



شعبة الترجمة الرسمية
Official Translation Department

The Implementing Regulations of the Law of Eminent Domain and Temporary Taking of Property

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Translation of Saudi Laws



NOTE:

The translation of Saudi laws takes the following into consideration:

- Words used in the singular form include the plural and vice versa.
- Words used in the masculine form include the feminine.
- Words used in the present tense include the present as well as the future.
- The word “person” or “persons” and their related pronouns (he, his, him, they, their, them) refer to a natural and legal person.



The Implementing Regulations of the Law of Eminent Domain and Temporary Taking of Property

Article 1

In these Regulations, the following terms and phrases shall have the meanings assigned thereto, unless the context requires otherwise:

1. **Law:** Law of Eminent Domain and Temporary Taking of Property.
2. **Public Corporate Entities:** Any government agency that manages or supervises a public utility in the Kingdom.
3. **Expropriation of Property for Public Use:** The taking of real property, whether owned by an individual, a private entity, or a government agency, for the purpose of constructing or expanding public utilities and services for public benefit.
4. **Project Approved in the Budget:** An allocation in the budget of the beneficiary agency for the expropriation of real property for public use.
5. **Public Utilities and Services:** Roads and railways; networks of water, electricity, gas, petroleum, telephone, sewage, and flood drainage, and the like; mosques; and educational, health, and security premises, and the like, which are not included in the statutory percentage.
6. **Compensation:** Cash or in-kind consideration that is estimated in accordance with the Law.
7. **Development:** To create any type of activity for investment or other purposes, whether agricultural, urban, or otherwise, except for fencing, be it made of building materials or plants, on a particular site leading to a change in its features.
8. **Developed lands:** Lands on which any kind of development is established.
9. **Development Protection Zone:** The lines indicated on the maps of urban boundary documents that identify the development protection zone up to the year 1450H.
10. **White Lands:** Lands that have not been invested or developed in any way, regardless of the type of ownership (agricultural, residential, or any other deed). Determining whether or not a land is a white land shall be based on its status at the time of publishing the expropriation initiation decision.
11. **Statutory Percentage:** The non-compensated portion of a land expropriated to be planned for the service thereof.
12. **Plan Percentage:** The portion of the land expropriated to be planned for the service thereof. Such portion shall be calculated as a percentage of the total land area and may be equal to, less, or greater than the statutory percentage.
13. **Land Division:** The division of a land into two or more plots which requires one or more roads to be constructed for the service thereof.
14. **Land Planning:** The planning of the division of a land and the designation of the network of roads, public utilities, and the like for the service thereof.
15. **Approved Plan:** The plan of a land which meets legally prescribed requirements.
16. **Preliminary Conceptual Plan:** An initial plan prepared by the landowner which includes the entire land and roads, indicating the statutory percentage



expropriated from such land.

17. **Main Roads:** The roads designed to accommodate most of the traffic entering or exiting the city and transit traffic, as well as roads designed to connect different parts of the city.
18. **Valuation Decision Date:** The date on which the agency owning the project approves the valuation committee's report.

Article 2

The agency owning the project shall, prior to initiating the expropriation proceedings, verify that the site designated for the project has no State-owned real property sufficient for constructing the project.

Article 3

1. Expropriation of real property for public use shall be made to execute projects approved in the budget in the following cases:
 - a) For the benefit of public utilities and services.
 - b) For the expansion of existing government sites or sites designated thereto in the approved plans upon coordination with the Ministry of Municipal and Rural Affairs.
 - c) For the establishment of projects for government agencies if no approved sites meeting the needs of such projects are available.
2. Expropriation of real property in the cases provided for in paragraph (1)(a) and (c) of this Article shall be made as follows:
 - a) The beneficiary agency shall make the initial selection of the appropriate sites and shall notify their owners.
 - b) The agency owning the project shall coordinate with the Ministry of Municipal and Rural Affairs in the selection of the most suitable sites for which expropriation is proposed, and shall complete the necessary requirements for the preparation of the site and the approval of its plan in accordance with the relevant procedures. The agency owning the project shall notify the owners of the real properties referred to in paragraph (a) of this Article of the actions which shall be taken with regard to their properties within a period not exceeding six months from the date of their notification of the initial selection.
 - c) The beneficiary agency shall expropriate the site approved pursuant to paragraph (b) of this Article, in accordance with applicable procedures.

Article 4

1. The Ministry of Municipal and Rural Affairs shall notify the Ministry of Finance—State Properties General Authority—of the sites allocated for public use in approved plans within a period not exceeding 30 days from the date of the plan's final approval.
2. Lands allocated for public use that do not fall within the statutory percentage shall be expropriated in accordance with the provisions of the Law; the valuation committee shall assess the compensation in accordance with the following:
 - a) The price per square meter of the lands prior to planning; provided that



the compensation is paid within two years from the allocation date.

- b) The price per square meter at the time of expropriation; provided that the compensation is paid after two years from the allocation date.

Article 5

1. The agencies executing public utility networks shall coordinate with the Ministry of Municipal and Rural Affairs or the Ministry of Transport, as applicable, to designate the routes of such networks along designated or existing roads, if feasible.
2. Public utility networks shall be constructed according to the approved master plan which indicates the main road networks. If no master plan is available, the agency owning the project shall propose a route for the main utility lines and shall submit the same to the Ministry of Municipal and Rural Affairs or the Ministry of Transport, as applicable, for approval.
3. If public utility networks are required to be executed in areas where roads are not available or their routes cannot be determined, the agency owning the project shall compensate landowners for the expropriated portions of their lands, in accordance with the Law.
4. If the execution of high-voltage power lines requires areas the width of which exceeds the width of the road, whether existing or designated, the agency owning the project shall compensate landowners for the expropriated portions of their lands, in accordance with the Law.

Article 6

Subject to Article 5 of these Regulations, and without prejudice to other laws, a company operating a public utility may, if required and in accordance with the Law, expropriate properties that obstruct the route of the utility networks it operates to the extent consistent with the nature of its duties. Expropriation of such properties shall be limited to the networks' technical needs and shall be made according to the following:

1. The company shall submit an expropriation application to the government agency overseeing the activity of the public utility, accompanied by a full description of the project, the property to be expropriated, and the need for expropriation.
2. The government agency overseeing the activity of the public utility shall be provided with a report on the initial assessment of the total compensation to be paid for the property to be expropriated.
3. The company shall submit to the government agency overseeing the activity of the public utility proof of its financial ability to pay the compensation for expropriation.
4. The expropriation approval decision shall be issued by the minister overseeing the activity of the public utility.

Article 7

Owners of lands of 10,000 square meters or less, shall be compensated by the agency owning the project for the entire portion expropriated for the execution of main road networks.



Article 8

If an approved main road passes through an owned white land whose plan has been approved by the Ministry of Municipal and Rural Affairs and from which the statutory percentage has been taken, the landowner shall be compensated by the agency owning the project for the portion expropriated for the main road, unless the remaining undeveloped area exceeds 10,000 square meters; in such case, the remaining area shall be subject to Article 11 of these Regulations.

Article 9

If a main road is constructed through developed lands, regardless of the type of development, compensation shall be made for the expropriated portions as well as the buildings, installations, and plants thereon.

Article 10

If the owner of a developed land requests the planning or subdivision of the land, expropriations made therefor which are within the statutory percentage shall not be compensated, nor expropriations exceeding said percentage if requested or approved thereby.

Article 11

The landowner shall be entitled to compensation for any expropriation made for the purpose of planning or for the designation and construction of main road networks, as follows:

First: Lands within a development protection zone:

1. If an approved main road passes through an owned white land from which the statutory percentage has not been taken pursuant to an approved plan, the agency owning the project shall prepare an initial plan which includes the main road, upon obtaining the approval of the Ministry of Municipal and Rural Affairs. In such case, the following shall apply:
 - 1.1 The landowner shall not, in any case, be compensated for any expropriation made to his property if the increase in the plan percentage for the purpose of planning is made at his request.
 - 1.2 The landowner shall not be compensated for any expropriation made to his property if the expropriated portion does not exceed the statutory percentage, provided the remaining portion, after expropriation, is 10,000 square meters or more.
 - 1.3 If the remaining portion, after expropriation, is 10,000 square meters or more, the agency owning the project shall compensate the landowner for any expropriated portion which exceeds the statutory percentage.
 - 1.4 If the land, after expropriation, becomes less than 10,000 square meters, the landowner shall be compensated only for the expropriated portion under 10,000 square meters, provided the total expropriated portion does not exceed the statutory percentage.



- 1.5 If the portion expropriated for the project exceeds the statutory percentage and the remaining portion of the land after expropriation is under 10,000 square meters, the owner shall be compensated for the expropriated portion under 10,000 square meters in addition to compensating him for the difference in land area between the portion expropriated above the statutory percentage and the portion expropriated under 10,000 square meters if the former is higher.
2. If an approved main road passes through an owned white land from which part of the statutory percentage has been expropriated for a main road, an initial plan of said land shall be prepared comprising the two roads upon obtaining the approval of the Ministry of Municipal and Rural Affairs, taking the following into account:
 - 2.1 The landowner shall not be compensated for any further expropriation if the total portion of the previous and subsequent expropriations does not exceed the statutory percentage, provided that the remaining portion of the land after said expropriations is 10,000 square meters or more.
 - 2.2 If the land, after expropriation, becomes less than 10,000 square meters, the landowner shall be compensated only for the expropriated portion under 10,000 square meters, provided the total portion of the previous and subsequent expropriations does not exceed the statutory percentage.
 - 2.3 The landowner shall be compensated for the difference in land area from the previous and subsequent statutory percentages if the remaining land, after both expropriations, is over 10,000 square meters.
 - 2.4 If the remaining land, after both expropriations, is under 10,000 square meters, and the expropriated portion exceeds the statutory percentage, the agency owning the project shall compensate the landowner for the expropriated portion under 10,000 square meters, in addition to compensating him for the difference in land area between the portion expropriated above the statutory percentage and the portion expropriated under 10,000 square meters if the former is higher.
3. If the landowner requests approval of the plan of his land (the initial plan previously accepted), the following shall be taken into account:
 - 3.1 If the landowner requests modification of the initial plan to which he previously agreed, and if the modified plan requires additional expropriations, the landowner shall not be compensated for the additional expropriations.
 - 3.2 If the Ministry of Municipal and Rural Affairs modifies the initial plan to which the landowner previously agreed, and if the modified plan requires additional expropriations, the landowner shall be compensated for the additional expropriations.
4. If the landowner fails to provide the initial plan or the Ministry of Municipal and Rural Affairs does not approve the same, a cadastral plan shall be made of the entire land to designate the main road. If the road area exceeds 12% of the total land area, the agency owning the project shall compensate the landowner for any expropriation made above said percentage.



Second: Lands located outside the development protection zone:

1. The landowner of a white land located outside the development protection zone whose area is over 10,000 square meters, and from which the statutory percentage is not expropriated, and through which an approved main road passes through, shall not be compensated for any expropriation less than 12% of its total area, taking the following into account:
 - 1.1 If a main road, whose area exceeds 12% of the total land area, passes through an owned white land, the landowner shall be compensated by the agency owning the project for any expropriation made above said percentage.
 - 1.2 The landowner shall not be compensated for any expropriation made to his land if the portion expropriated does not exceed 12%, provided the remaining land after expropriation is 10,000 square meters or more.
 - 1.3 If the land area, after expropriation, becomes less than 10,000 square meters, the landowner shall be compensated for the expropriated portion even if it does not exceed 12% of the total land area.
 - 1.4 If the remaining portion after expropriation is 10,000 square meters or more, the landowner shall be compensated for any expropriation made above 12% of the total land area.
 - 1.5 If the portion expropriated for the project exceeds 12% and the remaining portion of the land after expropriation is under 10,000 square meters, the landowner shall be compensated for the portion expropriated under 10,000 square meters in addition to compensating him for any difference in land area between the portion expropriated above 12% and the portion expropriated under 10,000 square meters if the former is higher.
2. If a main road passes through an owned white land from which less than 12% of the land's total area has been expropriated for another main road, the following shall be taken into account:
 - 2.1 The landowner shall not be compensated for any subsequent expropriation if the total area of the previous and subsequent expropriations does not exceed 12%, provided that the remaining portion after both expropriations is 10,000 square meters or more.
 - 2.2 If the land area, after expropriation, becomes less than 10,000 square meters, the landowner shall be compensated for the previous and subsequent expropriations even if they do not exceed 12% of the total land area.
 - 2.3 The landowner shall be compensated for both expropriations if they exceed 12% of the total land area and the remaining land is more than 10,000 square meters.
 - 2.4 If the remaining portion after both expropriations is under 10,000 square meters, and if the expropriated area exceeds 12%, the landowner shall be compensated for the portion expropriated under 10,000 square meters, in addition to compensating him for any difference in land area between the portion expropriated above 12% and the portion expropriated under 10,000



square meters if the former is higher.

Third: Cities, counties, and districts with no development protection zones:

The Ministry of Municipal and Rural Affairs shall issue directives regarding the phases of development protection zones for cities, villages, and rural settlements with no development zones; the clauses First and Second of this Article shall be enforced in accordance with said directives.

Article 12

The decision approving initiation of expropriation proceedings shall include:

1. the number and name of the project approved in the budget;
2. the agency owning the project;
3. the purpose of expropriation;
4. the project's approved plan;
5. an invitation to the agencies represented in the committee for the inventory and description of the expropriated real property and the valuation committee to name their representatives within a period not exceeding 15 days; and
6. a request to each owner of a property located within the project plan to provide the agency owning the project with a copy of the land title, and to provide in the designated form his name or the name of his representative, his registered address, and his contact information.

Article 13

1. The agency owning the project shall notify the owners or occupants, or their representatives, of real property included in the inventory process referred to in Article 6(3) of the Law of the date on which the inventory committee is scheduled to enter their property by a notice either placed on their property or delivered to their registered address; if infeasible, notification may be made through any other means the agency deems appropriate.
2. In addition to the provision of Article 6(3) of the Law, the inventory committee shall include in its report a list of the properties adjacent to the property subject to expropriation, as well as the width of the surrounding streets and any information the landowner wishes to include in the report, provided that supporting documents are included.
3. The agency owning the project shall prepare a detailed plan for each property included in the inventory process. Said plan shall include the type of property; the particulars of the title deed, if applicable; the cadastral survey; the total area of the property, the total area to be expropriated, and the remainder thereof; as well as any information the agency deems necessary.

Article 14

1. The agency owning the project shall, within sufficient time prior to the valuation committee's commencement of its duties, notify the owners or occupants of real property, or their representatives, of the date and time of the committee's inspection by a notice either placed on their property or delivered to their registered address; if infeasible, notification may be made



- through any other means the agency deems appropriate.
2. If the owner or occupant of the property subject to expropriation or his representative does not permit the valuation committee to perform its duties, the committee shall prepare and submit a report thereon to the agency owning the project in order to take the necessary measures. The committee shall notify the owner of the property of such report before the agency takes any action to implement Article 20 of these Regulations with regards to the property subject to expropriation.

Article 15

1. The agency owning the project shall coordinate the valuation committee's work and shall call for its meetings. Committee meetings shall only be valid if attended by all members, and its decisions shall be passed by majority vote.
2. The minutes of the valuation committee shall include all deliberations and decisions; the properties in question and their appurtenances; the total amount of compensation; and the names of the members objecting to the assessment, the amount of the assessment they deem appropriate, and the grounds for their objection. Said minutes shall be signed by all committee members.
3. The valuation committee shall submit the minutes to the agency for approval after being signed by all members; the agency shall provide a copy thereof to the Ministry of Finance within a period not exceeding 15 days from the date of approval.
4. The valuation committee's decision shall be deemed final upon the lapse of 30 days from the date thereof if the agency or the Ministry of Finance do not object to the decision. If an objection is made, the agency shall take the necessary actions in accordance with Article 9(3) of the Law.
5. If assessment of the property to be expropriated is infeasible, the valuation committee shall prepare a report specifying the period of postponement and the reasons therefor, and shall submit the same to the agency owning the project for approval.
6. Each member of the valuation committee shall, prior to commencing his duties, submit a written declaration to the agency owning the project stating that neither he, his spouse, in-laws, nor relatives up to the fourth degree have any right or interest, whether direct or indirect, in the property to be expropriated or the property affected by the expropriation process, and that he is not an agent for any person with a legal interest in the property, or a trustee or guardian of the property. If any of the above-mentioned cases occurs, the agency shall request the entity to which the member belongs to name a substitute member.
7. Subject to the provisions of the Accredited Valuers Law issued by Royal Decree No. (M/43), dated 9/7/1433H, the two expert members of the valuation committee shall be from among experts approved by the Saudi Authority for Accredited Valuers.
8. The valuation committee may seek the assistance of experts or employees to perform its duties; in such case, their opinion shall not be binding.



Article 16

1. Subject to the standards and rules set by the Saudi Authority for Accredited Valuers, the valuation committee shall adopt one assessment method or more, provided that it indicates the methods used in the assessment decision, including:
 - a) comparison: assessing the value of the expropriated real property by analyzing the prices of similar properties;
 - b) cost: assessing the cost of constructing a new property similar to the expropriated one in terms of specifications and use after deducting the depreciation value; assessment shall be based on the cost of construction at the time the expropriation initiation decision is issued; and
 - c) income: assessing the value of the expropriated property by calculating the net or expected income of said property throughout the remainder of its lifespan.
2. The valuation committee shall, upon assessment of the value of buildings and installations, take into account the technical specifications and characteristics thereof, the value of similar properties after deducting the depreciation value, and the value of existing leases and their commercial significance.

Article 17

Assessment of compensation paid to the owners of non-expropriated real properties which are affected by the execution of a project shall be based on the following procedures:

1. An aggrieved party may file a claim for compensation with the agency owning the project.
2. The agency owning the project shall form a committee composed of a technical expert from the agency and a technical expert from the Ministry of Municipal and Rural Affairs, and if the land in question is agricultural, a technical expert from the Ministry of Agriculture.
3. The technical committee shall prepare a technical report indicating the type and extent of damage, the reasons for its occurrence and the way to address it.
4. The agency owning the project shall submit the claim and the technical report to the valuation committee to take the measures it deems appropriate in accordance with Article 10(3) of the Law.
5. The valuation committee may, when necessary, seek the assistance of qualified persons to perform its duties; their opinion shall not be binding.

Article 18

If expropriation is limited to a portion of a real property, the following shall apply:

1. If the property to be expropriated is a plot of land, the value of the portion to be expropriated shall be assessed if the remaining portion of the land is usable pursuant to the technical specifications applicable in the province. However, if the remaining portion of the land is unusable, the value of the entire land shall be assessed.



2. If the property to be expropriated is a land with buildings and plants thereon, the following shall apply:
 - 2.1 Only the value of the portion of the land to be expropriated shall be assessed if the remaining land is usable pursuant to the technical specifications applicable in the province, provided that the buildings and plants are not affected.
 - 2.2 Only the value of the portion of the land to be expropriated and the affected buildings and plants thereon shall be assessed if the remaining portion of the land, buildings, and plants are usable pursuant to the technical specifications applicable in the province, provided that the costs of repairing and restoring the remaining portion of the buildings are added to said value if they are equal to or less than the value of such portion.
 - 2.3 Only the value of the portion of the land to be expropriated shall be assessed if the remaining land is usable pursuant to the technical specifications applicable in the province; the value of the entire buildings or plants shall be assessed if the remaining portion thereof becomes unusable after the portion needed for the project is expropriated.
 - 2.4 The value of the entire property, including the land and buildings and plants thereon, shall be assessed if the remaining portion of the land, after expropriation of the portion needed for the project, becomes unusable pursuant to the technical specifications applicable in the province.
 - 2.5 A committee, formed by the relevant municipality or sub-municipality and the agency owning the project, shall assess the usability of the remaining portion of the property and shall submit its report to the agency owning the project to refer it to the valuation committee to determine the proper compensation in accordance with applicable procedures. If such land is agricultural, the committee shall be joined by one or more technical experts from the Ministry of Agriculture.
3. The agency owning the project shall bear the costs of demolishing and removing the remaining portion of the building if it is unusable.
4. The property owner may request to benefit from the remaining portion of his property if it is adjacent to another property he owns by an independent title deed.

Article 19

The agency owning the project may offer the owner of an expropriated real property a State-owned property as compensation, upon completion of the necessary procedures and upon the approval of the competent authority, in accordance with the following:

1. Obtaining the consent of the owner of the expropriated real property, including his initial approval of in kind compensation instead of monetary compensation.
2. Ensuring the substitute property is located within an approved plan, is free of defects and claims, and is not invested or leased.



3. Requesting the valuation committee to assess the value of the expropriated property and the substitute property contemporaneously within a period not exceeding 90 days.
4. Ensuring the monetary value of the substitute property does not exceed 30% of the monetary value of the expropriated property.
5. Issuing a decision by an authorized person approving the completion of the compensation proceedings upon the owner's written acceptance of the valuation committee's decision. The agency owning the project shall take the necessary measures to transfer ownership of the substitute property to the owner, provided that conveyance of such property to the owner is conditioned upon conveyance of the owner's expropriated property by a notary public or the court.

Article 20

Failure to identify the owner of the real property subject to expropriation shall not preclude commencement of the execution of the project, provided that the agency owning the project keeps an independent dated record for each case, wherein the following information is included:

1. Name of the project and a copy of the expropriation initiation decision.
2. Location and coordinates of the property subject to expropriation.
3. Report of the inventory committee.
4. Area expropriated from the property for execution of the project, and photos of the site subject to expropriation.
5. Report of the valuation committee.

Said record shall be kept with the agency owning the project for future claims.

Article 21

The documents for completing compensation procedures shall include a copy of the expropriation initiation decision; a copy of the title deeds; a detailed plan of the property indicating its boundaries, expropriated portion, and remaining portion; as well as the reports of the inventory and valuation committees.

Article 22

If the agency owning the project decides to relinquish a previously expropriated real property or a portion thereof and such property cannot be allocated to another project for public use, it shall take the following into account:

1. The relinquishment decision shall be issued by the authorized person at the Ministry of Municipal and Rural Affairs and the State Properties General Authority, as applicable, without prejudice to relevant laws and directives.
2. A copy of the relinquishment decision shall be delivered to the owner of the expropriated property or his heirs at his place of residence or place of work, and another copy to the agency owning the project.
3. The relinquishment decision notification shall include:
 - a) the name of the agency owning the project;
 - b) the notification subject and date;
 - c) the full name of the owner of the expropriated property or that of his heirs;



and

- d) the name of the employee or any other person who made the notification, the name of the agency where he works, and his signature on both the original and its copy.
4. If the address of the owner of the property to be relinquished or his heirs cannot be identified, notification of the relinquishment decision shall be made by publishing it in a local newspaper and through any electronic medium.
5. If a person whose property was expropriated or any of his heirs wishes to reclaim said property, he shall submit a written request to the agency owning the project within six months from the date of notification of the relinquishment decision, provided that he returns the compensation he was paid.
6. If the period referred to in paragraph (5) of this Article expires and neither the owner of the expropriated property nor any of his heirs submits a request to the agency owning the project to reclaim said property and return the compensation he was paid, the agency owning the project may, as it deems appropriate, dispose of the same for public use in accordance with applicable laws.

Article 23

If a government agency needs to temporarily take a real property, the following procedures shall be taken into account:

1. The temporary taking decision shall be issued by the authorized person.
2. The government agency shall, prior to the temporary taking of the property, prepare a report which lists the properties to be taken along with their description, and shall deliver a copy thereof to the owners and occupants or their representatives in order to match the condition of each property as stated in the report against its condition upon the expiry of the temporary taking.
3. The compensation for the period during which the property is temporarily taken shall be assessed by the valuation committee, provided it is not less than its rental value for the same period, in addition to any resulting costs. The decisions of the valuation committee shall be passed by majority vote.

Article 24

1. The agency owning the project shall, upon deciding to return a temporarily taken real property, notify its owner or his heirs of the decision by delivering a copy thereof to his place of residence or place of work at least 30 days prior to vacating said property, and another copy shall be kept with the agency owning the project.
2. The notification referred to in paragraph (1) of this Article must include the name of the agency owning the project; the notification subject and date; the full name of the owner of the property subject to temporary taking or his heirs; and the name of the employee or any other person who made the notification, the name of the agency where he works, and his signature on both the original and its copy.



Article 25

1. A technical committee formed by the agency owning the project shall, with the participation of a technical expert from the Ministry of Finance, prepare a report recording the condition of the temporarily taken property and the damage sustained thereby as well as the assessment of the cost and time needed for repair. Said report shall be signed by committee members and the owner or any person with a legal interest in the property or their representatives. If any of the aforementioned parties unjustifiably fails to appear after being duly notified, the technical committee shall complete its task and shall sign the report in accordance with applicable procedures. If any of the parties objects to the assessment of the extent or type of damage or to its repair costs, as recorded in the report, said party may record his objection and sign it; this shall not affect his receipt of the property.
2. The valuation committee shall review the report of the technical committee referred to in paragraph (1) of this Article in the event of any objection thereto. Said committee shall verify the damage to the temporarily taken property, and shall prepare a report indicating the type and extent of damage and the method and cost of its repair. The committee may seek the assistance of specialists, as it deems appropriate, and shall complete its tasks within a period not exceeding 90 days from the date of its assignment. Committee decisions shall be passed by majority vote.

Article 26

These Regulations shall be published in the Official Gazette and shall enter into force as of the date of their publication.