

**Sultani Decree No. 24/95**  
**Amending certain provisions in the Land Laws**

We, Qaboos bin Said Sultan of Oman  
having considered Sultani Decree No. 26/75 which promulgates the Law of the  
Organisation of the Administrative Organs of the State and amendments thereto

and Sultani Decree No. 5/80 which promulgates the Land Law for the year 1980  
and Sultani Decree No. 5/81 which regulates usufruct by expatriates and companies of  
land in the Sultanate  
and Sultani Decree No. 88/82 which approves the implementing regulation of the Law  
of Usufruct by expatriates and companies of lands in the Sultanate  
and Sultani Decree No. 81/84 which promulgates the scheme of entitlement to  
Government land.  
and for the requirement of public interest

have decreed as follows

Article 1:

The attached amendments should be made to the provisions of the laws relating to  
land.

Article 2:

Whatever contradicts the provisions of this decree or is contrary to its provisions is  
hereby repealed.

Article 3:

The Minister of Housing shall issue the necessary decisions for the implementation of  
this decree.

Article 4:

This decree shall be published in the official gazette, and shall come into force from  
the date of publication.

Qaboos bin Said Sultan of Oman  
Promulgated : 28 Dhul-hijja 1415

Corresponding to: 28 May 1995

### The Amendments

First: as an exception from the provisions of the Lands Law promulgated by Sultani Decree No. 5/80:

1. Juristic entities enjoying Omani nationality and wholly owned by Omani nationals shall benefit from the provisions relating to evidence and registration of real estate transactions provided for in the above referred law. Public Joint Stock Companies in which Omanis hold not less than 51% of the capital shall also benefit from such provisions. In any event registration shall not be considered as final until use of the land for the purpose approved by the Ministry of Housing.
2. It shall be permissible for the Ministry of Housing to lease a plot of land or more of the properties of the State to Omani juristic persons for the purpose of establishing commercial, industrial, tourism or social projects in accordance with the procedure and conditions to be specified by decision from the Minister of Housing.

Secondly: Articles 1, 2 and 3 of the Conditions of granting commercial and industrial lands provided for in the scheme of entitlement to Government lands promulgated by Sultani Decree no. 81/84 shall be amended to be as follows:-

1. It shall not be permissible to give ownership of more than one commercial and one industrial land to a national but it shall be permissible for the two lands to be either commercial or industrial. Land allocated for tourism projects shall be considered as commercial land submitting a certificate of commercial registration or industrial registration shall not be a condition for giving ownership.
2. It shall be permissible for a national to obtain another commercial and industrial plot of land by way of lease or usufruct in accordance with the conditions and procedure specified by the effective laws, regulations and decisions.
3. Co-ordination should be made between the Ministry of Housing and the Ministry of Commerce and Industry with regard to lands granted for industrial and tourism projects, and between the Ministry of Housing and other competent Government parties with regard to the projects which are of a special nature such as schools, hospitals, charity associations, clubs and otherwise.

Thirdly: The following amendments shall be made to Sultani Decree No. 5/81 which regulates usufruct by expatriates and companies of the land of the Sultanate.

1. The title of the law shall be amended to be "Regulation of Usufruct of Land of the Sultanate".
2. Article 1 shall be amended to read as follows:



“It shall be permissible by a decision from the Minister of Housing to grant individuals and juristic persons being Omanis or non-Omanis a usufruct right over a specified area of land for a specific period, whether such land is owned by the State or by nationals, if that is for the purpose of assisting in achieving development in the Sultanate and the decision of the Minister to grant usufruct rights over lands owned by the State to non-Omanis or to companies in which the Omani shareholding is less than 51% shall not be final prior to approval of the Council of Ministers.

Fourthly: The following amendments shall be made to the implementing regulations of the Law of Usufruct by expatriates and companies of the land of the Sultanate promulgated by Sultani Decree No. 88/82;

1. The title of the regulation shall be amended to be “regulation of usufruct of lands of the Sultanate”.
2. The conditions stated in Article 1 shall be amended to read as follows:
  - a. The purpose of the usufruct right shall be to achieve an object of economic or social development.
  - b. The purpose of the usufruct shall comply with the planning laid down for the land according to the effective laws, regulations and decisions. It shall not be permissible to change the use of the land after it has been granted unless to a purpose which complies with the planning.
  - c. The applicant for usufruct right shall obtain prior approval from the competent Government parties which shows that the project achieves an object of the economic or social development, and that the applicant satisfies the other conditions provided for by the laws.
3. Article 3 shall be amended to read as follows:-
 

“The area of the granted land shall be within the limits of the requirement of the project as decided by the competent parties”
4. Article 4 shall be amended to read as follows:-
 

“The usufruct period shall be within the limits of the requirements of the project and shall not exceed 50 years renewable on application from the owner with regard to the land of nationals, and if the land a Government land on an application from the beneficiary renewal shall be made according to Article 1 of Sultani Decree No. 5/81 which promulgates the regulations of usufruct of land of the Sultanate”.
5. Paragraphs (fourthly) and (fifthly) of Article 6 are deleted.