

It shall be permissible for any interested party to object to the said decision within a maximum period of three months from the date of the publication of the decision under objection, which failing the decision shall become final.

Part Four - General Provisions

Article 25

No ownership of land, whatever the nature of the same or the purpose for which it has been designated, and whatever the source of the ownership of the same, shall be effective unless it has been registered with the ministry. Nor shall the other dealings in immovable property, such as mortgage, partition, usufruct and otherwise, be effective unless they have been registered in accordance with the provisions of this law and the implementing regulations thereto.

Article 26

Lands of the Sultanate established to be in the ownership of individuals pursuant to the provisions of this law shall be subject to that which the ministry prescribes in terms of general planning, restrictions on building and mutual rights of easement between adjacent lands. Individuals, companies and contractors shall be prohibited from erecting any buildings or installations upon lands owned by them or their clients without first complying with all legal procedures and obtaining a permit therefor from the competent authorities.

Article 27

The minister shall promulgate the implementing regulations and all other ministerial decisions necessary in order to apply the provisions of this law in relation to the registration of ownership, land planning and otherwise, with due regard for co-ordination between the competences of the ministry and the other ministries.

Part Five - Penalties

Article 28

Whosoever seeks to obtain ownership of, purchase or take on lease land subject to the provisions of this law, or actually accomplishes the same, by resort to false witness or any forged deed shall forfeit his right to what he sought to or did obtain, by a decision stating reasons rendered by the minister or whoever he authorises to render the same.

It shall be permissible to object to such decision in accordance with the provisions of this law.

The minister shall be at liberty to order, in addition to the decision aforesaid, that the delinquent party be arraigned in criminal proceedings before the competent authorities.

Article 29

If a party fails to meet the due dates for the payment of the prescribed price or rent, the minister shall notify him in writing to pay what is due from him within one month. If he nonetheless fails to do so or is unable to pay by the end of the time, he shall be granted a further period of another month, with the imposing of a fine of up to 10 per cent of the value of the amounts due and unpaid. In the event of failure or inability to pay in spite of the elapsing of the further period, he shall be expelled from the land, and it shall be offered for sale or leasing-out by public auction or shall be returned to the possession of the state. In the event of there being a sale or a leasing-out by public auction, the ministry shall satisfy from out of the proceeds of the auction the balance remaining due to it, together with fines and recovery expenses owing. If such proceeds are insufficient, recourse shall be had for the shortfall against the payer in default. If it is considered appropriate to retain the land because of difficulty in selling or leasing it out, a decision to that effect shall be obtained from the minister, and in such case the defaulter shall be compensated for any installations he has erected on the land, after defrayal of all amounts owing to the state. The ministry shall, through its technical organs, assess the value of such installations, and the defaulter shall have the right to object to the ministry's decisions and its assessment of the value of the installations in accordance with the provisions of article 24 of this law.

Article 30

The police authorities and the other organs of the state shall, each insofar as pertains to it, implement the provisions of this law, the penalties therein and the implementing regulations therefor whenever the same is requested of it.

Article 31

This law shall be gazetted in the Official Gazette and shall have effect from the date of its gazetting.

**PROMULGATED ON: 17 RABI'
AL-AWWAL 1400 AH
CORRESPONDING TO: 4
FEBRUARY 1980**

QABOOS BIN SAID
Sultan of Oman