local newspapers including a general statement of the expropriated real estates and the periods specified for perusal of the lists and charts.

Article 15 (Amended By Law 9/2006) (Amended By Law 23/1995)★

Owners and holders of other rights *in rem* may appeal to Administration against the contents of estimation lists and charts within thirty days of the expiry date of the exhibition. Complaints shall not be allowed after the expiry of this period. .

Appeals disputing the title to the real estate, other rights *in rem* or shares in such title or rights shall be referred to the Real Estate Registration Committee to decide in accordance with the provisions of Law No. 14 of 1964 of the Real Estate Registration System and its executive regulation issued as per resolution No. 12 of 1966. Appeals disputing the compensation value shall be referred to the Grievances Committee.

Complaint statements shall be presented to the Administration including the name of complainant, his place of residence or business and supporting documents.

The mentioned Administration shall enter the complaints in a special book stating the number and date of the complaint and attachments and all actions taken. The complainant shall be given receipt containing the number and date of the complaint and attachments.

Notices served at either place of residence or business shall be considered legally proper for all their legal effects or consequences even if not received by the complainant or if he/she refused to take delivery thereof.

Article 16

(a) Complaints shall be decided by the 'Complaints Committee'. Claimants shall be notified of the date of the hearing of their claims and they may appear before the committee by themselves or represented by agents. The committee may dispose of the claim in their absence if it is satisfied that a notice was properly served and in all cases the decision of the committee shall be final.

(b) In the case of accepting a complaint against estimation of the value of compensation, the committee may increase the compensation complained against only within the limit of a percentage not exceeding 15%. Notwithstanding the amount claimed, if the committee discovers that the compensation disputed in the complaint is less than the amount that must be given according to the provisions of this Law it may decide to grant a full amount of compensation entitled as stipulated in this Law.

Article 17 (Amended By Law 23/1995) ★

17-1. Compensation entitled for the expropriated property shall be paid to the holder of a title deed of such property. Should the title deed be not available, compensation shall be made to the person to be determined by the Land Registration Committee in accordance with the provisions of the Regulations implementing the Land Registration Law enacted by Decision No. 12 of 1966 and its amending laws.

17-2. Should the value of compensation, title or shares be disputed, compensation shall be stopped and deposited in the State Treasury or in a special account to be opened for this purpose with one of the national banks for the benefit of the person in whose favor the Complaints Committee shall finally decide or decided by the Competent Authority.

17-3. In all cases, such dispute shall not stop the procedures of title transfer.

Article 17 - BIS (Added By: Law 23 / 1995)

The Ministry may, instead of paying compensation to the owner of the expropriated property, substitute the owner with an alternative state-owned real estate.

Where the owner agrees to such compensation, the Appraisal Committees shall, each within its jurisdiction, estimate the value of the alternative property. Where the value *mutatis mutandis* increase or decrease than the amount of compensation due to the owner, the ministry shall pay the difference and take the necessary procedures to register the alternative property under the name of the owner.

Article 18

Rescission, encumbrance and all other actions *in rem* beside the complaints provided for in this Law shall not be permitted in order that the compensation for expropriation is paid to the person in whose favor the decision in such actions is passed.

Article 19

Should the owner not benefit from the remaining part of the expropriated property, such owner may, within sixty days of the date of taking over of such property by the State offer to the Administration to purchase such remaining part.

The Administration shall after verification, consultation and coordination with the Administration of Urban Planning purchase such remaining part for compensation considerations in accordance with the provisions of this Law on the presumption that the entire property is initially expropriated.

Part 3

Temporary Appropriation of Land

Article 20

Should it be necessary to immediately appropriate the real estate sought to be expropriated for the public benefit t, the body requesting expropriation may temporarily appropriate such property by direct enforcement without having to wait for the completion of the Expropriation procedures.

Such appropriation shall be decided by the Competent Minister after the proposal of the Administration. Such decision shall be published in the Gazette Supplement including a general statement of the real estates and the names of their ostensible owners.

The body requesting such appropriation shall notify the Administration of Real Estate Expropriation of the specific date for enforcement.

The latter Administration shall notify those concerned of the appropriation decision by a registered letter and shall give them sufficient time not less than two weeks to vacate the real estates.

The appropriated real estate shall become a property of public interest on publication of the decision in the Gazette Supplement.

Valuable assets and fixtures may only be removed after the completion of the expropriation procedures and final estimation of their respective compensation..

[Article 21 \(Amended By Law 15/2009\) \(Amended By Law 9/2006\) \(Amended By Law 23/1995\)★](#)

- At the request of the Competent Authority, the Minister of Municipality and Urban Planning may issue a decision to appropriate real estate to prevent a disaster in the event of flooding, bridge or dam wall collapse, epidemical outbreak, defense or security emergency and other general emergencies.

2- Actual appropriation shall be enforced upon the real estates' mentioned in the preceding paragraph immediately after confirmation of the description, area and location by the Administration of such estates, without the need for taking any further actions.

Article 22

Appropriation under the preceding Article, may not, without consent of the property owner, continue for more than two years from the date of actual appropriation. By the end of this period, the real estate must be delivered back to the owner in the same state it was at the date of appropriation with compensation for those parts that may be damaged or depreciated in value.

If necessity called for extending the duration mentioned and agreement on such extension cannot be made with those concerned or the real estate became unfit for the use allotted to it, the body concerned must take the expropriation actions before the duration referred elapse.. In such a case, the value of the real estate shall be estimated based on its condition at the date of actual appropriation and according to the prices prevailing at the time of expropriation.

Article 23

1- The owner of a temporarily appropriated real estate shall be entitled to compensation for a loss of profit or utilization of the property on the date of actual appropriation until payment of compensation for expropriation is received or until the real estate is returned in its original condition.

2- Compensation for the loss of profit or utilization in respect of temporary appropriation shall be estimated by the Appraisal Committee in accordance with the rules and procedures determined by resolution of the Council of Ministers. Those concerned shall be notified by a registered letter detailing the compensation value within a maximum period of one week from the date of actual

appropriation. They shall also have the right to complain against it before the Complaints Committee within thirty days from the date of notice.

Part 4

Special Provisions for Compensation for Large Areas

Article 24 (Amended By Law 15/2009) (Amended By Law 9/2006) (Amended By Law 23/1995)★

(a) Compensation for expropriation of real estates located downtown or in villages shall be paid in full without deducting any percentage thereof.

1. Downtown area shall be determined by decision of the Minister, based on the proposal of the Administration.
2. Regarding real estates located uptown or in rural areas within town limits, a percentage of the compensation of expropriation shall be deducted by the Government as follows:

1. No deduction from the compensation for the first three thousand square metres shall be made.
 2. 10% of the compensation for flat areas exceeding (3000m²) but not more than (20,000 m²).
 3. 20% of compensation for flat areas exceeding (20,000m²) but not more than (200,000 m²).
 4. 30% of compensation for flat areas exceeding (200,000m²) but not more than (1000,000 m²).
 5. 40% of compensation for flat areas exceeding (1000,000m²).
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Article 25

As an exception to the provisions of the preceding Article, the following rules shall apply to Doha town:

(a) Compensation for expropriation of real estates located within the area between Doha downtown and Fourth Ring Road (D) for public benefit shall be paid in full without deducting any percentage thereof. .

(b) Compensation for expropriation of real estates located within the area between the Fourth Ring Road (D) and the chartered limits of Doha town referred to in Article 11 of this Law, shall deduct a percentage of the estimated value of such a real estates.. In order to determine the deductible

percentage against each estate, such estate shall be presumed to be divided into sections for each percentage is deducted as follows:

The sections to which the estate area is divided

The percentage deductible against each section

- (1) the first three thousand square meters No deduction
- (2) more than the first (2000 m2) up to (20,000 m2) 10%
- (3) more than the preceding (20,000 m2) up to (200,000 m2) 20%
- (4) more than the preceding (200,000m2) up to (1000,000m2) 30%
- (5) above the preceding one million square meters 40%

[Article 26 \(Amended By Law 15/2009\) \(Amended By Law 9/2006\) \(Amended By Law 23/1995\)](#)★

In all cases, whatever percentage is deductible from compensation for the expropriation of large areas as a single transaction, the owner shall be fully compensated for the buildings, installations and plants inside the estate on the date of publishing the decision of the Minister of Municipality and Urban Planning in the Gazette Supplement declaring the project, for which the expropriation occurs.

Part 5

Expropriation of Districts and Quarters

[Article 27 \(Amended By Law 15/2009\) \(Amended By Law 9/2006\)](#)★

Districts and quarters may expropriated, for reorganizing, re-planning or redeveloping in accordance with the expropriation procedures provided for in this Law. Such districts and quarters shall be compensated as determined by the provisions of this law.

Expropriation shall be confined to the buildings and land installations and not the property on which the real estate is standing.

Declaration of the public benefit status of the project for which expropriation is sought in this case, shall be made by resolution of the Council of Ministers upon proposal of the Minister of Municipality and Urban Planning.

[Article 28](#) ([Amended By Law 15/2009](#)) ([Amended By Law 9/2006](#))★

The Appraisal Committee, guided by the periodical official price lists declared, shall estimate the value of each land plot after carrying out the project or reorganization for which expropriation is done. If there are no such price lists, it shall be guided by the prices prevailing in the area and other custom criteria in this regard.

The land plots shall be sold by open auction by a special committee to be formed and its functions determined by the decision of the Minister of Municipality and Urban Planning.

Such decision shall state the rules and procedures of sale and those having the right of bidding.

The auction shall begin with a starting price not less than the price referred to in the preceding paragraph.

The auction shall be repeated if no bidder offered the above price which may be reduced according to the rules and procedures determined.

[Article 29](#) Cancelled ([Repealed By Law 9/2006](#))★

[Article 30](#) Cancelled ([Repealed By Law 9/2006](#))★

[Part 6](#)

[Final and Translational Provisions](#)

Article 31

The detailed rules and procedures for compensating owners of real estate located within the limits of towns and villages other than Doha for expropriation or temporary appropriation shall be regulated by resolution of the Council of Ministers.

Article 32

The provisions of this Law shall apply to the cases of expropriated or temporarily appropriated real property for public benefit that have not been finally decided before the date of its entry into force.

[Article 33](#) ([Amended By Law 15/2009](#)) ([Amended By Law 9/2006](#))
([Amended By Law 23/1995](#))★

Date of entry into force: 14/07/2009

The Minister shall hereby issue the regulations and resolutions to implement the provisions of this Law.

Article 34

All concerned authorities, each within its competence, shall implement this Law. This law shall come into effect three months after its publication in the Official Gazette.

Deputy Emir of the State of Qatar
Hamad Bin Khalifa Al-Thani

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