



EXPLOITING ENDOWMENT REAL ESTATE AS A LEGAL MECHANISM TO ACHIEVE INVESTMENT DEVELOPMENT IN ALGERIA

Yamina OGBI *

Ain Temouchent university- Algeria

Yamina.ogbi@univ-temouchent.edu.dz

Send Article Date: 25-04-2026

Date of acceptance of the article: 08-05-2026

Abstract:

Endowment real estate, as a type of real estate ownership, contributes to supporting development on both the economic and other levels. It has become a modern investment destination and a source of development that Algerian legislators have long sought to achieve.

The Algerian legislator has attached importance to regulating the mechanisms for its exploitation, through Executive Decree No 18-213 of 20 August 2018, accordingly the issuance of this decree comes after a positive step towards strengthening the developmental role of investment in endowment real estate in Algeria, but it still faces some challenges.

Keywords: Exploitation of endowment real estate, Investment development, Algerian legislation.

Introduction:

The general endowment is one of the basic components in building an economic edifice in the Islamic community, in view of the lofty goals that it came to achieve in accordance with the objectives of Islamic law, as it contributes to supporting development of various kinds, especially economic ones. This effective role has prompted many Islamic countries, including Algeria, to establish legal frameworks that regulate the methods of exploiting endowment real estate properties By transferring it from its traditional framework to the field of investment through Executive Decree No.18-213 dated 20 August 2018 specifying the conditions and methods (Algeria, 2018, Executive Decree No. 18-213).

The importance of studying this topic lies in the fact that it contributes to mobilizing the unused endowment real estate base and

* Yamina OGBI.

directing it towards investment development, which contributes to preserving the privacy of the endowment real estate and promoting the investment of the endowment real estate.

Accordingly, we present the following problem: How effective is the exploitation of endowment property as a legal mechanism for achieving investment development in Algeria?

To address this problem, we followed the descriptive and analytical approach.

1- Regulating the exploitation of endowment real estate in light of legal conditions and their impact on investment development

Investing in endowment real estate through the exploitation mechanism requires the availability of a set of legal controls and conditions, as it aims to control how it is exploited without affecting its origin, and also contributes to directing exploitation to achieve investment development goals. Accordingly, these conditions play an important role in balancing between the nature of endowment real estate and supporting development and making investment, and this will be clarified by clarifying the conditions related to the endowment real estate subject to investment (the first requirement), As well as the conditions relating to the parties to an exploitation contract (the second requirement).

1.1-Conditions related to the exploitation of the endowment property subject to investment and the investment project.

The exploitation of the endowment property intended for investment is regulated by a set of legal conditions, some of which relate to the endowment property subject to investment, and some of which relate to the investment project. These will be addressed through the following two branches.

1.1.1- Conditions related to endowment property

The Algerian legislator stipulated in the text of Article 02 of Executive Decree N^o. 08-213 that the property be a public endowment, while excluding the application of the provisions of this decree to movable endowments and private real estate endowments.

A general endowment is one in which the rent is spent from the time it is issued to a charitable entity, such as an endowment directed to mosques, hospitals, the poor, shelters, houses of knowledge, and



other things that cannot be interrupted. Anyone who contemplates the endowment will see that it all includes the meaning of charity, because it means the pleasure of the Lord Almighty, and the sufficiency of those who deserve it from the humiliation of asking and requesting, whether they are concerned or not (Muhammad and Yusuf, 2019, p. 133).

The general endowment, according to the text of Article 8 of Law No. 25/06 relating to endowments (Algeria Law 25/06, 2025), is what is restricted to charitable and charitable entities.

The general endowment is divided according to the text of this article into two parts. The first part specifies a specific bank for its rent, and its rent is spent on general charitable and charitable works and aspects, and is known as a general endowment with no specific direction. As for the second part, specifies a specific bank for its rent, and its rent cannot be spent on other charitable works and aspects, unless they have been exhausted, and is known as a general endowment with a specific direction.

It is known as a general endowment with a specific direction. The Algerian legislator also stipulated, in accordance with the text of Article 02 of Executive Decree No. 18-213, that public endowment real estate properties intended for the completion of investment projects be built or unbuilt, whether located in durable or repurposeable sectors.

A full plot of land means any plot of land occupied by a group of buildings in its spatial fields and in the contents of its equipment and activities, even if this plot of land is not equipped with all the facilities or is not built, or has green spaces or gardens or a group of buildings (Algerian Real Estate Directive Law, 1990, Article 20).

As for the land that can be reconstructed according to the same above-mentioned Law No. 90-25 mentioned above, it is: « All plots of land designated for reconstruction for specific periods using development and reconstruction tools ».

While the text of Article 7 of the above-mentioned Executive Decree detailed the nature of public endowment property intended for investment, it limited the public endowment property to the subject of investment in the following:

Un built lands, intended for receiving investment projects.

-Built properties, ready to receive investment projects.

-Built properties that need to be rehabilitated, expanded, improved, demolished for the purpose of reconstruction, or changed in their initial use to accommodate investment projects.

Regarding public endowment properties of an agricultural nature subject to the provisions of Executive Decree No. 14-70 of 10 February 2014 (Algeria Executive Decree 14-70, 2014), the Algerian legislator excluded them from exploitation.

Accordingly, it is clear that these conditions set the legal limits for the exploitation of endowment property as an investment mechanism in a way that ensures the preservation of its endowment nature and does not prejudice its legitimate objectives, and this is what ensures the achievement of the desired goal of the endowment, which is continuity in performing its charitable and developmental functions.

These conditions are not limited to protecting the endowment property by exploiting it in the traditional manner, but extend to directing this exploitation for development and investment purposes by transforming the endowment property from an unused asset into projects of an economic and development nature that support the economic and social sphere of the state.

2.1.1- Conditions related to the investment endowment

The Algerian legislator has stipulated that the exploitation of endowment property intended for development must meet a set of administrative conditions, including the necessity for the investment project to conform to the tools of development and reconstruction (PDAU and POS according to Law 90/29), the general rules of development and protection of cultural heritage (Algeria Executive Decree 18-213, 2018, Annex I, Article 03), as well as the rules of cleanliness and environmental protection. It must also conform to the Sharia controls specified in Islamic Sharia. Accordingly, the exploitation and investment of endowment property must be in accordance with the management of the donor and in accordance with the objectives of Islamic Sharia in the field of endowments (Algeria Executive Decree 18-213, 2018, Annex I, Article 03).

The investment project must not be in violation of public order, public etiquette, public tranquility and public health. In addition, the investor must respect the allocation of the endowment property and



use it only for the purposes specified in the terms and conditions book (Algeria Executive Decree 18-213, 2018, Annex I, Article 03).

The conditions related to the endowment investment project contribute to creating a safe legal environment for investment and support its continuity, which contributes to investment development. This is done by directing the endowment property subject to investment to serve the community, provided that it does not violate public order and public morals. In addition, the endowment project subject to investment is bound by legal controls related to the rules of construction, urban planning, and the environment, with the aim of incorporating it into the organized urban fabric, preventing the emergence of violating projects that may create disputes, resulting in the project's success.

2.1-Conditions related to the parties to the contract for the exploitation of the endowment property subject to investment

The contract for the exploitation of endowment property intended for the completion of an investment project is a contract concluded between two parties, the authority in charge of endowments and the investor. The exploitation of this property is governed by a set of conditions, some of which relate to the authority in charge of endowments and some of which relate to the investor. This will be discussed in the following two sections.

1.2.1-Conditions related to the authority in charge of endowments

Endowment real estate is exploited pursuant to a contract concluded between two parties, and the authority in charge of endowments is a party to it. This is what was stipulated in the text of Article 05 of Executive Decree 18-213, which states: « Exploitation of endowment real estate directed to complete investment projects shall be carried out pursuant to an administrative contract between the authority in charge of endowments and the investor ».

The authority in charge of endowments is represented by the Minister in charge of religious affairs and endowments. The latter has been granted the right by the legislator, pursuant to the text of Article 11 of Executive Decree No. 18-213, to intervene when initiating the procedures for concluding a contract for the exploitation of endowment property intended for the implementation of investment projects, by authorizing the initiation of the contract conclusion.

This license is only granted after consulting the opinion of some relevant advisory bodies, especially what is known as the committee in charge of endowments. The committee's consultation is regarding disclosure of the nature of the endowment investment project to be completed, its economic feasibility, and its impact on development (Yassin and Jamal.2019.pp.188 and 189).

2.2.1- Conditions related to the investor

The investor is a second party to the contract for the exploitation of the endowment property intended for the completion of an investment project, and he has the right to conclude this contract. According to Article 6 of Executive Decree No. 18-213, it grants all natural persons and/or legal persons subject to Algerian law the right to be nominated to benefit from endowment properties intended for investment for the purpose of exploiting them. Accordingly, the investor may be a natural person and/or a legal person.

Although the above-mentioned article has defined the status of an investor as a natural and/or legal person, it does not specify other special conditions. Accordingly, in the face of this situation, the general rules for concluding an administrative contract are adopted.

However, with reference to the text of Article 06 in its paragraph 01 of Appendix I of the model book of conditions, which states the following : « Every natural person and/or public or private legal person who wishes to invest is required to prove a certain domicile and enjoy his civil rights ».

We find that the Algerian legislator has decided on the status of a legal person, granting a public or private legal person the right to run for investment in endowment real estate, in addition to a natural person without specifying his nationality, and thus a foreigner may run to benefit from the exploitation contract after he meets the conditions stipulated in the article above.

The above-mentioned article also sets conditions that must be met by the applicant to benefit from the endowment real estate exploitation contract. These conditions stipulate that the latter must prove his confirmed domicile and enjoy all his civil rights. It must also not be preceded by a judicial ruling.

Starting from the date of signing the contract, the applicant is obligated to pay an annual rental allowance, the value of which is



determined according to the requirements of the real estate market, during the completion phase. During the exploitation phase, the investor must also pay a percentage ranging between 8% and 10%, based on the economic return of the investment and the positive impact resulting from local development (Executive Decree 18-213, 2018, Article 09).

The conditions relating to the parties to the endowment property exploitation contract stipulate a decisive legal role in controlling the contractual legal relationship between the authority in charge of endowments and the investor by ensuring the competence of the exploiting party, whether a natural or legal person, and the extent of his ability to implement the terms of the contract. This ensures the optimal choice of the investor, which reduces the risk of failure of this type of exploitation.

These legal conditions also create a safe investment environment that protects both parties to the exploitation contract, and also open the field of competition between investors, which ensures equal opportunities, and this leads to enhancing their confidence in this type of investment formula.

2 - Procedures for exploiting endowment property

Intended for investment the Algerian legislator has approved, by virtue of Executive Decree No. 18-213, two methods for exploiting the endowment property, either by submitting offers as a public asset or by mutual consent. Each method has also been allocated special procedures, and these procedures are a regulatory tool for how to grant benefit from the endowment property and support the achievement of investment development. This will be discussed in detail in the following two requirements.

1.2-Procedures for granting exploitation of endowment

property by submitting offers Submitting offers is one of the methods adopted by the Algerian legislator to exploit and invest in public endowment real estate, and this is done by opening the door to competition to choose the best offer to exploit and invest in it, as the authority in charge of endowments is responsible for the process of initiating the procedures followed to exploit endowment real estate directed to completing investment projects.

1.1.2- Formality for submitting

Offers the stage of submitting offers to conclude an endowment property exploitation contract directed to investment goes through two stages, the first stage consists of announcing the project and withdrawing the terms and conditions book and the second stage is depositing offers.

A- The stage of announcing the project and withdrawing the terms and conditions book

The exploitation of the endowment property is announced by investing in at least two national newspapers, and by posters in the places designated for this purpose, according to the form previously specified by the Department of Religious Affairs and Endowments, and the announcement can also be made by any other means that achieves the purpose (Executive Decree No. 18-213, 2018, Annex I, Article 04).

As for withdrawing the terms and conditions book, it is done by the investor at the Directorate of Religious Affairs and Endowments, which is located in the jurisdiction of the endowment property in question, in exchange for paying an amount determined by the Endowments Directorate based on a payment order at the Endowments Account « Revenue », which is open at a specific bank specified in the terms and conditions book document, specifying its exact address (Executive Decree No. 18-213, 2018, Annex I, Article 05/01).

B- The stage of depositing offers

The bidding stage is the second stage following the announcement stage. Filing bids is done by submitting stamped pledges bearing the phrase « Special offer for the exploitation of the endowment property directed to complete an investment project, with the phrase « Not to be opened » written on them. These bids are deposited on the date specified in the announcement before 12 :00 as the last deadline with the Directorate of Religious Affairs and Endowments of the state. When determining the deadlines for preparing bids, the specificity of the investment project and its components is taken into account (Executive Decree No. 18-213, 2018, Annex I, Article 05/2-3-4).



As for the file for obtaining the exploitation of public endowment property, the following documents must be submitted (Executive Decree No. 18-213, 2018, Annex I, Article 06/2):

-Investor's private file:

- Pledge according to the attachment form,
- Receipt of withdrawal from the terms and conditions book,
- A copy of the ID card,
- The terms and conditions book is signed and indicated by the investor-A copy of the Basic Law for a legal person,
- A copy of the commercial register, accreditation, or education or training certificate that qualifies him to practice the activity.

Investment project file:

- A technical card that includes a description of the project to be completed, its contents and its initial design,
- Estimated project cost and financing plan (project financial engineering),
- Provide a list of the material and human capabilities allocated to complete the project,
- The duration of completion of the proposed project and a timetable showing the duration of the various studies and the stages of completion.

After submitting the application, the state committee for opening and evaluating offers related to the exploitation of endowment property intended for the implementation of investment projects shall, in particular, do the following:

- Proving the validity of registering offers in a special register numbered and indicated,
- Preparing a list of contracted investors in the order of the date of arrival of the offers-Opening the offers submitted by investment candidates,
- Prepare a detailed description of the documents that make up each presentation,
- Evaluate and analyze offers technically and financially If.

The offers do not meet the conditions and are not appropriate, the committee will not take them into consideration (Executive Decree No. 18-213, 2018, Annex I, Article 07).

After the initial acquisition is completed by the committee, the latter invites the first three investors who were acquired in writing to complete their files with a set of documents that are requested according to the case. These documents are as follows:

-A copy of the results and tables of accounts for the last three years.

-Tax disclosure and valid case law.

-A copy of the tax identification number.

-Document relating to authorization to conclude contracts.

- A statement showing the investor's qualifications in the field of completing investment projects, accompanied by supporting documents such as certificates of good completion.

The committee may also request any other document that helps in choosing the best one for the benefit of the endowments. It may also request the submission of a technical and economic feasibility study within a period set according to the nature of the investment project on its part (Executive Decree No. 18-213, 2018, Annex I, Article 08).

2.1.2- Opening and holding shows

The offers are opened and evaluated by the Opening and Evaluation Committee, which evaluates the offers related to the exploitation of the endowment property intended for the completion of an investment project at the level of each state. This committee is headed by the governor and is composed of a group of members specified in Article 14 of Annex I of Executive Decree No. 18-213.

The final selection of the investor is made by the committee based on the results of the feasibility study for the best offer, where consideration is taken in selecting the project, taking into account the extent to which the nature of the project is consistent with the investment map at the state level (Executive Decree No. 18-213, 2018, Annex I, Article 09).

After the final acquisition, a report of the evaluation of the offers is prepared and signed by the head and members of the committee to be submitted to the Minister of Religious Affairs and Endowments. The exploitation of the endowment property intended for the completion of an investment project is licensed pursuant to a decision from the Minister of Religious Affairs and Endowments, which is



communicated to the regionally competent governor in two copies, and the original copy is communicated to the investor by the governor (Executive Decree No. 18-213, 2018, Annex I, Articles 10 & 11).

The Department of Religious Affairs and Endowments prepares the contract, and it is signed by the Director of Religious Affairs and Endowments of the relevant state and the beneficiary investor. Accordingly, possession and benefit from the endowment property begins immediately after preparing a report to be signed between the two parties and preparing a report to determine the landmarks according to the survey references, if any (Executive Decree No. 18-213, 2018, Annex I, Article 12).

The contract concluded for the exploitation of the endowment property, in accordance with the text of Article 24 of Executive Decree No. 18-213, is subject to real estate registration and declaration procedures.

The procedures for granting the exploitation of endowment property through submitting offers constitute a legal means aimed at establishing transparency and competition among investors, as the conditions for participation are determined and the offers and selection criteria are evaluated in advance in a way that ensures choosing the most feasible, efficient and capable offer to complete the project and excluding projects that do not meet the legal conditions and are not implementable, which reduces the possibility of failure of the investment project. This also contributes to directing the exploitation of endowment real estate towards beneficial economic projects.

These conditions also enable the reduction of legal and administrative risks by clarifying the stages and procedures for granting exploitation of endowment real estate through investment, which creates an investment environment based on stability and continuity, which supports the development goals of endowment real estate investment.

2.2-Procedures for granting the exploitation of endowment property by mutual

consent Article 21 of Executive Decree No. 18-213 stipulates that the consensual route is an exceptional route used to exploit endowment property, whether it is related to encouraging investment

projects of great importance and return for endowment property or of a national dimension, or in the case of projects that achieve additional value in the field of social development, as well as in the case of implementing small projects for the benefit of young people who hold academic or professional qualifications.

The exploitation of endowment properties to complete investment projects is licensed by mutual consent pursuant to a decision from the Minister of Religious Affairs and Endowments, where a committee was challenged at the level of each state to open and evaluate offers related to the exploitation of endowment properties directed to complete investment projects, which in turn studies the files of investors on the basis of the applicable investment standards.

1.2.2- The file for the continuous In

Order to begin the procedures for concluding the contract for granting the exploitation of the endowment property by mutual consent, the investor must submit the special file, the latter of which consists of:

- Pledge according to the attached form,
- Terms and Conditions Book Withdrawal Receipt,
- A copy of the ID card,
- The terms and conditions book is signed and indicated by the investor-A copy of the Basic Law for a legal person,
- A copy of the commercial register, accreditation, or education or training certificate that qualifies him to practice the activity,
- A copy of the results and tables of accounts for the last three years, as the case may be
- A copy of the tax identification number, as applicable,
- A statement showing the investor's qualifications in the field of completing investment projects, accompanied by supporting documents, such as certificates of good completion and others, as the case may be.

The administration may also request any other document from the investor. In addition to this file, the nominated investor must submit a technical and economic feasibility study, proving the project's feasibility and importance to the endowments. This study must include, in particular, the following:



-A technical card that includes a description of the project to be completed, its contents, and its initial design.

-Estimated project cost and financing plan (project financial engineering).

-Provide a list of the material and human capabilities allocated to complete the project.

-Determine the duration of project completion and a timetable showing the duration of the various studies and stages of completion.

Also requested, as the case may be, is the report explaining the provisions for protected cultural endowment real estate (Appendix Two, Model Book of Conditions that specifies the terms and conditions applicable to granting public endowment real estate directed to complete investment projects by mutual consent. 2018.Article 04).

2.2.2- Procedures for concluding a contract

After submitting the file, the provincial committee for opening and evaluating offers related to the exploitation of the endowment property intended for the implementation of an investment project studies the file. A report is then prepared and the file is submitted to the Minister of Religious Affairs and Endowments, who, pursuant to a decision granting an exploitation license notifies the competent regional governor in two copies. As for the original copy, the governor notifies the investor (Executive Decree No. 18-213, 2018, Annex II, Articles 05, 06 & 07), this contract in, accordance with the text of Article 8 of Annex 2 of Executive Decree No.18-213, is subject to real estate registration and registration procedures.

Possession of the endowment property and the beginning of benefit from it are embodied in a report bearing the signature of both the state director of religious affairs and endowments and the investor, immediately after signing the contract and preparing a report specifying the features (Executive Decree No. 18-213, 2018, Annex I, Article 08/2).

The investment contract is concluded for a minimum period of 15 years and a maximum of 30 years, renewable on the basis of the economic return of the investment, effective from the date of signing the contract. It is implicitly renewed for the benefit of the beneficiary investor or his rights holders, unless he expresses his desire not to

renew in writing one year before the end of the contract period. Review the terms of the contract, especially the financial provisions, to achieve the interest of the endowment on the occasion of contract renewal (Executive Decree No. 18-213, 2018, Annex I, Article 10).

The procedures for granting the exploitation of endowment property for investment through the consensual method are an exceptional legal means, carried out in specific cases without resorting to public competition. This type of method is characterized by flexibility and speed in concluding contracts for the exploitation of endowment property, which requires reducing administrative deadlines and accelerating the completion of endowment investment projects. This is what allows competent investors to apply to conclude this type of contract to ensure optimal exploitation of endowment properties, thus ensuring effective investment development

Conclusion

The exploitation of endowment real estate under Algerian legislation has its status as a legal mechanism with an economic dimension that has the ability to achieve investment development through the mineralization of endowment real estate assets and the continuity of their benefits.

The study produced a number of results :

- The exploitation of endowment real estate is an effective legal mechanism for establishing the role of endowment real estate in the field of investment, and the financial returns it achieves serve the objectives of the endowment.
- Despite the availability of conditions related to the exploitation of endowment properties intended for investment, which are a guarantee for investors, they are still concerned about the specificity of the real estate endowment system.
- The contract for the exploitation of endowment real estate directed to the completion of an investment project is considered a contract of submission on the basis that it is drawn up by the administration in charge of religious affairs and endowments without the investor having any role, so he has no choice but to accept the contract as it is or reject it as it is.
- The procedures for exploiting endowment real estate for investment are an effective mechanism for protecting the nature



of the endowment and activating the development and investment role of the endowment. However, their effectiveness requires competencies to facilitate endowment projects.

- Accordingly, we have come up with the following proposals:
- Providing investors with facilities to obtain financial financing for more effective exploitation of the endowment property intended for investment.
- Raising awareness among endowments of the importance of public endowments for economic development through investing in these endowment properties, on the one hand, and, on the other hand, through the necessity of setting conditions that do not constitute an obstacle to the exploitation and investment of endowment properties.
- The necessity of concluding contracts related to the exploitation of endowment real estate in a way that guarantees its investment destination, while including flexible legal provisions that stimulate investment, and a balance between protecting endowment real estate ownership and the investor's interest.
- Promoting the digitization of the management of endowment real estate and procedures for concluding exploitation contracts, by creating digital platforms that enable the filing and tracking of files. This is in order to ensure speed and transparency in the management of endowment real estate in Algeria on the one hand, and to attract investors on the other hand.

Referencing:

1. Algeria. (2018). Executive Decree No. 18-213 specifying the conditions and methods for exploiting endowment properties intended for the completion of investment projects. Official Gazette of the Algerian Republic, No. 52.
2. Aqouni, M., & Majri, Y. (2019). Investment of public real estate endowment properties in accordance with Executive Decree No. 18-213. Journal of Legal and Social Sciences, (01), 133.
3. Algeria. (2025). Law 25/06 relates to endowments. Official Gazette of the Algerian Republic (No. 47).
4. Algeria. (1990). Law 90/25 on development and reconstruction. Official Gazette of the Algerian Republic (No. 52). Modified and supplemented.
5. Algeria. (2014). Executive Decree No. 14-70, which specifies the methods for renting endowment lands allocated to agriculture. Official Gazette of the Algerian Republic (Issue 09).
6. Law No. 90/29. The tools for development and reconstruction: Pilot Development and Reconstruction Plan (PDAU) and Land Occupancy Plan (POS).

7. Algeria. (2018). Annex I to Executive Decree No. 18-213: Model of the terms and conditions book for the exploitation of public endowment properties through offers. Official Gazette of the Republic of Algeria (Issue 52). (In accordance with Article 03).
8. Algeria. (2018). Article 03 of Annex I to Executive Decree No. 18-213. Previous source.
9. Lamiri, J., & Bouchnafa, Y. (2019). Exploitation of endowment properties in Algerian legislation – a study in light of the latest legal developments. Dar Al Khalduniya, Algeria, pp. 188-189.
10. Executive Decree No. 18-213. (2018). Article 09. Previous source.
11. Executive Decree No. 18-213. (2018). Article 04 of Annex I. Previous source.
12. Executive Decree No. 18-213. (2018). Article 05/01 of Annex I. Previous source.
13. Executive Decree No. 18-213. (2018). Article 05/2-3-4 of Annex I. Previous source.
14. Executive Decree No. 18-213. (2018). Article 06/2 of Annex I. Previous source.
15. Executive Decree No. 18-213. (2018). Article 07 of Annex I. Previous source.
16. Executive Decree No. 18-213. (2018). Article 08 of Annex I. Previous source.
17. Executive Decree No. 18-213. (2018). Article 09 of Annex I. Previous source.
18. Executive Decree No. 18-213. (2018). Articles 10 and 11 of Annex I. Previous source.
19. Executive Decree No. 18-213. (2018). Article 12 of Annex I. Previous source.
20. Algeria. (2018). Appendix Two: Model book of conditions for granting public endowment properties by mutual consent. Official Gazette of the Algerian Republic (52).
21. Executive Decree No. 18-213. (2018). Articles 05, 06 and 07 of Annex II. Source.
22. Executive Decree No. 18-213. (2018). Article 08/2 of Annex I. Previous source.
23. Executive Decree No. 18-213. (2018). Article 10. Same source.

References

1- Books

- Lamiri, J., & Bouchnafa, Y. (2019). *Exploitation of endowment properties in Algerian legislation – a study in light of the latest legal developments*. Dar Al Khalduniya, Algeria, pp. 188-189.

2-Articles

- Aqouni, M., & Majri, Y. (2019). Investment of public real estate endowment properties in accordance with Executive Decree No. 18-213. *Journal of Legal and Social Sciences*, (01), 133.

3-Legal Texts and Official Documents

- Algeria. (1990). *Law 90/25 on development and reconstruction*. Official Gazette of the Algerian Republic (No. 52). Modified and supplemented.
- Algeria. (2014). *Executive Decree No. 14-70, which specifies the methods for renting endowment lands allocated to agriculture*. Official Gazette of the Algerian Republic (Issue 09).
- Algeria. (2018). *Annex I to Executive Decree No. 18-213: Model of the terms and conditions book for the exploitation of public endowment properties through offers*. Official Gazette of the Republic of Algeria (Issue 52).
- Algeria. (2018). *Appendix Two: Model book of conditions for granting public endowment properties by mutual consent*. Official Gazette of the Algerian Republic (52).
- Algeria. (2018). *Executive Decree No. 18-213 specifying the conditions and methods for exploiting endowment properties intended for the completion of investment projects*. Official Gazette of the Algerian Republic (No. 52).



- Algeria. (2025). *Law 25/06 relates to endowments*. Official Gazette of the Algerian Republic (No. 47).
- Law No. 90/29. *The tools for development and reconstruction: Pilot Development and Reconstruction Plan (PDAU) and Land Occupancy Plan (POS)*.

4- Specific Legal Articles (Cited References)

- Executive Decree No. 18-213. (2018). *Article 03 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 04 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 05/01 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 05/2-3-4 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Articles 05, 06 and 07 of Annex II*. Source.
- Executive Decree No. 18-213. (2018). *Article 06/2 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 07 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 08 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 08/2 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 09*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 09 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 10*. Same source.
- Executive Decree No. 18-213. (2018). *Articles 10 and 11 of Annex I*. Previous source.
- Executive Decree No. 18-213. (2018). *Article 12 of Annex I*. Previous source.