

Law NO. 19 of 1988  
Jordan Valley Development Law

Article 1

This Law shall be cited as the "Jordan Valley Development Law of 1988" and shall come into effect from the date of its publication in the Official Gazette.

Article 2

The following words and expressions whenever used in this Law shall have the meaning assigned hereunder unless the context indicates otherwise.

Jordan Valley

or the Valley: The area which lies below sea level, between the Jordanian boundary to the north and the northern edge of the Dead Sea to the South and the lower parts of the basins of the Yarmouk and Zarqa Rivers which lie below the 300 meters above sea level contour and any other area or areas the Cabinet of Ministers may decide to make a part of it.

Authority: The Jordan Valley Authority established under this Law.

Board of Directors

or the Board: Board of Directors of the Jordan Valley Authority

Ministry: The Ministry of Water and Irrigation

Minister: The Minister of Water and Irrigation.

Secretary General: The Secretary General of the Jordan Valley Authority.

Person: Any Jordanian of legal age (21 years old), who has a sound mind and enjoys his full civil rights. Also any judicial person, municipality, village, governmental department or any body of legal entity.

Land Classification: The official classification described in Volume III of the Master Plan Report of the Yarmouk and Jordan Valley Project of 1955 or any subsequent classification approved by the Authority.

Farm Unit: Any tract of land irrigated by the waters of an irrigation project which has had or will have its boundaries determined by the Authority as a single unit.

Housing Plot: Any tract of land which lies within

the boundary of town or a village and has had or will have its boundaries determined by the Authority as a single housing unit for the purpose of housing only.

Other lands: All other expropriated lands except the farm unit and the housing plot.

Family: All family members living in one household and jointly supported under the management of one head person whether they are his offsprings, descendants, or wives including the descendants' wives and any other person whom the individual is legally responsible for managing his affairs and supporting him.

Lessee: The Authority

Lessor: The person or persons in whose name(s) is registered in accordance with the provisions of this Law, a piece of land(s) or shares thereof irrigated by the waters of an irrigation project and leased in accordance with the provisions of this Law.

Sub-lessee: The professional farmer who rents a farm unit from others with the approval of the Authority and also the person(s) who rent from the Authority a farm unit in accordance with the provisions of this Law.

Holding: A holding of land or water or both in ac-

...ance with a registration deed.

Holder: 1. The person (s) in whose name (s) the land or water or both is/are registered in accordance with a registration deed, provided that in case there is more than one person jointly holding a registration deed, the Authority has the right for the purposes of this Law to consider all or any of them as one holder.

2. Lessee(s) of Government lands in accordance with a legal contract the duration of which is not less than three continuous years, on condition that for the purpose of farm unit allotment, the Authority is convinced that he has carried out constructional works which resulted in a noticeable increase in the annual production of the leased land.

3. The farmer(s) who planted trees in the lands of the person(s) in whose name(s) that land is registered in accordance with a registration deed, if the Authority is convinced that the cultivation was carried out with the written or implied approval of the landowner. In this case the Authority has the right, in the interest of production, to consider the farmer as having replaced the landowner in the share allotted to the farmer under the agreement. In case the trees are jointly owned by the landowner and farmer, both parties shall be considered as one holder.

4. Lessee or Lessees of land in accordance with a legal contract with a duration exceeding fifteen continuous years.

5. In all the above mentioned cases, legal settlement of the rights of the concerned parties shall be made as decided by the Board. The Board's decision shall be considered final.

Farmer: The holder who practices farming on his land as his main source of income. Also the person who works himself on lands belonging to others either as a lessee, sharecropper or against wages.

Jordan River

Tributary: River and stream whose course joins the Jordan River.

Tributary Basin: Watershed area on which the rain falling on it and the springs issuing in it will naturally flow into the bed of the tributary.

Valley Water Resources: Surface and ground waters flowing above the surface of the ground or beneath it within the Jordan Valley and the tributaries basins.

### Article 3

Under this Law, an Authority known as the "Jordan

... be established and shall undertake:  
the following:

a. The development of the water resources of the Valley and utilizing them for purposes of irrigated farming, domestic and municipal uses, industry, generating hydroelectric power and other beneficial uses; also their protection and conservation and the carrying out of all the works related to the development, utilization, protection and conservation of these resources, including:

1. The carrying out of studies required for the evaluation of the water resources including hydrological, hydrogeological and geological studies, drilling of exploratory wells and the establishment of observational stations.

2. The planning, design, construction, operation and maintenance of irrigation projects and related structures and works of all types and purposes including dams and related works, hydro-power stations and related works, wells, pumping stations, reservoirs and water delivery and distribution networks; also surface and subsurface drainage works, flood protection works, and roads and buildings needed for operation and maintenance.

3. Soil surveys and classification and the definition and reclamation of lands suitable for irrigated farming and dividing them into farm units.

4. Settlement of disputes arising from the use of water resources.

5. Organize and direct the construction of private and public wells.

b. Develop and improve the environment and living conditions in the Valley and carry out related works including:

1. The development of towns and villages, the selection of their sites and the delineation of their boundaries. Also the preparation of skeleton and detailed plans of the cities and villages shown on these plans, the lands allotted to streets, squares, parking lots, public parks, places of worship, social services like schools, clinics and community centers, governmental and local administration centers, residential areas, markets, shops, industry, leisure places, lands restricted for the carrying out of certain crafts and industry, and the land allotted for any other purposes.

2. Implement the town and village plans; also impose rules and regulations concerning the area of land on which the construction of buildings is permitted, the space and setbacks to be kept around the buildings and the height and type of buildings permitted to be constructed in any area.

squares, social services buildings and government buildings.

4. Development of lands allocated as residential areas and dividing them into housing plots, and planning, design and implementation of housing projects.

5. Planning, design and construction of domestic water supply, electricity and telecommunications projects including transmission and distribution networks.

c. Planning , design and construction of road networks including highways and village and farm roads.

d. Development of tourism in the valley, delineation of areas having special features which can be developed for touristic and recreational purposes and the development of these areas and the construction of touristic and recreational facilities in these areas.

e. Development of the social status of the Valley inhabitants including the establishment of private local institutions to help them to actually contribute to the development of the Valley and the achievement of the objectives sought from its projects.

#### Article 4

The Authority shall follow the rules in effect that are binding on ministries, governmental authorities and official public Authorities.



## Article 5

a. Notwithstanding what is stated in any other law or legislation, the Authority is fully authorized to implement all of the Valley development projects specified in Article 3 of this Law and to carry out all works required for their implementation in accordance with the provisions of this Law regardless of whether these projects, in accordance with the provisions of any law, resolution or other arrangement, are within the jurisdiction of a ministry or department or other governmental agency or located within the boundaries of a city, village or local council.

b. The Authority is considered a litigant in all commitments and claims resulting from the implementation, in accordance with the provisions of item (a) of this Article, of any of its projects, and shall hold title to all rights related to or resulting from it until the date specified by the Cabinet of Ministers to hand over the project to the appropriate agency in accordance with the provisions of this Law.

## Article 6

a. With regard to the provisions of paragraph (b) of this Article, the Authority shall hand over the projects entrusted to it in accordance with the provisions of this Law, excluding the water resources development and irrigation projects, after completion, to the appropriate ministries, departments, governmental agencies and other organizations including municipal, local and village councils.

b. The handing over of completed projects specified in item (a) of this Article shall be based on a resolution to be issued by the Cabinet of Ministers upon the recommendation of the Minister; however, the handing over may be done for each project separately or for a number of projects or for all the projects together.

c. The Authority shall have right to operate and maintain any project completed partially or as a whole until the project is handed over in accordance with the provisions of item (b) of this Article.

### Article 7

The headquarters of the Authority shall be in the Valley, and it will have the right to establish branch offices in Amman and at any other place within the Kingdom it deems necessary. Until the Authority builds its own offices in the Valley, its headquarters shall be in Amman.

### Article 8

a. The Authority shall be composed of:

1. The Minister
2. The Board of Directors
3. The Secretary General
4. Executing Staff from the employees and Administrative Units.

b. The Authority shall have a Board of Directors which

shall consist of the following members:

1. The Minister - Chairman
2. Secretary General of the Water Authority - Vice-Chairman
3. Secretary General of the Ministry of Planning
4. Secretary General of the Ministry of Agriculture
5. Secretary General of the Ministry of Municipal, Rural Affairs and the Environment.
6. Secretary General of the Ministry of Industry and Trade
7. General Manager of the Department of Lands and Surveys
8. General Manager of the Budget Department
9. The Secretary General
10. A member with expertise and specialization appointed for two nonrenewable years by the Cabinet of Ministers upon the recommendation of the Minister.

c. The Board shall meet when called by the Chairman. A quorum shall consist of at least six members, one of whom shall be the Chairman, or the Vice-Chairman in the Chairman's absence. Decisions shall be taken by unanimous vote or by the simple majority of the members present. If the votes are equal, the Chairman shall cast the deciding vote.

d. The Board may invite any person with expertise to attend its meeting to seek his advice without allowing him the right to vote.

## Article 9

a. The Ministry shall carry out the full responsibility for developing the social and economical status of the Valley and shall perform all necessary works to achieve this objective.

b. The Board shall undertake the following duties and responsibilities:

1. Establish and approve the basic guidelines of the Valley development plan.

2. Study the Authority's proposed annual budget.

3. Study the Authority's draft bylaws and regulations and submit them to the Cabinet of Ministers.

4. Obtain foreign and local loans with the approval of the Cabinet of Ministers.

## Article 10

Whenever necessary, the Minister may call for a joint meeting, under his Chairmanship, of the Board of the Authority and of the Board of Directors formed in accordance with the law of the Water Authority then in effect or any substituted law. The legal quorum of both Boards is necessary. This joint meeting of the Boards shall study all matters presented by the Minister, such as the mutual tasks and duties assigned to both Authorities. The decisions taken shall be unanimous vote or by simple majority and shall be considered effective under this

Law and the Water Authority law then in effect and shall be carried out by both Authorities in accordance with their specialization.

### Article 11

The Secretary General shall be the executive manager of the Authority, responsible to the Minister. He shall implement the Authority's policy and plans and administer its affairs.

### Article 12

The Secretary General shall be entrusted with the following tasks and responsibilities:

- a. Implement the Board's resolution.
- b. Prepare and submit to the Board the proposed annual budget and the proposed organizational structure for the Authority.
- c. Coordinate the performance of the Authority's projects and maintain efficiency, cooperation and harmony between its technical and administrative departments.
- d. Administer the affairs of the Authority's workers and employees.
- e. Supervise the Authority's administrative and financial affairs and control its supplies.

### Article 13

The Authority shall be considered an autonomous

corporate body. It may lease, purchase and acquire movable and immovable properties, may conclude contracts and sue legal cases and prosecute action in its name. It may appoint the Attorney General to represent it in litigation in which the Authority is involved, or it may appoint its own attorney from within or outside the Authority.

#### **Article 14**

The Authority, upon the recommendation of the Minister and with the approval of the Cabinet of Ministers, shall have the right to benefit from donations, revenues, loans, credits and any other legal financial means that may become available for performing its works and projects. The Authority shall also have the right to borrow through mortgage, sale of financial bonds, or any other means which may become available from the anticipated revenues, for executing any of its projects.

#### **Article 15**

- a. The Jordan Valley Commission (JVC), the Jordan River Tributaries Regional Corporation (JRTRC), the Natural Resources Authority (NRA) and the Water Supply Corporation (WSC) shall be administratively, financially, and legally replaced in the Valley by the Jordan Valley Authority.
- b. All assets of JVC and JRTRC and all the assets and obligations of NRA and WSC in the Valley shall be transferred to the Authority.

- a. The Authority shall implement its works and projects, operate and maintain all its supplies, equipment and vehicles in accordance with the regulations issued by the Cabinet of Ministers for the implementation of the provisions of this Law.
- b. Notwithstanding what is stated in this Law or in any other law, the projects which are totally or partially financed by another party, other than the Government of the Kingdom, shall be implemented in accordance with the agreements concluded for them.

Article 17

- a. Expenditures from the Authority's budget shall be made in compliance with financial regulations to be issued in accordance with the provisions of this Law.
- b. A Special Treasury shall be established for the Authority, and all Authority funds shall be deposited therein. Funds of the Treasury shall be deposited in a special account or accounts at the Central Bank. Money shall be withdrawn from this account or these accounts in the way specified in the financial regulations of the Authority. Until such regulations are issued, withdrawal shall be made as determined by the Minister.
- c. The Authority shall benefit from all national grants and loans and shall accept grants and acquire loans from foreign governments, international organi

zations, agencies and corporations subject to the approval of the Cabinet of Ministers.

d. The Authority shall have the right to invest its surplus funds, and the Board shall determine, with the approval of the Cabinet of Ministers, the ways and means of such investment. The Authority shall have the right to provide loans to finance private projects and works which are closely related and are complementary to the projects and works of the Authority, and whose implementation assists in the achievement of its objectives and of the objectives sought from its projects.

e. The Authority's funds are considered Amerie funds and shall be collected according to the Amerie Funds Collecting Act in effect. Consequently the Authority is entitled to act as an administrative governor and as the Amerie funds collecting committee stipulated in the above act.

f. The Authority shall have privileged rights in all its debts and all its demands over the movable and immovable properties of the debtor and his guarantors, whether or not these have been mortgaged or not.

g. No member of the Board or any employee of the Authority is permitted to benefit financially from any of the Authority's projects or any project or source related to it. He is not permitted to work on such projects or benefit financially from them in any way except for his earnings as salaries from the Authority or other remunerations within the limits specified explicitly in this Law or any regulations issued in accordance with its provisions.



## Article 18

- a. The waters acquired by means of projects constructed by the Authority and which were not used or exploited for irrigation purposes in any area prior to the declaration of a water settlement in accordance with the land and water settlement law in effect, shall be considered Government property. Such waters may be sold, leased or otherwise disposed of in the way as may be decided by the Authority.
- b. The Authority shall have full authority in the allocations or usage of all surface or ground waters which are developed under the supervision of the Authority.
- c. When the Authority constructs an irrigation project, it shall first consider the rights to water registered in the Water Register, and any excess water shall be considered Government property.

## Article 19

All minerals within the Valley, whether on the surface or under ground or in waters, shall be considered Government property. No party is allowed to issue permits to search or explore, or certificates of discovery, or licenses to exploit minerals without the consent of the Authority. Mining rights issued prior to the effectiveness of this Law are excluded from the provisions of this Article.

a. The Authority shall have its own cadre of employees. The classified employees shall be subject to the provisions of the Civil Pension Law No. 34 of 1959 and any modifications thereof and to the provisions of the Civil Service Law in effect or any substituted law. For unclassified employees and workers, the Authority shall have a special regulation to be issued in accordance with the provisions of this Law prescribing the procedure of their appointment, definition of rights, grades, dismissal, termination of services, compensation and all other administrative matters relating to them. Laws and regulations which were applied to them shall continue to be in effect until they are modified or substituted and until the provisions of the Civil Service Law of 1988 or any substituted Law are applied.

b. The Prime Minister, upon the recommendation of the Minister shall have the power to call on any employee from any ministry, council, department or official corporation to work for the Authority for the period specified in the order issued in this connection. The services of such classified employees shall be applicable to the pension plan. During the period of his assignment, the employee is subject to the Authority regulations issued in accordance with the provisions of this Law.

c. The Authority may keep the necessary employees of the JVC, JRTRC, NRA and WSC who are working in the Jordan Valley at the time this Law goes into effect. Their acquired rights in accordance with

the laws and regulations which were applied to them shall be preserved as well such as the rights of compensation, rewards and other rights of those whose services shall be terminated.

### Article 21

The Authority, with the approval of the Cabinet of Ministers, has the right within the Jordan Valley or in the basins of the Jordan River Tributaries to the expropriation and immediate acquisition of lands, water shares or both as necessary for its projects, and any other benefits pertinent to land or water , either by absolute expropriation against compensation or by lease for any period it deems appropriate. The Authority shall have the right to specify the rent for any period or periods it may deem necessary.

In execution thereof, the following arrangements shall be followed in estimating the values or rent of lands and waters and the structures thereon that are decided to be acquired.

a. Values of land or water shares or both or any other benefits related thereto or rent values shall be evaluated by a committee or committees called "Land Evaluation Committee", which shall be composed of a high ranking Government employee as Chairman, and two other experienced members appointed by the Cabinet of Ministers at the recommendation of the Minister. The Authority may issue regulations by which the committee or committees shall abide for evaluating lands, trees, waters, and any movable or immovable properties.

b. Any such committee shall inspect and estimate

values of the acquired lands or water shares and determine their values regardless of any rise in land prices resulting from the construction of any section or stage of any project implemented or under implementation or being planned, and for such evaluation the committee may consider the opinion of any person or committee to decide the value of lands and shall then issue evaluation decisions by majority.

c. The Chairman of the Evaluation Committee shall publish its evaluations in more than one local newspaper for two (2) successive days and shall display them for fifteen (15) days in a visible place in the village in which the acquired lands and water shares are located or in the concerned Registry Department.

One copy of such decisions shall be handed over to the Secretary General and another to the Mukhtar of the village. Any holder or beneficiary has the right to contest the decisions of the committee concerning the evaluation, within fifteen (15) days from the date of expiry of the announcement. If no objection to the evaluation is made, the evaluation shall be considered final. All cases of differences in the estimated values of trees, seasonal crops and structures during the period falling between the first estimate and the time of handing over the farm units or housing plots to the new owners, shall be referred to the Minister. The Minister shall form a committee or committees for this purpose, and the Minister's decision shall be considered binding on all concerned.

d. Objections shall be submitted to an Appeals Committee composed of a judge as chairman, who shall

be delegated by the Judicial Council and whose grade shall not be lower than that of president of the Court of Appeals, and two other members appointed by the Cabinet of Ministers upon the recommendation of the Minister.

e. The Appeals Committee, if it deems appropriate, shall have the right, upon scrutinizing any objection submitted to it, to go and inspect the site of the lands or water shares, the evaluation of which was objected to. It may also seek the opinion of any person whose experience the committee considers to be of benefit and examine any documents for the purpose of determining the actual values of lands, water shares and other rights, provided that any rise in prices resulting from the construction of any section or stage of any project implemented or under implementation or being planned, shall not be taken into account. It shall issue the necessary decisions, which shall be final whether it was taken unanimously or by majority vote.

f. The objector, on submitting his objection, shall deposit as security the sum of JD 15 with the district accountant for each tract the evaluation of which has been objected to. If the objection is rejected, the deposit shall be considered as revenue to the Treasury.

If it appears that the objection is rightful, the amount of deposit shall be refunded to him. Non-payment of the deposit shall constitute a reason to reject the objection.

g. Estimated values of lands, water shares or other rights acquired shall be considered as permanent capital values of the Authority projects and such val-

acts shall be registered in special records at the Authority and shall be considered binding to all persons.

h. All debts, taxes, fees, the Amerie Funds and costs of any section or stage of any project undertaken by the Government, and other debts due on any land being expropriated before or after this Law comes into effect shall be deducted from the capital value of the debtor's or holder's lands and shall be paid by the Authority to the creditor in instalments during a period not exceeding ten (10) years at 4 percent interest. If the amount of debt exceeds that of the capital value, then the creditor may claim the difference from the debtor.

i. No compensation shall be paid to the holder of the land for any improvement made after the date on which an expropriation decision was announced in two local newspaper.

j. The General Manager of the Lands and Survey Department shall, upon receiving a notice from the Authority, prepare cadastral maps for the expropriated areas showing the boundaries of farm units, roads, distribution systems of both irrigation and drainage, also housing plots, streets, buildings, parks and all private and public facilities as determined by the Authority. He shall cancel all previous registration records and issue new title deeds in the names of former landowners to whom farm units or housing plots have been allotted. These are exempted from fees and stamps and he shall issue title deeds exempt from taxes and stamps in the name of the Authority for all remaining units which have

acquired in accordance with the provisions of this Law. The Authority shall be exempted from all fees on land registration transactions listed in the Annex attached to the Land Registration Law No. 26 for the year 1958 or any subsequent amendment.

It shall also be exempted from revenue stamps that are affixed on such transactions. It shall also be exempted from objection fees and any other fees.

k. The Authority shall have the right to suspend all land registration transactions of the expropriated and immediately acquired lands except those transferred through inheritance until all new registration deeds have been issued in accordance to paragraph (j) of this Article.

## Article 22

a. The Authority shall divide into farm units irrigable lands expropriated for purposes of reclamation and exploitation through irrigated agriculture. The minimum size of a unit shall be approximately 40 dunums of classes 1 and 2 and approximately 50 dunums of class 3 in accordance with the land classification approved by the Authority. The maximum size of a farm unit shall be 200 dunums under irrigation. Under no circumstances may any farm unit be divided or parceled into several units the size of which is less than the minimum fixed in this paragraph.

b. The Authority shall allot to the holder, whose holding is not less than 40 dunums of lands which the Authority expropriated for purposes of reclama-

tion and exploitation in irrigated agriculture, land in accordance with the following proportions provided that the provisions of this Article are not applicable to allotment decisions taken before the effectiveness of this Law.

<u>No. of Irrigable Dunums Held prior to Expropriation</u>	<u>No. of Irrigable Dunums to be Allotted to Holder</u>
40 - 50	- to be allotted in full
51 - 100	- 50 dunums shall be allotted plus 25% of area exceeding 50 dunums
101 - 500	- 62 dunums shall be allotted plus 17% of area exceeding 100 dunums
501 - 1000	- 130 dunums shall be allotted plus 12% of area exceeding 500 dunums
1001 and above	- 200 dunums shall be allotted

c. With regard to lands which are wholly or partially planted with trees, the Authority, with the approval of the Cabinet of Ministers, may not be bound by the provisions of paragraph (b) above.

d. If the Holder was holding less than 40 dunums, the Authority, if possible, may allot or lease to him additional land provided that the area of the unit allotted to him shall not be less than 40 dunums approximately if the unit is from classes 1 or 2, and not less than 50 dunums approximately if it is from class 3.

e. The area of each unit sold or leased by the Authority to an individual or a family shall not exceed the 40 dunums approximately of land from classes 1 and 2, and 50 dunums approximately of lands from class 3. In case the classes of land in one single unit differ, a dunum of classes 1 and 2 shall be con-



sidered equivalent to a dunum and one quarter from class 3.

f. For the purpose of organizing farm units to conform with the distribution networks and to avoid establishment of small units or units of irregular shape or in difficult technical cases, the Minister may not adhere to the area limits prescribed in paragraph (a) of this Article.

g. In case of the death of a holder or sub-lessee, his rights in the farm unit shall revert to his heirs provided that the area of any unit, when parceled, shall not thereby be reduced to less than the minimum limit provided for under this Article.

h. Holders in whose names farm units are registered in accordance with the provisions of this Law, may lease to the Authority, if it so desires, units which they do not wish to utilize for a period of not more than 33 years (renewable upon Authority's request for any other period or periods it deems appropriate) and for a rent agreed upon between the Authority and the holder. The lessee shall be responsible for the water costs. If the Authority does not take the unit on lease, the holder may, with the Authority's approval, lease the farm unit for a period of not less than 3 years and not more than 10 years to any farmer who does not own or hold a farm unit or units in the Jordan Valley and with conditions approved by the Authority. The Authority's decision, in case of rejection, shall be subject to contest before the High Court of Justice. The lessor may also sell to the Authority the leased land at any time during the period of the lease.

i. If it is proved to the Authority that a holder has leased a farm unit or units not in accordance with the provisions of paragraph (h) of this Article, then the Authority will stop water delivery to his farm unit from the irrigation water, without compensating for any damages caused thereby.

j. Notwithstanding the provisions of any other law or regulation, no lease contract may be prepared for farm units, and no approval thereof may be made except by the Authority, and any contract prepared contrary to this shall be considered null and void.

k. The Authority may lease farm units registered in its name or sublease farm units leased to it for a period not exceeding 33 years subject to renewal, and may annual lease contracts if the sub-lessee is not utilizing the farm unit leased to him to its satisfaction.

1. The holder shall not have the right at all in any way or under any circumstances to sell his rights in his farm unit to anyone except to the Authority, and any sale contract to the contrary shall be considered illegal and void. The Authority shall purchase from the holder who wishes to sell his rights in the farm units. The price to be paid by the Authority shall not exceed the value estimated for the unit by the Evaluation committee plus the value of improvement brought about through his special effort after the unit was allotted to him or minus the value of depreciation in the unit as a result of the holder's negligence or for any other reasons. The value of the improvement or depreciation on the unit shall be estimated by the special committee or committees in ~~accordance~~

dance with provisions of paragraph (c) of Article 21. The holder, with the approval of the Board, shall be allowed to transfer his holding rights in the agricultural unit to his wife or wives and sons.

m. Notwithstanding what is mentioned in paragraph (1) above, holders of one or more farm units whose names are registered jointly shall have the right to sell their holding rights in a farm unit or units to each other with the Authority's approval provided that the area of irrigated land of the purchaser will not exceed the maximum allowed in accordance with this Law.

n. Persons whose names are registered in one registration deed have no right to divide the farm unit into smaller divisions for the purpose of exploitation of such division or divisions by one or some of them, separately from the rest of the unit and from the other holders of the unit .

o. The Authority shall have the right to take back any farm unit which is utilized in violation of the provisions of paragraph (n) above.

### Article 23

a. The Authority shall improve and develop to the extent it sees fit the lands expropriated for housing purposes located within town and village boundaries whose plans have been approved by the Authority. The Authority shall divide these lands into housing plots, the minimum area of which shall not be less than 250 sq.m. and the maximum shall not exceed 300 sq.m.

... upon the recommendation of the Secretary General may, in special cases and when it deems necessary, exceed the upper limits of housing plots specified in paragraph (a) above.

c. The following parts and percentages of lands within town and village boundaries shall be expropriated without compensation for purposes of the public interest:

1. No part of any holder's expropriated land whose area does not exceed 288 sq.m.
2. The part of the land in excess of 288 sq.m. from holders whose expropriated land does not exceed 384 sq.m.
3. 25% of the area in excess of 384 sq.m. from holders whose expropriated land area is in excess of 384 sq.m.

d. The Authority shall allocate housing plots to the holder whose land it expropriated for purpose of village and town development and which lies within village and town boundaries in accordance with the following:

1. One housing unit for holders whose expropriated land area does not exceed 288 sq.m. , after deduction of the compensation-free expropriation.
2. If the area left to the holder after the compensation-free expropriation in square meters is less than the result of multiplying the figure 288 by the number of his family, a number of housing plots shall be allocated to such holder equivalent to the integer quotient of the area

left after dividing the compensation-free expropriation by the figure 288. If there is a remainder after the division, the Minister may allocate the additional area to the holder to avoid allocation of a fraction of a housing plot.

3. The following allocation shall apply to holders whose holding in sq.m. after compensation-free expropriation exceeds the number resulting from multiplying 288 by the number of his family members as follows:

i. Housing plots equal to the number of his family members if his net holding in sq.m. after compensation-free expropriation is less than double the number resulting from multiplying 288 by the number of his family members.

ii. Housing plots equal to twice the number of his family members if his net holding in sq.m. after compensation-free expropriation is between double and triple the number resulting from multiplying 288 by the number of his family members.

iii. Housing plots equal to three times the number of his family members if his net holding in sq.m. after compensation-free expropriation is between three times and four times the number resulting from multiplying 288 by the number of his family members.

iv. Housing plots equal to four times the number of his family members if his net holding in sq.m. after compensation-free

expropriation is in excess of four times the number resulting from multiplying 288 by the number of his family members.

#### Article 24

a. The Minister shall appoint a committee or committees called "farmers selection committee". Each committee shall be composed of an Authority employee as Chairman and two other members, one of whom is a farmer with experience in the region or town or village where farm units or housing plots are to be allocated. The committee shall assist the holders in selecting the farm units or housing plots that the Authority may allocate to them in accordance with this Law, and shall select the farmers for farm units and the persons desiring to settle in housing plots. The selections of the farmers selection committees shall be unanimous or by majority and shall then be submitted to the Board for decisions. The Board's decision in this regard shall be final. The publishing of an announcement in two local daily newspapers to call person(s) to appear before the farmers selection committee shall be considered full legal notice. The Board also has the right in case an error appeared in the allocation of farm units or housing plots, or if the public interest so requires, to reconsider, substitute or modify the allocation, provided that the Board's decision concerning allocation of farm units shall be ratified by a decision of the Cabinet of Ministers.

b. In all cases of allocation, whenever possible, the

holder has priority to the farm unit or housing plot 20% of whose area is from his expropriated land.

c. The holder to whom the Authority may allocate farm units or housing plots units in accordance with Articles 22 and 23 of this Law shall select such units that he desires to be allocated to him and shall notify the Authority in writing of his desire within 30 days from the date he received a notice from the Authority in this regard in accordance with paragraph (a) of this Article.

d. If the holder did not select his desired farm units or housing plots by a written application to the Authority within the time period specified in paragraph (c) of this Article, the farmers selection committee has the right to allocate to him units or plots it sees fit or to refrain from allocating units or plots to him as specified in Article 22 and 23 of this Law.

The committee's decision shall be final and binding on all concerned parties if approved by the Authority. The Authority also has the right, if the holder did not apply within the time period specified in paragraph (c) of this Article, not to abide by the requirements of paragraph (b) of this Article. It can also take whatever it sees as suitable actions with respect to allocation or otherwise and all decisions taken before the effectiveness of this Law are considered correct and final.

e. If it becomes evident to the Authority that any of the holders whose land has been expropriated for the purpose of irrigated agriculture development had registered in the name of his wife and his children ineligible under the holder's expression defined in Arti-

Article 2 of this Law before a year has passed since its effective date, the Authority has the right to consider the wife and children as members of the head of the household, and the collective total area of their ownership is considered as though it is owned by the head of the household. They shall collectively be allocated farm units in the amount allowed by this Law considering all of them as one farming family subject to the holder's expression defined in Article 2 of this law.

f. If an expropriated land came to be owned by individuals by means of inheritance, and is still in their collective ownership, such land shall be divided among them and the provisions of this law in connection with allocation shall apply to each of them considering each one of them as a holder.

g. The value of a farm or farm units and the value of housing plots allocated to a holder shall be deducted from the capital value of his lands registered in the records of the Authority in accordance with paragraph (g) of Article 21 of this Law. If the value of the allocated units exceeds the capital value of the holder's land, the holder as well as each farmer to whom a farm unit has been allocated and each individual to whom a housing plot or plots have been allocated and have no capital value, shall pay to the Authority the amount of money due to the Authority either by one instalment or by instalments not exceeding twenty annual instalments as decided by the Board of the Authority provided that each instalment for farm units is not less than JD 50 with an annual interest rate of 4 percent of the balance due. The



...ment shall be fixed by the Board of the Authority.

h. The Authority shall pay to the holder the remainder amount due to him on account of the capital value of his lands that are registered in the Authority records in accordance with paragraph (g) of Article 21 of this Law, and it shall pay to the holder to whom no farm or housing units have been allocated the capital value of his land either by one instalment or by a number of instalments not exceeding ten annual instalments as decided by the Board and with an annual interest rate of 4 percent on the unpaid balance. The commencement date for payment of these instalments shall be fixed by the Board of the Authority.

1. The farmers selection committee shall select the farming family to settle in the farm units provided that the priority of selection shall be as follows:

In first priority: 1. To holders residing in the Kingdom who operate their lands by themselves, for areas that were irrigated at the time of expropriation.

2. To holders residing in the Kingdom, for unirrigated lands.

In second priority: 1. To holders residing in the Kingdom who exploit their lands through leasing or sharecropping.

2. Lessee or lessees of land in accordance with a legal contract with a duration exceeding fifteen continuous years.

In third priority: To professional farmers residing in the Jordan Valley.

In fourth priority: To professional farmers who are not from the Valley population.

In fifth priority: To holders residing outside the Kingdom.

j. The Authority has the right to fix the upper limit of the amount of water it supplies to the holders in accordance with water availability and with the crops planted in the farm units. It also has the right to supervise the water and its supply and distribution and to fix its price and to stop supplying water to the farm units.

k. The Authority has the right to consider as expropriated for purposes of reclamation and use for irrigated agriculture any arable land suitable for irrigated agriculture or exploited by irrigated agriculture and included in the town and village planning and has been expropriated and designated by the Authority for purposes of town and village development or for irrigated agriculture. Accordingly these lands and their holders are subject to those provisions of this Law that deal with lands expropriated by the Authority for purposes of reclamation and use for irrigated agriculture with the exception of the provisions of paragraph (b) of Article 24 of this Law. The holding rights of these lands are automatically transferred to the Authority.

#### Article 25

Decision taken before the effectiveness of this Law by the Natural Resources Authority, the Jordan Valley Commission and the Jordan River Tributaries Regional

Corporation shall be considered as if they are decisions taken in accordance with this Law.

### Article 26

The Authority has the right to allocate, sell or lease a farm unit or units or housing plots or any other land to any government agency or government corporation.

### Article 27

a. The Authority has full authority in connection with the allocation, sale and leasing of other lands provided that the Authority's decisions are approved by the Cabinet of Ministers. The Authority can set the arrangements related to how the sale is made and to fixing the dates for payment of instalments, and to leasing and cancelation of leases and to recovery of farm units and housing plots and other lands in accordance with regulations to be issued for this purpose.

b. Taxes on farm units shall be paid by holders and sub-lessees in accordance with the effective laws in connection thereto. Taxes on housing plots and other lands shall be paid by holders.

### Article 28

The Authority has the right to recover from holders and sub-lessees in case of irrigation projects and from beneficiaries and subscribers in connection with the other

projects, all or part of the capital costs and the operation and maintenance costs that are spent on its projects in accordance with the regulations that the Authority will request to be issued for this purpose.

### Article 29

Decision and notices to be served by the Authority to concerned parties are served through the local newspapers. Each decision or notice published for three consecutive days in more than one local newspaper is considered a decision or a notice legally served to concerned parties.

### Article 30

Any person authorized in accordance with this Law or the regulations issued under it may investigate and gather information or for any other operation may enter any land provided that a fair compensation must be paid to the holder for any damage caused by that person during the performance of his task.

### Article 31

a. Every person who purposely sabotages or damages any of the Authority's projects shall be sentenced to not more than one year imprisonment or may be fined not less than JD 10 and not more than JD 100 or by both penalties. Moreover, the court must order that the said person pay all or part of the cost

incurred to repair the damage.

b. Every person who, without permission of the Authority, takes or arranges to obtain or benefit from any of the Valley's water resources other than his rightful share as evidenced by a water title deed legally recorded in the Water Register shall be sentenced to not more than one year imprisonment or may be fined not less than JD 50 and not more than 200 JD or by both penalties. Moreover, the court must order the removal at the expense of the convicted person of any arrangements or works by which the offense was committed.

c. Every person who commits any of the following acts shall be sentenced to not more than one month imprisonment or may be fined not less than JD 5 and not more than JD 50 or by both penalties. The person convicted shall pay, in addition to that, all or part of the cost incurred to repair the damage caused to the Authority's projects or any part thereof.

1. Causes by his negligence or carelessness a damage, change or obstruction to any project in any way.

2. Causes by his negligence or carelessness the flow of water to be interrupted resulting thereby in damages to roads, buildings, projects or property of any kind owned by the Authority or privately owned by individuals, societies or public organizations in the Valley.

3. Damages, harms, spoils or removes any sign, device or water gauge installed by the Authority or for its purposes.

4. Prevents from doing his job any of the Au-

authority employees or any of the persons who perform tasks for the Authority.

5. contradicts any provisions of any announcement published by the Authority in the Official Gazette preventing or organizing the passage of animals or carts across any part of its projects.

### Article 32

No ministry or government or semi-government agency is allowed to perform any construction activities in the Valley without permission from the Authority except works of operation and maintenance.

### Article 33

No person is allowed to establish in the Valley any private buildings or structures of any kind or for any purpose before obtaining a licence from the Authority. Excepted from this are the land irrigation works and the buildings and structures under construction at the time of effectiveness of the Law. As for buildings and structures within the municipal boundaries, they shall be licensed in coordination with the concerned municipality.

### Article 34

An owner of a building or structure built in the valley in violation of Article 33 of this Law shall be sentenced to not more than three months imprisonment or may be fined not less than JD 50 and not more than JD

500 or by both penalties. Moreover, the court must order the removal of the buildings and structures established in violation of Article 33 of this Law at the expense of the convicted person.

#### Article 35

If it is not possible to identify the violator of Article 31 above, this violation shall be considered a crime within the meaning intended in the Unified Common Punishment Law whose provisions shall be applied to the violation considering the Minister the offended person in that crime despite any actions that can be taken in accordance with Article 31 above. And if any water has been illegally diverted and was used in violation of the provisions of this Law to benefit any land, The Secretary General may assess the value of this benefit and may reduce the quantity of water that this land is entitled to by virtue of the Water Register by an amount he views as equal to the benefit **illegally obtained**.

#### Article 36

The Authority has to submit to the Cabinet of Ministers the following reports and data:

- a. A report on the works of the Authority for the previous fiscal year and their total costs including administration costs, planning and organizational costs and any other similar costs.
- b. A report on the projects totally or partially executed during the previous fiscal year and their costs.

- c. An annual report including the accounting audit report as prepared by a private accounting organization or the report of the Audit Bureau on the previous fiscal year including all assets.
- d. A report on planning works and the projects included therein during the previous fiscal year.
- e. Any other reports or data as may be requested by the Cabinet of Ministers.

#### Article 37

The Authority may fix the amount of awards to be given to the chairman and the members of committees mentioned in this Law.

#### Article 38

No person is allowed to pollute the water resources of the Valley or discharge, without the Minister's written permission, to these waters any polluting materials declared in the Official Gazette by the Minister as materials causing pollution.

#### Article 39

This Law does not cancel any international agreements or agreements of international character in effect before the effectiveness of this Law.



## Article 40

a. The following laws shall be repealed:

1. The Jordan Valley Commission Law No. 2 for the year 1973

2. The Jordan River Tributaries Regional Corporation Law No. 11 for the year 1965,

3. The Natural Resources Authority Law No. 12 for the year 1968, in connection with the Jordan Valley,

4. The Water Supply Corporation Law No 56 for the year 1973, in connection with the Jordan Valley, and any amendments to the above laws. All regulations issued under the above laws shall remain effective until replaced by regulations issued in accordance with this Law.

b. This Law shall cancel the provisions of any other law to the extent it contradicts the provisions of this Law.

## Article 41

The Cabinet Ministers shall issue the necessary regulations to execute the provisions of this law.

## Article 42

The Prime Minister and the Ministers are responsible for the implementation of the provisions of this law.