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**Law No. (39) of 2009 regarding the Acquisition of Real Estate for Public Benefit**

We, Salman bin Hamad Al Khalifa, Acting King of the Kingdom of Bahrain

Having reviewed the Constitution,

Real Estate Registration Law promulgated by Legislative Decree No. (15) of 1979, amended by Law No. (17) of 2006,

Legislative Decree No. (2) of 1994 regarding Urban Planning, amended by Law No. (6) of 2005,

Legislative Decree No. (3) of 1994 regarding the Division of Lands Intended for Reconstruction and Development, amended by Law No. (6) of 2005,

Civil Law promulgated by Legislative Decree No. (19) of 2001,

Municipal Law promulgated by Legislative Decree No. (35) of 2001 amended by Law No. (38) of 2006,

And Legislative Decree No. (19) of 2002 regarding the Disposal of State-Owned Land as Private Property,

The Shura Council and the Council of Representatives have approved the following Law, which we have ratified and enacted:

Part One

Preliminary Provisions

Article (1)

In applying the provisions of this Law, the following words and expressions shall have the meanings assigned against each unless the context otherwise requires:

The Ministry: The Ministry responsible for municipal affairs.

The Minister: The Minister responsible for municipal affairs.

Directorate: The Acquisition and Compensation Directorate in the Ministry.

Acquisition: The expropriation of real estate or any attached rights, whether in rem or personal, for the purpose of establishing any of the public benefit projects outlined in Article (3) of this Law.

Real Estate: Anything that is fixed in its place and cannot be moved without damage or alteration to its form.

Acquisition Authority: The entity requesting Acquisition or in whose favour an acquisition decision is issued, whether it is one of the governmental entities such as ministries and their affiliated agencies, public institutions, municipalities, or public legal persons.

Temporary Seizure: The temporary occupation of real estate by means of direct execution in accordance with the provisions of Part Four of this Law.

Right Holder: Any individual with an in rem or personal right concerning the real estate subject to Acquisition or Temporary Seizure, excluding the owner of the property.

Publication or Publishing the Decision: The publication of the acquisition decision or the temporary seizure decision, as applicable, in the official gazette and in two local daily newspapers published in Arabic.

The Valuation Committee: The committee formed in accordance with the provisions of Article (8) of this Law.

The Grievance Committee: The committee for grievances regarding decisions issued concerning Acquisition or valuation, formed in accordance with the provisions of Article (17) of this Law.

Places of Worship: Mosques, matams, and places of worship for other religions.

Article (2)

Acquisition or temporary seizure of real estate shall only be permitted for public benefit, in the cases specified by this Law, and with fair compensation determined according to its provisions.

Requests for Acquisition or Temporary Seizure of Real Estate may only be made within the limits of the annual allocations designated for this purpose in the State’s general budget or independent or attached budgets, or additional allocations provided for this purpose, or by providing land designated as in-kind compensation.

Article (3)

In applying the provisions of this Law, public benefit works shall be defined as the projects outlined below:

1- Constructing buildings for government entities and similar bodies, such as ministries, their affiliated agencies, public institutions, municipalities, and public legal entities, when these buildings are necessary for the functioning of these bodies.

2- Constructing main and secondary roads, service streets, public squares, and roundabouts, as well as expanding, modifying, or extending them.

3- Establishing public transport and communication lines and facilities—land, sea, and air—including the construction, expansion, or modification of airports, ports, harbors, bridges, underpasses, and tunnels.

4- Creating parks, walking trails, public markets, public parking facilities, and designated parking for public use.

5- Constructing places of worship, creating public cemeteries, modifying or expanding them, and providing the necessary facilities and services.

6- Building hospitals, health centers, public clinics, specialized medical centers, and other facilities required to deliver state-provided healthcare services.

7- Constructing facilities for universities, schools, public educational institutes, cultural centers, public nurseries, and other necessary structures for state-provided educational services, including auxiliary facilities such as laboratories, libraries, clubs, and parking areas.

8- Building social care centers and other facilities necessary for state-provided social services.

9- Establishing energy projects and electrical facilities prepared for energy generation and lighting, along with the necessary networks under state supervision.

10- Creating public networks for wired and wireless communications, radio and television broadcasting, and the necessary stations.

11- Public water projects, sewage, agricultural drainage, groundwater, and water storage tanks prepared for general distribution and the associated network extensions.

12- Establishing facilities necessary for defence and internal and external security.

13- Housing projects for low-income citizens, supervised by the State according to applicable laws and decisions, including areas designated for related public services and facilities.

14- Urban planning purposes, including drafting and modifying master, general, and detailed plans; organizing and defining building lines; and projects related to urban renewal and the development of cities and villages.

15- Establishing agricultural and veterinary quarantine facilities, slaughterhouses, and research farms necessary for agricultural, livestock, or aquaculture production, under the supervision of the relevant government authorities.

16- Establishing landfill sites and facilities required for the disposal of various types of waste, in accordance with the law.

17- Creating stadiums, clubs, sports centres, and other state-owned sports facilities.

18- Purposes related to oil and gas exploration and mineral resources, laying oil and gas pipelines, refining oil or collecting gas, and other facilities necessary for these purposes carried out by the state.

19- Establishing or developing public coastlines.

20- Establishing state-supervised industrial zones.

21- Establishing nature reserves and the works necessary for the protection of heritage and historical buildings.

Article (4)

Acquisition may encompass the entire Real Estate or a part thereof. However, Real Estates from which a part is required for Acquisition shall be acquired in full if the remaining part cannot be utilised in accordance with the provisions of the applicable regulatory conditions for urban development and the specific law regarding the division of land intended for development and reconstruction. The concerned party may reject the Acquisition of the remaining part by submitting a written request to the Directorate within sixty days from the date of publication of the Acquisition decision; otherwise, their right to make this request shall lapse.

Part Two

Procedures for Acquisition, Valuation, and Grievances Thereof

Chapter One

Procedures for Acquisition and Valuation

Article (5)

Procedures for Acquisition shall be initiated based on a request submitted by the Acquisition Authority to the Ministry, specifying the project for which the Acquisition is sought, accompanied by a statement of the Real Estate subject to Acquisition, a schematic diagram of its location and area, and a letter from the Ministry of Finance confirming the availability of the financial allocation designated for the Acquisition and its commitment to depositing it in the Directorate's account within a period not exceeding sixty days from the date of notification by this Directorate of the amount of compensation estimated by the Valuation Committee, or by the availability of alternative Real Estate.

The Minister shall issue a reasoned Acquisition decision, accompanied by a detailed statement of the Real Estate subject to Acquisition and a schematic diagram of its location, after ensuring that the conditions for acquisition are met and verifying the availability of the allocated funds. The acquisition of waqf (endowment) properties requires filing a lawsuit before the Supreme Sharia Court, which will issue a ruling on the acquisition. Places of worship are strictly exempt from acquisition.

Article (6)

Once the acquisition decision is issued, the Directorate shall notify the property owner and any rights holders within fourteen days, providing a copy of the decision via registered mail with acknowledgment of receipt. The decision shall also be posted at the municipal headquarters in the property's area on a designated noticeboard and a copy placed on the property itself.

The Acquisition decision, along with a detailed statement of the Real Estate, shall be published within thirty days from the date of its issuance.

The owners, right holders, and others shall be deemed to have been notified of the acquisition decision as soon as it is published. This publication, along with the announcement of the decision in the manner indicated in the previous paragraph and its posting on the property, shall serve as an official summons from the Directorate to the owners and the mentioned parties to present any information or observations they may have regarding the acquisition decision within sixty days from the date of its publication or notification, whichever occurs later.

The Directorate shall prepare a report detailing the descriptions of the Real Estate, the names of the owners and Right Holders, and any observations, data, or documents received from the owners or concerned parties. The Directorate shall submit this report to the Valuation Committee, accompanied by all documents received and endorsed by the Directorate's opinion on the matter.

Article (7)

Upon issuance of the Acquisition decision, the Directorate shall notify the Survey and Land Registration Bureau and the Notary Office at the Ministry of Justice and Islamic Affairs with a copy of this decision, along with maps detailing the location of the Real Estate subject to Acquisition, in order to suspend any transactions concerning it from the date of notification to the mentioned authority until the completion of the procedures for transferring ownership to the Acquisition Authority.

Ownership of the Real Estate subject to Acquisition shall transfer to the Acquisition Authority as of the date of Publication of the Acquisition decision, and this Publication shall have the same effects as the registration of the ownership contract. The Survey and Land Registration Bureau shall issue a title deed for the Real Estate in favour of the Acquisition Authority and shall cancel any previous title deeds of the Real Estate.

In all cases, disputes regarding the ownership of the Real Estate subject to Acquisition or any of the rights attached thereto, or grievances against the Acquisition decision or the assessment of compensation, or judicial appeals against them, shall not prevent the transfer of ownership of the Real Estate to the Acquisition Authority, provided that compensation shall be disbursed only to those in whose favour the dispute is definitively resolved.

Article (8)

By a decision of the Minister, a Committee for the Valuation of Real Estates subject to Acquisition shall be formed from among the employees of the Ministry and other governmental entities, including representatives with expertise from the private sector, relevant associations, and the Bahrain Chamber of Commerce and Industry. The term of membership shall be two years, extendable up to a maximum of four years. This Committee shall report directly to the Minister, and the decision establishing it shall specify its procedures, operational system, meeting times and locations, quorum requirements for valid meetings and decision-making, and other rules governing its activities. The Chairperson and members of the Valuation Committee, as well as those consulted to assist in its work, shall receive a financial reward, the amount and disbursement of which shall be determined by a decision of the Minister.

No member of the Valuation Committee shall participate in the valuation of Real Estates in which they, or their spouse, children, or any of their relatives or in-laws up to the fourth degree, have a personal interest, nor shall they act as an agent for the owner of the Real Estate.

The Valuation Committee may form sub-committees from among its members to study matters required for determining compensation. It may also seek the assistance of experts and specialists as deemed necessary and invite them to attend its meetings or the sub-committees' meetings to discuss matters, listen to their opinions, or supply information deemed essential for completing its tasks, all of which shall be recorded in the session minutes. Those whose assistance is sought in the Committee's work shall not have a counted vote during deliberations.

The Valuation Committee, upon the issuance of the Acquisition or Temporary Seizure decision, shall have the right to access the Real Estates subject to Acquisition or Temporary Seizure for inspection in preparation for determining the compensation due. This shall occur after notifying the owners and rights holders via registered letter with acknowledgment of receipt, specifying the inspection date.

Article (9)

If a dispute arises over the ownership of land intended for Acquisition, the owner shall be considered to be the person in whose name the land is registered with the Survey and Land Registration Bureau. If the land is unregistered, the person in possession at the time of Acquisition shall be deemed to have the right to it. Any claimant to ownership, a real right, or possession may file a lawsuit to substantiate their claim.

Article (10)

a. An owner whose property has been expropriated during their absence abroad for more than thirty days, and who has not appointed an official agent in the Kingdom of Bahrain, must file an objection to the Valuation Committee's decision within thirty days of being officially notified of the decision in accordance with the applicable judicial notification procedures, or within thirty days of their return. In such cases, they must provide proof of their absence.

b. The Acquisition Authority must instruct the Valuation Committee to reconsider the valuation if it is proven that the owner was absent from the Kingdom of Bahrain during the publication of the Acquisition decision. In such cases, the valuation shall be based on prevailing market prices within thirty days of the decision’s publication in the Official Gazette.

Article (11)

Compensation for Real Estates subject to Acquisition may be in cash, in kind with alternative land, or both, within the same area as the Real Estate or elsewhere.

Subject to the provisions of Legislative Decree No. (19) of 2002 regarding the Disposal of State-Owned Land as Private Property, the Ministry may, in the event of refusal of in-kind compensation, sell the land offered as in-kind compensation and pay the full predetermined cash compensation to the beneficiaries, irrespective of the sale price obtained.

Article (12)

The Valuation Committee shall determine the value of the compensation due for the Real Estate subject to Acquisition based on the market value of the Real Estates as of the date of publication of the Acquisition decision, either in the area where the Real Estate is located or in nearby or comparable areas, as applicable. The Committee may consult contracts registered with the Survey and Land Registration Bureau during the same period, as well as documents submitted by the owners, rights holders, or the Acquisition Authority, or any information the Committee deems necessary to ensure justice and fairness in this matter.

In cases where there is a clear disparity between the market value of the Real Estate subject to Acquisition and the value stated in the documents submitted by the concerned parties, the market value of the Real Estate shall take precedence. The Directorate must notify the owners of the aforementioned Real Estates and their Right Holders of the compensation amount determined by the Committee via registered mail with acknowledgment of receipt sent to their known addresses on record with the Directorate. If these parties have no known address, the compensation assessment decision shall be published in the Official Gazette and a local daily newspaper within thirty days of the issuance of the decision. The owners and Right Holders shall be deemed informed of this decision upon its publication.

Article (13)

The assessment of the value of the compensation due for the Real Estate subject to Acquisition shall not include the value of buildings, plantings, contracts, or transactions if it is proven that any of these were carried out for the purpose of obtaining compensation exceeding what is due, without prejudice to the right of the concerned party to remove the buildings or plantings at their own expense, provided that this does not harm the project intended for execution.

Any action or procedure of this nature carried out after the Publication of the Acquisition decision shall be presumed to have been conducted for the stated purpose unless proven otherwise.

Under no circumstances may buildings, plantings, or structures be removed to commence the implementation of the public utility project before completing the necessary inspection to determine the compensation value due for them.

Article (14)

If the Real Estate subject to Acquisition is encumbered by any in rem or personal rights for a specified period, and these rights are established as of the date of publication of the Acquisition decision in accordance with applicable laws, the compensation shall be assessed based on the property’s value free of these rights and its value encumbered by them. Right Holders are entitled to receive from the compensation an amount equivalent to the difference between the two values, with the remainder due to the property owner, unless a written agreement exists between the mentioned Right Holders and the owner regarding their compensation. In such cases, the compensation shall be paid to the owner based on the higher of the two values.

Article (15)

The Directorate shall notify the occupants of the Real Estates subject to Acquisition, urging them to vacate within a period of no less than ninety days from the date of notification. If the specified period ends without the occupants vacating the Real Estates, the Directorate shall have the right to obtain a judgment for eviction from the urgent court.

Chapter Two

Grievances Against Acquisition and Valuation Decisions

Article (16)

Without prejudice to the right of the concerned parties, including owners and Right Holders, to directly appeal to the competent court against the Acquisition decision or any details contained therein within sixty days from the date of being officially notified or from the date of Publication of this decision, any of these parties may lodge a grievance against the aforementioned decision or any details contained therein within forty-five days from the date of its Publication.

Both owners and Right Holders, as well as the Acquisition Authority, may lodge a grievance against the decisions issued regarding the assessment of compensation for the Real Estates subject to Acquisition within forty-five days from the date of notification or from the date of Publication of these decisions in accordance with the provisions of Article (12) of this Law, as appropriate.

The grieved party must specify in their grievance a chosen address for the purposes of receiving notifications related to the grievance.

The grievance shall be submitted to the Directorate, accompanied by supporting documents. The Directorate shall record all grievances received in a special register, assigning them sequential numbers. This register shall document the name of the grieved party, their chosen address, the grievance number, the date of submission, its attachments, and any subsequent updates promptly. The grieved party shall receive a receipt specifying the grievance number, submission date, and attached documents.

The Directorate must refer any grievances it receives to the Grievance Committee stipulated in Article (17) of this Law within no more than seven days from the date of submission.

The Directorate shall refer any grievances submitted to it to the Grievance Committee stipulated in Article (17) of this Law within a maximum of seven days from the date of submission of the grievance.

Article (17)

A committee named the "Grievance Committee for Acquisition and Valuation Decisions" shall be tasked with reviewing the grievances referred to in the previous Article. The Minister shall issue a decision to establish the Committee, which must include a representative from the Municipal Council of the governorate where the Real Estate is located, chosen by the Municipal Council. The Committee shall be reconstituted every two years, and the decision shall outline its procedural rules, meeting venues, the quorum required for valid meetings and decisions, and other regulations governing its operations. The Committee's decisions must be approved by the Minister.

The Grievance Committee must notify the grieved party of the dates of the Committee's meetings by registered letter with acknowledgement of receipt. The grieved party or their legal representative has the right to attend the Committee's meetings to express their views and present any supporting documents related to their grievance.

The Committee may request the grieved party or their representative to provide any necessary data, information, or documents required to reach a decision on the grievance, specifying a time limit for submission that shall not be less than seven days and not more than thirty days from the date of the request or notification thereof in the event that the grieved party or their representative does not attend. Otherwise, the Committee may decide on the grievance based on the information submitted thereto.

The absence of the grieved party or their representative from the Committee's proceedings shall not hinder the review or resolution of the grievance, provided that the grieved party has been duly notified of the meeting date in accordance with legal procedures.

The Committee must decide on the grievance within thirty days from the date it is referred to it. The expiration of this period without a decision shall be deemed a tacit rejection of the grievance. The Committee shall notify the grieved party of the decision issued regarding their grievance within seven days from the date of issuance to the address specified in the grievance.

The grieved party has the right to appeal the decision issued regarding their grievance before the competent court within sixty days from the date they are notified of this decision, or from the expiration of the specified period for deciding on the grievance without a decision being issued.

Notifications made to the chosen address indicated in the grievance shall be deemed legally valid and effective, unless the Directorate is informed of a change in that address, even if the grieved party does not receive them or refuses to accept them.

Part Three

Acquisition in Areas or Lands for Planning or Re-planning Purposes

Article (18)

Acquisition in areas or lands for planning or re-planning purposes may be undertaken by a decision from the Cabinet, based on a proposal from the Minister, in accordance with the procedures, provisions, and compensations stipulated in this Law. These include procedures for publication, notification, valuation, grievances, and appeals. The acquisition may be limited to buildings and other facilities without the land.

The Valuation Committee shall estimate the value of the Real Estates subject to Acquisition prior to planning or re-planning at the time of publication of the Acquisition decision, following the valuation rules established in this Law.

The Directorate shall notify the Survey and Land Registration Bureau with a copy of the Acquisition decision and the maps indicating the Real Estates subject to Acquisition to suspend any transactions concerning them as of the date of this notification until the completion of the procedures for transferring ownership to the State. These Real Estates shall become the property of the State as of the date of completion of the procedures for publication of the Acquisition decision.

In all cases, the publication of the Acquisition decision shall have the same effect as the registration of an ownership contract. The aforementioned Bureau shall issue title deeds for the Real Estates subject to Acquisition in favor of the State and annul the previous title deeds for these Real Estates.

The rules stipulated for grievances against the Acquisition decision shall apply in accordance with Part Two of this Law.

Article (19)

The Valuation Committee shall estimate the base price for each plot of land within the planning, re-planning, or urban development project for which Acquisition is undertaken. This assessment shall take place after the project’s approval, considering the new classification of the land and in accordance with the applicable valuation rules and any standards issued by the Cabinet based on a proposal by the Minister.

Subject to the rules and provisions governing the distribution of plots within the aforementioned project, as determined by a decision of the Cabinet, owners of the Real Estates subject to Acquisition shall be compensated in kind with plots from the project at the estimated base price for each plot. If the number of plots in the project or plan is insufficient to compensate those who prefer in-kind compensation for their acquired properties, they must be compensated in cash, in kind with other lands, or through a combination of both in other areas, using the same valuation method outlined in the previous paragraph.

These plots shall be distributed to the beneficiaries of in-kind compensation by a Committee formed by a decision from the Minister, which shall specify its competencies and the rules and procedures for this distribution.

Article (20)

The owner of the Real Estate located in the area that has been acquired pursuant to this Law shall have the right of priority for compensation with one or more plots of land from the new plan at the aforementioned base price.

Article (21)

In estimating the value of compensation for the Real Estates that have been acquired in accordance with the provisions of this Part, the value of the compensation shall not be less than the value of the Real Estate prior to planning. The compensation paid to the owner, whether in cash or in kind, must not be less than the value referred to in the first paragraph of this Article, plus compensation for loss of use of the Real Estate for the period between the valuation of these properties prior to planning and the payment of the compensation amount determined by the Valuation Committee.

Article (22)

The Directorate, instead of paying the compensation due to the owner of the acquired Real Estate, may offer an alternative property from those owned by the State. If the owner agrees to the alternative property, the value of which has been estimated by the Valuation Committee, and if its value exceeds or is less than the compensation determined for the owner, the difference shall be paid to the entitled party. The necessary procedures shall then be undertaken to register the alternative property in the owner's name.

Article (23)

If all or some owners of the Real Estates decline the compensation in the form of plots from the approved plan, or if there are remaining plots of land after the distribution process referred to in the previous Article, these plots shall be registered in the name of the State.

Part Four

Temporary Seizure of Real Estates

Article (24)

Temporary Seizure of Real Estates that are subject to Acquisition procedures or that are necessary for the establishment of temporary facilities or the storage of materials or equipment for the implementation of a public utility project may be undertaken by a decision from the Prime Minister based on a proposal from the requesting authority.

The decision for Temporary Seizure shall be published, including details about the Real Estate subject to Temporary Seizure, the name of the owner, and the duration of the Seizure.

The Directorate shall notify the owners and Right Holders of the decision for Temporary Seizure after its publication, by registered letter with acknowledgement of receipt, prompting them to vacate the Real Estate subject to Temporary Seizure within a period of no less than fifteen days from the date of receipt of the notification. Owners and right holders shall be entitled to compensation for loss of use of the real estate subject to temporary seizure from the date of the actual seizure until the completion of acquisition procedures or its return to them in its original condition at the time of seizure.

The Valuation Committee shall estimate the compensation for loss of use of the Real Estate in this case within thirty days from the date of publication of the decision for Seizure, and this compensation shall be reassessed annually if the duration of the Seizure exceeds one year. The Directorate shall notify the owners and Right Holders of the decision issued to estimate the value of compensation for loss of use, and they shall have the right to appeal this estimation before the Grievance Committee within thirty days from the date they are notified.

The provisions regarding the consideration of this grievance and the appeal against the decision issued shall be governed by the provisions stipulated in Articles (16, 17) of this Law.

Article (25)

The Minister may, upon the request of any relevant governmental authority, in the event of flooding, bridge collapse, epidemic outbreak, or for reasons of defence, security, or other urgent circumstances specified by a decision from the Cabinet, order the Temporary Seizure of the Real Estates necessary to address these situations. The Seizure in any of these cases shall take place as soon as the relevant governmental authority determines the Real Estates subject to Temporary Seizure, their area, and condition, without the need to take any further action, while not prejudicing the rights of the concerned parties to compensation for loss of use of these Real Estates.

Article (26)

The duration of the temporary seizure of real estate shall end when the purpose for which it was undertaken is achieved or upon the expiration of the specified period from the date of actual seizure, whichever occurs first. The Real Estate must be returned at the end of this period in the condition it was in at the time of Seizure, with compensation provided to the owners and Right Holders for any damage or depreciation in value.

A decision from the Cabinet may extend the duration of the Seizure, provided that the total duration of the Seizure does not exceed three years.

If it becomes necessary to continue the Seizure beyond the original and extended durations, procedures for Acquisition must be initiated in accordance with the provisions of this Law well before the expiration of the extended duration. Compensation for the Acquisition of the Real Estate subject to Temporary Seizure shall be based on the value of the Real Estate at the time of issuance of the Acquisition decision.

Part Five

General Provisions

Article (27)

The competent court shall consider, as a matter of urgency, lawsuits related to appeals against Acquisition decisions, Temporary Seizure, compensation estimation, or decisions issued by the Grievance Committee in this regard.

Article (28)

Compensation for the Real Estate subject to Acquisition shall be disbursed within a period not exceeding ninety days from either the expiration of the appeal period for the Valuation Committee's decision without any appeal being filed, or the date of the ruling on the submitted appeal. The appeal against the decision issued regarding the appeal shall not prevent the disbursement of the compensation estimated by the Valuation Committee, and any differences shall be settled upon their entitlement after the dispute concerning the compensation value is conclusively resolved.

If compensation disbursement is delayed beyond the period specified in the previous paragraph, owners and right holders shall be entitled to compensation for the loss of use of the real estate, which shall be estimated by the Valuation Committee. The owners and Right Holders shall have the right to appeal this estimation before the Grievance Committee within thirty days from the date they are notified. The provisions regarding the consideration of this appeal and the appeal against the decision issued shall be governed by the provisions stipulated in Articles (16) and (17) of this Law.

Article (29)

If the Real Estates subject to the Acquisition or Temporary Seizure decision are encumbered or mortgaged as collateral for any debts, the estimated compensation for them shall not be disbursed except after obtaining the consent of the Right Holders or by virtue of a final judicial ruling.

If the compensation amount due exceeds the value of the secured amount or the mortgage debt, a sum equivalent to this debt shall be deducted from the compensation, and the remainder shall be disbursed to the relevant owners or other Right Holders who are neither encumbrancers nor creditors.

Article (30)

Real estate registrations resulting from the implementation of the provisions of this Law shall be exempt from all fees stipulated for the registration of Real Estates.

Article (31)

a. The owner whose Real Estate has been acquired may reclaim this property if the Acquisition Authority decides, for considerations or circumstances it deems appropriate, to abandon the execution of the project for which the Acquisition was made.

This shall not apply if the Cabinet decides to allocate the acquired property for other public utility purposes specified in Article (3) of this Law.

b. Without prejudice to the provisions of the previous paragraph and the right of the owner whose property has been acquired to contest and appeal the decision of the Cabinet under Articles (16) and (17) of this Law, the acquisition authority that decides to relinquish the property must notify the owner of the acquisition of its decision to abandon the property and confirm that it is no longer required for any public utility purposes. Notification shall be made via registered mail with acknowledgment of receipt, and the decision shall be published in the Official Gazette and two daily local Arabic newspapers. The decision must also be displayed at the municipal headquarters in whose jurisdiction the property is located. A minimum period of sixty days must be granted for the owner to submit a request to reclaim the property and return the compensation amount previously received, or the property's market value, whichever is lower, excluding other rights. If the specified period elapses without such a request being submitted or the compensation amount being repaid, the owner's right to reclaim the property shall be forfeited. The acquisition authority may then dispose of the acquired property through all types of transactions.

Part Six

Transitional and Final Provisions

Article (32)

The provisions of this Law shall apply to Real Estates for which decisions for Acquisition for public benefit have been issued or which have been incorporated in any public benefit projects, provided that these projects are consistent with the public benefit projects specified in this Law and that no final compensation has been assessed for them at the time of the enforcement of its provisions.

The procedures for valuing the acquired Real Estate shall be reinitiated in accordance with the provisions of Part Two of this Law if the owners of the Real Estate have not been compensated in practice, provided that it is established that the delay in actual compensation is due to the delay in the Directorate’s procedures.

Article (33)

Any provision that contradicts the provisions of this Law shall be repealed.

Article (34)

The Minister shall issue the regulations and decisions necessary for the implementation of the provisions of this Law within ninety days from the date of its promulgation.

Article (35)

The Prime Minister and the Ministers—each within their jurisdiction—shall implement this Law, and it shall come into force from the day following the date of its publication in the Official Gazette.

Acting King of the Kingdom of Bahrain

Salman bin Hamad Al Khalifa

Issued at Riffa Palace:

On:

16 Rajab 1430 AH

Corresponding to:

9 July 2009