

LAW FOR THE SALE OF LAND

UNDER DAMS AND RIVERS

22 Mizan 1318

INTRODUCTION

The lands that have become habitable and arable as a result of canals and dams constructed by the Government are hereby offered for sale in accordance with the provisions of this law. The purpose of this sale is to serve the public interest and to populate the above-mentioned lands.

Rules of Sale

ARTICLE 1. A commission approved by the Directorate of Agriculture and supervised by the Office of the Prime Minister, including employees of the Department of Agriculture of the provinces concerned and local governors, shall be formed in order to perform the land measurements, to prepare the plans of lands to be sold, and to establish prices of these lands.

All the public and private roads will be indicated on the plans prepared by the above-mentioned commission. The lands will be divided into three categories according to their utility, and priced accordingly. Then, statistical charts will be prepared and handed over to the proper departments of Agriculture. The Department of Agriculture will file the above-mentioned charts, classify the lands pertaining to their respective departments in accordance with the statistical charts, and send a copy to the Independent Directorate of Agriculture.

ARTICLE 2. Lands owned by private persons will be examined and classified by the commission and will not be included in the chart of sale; the rights of the original owners will not be impaired.

REMARK: The persons occupying and cultivating unowned lands will have the right of priority in purchasing them.

ARTICLE 3. Upon receipt of the charts mentioned in Article 1, the Independent Directorate of Agriculture will announce the following data to the local population:

- a) The number of jereabs of lands which may be sold in every locality.
- b) The prices and the stipulation of terms outlined in the announcement.
- c) An explanation of the provisions of Articles 5, 6, 7, 10 and 11.

- ARTICLE 4: The above announcement will be made known to the population by the Provincial Governments and by the Municipal authorities, and will be published and disseminated by means of the local press.
- ARTICLE 5: Persons desiring to purchase the above-mentioned lands are to submit dated offers to the Department of Agriculture concerned, giving their names, dates of birth and addresses. The Department of Agriculture will deliver to the prospective buyers a written acknowledgment confirming receipt and date of the offer.
- ARTICLE 6: Each buyer will be allotted 20 jerechs plus five jerechs for each member of his family recognized as his dependant. However, if he desires to purchase a larger lot, he may obtain an authorization therefor from the Directorate of Agriculture approved by the Council of Ministers, in view of the extent of the lands involved.
- ARTICLE 7: The above-mentioned lands will be sold first to landless persons in the area concerned and in the neighboring localities, and then to other persons. If the local residents and the residents of the neighboring localities do not submit their applications to the proper departments of Agriculture in accordance with the provisions of the announcement, their rights of priority will be considered as voided.
- REMARK: Should a purchase of a lot by persons mentioned above constitute an impediment to adjacent property, such as the barring of roads, etc., the extent of the impediment will be examined, considered and established by the commission mentioned in Article 1. The portion of land causing impediment will, if necessary, be sold to the owners of the adjacent property and the rest to other persons.
- ARTICLE 8: If a number of persons desire to buy the same lot and these persons are not landless residents of the area concerned who, in accordance with Article 7, have the right of priority, the person whose offer bears the earliest date will be considered as the first buyer.
- ARTICLE 9: The prices of lands will be fixed upon suggestion of the commission mentioned in Article 1, and with the concurrence of the Directorate of Agriculture, subject to confirmation by the Government.
- REMARK: In the sale of lots, no auction or private settlement will be permitted.
- ARTICLE 10: The purchase price of the land is payable in installments over a period of five years.
- ARTICLE 11: The Governor will be appointed Government Representative for the sale of lands in the province /Vilayet/ under his administration as will the Chiefs of /smaller/ provinces and Heads of Districts in their respective areas. They, in turn, will appoint personal representatives who, in accordance with the provisions of this law, will deliver official deeds /Qabala Sharai/ to the buyers.
- ARTICLE 12: The Departments of Agriculture will present reports of sales of the lands concerned once a week to the Directorate of Agriculture. At the same time, the Independent Directorate of Agriculture will forward regularly to the Ministry of Finance weekly statements of sale of land under dams and rivers.