



المملكة العربية السعودية
ديوان المظالم
(٠٨٣)
مجلس القضاء الإداري

الرقم:
التاريخ:
المشروعات:

The mechanism for considering appealing against the decisions to expropriate real estate for the public benefit

1. The court shall verify - when considering a case to revoke the record of assessing the value of the property to be expropriated for the public benefit - that the plaintiff submits realistic proofs supporting the unfairness of the assessment, including:

a. The existence of a valuation report for a property adjacent to the property that is the subject matter of the appealing, in which the assessment differs by more than (10%) on the estimation of the value of the property subject of the appealing, taking into account the proximity of the time of estimation and the similarity of the two properties in the descriptions that affecting the value.

B. Providing estimates for the property subject of the appealing prepared by at least three of the accredited evaluators by the concerned authority, under a conditions that the average of those estimates is more than the value estimated in the assessment report by more than (10%).

2. The court may verify relevant proofs by requesting the following:

a. Submitting data and maps from the project owner showing the location of the real estate subject of the appeal, neighboring and similar properties to it in the area where ownership is decided to be expropriated - if any - and the estimate value for each.

B. Submitting a report from the notary public that includes the values for which the real estate subject of the appeal was sold - if any - and the neighboring and similar properties to it during the two years preceding the date of the assessment report.

3. If the court verifies the presented proofs and sees the referral to the experts; three accredited experts are required to be delegated for the evaluation.

