



بُورَاةُ العَدْلِ  
MINISTRY OF JUSTICE

# Instruction Manual

**The Council of Ministers' decision  
No. 28 of 2020**

On determining the areas in which non-Qatari may own and use real estate and the conditions, controls, benefits and procedures for their ownership and use of real estate.



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## Introduction

The Council of Ministers' decision No. (28) of 2020 on determining the areas in which non-Qatari may own and use real estate, and the conditions, controls, benefits and procedures for their ownership and use of real estate, is one of the stations of economic development that reflects the advanced position of the State of Qatar in economic openness, and the ideal environment it provides for business and investment, through legislative, regulatory and institutional mechanisms in various sectors.

Recently, the State of Qatar has moved towards accelerating the implementation of initiatives and projects aimed at supporting its position as an ideal destination for business and investment through the development and issuance of legislation stimulating the private sector and foreign investment, such as the law of regulating the investment of non-Qatari capital in economic activity, and the law of investment free zones, which allow foreign investors to own a percentage of 100%".

The state allowed non-Qatari individuals and commercial companies to own real estate in several vital economic and tourist areas in the State. Based on this vision, this decision came within the executive procedures of Law No. 16 of 2018 regarding the regulation of non-Qatari ownership and use of real estate, and according to the provisions of the law, non-Qataris may own and use real estate in various regions in the State of Qatar in accordance with the conditions, controls, benefits and procedures specified by a Council of Ministers' decision.

Under this decision, the real estate that is allowed for non-Qatari people to invest in, means offices, shops, units and villas in residential complexes, and real estate development of lands in the designated areas, and that is not limited to apartments and residential units, which means the inclusion of real estate units with their various components in this decision.

The decision regulated the areas in which non-Qatari people may own and use real estate, including freehold procedures in 9 areas, and usufruct in 16 areas, in addition to shops in commercial complexes and residential units within residential complexes that the decision allowed non-Qatari to own and use. The decision introduced the advantage of transferring the property by inheritance to a non-Qatari, even if it was outside the freehold areas under conditions set by the decision. The decision also introduced preferential advantages for owners in case of buying real estate in the State of Qatar.



# The difference between freehold and usufruct

## Freehold:

Freehold means allowing people to buy the entire property in an area by law. This area is defined as a freehold area, while owning under a certain period means that you benefit from ownership rights for a specific period of time usually up to 99 years, subject to renewal.

The owner of the real estate and the beneficiary have access to all the privileges of the real estate, and he has the full right to dispose of the real estate, as he can sell the real estate, mortgage it, rent it and perform all actions on the real estate, and this right is transferred by inheritance. Also, there is no specific period for the sale, and the owner and the beneficiary are completely free to sell the property whenever he wants to.

## Usufruct:

The usufruct of real estate is fixed on the title deed of the beneficiary, and the beneficiary of real estate has the right to use and exploit the real estate such as renting it and so on.

The usufruct period extends to a maximum of 99 years, which can be extended to a similar period according to the agreement of the two parties, and the usufruct is transferred by inheritance.

## Designated areas for freehold and usufruct

The State of Qatar currently provides (25) real estate ownership and usufruct areas for non-Qatari citizens, including 16 areas with usufruct rights for a period of 99 years, and 9 areas where freehold ownership is allowed for the owner of the property, in addition to residential units detached in residential complexes, offices and shops in commercial complexes all over the country.





# Usufruct Areas

No	اسم المنطقة	Zone name	رقم المنطقة Zone number
1	مشيرب	Mushaireb	13
2	فريج عبدالعزيز	Freej Abdul Aziz	14
3	الدوحة الجديدة	Al Doha Al Jadeeda	15
4	الغانم العتيق	Old Al Ghanim	16
5	الرفاع، الهتمي العتيق	Al Rufaa, Old Al Hitmi	17
6	اسلطة	Al Salata	18
7	فريج بن محمود	Freej Bin Mahmoud	22
8	فريج بن محمود	Freej Bin Mahmoud	23
9	روضة الخيل	Rawdat Al Khail	24
10	المنصورة، فريج بن درهم	Al Mansoura, Freej Bin Durham	25
11	نجمه	Najma	26
12	أم غويلينه	Umm Ghuwailina	27
13	الخليفات	Al Khulaifat	28
14	السد	Al Sadd	38
15	المرقاب الجديد، فريج النصر	Al Mirqab Al Jadeed, Freej Al Nasr	39
16	منطقة مطار الدوحة الدولي	Doha international airport area	48



## Designated Areas for non-Qatari Investment in the Real Estate Sector in the State of Qatar (Usufruct)





# Freehold Areas

No	اسم المنطقة	Zone name	رقم المنطقة Zone number
1	الخليج الغربي (لقطيفيه)	Legtaifiya	66
2	اللؤلؤة	The pearl	66
3	منتجع الخور	AlKhor resort	74
4	لوسيل	Lusail	69
5	الخرايج	alkharaej	69
6	جبل ثعيلب	Jabel thuaileb – fox hills	69
7	الدفنه (المنطقة الإدارية)	Aldafna	60
8	الدفنه (المنطقة الإدارية)	Aldafna	61
9	عنيزة (المنطقة الإدارية)	onaiza	63



## Designated Areas for non-Qatari Investment in the Real Estate Sector in the State of Qatar (Freehold)





## Other areas where non-Qatari can own a freehold

Council of Ministers' decision No. 28 of 2020 specified the areas in which non-Qatari may own and use real estate, and the conditions, controls, benefits and procedures for their ownership and use of real estate. The decision allowed the ownership of real estate outside the freehold areas, which means the ownership of shops detached within the commercial complexes, in addition to the permissibility of owning one residential unit for the owner within one residential complex in any area in the State of Qatar, with the permissibility of purchasing in more than one residential complex.

This means that a non-Qatari has the right, in addition to the twenty-six areas mentioned in the decision, to purchase detached real estate units within commercial complexes in any area within the State of Qatar without limitation. He also has the right to purchase only one real estate unit within one residential complex only, provided that the property is detached. The owner has the right to purchase and request residency accordingly.

## Advantages of owning real estate in Qatar

In the event of buying a property in the State of Qatar with the intention of owning, the owner obtains a number of advantages, including obtaining residency in the State of Qatar

If the value of the real estate exceeds three million, six hundred and fifty thousand riyals, the owner obtains real estate residency with the advantages of permanent residency, most notably health, education and investment in some fields and economic activities.

## Conditions for obtaining residency in Qatar

1. The value of the real estate should be more than (730,000) seven hundred and thirty thousand Qatari riyals to obtain the real estate residency.
2. The value of the real estate should be more than (3,650,000) three million, six hundred and fifty thousand Qatari riyals to obtain real estate residency with the privileges of permanent residency mentioned in the privileges clause, which includes health, education, and investment in some economic activities.

If the value of the real estate is less than (730,000) seven hundred and thirty thousand Qatari riyals, the owner or beneficiary can purchase the real estate without obtaining residency.



## Service providing center and application mechanism

The person wishing to own or use real estate shall submit a request to own or use real estate online by **entering** the Ministry of Justice website, selecting electronic services, **submitting** a purchase request for a foreign investor, and then **filling** in the data. One of the mandatory requirements is to attach the title deed and a copy of the ID/passport in addition to a certificate of good conduct for non-residents of Qatar.

It is possible to inquire about the mechanism of owning real estate in the State of Qatar and applying for real estate residency through the office for non-Qatari ownership and use of real estate in Al Mahara building located in the Pearl District, or through the office for non-Qatari ownership and use of real estate in Lusail area - Qatari Diar Company.

Phone number: 40216669 - 40216674



E-mail: NQO@moj.gov.qa



## Frequently Asked Questions

Question	Answer
<p><b>What are the most prominent features of the decision of owning real estate in the State of Qatar (freehold - usufruct)?</b></p>	<p>The decision of non-Qatari ownership and use of real estate came to organize and define the conditions and controls for owning and using real estate in the State of Qatar. What is meant by usufruct for a period of 99 years is that the owner have the right to dispose of and rent real estate. Freehold means to own real estate in the State of Qatar in areas determined by a decision of the Council of Ministers, and foreigners are allowed to own bare ownership and the usufruct.</p> <p>Law No. (16) of 2018 on regulating the ownership and use of real estate for non-Qatari was promulgated, which includes among its provisions the license for non-Qatari to own and use real estate in the areas in accordance with the conditions, controls, benefits, and procedures to be determined by a decision of the Council of Ministers.</p>



<p><b>What is the entity that receives requests for ownership and use of real estate?</b></p>	<p>Offices for non-Qatari ownership and use of real estate in the Pearl District and Lusail City in the State of Qatar.</p>
<p><b>Is there a competent authority to clear the transactions of owners or beneficiaries of real estate?</b></p>	<p>Yes, offices for non-Qatari ownership and use of real estate in the Pearl District and Lusail City in the State of Qatar.</p>
<p><b>In the event that a person owns or uses more than one real estate equivalent to a total value of 3,650,000 riyals, does the owner of these real estate obtain the benefits prescribed for permanent residents?</b></p>	<p>If a person owns one real estate with a value of 3,650,000 riyals or several properties of the same value, then in both cases he shall have the right to enjoy all the benefits stipulated in Article 7, Paragraph 2 of the Council of Ministers' decision No. 28 of 2020 regarding the regulation of non-Qatari ownership and use of real estate, which include the advantages prescribed for permanent residency card holders, which includes benefiting from health care, education, and investment in some economic activities.</p>
<p><b>What is the number of real estate a foreigner is allowed to own in the country?</b></p>	<p>There is no specific number for the real estate located in the freehold areas. He may also own one housing unit in a residential complex (outside the freehold areas shown in the table</p>
<p><b>If the real estate is a vacant land, within how long must the owner complete construction on it?</b></p>	<p>If the real estate is a vacant land, the owner must build on it within four years from the date of land registration under his name.</p>
<p><b>What are the rules and regulations related to the sorting and consolidation of real estate?</b></p>	<p>Minister of Municipality and Environment Decision No. (81) of 2020.</p>



<p><b>Is it permissible for a non-Qatari to own real estate through inheritance in areas other than those specified in the decision?</b></p>	<p>A non-Qatari may retain the ownership of one real estate - designated for housing - from the real estate that has devolved to him by inheritance or will in areas other than the areas specified in the table, provided that the area of the real estate does not exceed (3000) three thousand square meters, and that his residence in the country is continuous.</p>
<p><b>What are the limits for the disposal of real estate owners and beneficiaries in disposing of them?</b></p>	<p>They may fully dispose of the real estate (sale, rent, investment). Taking into consideration that if it is vacant land, it is required that it shall not be disposed of except by building within a period of four years.</p>
<p><b>How much is the real estate transfer fee?</b></p>	<p>The real estate registration fee in case of sale is (0.25%) of the property value.</p>
<p><b>Which authority to return to in case of a dispute between the developer and the owner?</b></p>	<p>Return to the courts in the State of Qatar</p>

