

**The Role of the Jordanian Judge in Invalidating Real Property  
Registration According to the Provisions of the Real Property Law No.  
13 of 2019**

By

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**Abstract**

This thesis addressed the topic of the authority of the Jordanian judge in determining the annulment of real estate transactions according to the provisions of the Jordanian Real Estate Ownership Law. It concluded that the legislator granted the Jordanian judge discretionary power when adjudicating disputes related to the annulment of real estate ownership. This discretionary power involves either declaring the annulment of the real estate transaction or deciding not to annul it and awarding compensation instead. Additionally, the study found that there are no specific and consistent standards governing the judge's authority in this area. The thesis highlighted the contradictions in the application of this authority by presenting decisions from the Jordanian Court of Cassation. Consequently, we recommended the repeal of Article (13) of the Real Estate Ownership Law No. (13) of 2019 because it contradicts general rules and infringes on the rights of the true property owner. The study also aimed to analyze the legal and practical issues arising from the annulment of real estate transactions and to clarify the legal constraints governing this area, in addition to the impact of such annulment on the stability of property ownership and the protection of individuals' rights and public interest.

**Keywords:** real estate ownership, annulment, invalidation, stability of ownership, judicial discretion, compensation.