

Waggaa Siffaa lakkoofsa.....4  
 የፕ ግመት ቁጥር . . . . . 8  
 3rd Year, No..... 4



Finfinnee, Hagayya 14/1987  
 ልገሬኔ ነሐሴ ፲፱ ቀን ፲፱፻፹፯  
 Finfinnee 21st August 1995

# MAGALATA OROMIYAA

## መ ገ ለ ተ ኦ ሮ ሚ ያ

### MEGELETA OROMIA

Gatiin Tokkoo የፕዲ ዋጋ Unit Price 2.15 » »	Too'annaa Caffee Mootummaa Naannoo Oromiyaattiin Kan Bahe በኦሮሚያ ክልላዊ መንግሥት ም/ቤት ተጠባባቂነት የወጣ	Lakk. S. Poostaa . . . . 101769 የፖ. ግ. ቁጥር . . . . . » P.O. Box . . . . . »
---	--	---

**QABEENTAA**

DAMBII Lak. 1/1987

NAANNOO OROMIYAATTI  
 LAFA MAGAALAA LIIZIIDHAAN  
 KENNUU FI KIRAADHAAN  
 BULCHUUF DAMBII BA'E  
 FUJULA .....1

**ማ ው ጫ**

ደንብ ቁጥር ፩/፲፱፻፹፯  
 በኦሮሚያ ክልል የከተማ ቦታን በሊዝ  
 ስለመስጠት እና በኪራይ ስለማስተዳደር  
 የወጣ ደንብ . . . . . ገጽ ፩

**CONTENT**

REGULATIONS NO. 1/1995  
 REGULATIONS TO PROVIDE FOR  
 LEASE AND RENT HOLDING OF  
 URBAN LANDS IN THE OROMIA  
 REGION ..... Page 1

**KUTAA TOKKO**

**TUMAATOTA WALIIGALAA**

- Mata Duree Gabaabaa**  
 Dambiin kun "Naannoo Oromiya-  
 atti lafa magaalaa Liiziidhaan ken-  
 nuu fi kiraadhaan bulchuuf kan  
 bayee-dambii Lak. 1/1987" Jed-  
 hamee waamamuu ni danda'a.
- Abbaa Taaytaa kan Baase**  
 Akkaataa lafa maagaalaa liizidhaan  
 qabsiisuuf labsii baye lakkoofsa  
 80/86 keewwata 16tiin Mootum-  
 maan Naannoo Oromiyaa dambii  
 kanatti aanu baaseera.
- Hiikkaa**  
 Akkaataan jeehichi hojiiarra itti  
 Oolu hiikkaa biraa kan kennisii-  
 suuf yoo ta'e malee dambii kana  
 keessatti,

**ክፍል አንድ**

**ጠቅላላ ድንጋጌዎች**

- አጭር ርዕስ**  
 ይህ ደንብ «በኦሮሚያ ክልል የከ-  
 ተማ ቦታን በሊዝ ስለመስጠትና  
 በኪራይ ስለማስተዳደር የወጣ ደንብ  
 ቁጥር ፩/፲፱፻፹፯ ዓ-ም» ተብሎ  
 ሊጠቀስ ይችላል ።
- አውጪው ባለሥልጣን ፣**  
 የከተማ ቦታን በኪራይ ስለመያዝ  
 በኢትዮጵያ ፌዴራላዊ ዲሞክራ-  
 ሲያዊ ሪፐብሊክ መንግሥት በወ  
 ጣው አዋጅ ቁጥር ፱/፳፯ አን  
 ቀጽ ፲፯ መሠረት የኦሮሚያ  
 ክልላዊ መንግሥት ይህንን ደንብ  
 አውጥቷል ።
- ትርጓሜ ፣**  
 የቃሉ አገላለጽ ሌላ ትርጉም የሚ  
 ያሰጠው ካልሆነ በስተቀር በዚህ  
 ደንብ ውስጥ ።

**PART ONE**

**GENERAL PROVISIONS**

- Short Title**  
 These Regulations may be cited as  
 the "Oromia Urban Lands Lease  
 and Rent Holding Regulations No.  
 1/1995."
- Issuing Authority**  
 The Regional State of Oro-  
 mia has issued these Regulations  
 in accordance with Art. 16 of the  
 Urban Lands Lease Holding Procla-  
 mation No. 80/1993 of the Federal  
 Democratic Republic of Ethiopia.
- Definition**  
 In these Regulations, unless the  
 context otherwise requires;

1. "Labsii" jechuun labsii lafa magaalaa liiziidhaan qabuuf, ba'e lakkoofsa 80/86 dha.
2. "Naannoo" jechuun Naannoo Oromiyaati.
3. Jechoonni Minsteera "lafa magaalaa" fi "nama" jedhaman labsichaan hiikkaa kennameef niqabaatu.
4. "Biiroo" jechuun Biiroo hojii fi Misooma Magaalaati.
5. "Magaalaa" jechuun bakka kanaan dura waajjirri bulchuinsa Magalotaa keessatti dhaabbate yokiin bakka Biirichi qamaa Mootummaa Naannichaa kan dhimmi isa Ilaalu wajjiin mari'achuudhaan Ulaagaa Minsteerichi baasu irratti hunda'uudhaan magaalaa jedhee murteessu jechuudha.
6. "Sadarkaa magaalaa" jechuun Sadarkaa magaalota Naannicha keessatti argamaniif akkaataa guddinaafi Soschii diinagdeesaniitiin ilaalamee kenaamu.
7. "Sadarkaa iddoo" jechuun Sadarkaa magaalota Naannichaa keessatti akkaataa akeeka Misoomaa fi gatii Faayidaasaniin ilaaluudhaan Sadarkaa iddodhaaf (bakkaaf) kenamu jechuudha.
8. "Kiraa" jechuun akkaatuma labsicha dura itti hojjatamaa turetti kiraa iddoo magaalatiin fi ashuura (gibira) manaa kan Mootummaaf kafalamaa ture ni dabalata.
9. "mana jireenyaa" jechuun, mana magaalaa kan namni tokko, haskaan (Warraafi maatiin tokko yokiin woldaan tokko akkasuma immoo dhaabbanni tokko jireenya hojjetootaatiif Oolchu jechuudha.
10. "Hojii daldalaa" jechuun hojii daldalaa kan industirii, kan Oomishuufi kan tajaajila kennuu yokiin hojii kana fakkaatu kan Mootummaa jidu galeessaarraa yokiin qamota Mootummaa Naannoo irraa karaa seeraatiin heyyamni kennameef jechuudha.
11. "Qabiyyee ture" jechuun labsichaan dura seerotaafi Qajeelfamoota fudhatama qabaniin kan qabamaniifi akkaataa dambii kana keewwata 16'aan kan ibsaman jechuudha.

- ፩. «አዋጅ» ማለት የከተማ ቦታን ስኪራይ ለመያዝ የወጣ አዋጅ ቁጥር ፹/፲፱፻፹፯ ነው።
- ፪. «ክልል» ማለት የአሮሚያ ክልል ነው።
- ፫. «ሚኒስቴር»፣ «የከተማ ቦታ» ና «ሰው» የተባሉት ቃላት በአዋጁ የተሰጣቸው ትርጓሜ ይኖራቸዋል።
- ፬. «ቢሮ» ማለት የኦሮሚያ የሥራና የከተማ ልማት ቢሮ ነው።
- ፭. «ከተማ» ማለት ማዘጋጃ ቤት የተቋቋመበት ወይም ሚኒስቴሩ በሚያወጣው መመዘኛ መሠረት ቢሮው ከተማ ብሎ የሚወሰን ነው ሥፍራ ነው።
- ፮. «የከተማ ደረጃ» ማለት በክልሉ ውስጥ ለማገኘት ከተሞች ከአድገታቸውና ከኢኮኖሚያዊ እንቅስቃሴያቸው አንጻር ታይቶ የሚሰጣቸው የቦታ ደረጃ ነው።
- ፯. «የቦታ ደረጃ» ማለት በክልሉ በማገኘት በእያንዳንዱ ከተማ በልማትና በጠቀሜታ ዋጋ አንፃር ታይቶ ለቦታዎች የሚሰጥ ደረጃ ነው።
- ፰. «ኪራይ» የሚለው ቃል ከአዋጁ በፊት በነበረው አሠራር ለከተማ ቦታ ኪራይና ለቤት ግብር ለመንግሥት ይከፈል የነበረው ነው።
- ፱. «መኖሪያ ቤት» ማለት አንድ ግለሰብ፣ ቤተሰብ ወይም ማኅበር ለራሱ እንዲሁም አንድ ድርጅት ለሠራተኞቹ መኖሪያ የሚያውለው የከተማ ቤት ነው።
- ፲. «የንግድ ሥራ» ማለት እንደሁኔታው በማዕከላዊ መንግሥት ወይም በክልሉ መንግሥት አካላት ሕጋዊ ፈቃድ የተሰጠው የንግድ፣ የአንዳሰትሪ፣ የማምረቻ፣ የአገልግሎት መስጫ ወይም ሌላ ተመሳሳይ ሥራ ነው።
- ፲፩. «ነባር ይዞታ» ማለት ከአዋጁ በፊት አግባብነት ባላቸው ሕጎችና መመሪያዎች መሠረት የተያዙና በዚህ ደንብ አንቀጽ ፲፮ የተዘረዘሩት ናቸው።

1. "Proclamation" means the Urban Lands Lease Holding Proclamation No. 80/1993.
2. "Region" means the Oromia Region.
3. The terms "Ministry", "Urban Land" and "Person" shall have the meanings assigned to them under the Proclamation.
4. "Bureau" means the Oromia Works and Urban Development Bureau.
5. "Town" means any township where a municipality is set up or an area so designated by the Bureau in line with the standard set forth by the Ministry.
6. "Town grades" means the grades to be given to the towns of the Region having regard to their overall level of development and the volume of their economic activity.
7. "Land grades" means the grades (zonings) to be given to urban lands in each town of the Region on the basis of the infrastructural development in the area and their economic utility.
8. "Rent" means the rent and tax payable for the possession of urban lands and houses before the enactment of these Regulations respectively.
9. "Dwelling house" means an urban house utilized for residential purposes by an individual; a family or an association and includes houses belonging to an undertaking used as living quarters.
10. "Trading activity" means by exchange, production, service rendering or similar other activity undertaken by a person having the required license from a competent organ of the Federal or Regional Government.
11. "Existing possession" means all urban lands held in accordance with appropriate laws and directives prior to the enactment of the Proclamation and includes urban land holdings mentioned under Art. 16 of these Regulations.

- 12. "Dhaabbata tajaajila hawaasummaa Ummataaf kennu" jechuun dhaabbata kaayyoonsaan bu'aadhaaf osoo hinta'in Ummataaf tajaajila kennuuf dhaabbatan jechuudha.
- 13. "Hojii raaw'achiistuu" jechuun koree hojii raaw'achiistuu Caffee Mootummaa Naannoo Oromiyaati.

4. *Ramaddii Sadarkaa magaalaa fi iddoo Naannichaa*

- 1. Magaalonna Naannoo Oromiyaa keessa jiran sadarkaa guddinaa kan qabaniifi sosochii diinagdeetiin ilaalamanii sadarkaa afuritti ramadamu.
- 2. Iddoowwan magaalota tokko tokko keessatti argaman akka guddinaafi bal'ina magaalichaan hanga sadarkaa shaniitti ramadamuu ni danda'u.
- 3. Magaalonna naannicha keessatti argaman akkaataa madaala keewwata kanaa, keewwata xiqqaa (1) fi (2) tiin sadarkaan magaalotaa dambii kana wajjin hordoftuudhaan qabamee jira. (hordoftuu 1)
- 4. Sadarkaan magaalotaa kan keewwata kanaan ibsame Yeroo yeroodhaan koreedhaan fooyya'uu ni danda'a.

KUTAA LAMA  
WAA'EE LIIZII

5. *Qabiyyee iddoo kan Liiziidhaan Hammatamuu qabu*

- 1. Liizii Qabiyyee iddoo kan kanaan gadiirratti ni raawwatama:
  - a) Dambii kanaan kan ibsame akkumma eeggametti ta'ee iddoowwan hojiiin daldalaa irratti adeemsisamaa jiru kanneen kiraadhaan hinqebamin,
  - b) Iddoowwan qabiyyee haarawa hojii daldalaatiif yokiin mana jireenyaatiif Oolan,
  - c) Akkaataa dambii kanattiin bulchiinsa kiraarraa gara liizii jjiiramuu qasama mirga qabuuf gaaffii dhiyeesamii kan hayyamameef;
  - d) Qabiyyee turarratti gaaffii iddoo bal'isuu dhiyeesamii qasama amgoo qabuun kan hayyamameef;

፲፪. « የሕዝብ ማህበራዊ አገልግሎት ሰጭ ተቋም » ማለት ዓላማው ለትርፍ ሳይሆን ለሕዝብ አገልግሎት ለመስጠት የተቋቋመ ድርጅት ነው።

፲፫. « ሥራ አስፈጻሚ ኮሚቴ » ማለት የአርማያ ክልላዊ መንግሥት ሥራ አስፈጻሚ ኮሚቴ ነው።

፬. የክልሉ የከተማና የቦታ ደረጃ ምደባ

- ፩. በክልሉ ያሉት ከተሞች ካላቸው የእድገት ደረጃና የኢኮኖሚ እንቅስቃሴ አንጻር ታይተው በአራት ደረጃዎች ይመደባሉ።
- ፪. በአያንዳንዱ ከተማ የሚገኙ ቦታዎችም እንደከተማው እድገትና ስፋት እስከ አምስት ዞኖች ሊከፈሉ ይችላሉ።
- ፫. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) መመዘኛዎች መሠረት የክልሉ ከተሞች ደረጃዎች ዝርዝር ከዚህ ደንብ ጋር የተያያዘው ይሆናል (አባሪ ፩)።
- ፬. በዚህ አንቀጽ የተጠቀሰው የከተሞች ደረጃ በየጊዜው በኮሚቴው ሊሻሻል ይችላል።

ከፍል ሁለት  
በሌሊት

፭. በሌሊት ስለሚሸፈኑ የቦታ ይዞታዎች

- ፩. ከዚህ በሚከተሉት የቦታ ይዞታዎች ላይ ሌሊት ተፈጻሚ ይሆናል፡
  - ሀ) በዚህ ደንብ የተጻፈው እንደተጠበቀ ሆኖ በኪራይ ያልተሸፈነ የንግድ ሥራ የሚካሄድ ድባቸው ነባር ይዞታዎች፤
  - ለ) ለንግድ ሥራ ወይም ለመኖሪያ ቤት የሚውሉ አዲስ የቦታ ይዞታዎች፤
  - ሐ) በዚህ ደንብ መሠረት በኪራይ አስተዳደር ወደሌሊት ለመዛወር አግባብ ላለው አካል ጥያቄ አቅርበው የተፈቀደላቸው፤
  - መ) በነባር ይዞታ ላይ ተወግሮ የቦታ ይዞታ የግለሰብ ጥያቄ አቅርቦ አግባብ ባለው አካል የተፈቀደለት፤

12. "Public service rendering establishment" means a non-profit making organization established to provide public services.

13. "Executive Committee" means the Executive Committee of the Regional Government of Oromia.

4. *Town and Urban Lands Grading*

- 1. The towns of the Region shall be categorized into four grades having regard to their overall level of development and the volume of economic activity in the area.
- 2. The urban lands in each town may also be grouped into five zones in consideration of their social and economic significance.
- 3. In line with the objectives set forth under sub-art. (1) of this Article, the towns of the Region have hereby been graded under Annex 1.
- 4. The Executive Committee may modify the town grading specified under Annex 1.

PART TWO  
LEASE HOLDINGS

5. *Scope of Application*

- 1. Provisions governing lease shall apply to the following land holdings:
  - a) Without prejudice to the provisions of these Regulations, existing possessions utilized for trading activities and not subjected to rent;
  - b) New holdings to be used for construction of dwelling houses and business premises;
  - c) Holdings that have been transferred from rental holdings to lease holdings upon approval of the appropriate body made in accordance with these Regulations;
  - d) Expansions of existing possessions approved by the appropriate body;

- e) Qabiyyeen ture dhaalaan Osoo hin tabin karaa biraa kamiinuu nama hiraatiif kan dahre yoo ta'e.
- 2. Koree hojii Raawwachiistuum haala hiraatiin yoo murteesse magaaloonni sadarka sadaffafi afuraffaa irratti maqau dhawaman kiraadhaan kan buulan ta'u.
- 6. **Akkaata Gatiin Liizii Idiloo Magaalaa Itti Murtaawu**
  - 1. Dambii kanaan haala biraatiin yoo murtaa'e malee, gatiin Liizii caalbaasiidhaan kan murtaawu taha.
  - 2. Akkaataan caalbaasichi itti rawwatu haala harshiima (billectaa) bordoftuu dambii kana wajjin walitti qabamee jiruuni taha.
  - 3. Koreen caalbaasii rawwachi/dhabuuf mirga qaba. isu caalbaasichaan dirqamuu
  - 4. Gatii guddaan dorgommii caalbaasiitiin argame gatii iddoodhaa ta'a. Moo'attoonni tokkoo-ol ta'anii qabxiin argatan wal-qixxee yoo ta'e moo'attoonni yokiin bakka bu'ootni isaanni bakka argamanitti carraadhaan addaan baha.
  - 5. Raawwattiinsa Caalbaasicharratti namni komii qabu qaama koree hojii raawwachiistuum mogaasutti guyyaa murtiin kennamee kaasee bulatti 15 keessatti iyyata isaa dhiyeeffachuu nidanda'a.
  - 6. keewwata kana keewwata xiqqaa (1) irratti kan tugameen alatti iddoon haara'aan liiziidhaan kennamu tamarii qabiyyee tureef dambii kanaan murtaaween taha.
  - 7. Dhimmootani dambii kana fi qajeelfama raawwannootiin hin aammataamin seera siviilii keessatti tumaalee waajjiroota bulchiinsaa ilaaluun qajeelfama.
- 7. **Iddoowwan Caalbaasii Malee Kennaman**
  - 1. Iddoowwan kanaan gaditti ibsaman caalbaasii malee nikenamu:-
    - a) mana jireenyaa kan hinqabne ta'anii dhuunfaanis, waldaaniis, mana jireenyaa hojjechuuf hanga kaaree meetira 200 carraadhaan,
    - b) Akkaataa koree hojii raawwachiistuum murteessuun battalumaan hojiiwwan faayidaa uummataatiif Oolantiif yokiin investimantoota addaa kanneen jajjajjisaan qabaniif:

- ሠ) ከውርስ በስተቀር ነባር ደቡብ በማናቸውም መንገድ ለሌላ ሰው የተላለፈ እንደሆነ ።
- ረ) ሥራ አስፈጻሚ ኮሚቴ በሌላ አካላት ካልወሰነ በስተቀር ፣ በሰብተኛ እና በአራተኛ ደረጃዎች ላይ የተጠቀሱት ከተሞች በከራይ የሚተዳደሩ ይሆናሉ ።
- ፮. **የከተማ ቦታ የሊዝ ምን ዓይነት ነው**
  - ሐ. በዚህ ደንብ በሌላ አካላት ካልተደነገገ በስተቀር ፣ የሊዝ ተመንግ የሚወሰነው በጫረታ ይሆናል።
  - ከ. የጫረታው ዝርዝር አፈጻጸም ከዚህ ደንብ ጋር አባሪ በተደረገው ሰነድ መሠረት ይሆናል ።
  - ተ. ጫረታ አስፈጻሚው ኮሚቴ በጫረታው የለመገደድ መብት ይኖረዋል ።
  - ሰ. በጫረታ ውድድር የተገኘው ከፍተኛ ምን ዓይነት ምን ዓይነት ይሆናል ፣ አሸናፊዎቹ ከአንድ በላይ ሆነው የተሰጣቸው ነጥብ እኩል ከሆነ አሸናፊዎቹ ወደም ወኪሎቻቸው በተገኙበት በዕጣ ይለያል ።
  - ኧ. በጫረታ አፈጻጸም ላይ ቅሬታ ያለው ወገን ውሳኔ ከተሰጠበት ቀን ጀምሮ በአሥራ አምስት ቀናት ውስጥ የሥራ አስፈጻሚ ኮሚቴው ለሚሰይመው አካል አቤቱታውን ለማቅረብ ይችላል።
  - ከ. በዚህ አንቀጽ ንዑስ አንቀጽ (ሐ) ከተጠቀሰው ሌላ በሊዝ የሚሰጥ አዲስ ቦታ ለነባር ደቡብዎች በዚህ ደንብ በተወሰነው የከራይ ተመንግ መሠረት ይሆናል ።
  - ረ. በዚህ ደንብና በዝርዝር የአፈጻጸም መመሪያ ያልተሸፈኑ ሌሎች ጉዳዮች የፍትህ ብሔር ሕግ የአስተዳደር መሥሪያ ቤቶች ውሎችን በሚመለከተው በተጻፉት ደንጋጌዎች ይመራሉ ።
- ፯. **የሊዝ የሚሰጡ ቦታዎች**
  - ሐ. ከዚህ ቀጥሎ ለተገለጹት አገልግሎቶች ቦታ የሊዝ ሊሰጥ ይችላል ፡
    - ሀ) መኖሪያ ቤት የሌላቸው ሆነው በግልም ሆነ በማኅበር መኖሪያ ቤት ለመሥራት እስከ ሁለት መቶ ሜትር ካሬ በዕጣ
    - ለ) የሥራ አስፈጻሚ ኮሚቴ በሚወሰነው መሠረት በቀጥታ ለሕዝብ ጥቅም ለሚውሉ ሥራዎች ወይም ሊበረታቱ ለሚገባቸው የተለዩ አገልግሎት መንገዶች ።

- e) Transfer of existing possession except transfer by way of succession.
- 2. Unless the Executive Committee decides otherwise, land holdings in towns falling in the category of grades three and four shall be administered on rent.
- 6. **Determination of Lease Rate**
  - 1. Unless otherwise provided for in these Regulations, the lease rate of urban lands shall be determined by tender.
  - 2. The modalities of the tender are as prescribed under Annex 2 to these Regulations.
  - 3. The respective tender administration committee shall have the right not to be bound by the outcome of the tender.
  - 4. The highest bid of the tender shall be the lease rate applicable to the land; provided, however, that where two or more persons offer the highest bid, the winner shall be determined by casting lots in their presence or in the presence of their legal representatives.
  - 5. Any person dissatisfied with the outcome of the tender may file his complaint to a body assigned by the Executive Committee within 15 days of the pronouncement of the decision.
  - 6. The lease rate of lands granted other than under sub-Article (1) of this Article shall be the rent fixed for existing possessions in these Regulations.
  - 7. Matters not covered in these Regulations and the directives to be issued in pursuance of these Regulations shall be governed by the provisions of the Civil Code on administrative contracts.
- 7. **Lands Granted without Tender**
  - 1. Lands may be granted for the following purposes without tender:
    - a) Lands by lots for private dwelling houses to persons who do not have one, where they intend to construct dwelling houses individually or by forming cooperatives; provided, the size of the land does not exceed 200 sq. meters;
    - b) Subject to the approval of the Executive Committee, lands for activities of public utility or desirable investments.

2. Dhimmi Namoota bal'ina lafaa kaawwata kana, keewwat xiq-qaa 1/A/tiin tuqamee ol gafatan akkaataa liiziitiin caa-lbaasiidhaan keessumsiiifama.
3. keewwata kana keewwata xi-qqaa 1/B/dhaan kan katabame jiraatullee, kore hojii raw-wwachiistuun iddoowwan hoj-iwwan battalaan faayidaa Um-mataatiif Oolaniif barbaachi-san kafaltii malee kennuu ni-danda'a.
4. Akkaataa keewwata kana ke-ewwata xiqqaa 1 tiin lafti ke-nnamu Akkaataa dambii kan-aatiin kiraadhaan bula.
8. *Baaxii Bara Waliigaltee Liizii*  
Barri liizii iddoowwaan magaalaa abbaa qabeenyummaa Liiziitiin Ke-namu waliigaltee liizii keessatti kan ibsamu ta'ee yeroo qabxii kanaan gadiitti tareeffame kan hincaallee ta'uru qaba.

- ፪. በዚህ አንቀጽ በንዑስ አንቀጽ ፩ (ሀ)ከተጠቀሰው ካሬ ሜትር በላይ የሚጠይቁ ሰዎች ገዳይ የሚሰጡ ተናገሩ በጨረታ በሊዝ መሠረት ይሆናል ።
- ፫. በዚህ አንቀጽ በንዑስ አንቀጽ ፩ (ለ) የተጻፈው ቢኖርም ፣ ሥራ አስፈጻሚ ኮሚቴው በቀጥታ ለሕዝብ ጥቅም ለሚውሉ ሥራዎች የሚያስፈልገውን ቦታ ያለ ክፍያ ሊሰጥ ይችላል ።
- ፬. በዚህ አንቀጽ በንዑስ አንቀጽ ፩ (፩) የሚሰጠው ቦታ በከተማው ደረጃ ለነባር ይዞታ በተመደበው መሠረት በኪራይ የሚተዳደር ይሆናል ።
- ፭. የሊዝ ውል ዘመን ጣሪያ  
በሊዝ ባለይዞታነት የሚሰጡ የከተማ ቦታዎች የሊዝ ዘመን በሊዝ ውል ውስጥ የሚገለጹ ሆኖ በሚከተለው ሠንጠረዥ ላይ ከተዘረዘረው የጊዜ ገደብ ያልበለጠ መሆን ይኖርበታል ።

2. Requests of lands over and above the ceiling mentioned under sub-Article 1(a) of this Article shall be subject to the rules regarding tender.
3. Notwithstanding the provisions of sub-article 1(b) of this Article, the Executive Committee may grant lands free of charge for activities deemed to be of public good.
4. Land granted pursuant to sub-article (1) of this Article shall be subject to the rules regarding rent for existing possessions.
8. *Maximum Lease Period*  
Subject to the maximum period specified in this Article, the duration of any lease holding of land may be fixed in the contract of lease:

Lakk	Bifa Tajaajilaa	Sadarkaa Magaalotaa			
		1ffaa	2ffaa	3ffaa	4ffaa
1	Mana jireenyaa dhuufaatiif	99	99	99	99
2	Mana jireenya kiraatiif	60	70	80	99
3	Industiriif	70	80	95	95
4	Barnoota, Saayinsii, Teeknooloojii, Fayyaa, Aadaa fi Ispoortiif	95	95	95	95
5	Kan biraatiif	60	70	80	90

ተ.ቁ.	የአገልግሎት ዓይነት	የከተሞች ደረጃ			
		1ኛ	2ኛ	3ኛ	4ኛ
1	ለግል መኖሪያ ቤት	99	99	99	99
2	ለኪራይ መኖሪያ ቤት	60	70	80	99
3	ለአገልግሎት	70	80	95	95
4	ለትምህርት ፣ ለላይንስ ፣ ለቴክኖሎጂ ፣ ለጤና ፣ ለባህልና ስፖርት	95	95	95	95
5	ለሌሎች	60	70	80	90

No.	Types of Services	Grade of Towns			
		1st	2nd	3rd	4th
1.	Private dwelling houses	99	99	99	99
2.	Rental dwelling houses	60	70	80	99
3.	Industrial activities	70	80	95	95
4.	Educational, Scientific, Technological, Cultural, Health and sporting activities	95	95	95	95
5.	Others	60	70	80	90

9. Akkaata kafaltii Gatii Liizii Lafa Magaalaa

1. Moo'attoonni caalbaasii gatii Liizii Caalbaasichaa yoo xiqqaate % 25 (dhibba keessaa harkaa diigdamii shan) dursanii yeroo tokkotti Bulchiinsa Magalichaatiif kafaluru qabu.
2. Keewwata kana, keewwata xiqqaa 1 irratti kan tuqameen alatti gatiin Liizii kan hafe bara armaan gaditti ibsameen goodamee waggaa wagaadhaan ji'a duraa keessatti kan kafalamu ta'a.
  - a) Mana jireenyaa kiraatiif hanga waggaa .... 35 tti
  - b) Industiriif ... .. hanga waggaa 35 tti
  - c) Aadaa fi Isiportii, Fayyaa fi Barmootaaf hanga waggaa ..... 25 tti
  - d) Daldaalaaf ... .. hangaa waggaa ... .. 20 tti
  - e) Kan Biraatiif ... .. hanga waggaa .... 15 tti
3. Namoonni caalbaasi irratti dorgoman keewwata kana keewwata xiqqaa 1 irratti kan tuqameen alatti kafaltii dursanii kafalaniif dhala baankiitiin herreegamee madaala dorgommii caalbaasiitiif ta'aaf.

10. Akkaataa waraqaan Ragaa Abbaa Qabeenyummaa liiziitii fi Hayyamnii Ijaarsaa ittikennamu

1. Namni iddoon magaalaa liiziidhaan kennameef akkaataa dambii kanaatiin Waliigaltee abbaa qabeenyummaa liizii (L. 003) iddichi liiziidhaan kan kennameef ta'uu ibsu yoo dhiyeesu, waraqaan ragaa abbaa qabeenyummaa nikennaamaaf.
2. Ibsi Hayyama hojii ijaarsaafi kan waraqaan ragaa abbaa qabiyyee iddoodhaa qajeelfamaan kan murtaawu taha.

11. Akkaataa jalqabbii Ijaarsaa

1. Akka dambii Kannaatiin namni liiziidhaan iddoo fudhate' kamiiyyuu, haalli humnasaatii ol ta'e yoo isa mudate malee erga hayyama ijaarsaa fudhatee kansee waggaa tokko keessatti hojii ijaarsaa jalqabuu qaba.

፱. የከተማ ቦታ የሊዝ ዋጋ አከፋፈል

፩. የጨረታ አሸናፊ የጨረታውን የሊዝ ዋጋ ቢያንስ ሃያ አምስት በመቶ በቅድሚያ ባንድ ጊዜ ለከተማው አስተዳደር መክፈል ይኖርበታል ።

፪. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) ከተጠቀሰው ውጭ ያለው ቀሪው የሊዝ ዋጋ ከዚህ በታች በተገለጸው ዘመን ተከፍሎ በየዓመቱ በመጀመሪያ ወር ውስጥ የሚከፈል ይሆናል ።

ሀ) መኖሪያ ቤት ለኪራይ እስከ ፴፮ ዓመት ፣

ለ) ለኢንዱስትሪ እስከ ፴፮ ዓመት

ሐ) ለባሕሪና ስፖርት ፣ ለጤናና ለትምህርት እስከ ፳፮ ዓመት

መ) ለንግድ እስከ ፳ ዓመት ፣

ሠ) ለሌሎች እስከ ፲፮ ዓመት ።

፫. ተጨማሪዎች በዚህ አንቀጽ ንዑስ አንቀጽ (፩) ከተጠቀሰው በላይ ሌላ በቅድሚያ ለሚከፍሉት ክፍያ በባንክ ወለድ ታስቦ ለጨረታ ማወዳደሪያ መመዘኛ ይሆናቸዋል ።

፲. የሊዝ የይዘታ የምስክር ወረቀትና የግንባታ ፈቃድ አሰጣጥ ፣

፩. የከተማ ቦታ በሊዝ የተሰጠው ሰው በዚህ ደንብ መሠረት ቦታው በሊዝ የተሰጠው መሆኑን የሚያስረዳ የሊዝ ባለይዘታነት ውል (ሊ-ኬይዬሮቺ) ሲያቀርብ የቦታ የምስክር ወረቀት እና የግንባታ ፈቃድ ይሰጠዋል ።

፪. የግንባታ ሥራ ፈቃዶችና የቦታ ይዘታ የምስክር ወረቀት ዝርዝር በመመሪያ የሚወሰን ይሆናል ።

፲፩. ስለግንባታ መጀመር ፣

፩. በዚህ ደንብ መሠረት በሊዝ ቦታ ያገኘ ግንኛውም ሰው ከአቅም በላይ የሆነ ሁኔታ ካላጋጠመ በስተቀር የግንባታ ፈቃድ ከወሰደ በኋላ ዲዛይን እንስተ በአንድ ዓመት ጊዜ ውስጥ የግንባታ ሥራ መጀመር ይኖርበታል ።

9. Modality of Lease Payment

1. The lessee shall pay a minimum of twenty-five percent (25%) of the lease price to the concerned city council upon winning the lease.

2. The lease price not covered under sub-article (1) of this Article shall be paid at the beginning of each year in the following manner:

- a) rental dwelling houses- within 35 years,
- b) Industry within 35 years,
- c) Culture, sports, health and education-within 25 years,
- d) trade — within 20 years,
- e) others — within 15 years,

3. where the advance payment is more than the amount specified in sub-article (1) of this Article, it may be used as criterion for the tender evaluation in calculation of its bank interest.

10. Issuance of Certificates of Lease Holding and Construction Permits

1. Any person who presents a contract of lease made in accordance with these Regulations shall obtain a lease holding certificate and a construction permit.

2. The particulars of a lease holding certificate and a construction permit shall be specified by directives.

11. Commencement of Construction

1. Save cases of force majeure, a lessee shall commence construction within a year upon receipt of the construction permit.

2. Akka keewwata kanaatiin, hojiin ijaarsaa jalqabame kan jedhamu abbaan qabiyyee bu'uura manichaa hojjatee yoo xumure taba.

12. Mirgaafi Dirqama Abbaa Qabeenyaa

- 1. Namni abbaa qabiyyee lafaa ta'e akka labsicha keewwata 10 fi dambii kanaatiin mirgaafi dirqama ibsaman ni qabata.
2. keewwata kana, keewwata xiqqaa (1) irraatti kan katabame akkuma eegametti ta'ee abbaan qabiyyee ijaarsa erga jalqabe booda qaama dhimmisa ilaalu hayyamsiisuudhaan qabiyyeesaa nama biraatti dabarsuu ni danda'a.
3. Abbaan qabiyyee labsicha, dambii kana, waliigaltee liizii fi qajeelfamoota kabajuuf dirqama qaba.

13. Akkaataa Kafaltii Bu'aa Kaappitaalaa

Akka keewwata 10 labsichaatiin, abbaan qabiyyee bu'aa kaappitaalaa kan mirga qabiyyee liizii dabarsuudhaan argamurraa sharafaaf kan kafalunraatti dabaluudhaan dhiibba keessaa harka 10 bulchiinsa magaalichaatiif kafaluu qaba.

14. Akkaataa Waliigaltee Liizii Haaromsuu

- 1. Abbaan qabiyyee kan liizii akka haaromsamuuf barbaadu gaaffiisaa barri waliigalteedhaa Osoo hin xumuremin waggaa tokkoon dura bulchiinsa magaalatiif dhiyeesuu qaba. Bulchiinsiiis yandaa wajjin ennaadhumaa sana qaama dhimmii isaa ilaalutti dabarsa.
2. Gaaffiin haaromsa waliigalteedhaa erga dhiyatee jalqaboo ji'a jaha keessatti deebii argachuu qabe. Deebii yoo kennamuuf baate waliigaltichi akka haaromsametti lakkaa'ama.
3. Waliigaltichi kan haaromsamu yokiin akka hiraaromsamoo kan ta'u qaama waliigaltichi akka mallattuu godheen ta'a.

፩. በዚህ አንቀጽ መሠረት የግንባታ ሥራ ተጀመረ የሚባለው ባለይዘታው የቤቱን ወይም የህንፃውን መሠረት ሲያጠናቅቅ ነው።

፲፪. ስለባለይዘታ መብትና ግዴታዎች

- ፩. የቦታ ባለይዘታ የሆነ ሰው በአዋጁ አንቀጽ ፲ እና በዚህ ደንብ የተገለጹት መብቶች እና ግዴታዎች ይኖሩታል።
፪. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) የተጻፈው እንደተጠበቀ ሆኖ ባለይዘታው ግንባታውን ከጀመረ በኋላ የሚመለከተውን አካል በማስፈቀድ ይዘታውን ለሌላ ሰው ለማስተላለፍ ይችላል።
፫. ባለይዘታው አዋጁን፣ ይህንን ደንብ፣ የሊዝ ውሉንና አግባብ ነገ ያላቸውን መመሪያዎች የማክበር ግዴታ አለበት።

፲፫. ስለካፒታል ትርፍ ክፍያ

በአዋጁ አንቀጽ ፲ መሠረት የሊዝ ይዘታ መብትን በማስተላለፍ ከሚገኝ የካፒታል ትርፍ ለቀረጥ ከሚከፈለው በተጨማሪ ባለይዘታው አሥር በመቶ ለከተማው አስተዳደር መካፈል ይኖርበታል።

፲፬. የሊዝ ውሉን ስለማደስ

- ፩. የሊዝ ውሉ እንዲታደስለት የሚፈልግ ባለይዘታ የውሉ ዘመን ከማብቃቱ ከአንድ ዓመት በፊት ጥያቄውን ለከተማው አስተዳደር ማቅረብ ይኖርበታል። አስተዳደሩም ከአስተያየቱ ጋር ወዲያው ለሚመለከተው አካል ያስተላልፋል።
፪. የሊዝ ውሉ ዕድሳት ጥያቄ ከቀረበበት ጊዜ ጀምሮ በስድስት ወር ጊዜ ውስጥ መልስ ግጥነት አለበት። መልስ ካልተሰጠው ውሉ እንደታደሰ ይቆጠራል።
፫. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) የተጻፈው እንደተጠበቀ ሆኖ ውሉ የሚታደስው ወይም እንዲታደስ የሚያረጋው ውሉ እንዲረፈጥ በወሰነው አካል ይሆናል።

2. For the purposes of this Article, construction shall be deemed commenced upon completion of the foundation works of the dwelling house or any other building.

12. Rights and Duties of the Lessee

- 1. The lessee shall have the rights and duties specified in Art. 10 of the Proclamation and those specified under these Regulations
2. Without prejudice to the provisions of sub-article (1) of this Article, a lessee who has commenced construction shall have the right to transfer his holding to another person upon authorization of the appropriate body.
3. A lessee shall observe the provisions of the Proclamation, these Regulations, the contract of lease and appropriate directives.

13. Charges on Capital Gains

Apart from and in addition to whatever capital gain taxes he may be obliged to pay, a lessee, who profits from transfer of his right of lease in accordance with Art. 10 of the Proclamation, shall pay ten per cent (10%) of his profit by way of capital gain charges to the concerned City Council.

14. Renewal of Contract of Lease

- 1. A lessee who intends to renew his contract of lease shall file an application to a City Council a year before the expiry of the lease period. The later shall forthwith send the application to the concerned body along with its comments.
2. A reply shall be given within six months from the date of submission of the application failing which the contract of lease shall be considered renewed.
3. Subject to the provisions of sub-article (2) of this Article, the decision to renew the contract or reject the application shall be made by the organ that authorized the signing of the contract of lease.

- 4. Waliigalteen liizii kan haaromsamu akkaataa labsicha keewwata 7 keewwata xiqqaa (8)iin ta'ee barri haaromsaa akka dambii kanaa keewwata 8iin murtaa'erra caaluu hindanda'u.
- 5. waliigaltichi ennaa haaromsamu abbaan qabiyyee gatii jiddu-galeessa liizii yeroodhaa nikafala.
- 6. Seeraa fi qajeelfama dhimma kana ilaaluun kan murtaaye akkuma eegametti ta'ee, gatii liizii kan waggaa waggaadhaan yeroo waliigalteen liizii haaromsamu kafalamu wajjin tajaajilaaf.
  - a) Hojii daldalaatiif .. %2
  - b) mana jireenyaatiif .. %1
  - c) Dhimmoota biraatiif.. %2

15. Akkaataa qabiyyee Iddoo Magaalafi Kafaltii Beenya (Kiisii)

- 1. kan labsicha keewwata 11 irratti ibsame akkuma eegame ta'ee qabeenyi liizii iddoo magaalaa kan hafu;
  - a) Abbaan qabiyyee sababii quubsaa hintaaneen yeroo heyamni hojii ijaarsa kenamafii kaasee waggaa tokko keessatti yoo ijaarsa jalqabuu baate, yokiin,
  - b) Abbaan qabiyyee kafaltii waggaa ji'a duraa keessatti yoo hinkafalin yokiin akka dambii kanaatiin kafaltii urraa barbaadamu kan hira yeroodhaan yoo hinraawwatin yokiin,
  - c) Abbaan qabiyyee qaama aangoo qaburraa hayyama Osoo hinargatin, akaakuu tajaajila iddoodhaa yoo jijjiire yokiin,
  - d) Tumaatota dirqisiisaa labsichaafi dambii kana irratti ibsaman yoo cabse ta'a.

- 2. Akka keewwata kanaatiin namni waliigalteen liizii dhaabuuf (ku-tuuf) yokiin Sababii biraatiin waliigalteen dhaabuuf barbaadu ji'a jaha dafsee garee, kaaniif dimbilaa (of eeggannoo) kennuu qaba.

፬. የሊዝ ውል የሚታደሰው በአዋጁ አንቀጽ ፯ ንዑስ አንቀጽ ( ፫ ) መሠረት ሆኖ ፣ የዕድሳቱ ዘመን በዚህ ደንብ በአንቀጽ ፰ ከተደነገገው ሊበልጥ አይችልም ።

፭. ውሉ ሲታደስ ባለይዘታው የወቅቱን የቦታ የሊዝ ዋጋ ይከፍላል ።

፮. አግባብ ባለው ሕግና መመሪያ የተወሰነው እንደተጠበቀ ሆኖ የሊዝ ውል ሲታደስ በየዓመቱ ከሚከፈለው የሊዝ ተመን ጋራ ለአገልግሎት ፣

- ሀ) ለንግድ ሥራ ሁለት ከመቶ
  - ለ) ለመኖሪያ ቤት አንድ ከመቶ
  - ሐ) ለሌሎች ጉዳዮች ሁለት ከመቶ
- አመልካቹ ለከተማው አስተዳደር መክፈል ይኖርበታል ።

፲፮. ስለከተማ ቦታ የሊዝ ይዘታ መቋረጥና ካሳ አከፋፈል ፣

፩. በአዋጁ በአንቀጽ ፲፩ የተገለጸው እንደተጠበቀ ሆኖ ፣ የከተማ ቦታ የሊዝ ይዘታ ቀሪ የሚሆነው ፣

ሀ) ባለይዘታው ያለበቱ ምክንያት የግንባታ ሥራ ፈቃድ ከተሰጠው ጊዜ አንስቶ በአንድ ዓመት ጊዜ ውስጥ ግንባታውን ካልጀመረ ወይም

ለ) ባለይዘታው የዓመቱን ክፍያ በመጀመሪያ ወር ውስጥ ካልከፈለ ወይም በዚህ ደንብ መሠረት የሚፈለግበትን ሌላ ዓይነት ክፍያ በጊዜው ካላጠናቀቀ ወይም

ሐ) አግባብ ካለው አካል ፈቃድ ሳያገኝ ባለይዘታው የቦታውን የአገልግሎት ዓይነት ከለወጠ ወይም

መ) በአዋጁ ወይም በዚህ ደንብ የተመለከቱትን ሌሎች አስገዳጅ ድንጋጌዎች ከግብ ይህ ናል ።

፪. በዚህ አንቀጽ መሠረት የሊዝ ውሉን ተራ ለግድረገ የሚፈልግ ፀገገ የሉድስት ወር ግስጠንቀቂያ ለሌላው ወገን መስጠት ይኖርበታል ።

4. Renewal of a contract of lease shall be as provided for under Article 7 (3) of the Proclamation subject to the maximum lease period specified under Article 8 of these regulations.

5. Upon renewal of the contract of lease, a lessee shall pay the current lease price of his land holding.

6. Unless otherwise provided for by other appropriate laws and directives, a lessee shall, upon renewal of a contract of lease, pay the following service charges to the concerned City Council:

- a) trading activities
    - two percent (2%)
  - b) dwelling houses
    - one percent (1%)
  - c) others
    - two percent (2%)
- of the lease price.

15. Termination of Contract of Lease and Payment of Compensation

1. Subject to the provisions of Art. 11 of the Proclamation, a contract of lease shall terminate where a lessee:

- a) fails, without good cause, to commence construction within a year from the date of issuance of a construction permit or
- b) fails to pay the annual lease price within the first month of the year or to effect payment of any other charges specified in these Regulations or
- c) alters the initial purpose for which the land has been granted without obtaining the necessary permit from an appropriate body or
- d) violates any one of the provisions of the Proclamation and these Regulations.

2. A party intending to terminate a contract of lease in accordance with this Article shall give a six-month written notice to the other party.



- 3. Akka keewwata kana, keewwat-xiqaa 1 tiin qabeenyi liizii yoo dhaabbatu (Citu) abbaan qabiyyee baasii barbaachisu, kafaltii waggaa fi kafaltii waggaa tokkotti kafaluu qabu dhibba keessaa harka lama adaba bulciinsa magaalatiif nikafala.
- 4. Qabiyyeen liizii tajaajila uumataatiif yokiin bu'uura maastar pilaaniitiin faayidaa biraatiif akka oolu yoo barbaadame abbaan qabiyyee akkaataa labsicha kaawwata 11, keewwata xiqqaa (3) iin mirgasaa eegsifachuu ni danda'a.
- 5. Keewwata kana, keewwata xiqqaa (4) irratti kan ibsame jiraatullee abbaan qabiyyee yoo barbaade, iddoon walfakkaatu bara waliigaltee hafef kan turu caalbaasii malee waliigalteedhuma duriin kennamuuf ni danda'a.

**KUTAA SADI  
WAA'EE KIRAA**

**16. Waa'ee Iddoo Magaalaa kan qabamee turee**

- 1. Iddoowwan magaalaa kanneen kanaan gadii akka iddoo magaalaa kan qabamee tureetti lakkaa'amu
  - a) Labsichaan dura iddo mana jireenyaa dhuunfaaf, ykn. hojii daldalaaf, ykn. kan biraatiif ooleefi iddoon kun kan isaanii ta'uudhaaf dabtara abbaa qabeenyuumina yokiin kaartaa iddoo dhiyeeffachuu kan danda'aniifi mootummaadhaan kan hindhaalamina,
  - b) Hayyama mootummatiin manneen ofiin of gargaarsaa yokiin manneen qusannaa kan irratti Ijaaraman,
  - c) Iddoowwan labsichaan dura murtii qaamota dhimmi laaluutiin maastar pilaanii osoo hinfalleessin manneen irratti ijaaraman,
  - d) Ciianymmaadhaan ykn mannuudhaan lahsii 47/1967 dura lafa qabatanii irratti ijaaramii seeraan kan raggaa'ee.

- ፩. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) መሠረት የሊዝ ይዘታው ተፈ ሲሆን ባለይዘታው ተገቢውን ወጪ የግመቱን ክፍያና ለአንድ ዓመት መክፈል ያለበትን ክፍያ ሁለት በመቶ መቀጫ ለከተማው አስተዳደር ይከፍላል።
- ፪. የሊዝ ይዘታው ለሕዝብ አገልግሎት (ጥቅም) ወይም በማስተር ፕላን መሠረት ለሌላ ጥቅም እንዲውል ከተፈለገ፣ ባለይዘታው በአዋጁ አንቀጽ 1፩ ንዑስ አንቀጽ (፫) መሠረት መብቱን ማስጠበቅ ይችላል።
- ፫. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) የተገለጸው ቢኖርም፣ ባለይዘታው ከፈለገ ለቀረው የውሉ ዘመን የሚቆይ ተመሳሳይ የቦታ ይዘታ ያለውን ቦታ በቀድሞው ውሉ መሠረት ሊሰጠው ይችላል።

**ክፍል ሶስት  
ስለ ኪራይ**

**17. ስለነባር የከተማ ቦታ ይዘታዎች**

- ፩. ከዚህ የሚከተሉት የከተማ ቦታዎች እንደነባር የከተማ ቦታ ይዘታዎች ይቆጠራሉ፡
  - ሀ) ከአዋጁ በፊት ለግል መኖሪያ ቤት ወይም ለንግድ ሥራ ወይም ለሌላ ሥራ የዋለ ቦታና ቦታው የራሳቸው ለመሆኑ የባለቤትነት ደብተር ወይም የይዘታ የምስክር ወረቀት ወይም የቦታ ካርታ ለማቅረብ የሚችሉ፡
    - ለ) በመንግሥት ፈቃድ የራስ አገዝ ወይም የቁጠባ ቤቶች የተሠሩባቸው፡
    - ሐ) ከአዋጁ በፊት ማስተር ፕላንን በማይቃረን ሁኔታ አግባብ ባላቸው አካላት ውሳኔ የተሠሩ ቤቶች ያረፉባቸው ቦታዎች፡
    - መ) የከተማን ቦታና ትርፍ ቤት የመንግሥት ንብረት ለማድረግ ከወጣው አዋጅ ቁ. ፵፯/፳፯ በፊት በግድግዳነት ወይም በጥገናነት ቦታ ይዘው የገንባታ ሥራ ያካሄዱበትና ሕጋዊ የሆነላቸው ወይም

- 3. Where termination is made in accordance with sub-article (1) of this Article, the lessee shall cover the necessary expenses of termination and shall, by way of fine, pay the annual fee plus two percent (2%) thereon to the concerned City Council.
- 4. Where a lessee's holding is required for public purposes or any other purpose in conformity with the master plan of a town, the lessee shall be compensated in accordance with Art. 11(3) of the Proclamation.
- 5. Notwithstanding the provisions of sub-article (4) of this Article, another plot of land may be granted to him without tender for the remaining lease period.

**PART THREE**

**16. Existing Possessions  
RENT HOLDINGS**

- 1. The following urban lands shall be deemed existing possessions:
  - a) Lands utilized for private dwelling houses or trading activities or any other purposes for which the possessors can produce a title-deed, a certificate of possession or a site-plan;
  - b) Land on which self-help or law-cost dwelling houses are constructed upon Government authorization.
  - c) Lands on which houses have been constructed prior to the Proclamation upon the authorization of the appropriate body and are in conformity with the master plan;
  - d) Lands on which dwelling houses have been built by tenants or dependants prior to the enactment of the Government Ownership of Urban Lands and Extra-Houses Proclamation No. 47/1976 and which have been duly confirmed to be so;

- e) Labsicha dura waldaa qotee bulaa keessa turanii qabiyyeen manni jireenyaa irratti ijaarame maastar plaaniiin magaalaa yoo bal'atu kan hammatamee fi seerota pilaanii magaalaa kan hin faallessine,
  - 2. Akkaataa keewwata kana keewwata xiqqaa (d) ykn., (e) irratti ibsameen iddoowwan labsichaan dura qabaman jedhaman dhimmii isaanii kan sha-kkisiisu yoo ta'e koree qorattuu koree hojii raw'achiistuun dhaabuun murtaaawa.
17. **Qabiyyeewwan Kiraan irratti raawwatu**  
Dambii kana keewwata 21-22tti kan jiran akkuma eeggamanitti ta'ee, koree hojii raawwachiistuun haala biraatiin yoo murteesse malee, iddoowwaan qabamanii turan, kanneen dambii kana keewwata 16 irratti tuqamaniifi magaalonna sad, arkaa 3ffaa fi 4ffaa keessatti ramadaman kiraadhaan kan bulan ta'u.
18. **Akkaataa Galmaa'uu**
- 1. Akka dambii kanaan murtaa'etti abbaa iddoo magaalaa kan qabamee turee ta'ee yeroo bulchiinsi magaalaa isa ilaalu murteesse keessatti ragaa sirrii ta'e qabachuudhaan galmaa'uu qaba.
  - 2. Bulchiinsi magaalichaa koree qorattuu (calaluu) abbaa qabyyummaa akka dambii kanaatiin dhaabbateen gargaaramee kafaltii tajaajilaa sirrii ta'e kafalchiisuudhaan iddoo magaalaa kan qabamee ture galme qabiyyee dhaabbataarratti ni galmeessa; warra galmaa'eef ragaa ni kenna.
  - 3. Akka keewwata kanaatiin bulchiinsi magaalichaa abbaa qabeenyaatiif ragaa kan kennu, namiichi kiraa fi ashuura yeroodhaa kafalee kan fixe ta'uu isaatiif naga'ewwan seeraa yoo dhiyeesse ta'a.
  - 4. Iddoon magaalotaa ji'a Caamsaa, bara 1983 kaasee hanga labsichi ragga'eetti seeraan kennumamii sababii adda addaatiin ijaarsi irratti hin jalqabamin pirojaktotaa fi kaappitaalli isaanii maastar pilaanii magaalaa wajjin waliin ilaalamee sirreessuun ni danda'ama.

- ሠ) ከአዋጁ በፊት በገበሬ ማኅበራት ክልል ውስጥ የነበሩና መኖሪያ ቤት የተሠራባቸው ሆነው ማስተር ፕላን ሲሰፋ ወደ ከተማ የታቀፉና የፕላን ደንቦችን የማይቃረኑ ቦታዎች
- ፪. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) (መ) ወይም (ሠ) መሠረት ከአዋጁ በፊት ተይዘዋል የተባሉ ቦታዎች ጉዳይ አጠራጣሪ ከሆነ የሥራ አስፈጻሚ ኮሚቴው በሚያቋቁመው አጣሪ ኮሚቴ ይወሰናል ።
- ፫. **ከራይ ተረጋጫ የሚሆንባቸው ይዘታዎች**  
በዚህ ደንብ ከአንቀጽ ፳፩ - ፳፪ ያሉት ደንባዎች እንደተጠበቁ ሆነው ሥራ አስፈጻሚ ኮሚቴ በሌላ አኳኑ ካልወሰነ በስተቀር ፣ በዚህ ደንብ በአንቀጽ ፲፮ ሥር የተጠቀሱት ነባር የከተማ ቦታ ይዘታዎች፣ በ፫ኛ እና በ፱ኛ ደረጃዎች የተመመደቡ ከተሞች ይዘታዎች በኪራይ የሚተዳደሩ ይሆናሉ ።
- ፬. **ስለ ምዝገባ**
- አ. በዚህ ደንብ በተደነገገው መሠረት ነባር የከተማ ቦታ ባለይዘታ የሆነ ሰው የሚመለከተው የከተማ አስተዳደር በሚወሰነው የጊዜ ገደብ ውስጥ ተገቢውን ማስረጃ በመያዝ እየቀረበ መመዝገብ ይኖርበታል ።
- ቤ. የከተማው አስተዳደር በዚህ ደንብ በተቋቋመው የይዘታ አጣሪ ኮሚቴ በመታገዝና ተገቢውን የአገልግሎት ዋጋ በማስከፈል ነባር የከተማ ቦታ ይዘታዎችን በቋሚ ይዘታ መዝገብ ላይ ይመዘገባል ፣ ለተመዘጋቢዎችም ማስረጃ ይሰጣል ።
- ፭. የከተማው አስተዳደር በዚህ አንቀጽ መሠረት ለባለይዘታው ማስረጃ የሚሰጠው ግለሰብ የሚረዳ ለግቦትን የወቅቱን ኪራይና ግብር ያጠናቀቀ ለመሆኑ ሕጋዊ ደረሰኞችን ሲያቀርብ ነው ።
- ፮. ከግንቦት ወር ፲፱፻፹፫ ጀምሮ አዋጁ እስከወጣት ጊዜ ድረስ በሕጋዊ መንገድ ተሰጥተው በተለያዩ ምክንያቶች ግንባታ ያልተጀመረባቸው የከተማ ቦታ ይዘታዎች ፕሮጀክቶቻቸውንና ካርታቸውን ከከተማው ማስተር ፕላን ጋር በማገናኘት ማስተካከል ይቻላል ።

- e) Lands on which dwelling houses were built in areas considered to be rural prior to the promulgation of the Proclamation and which later on have been included in a master plan of a town.
  - 2. The status of a doubtful possession under sub-article (1) (d) or (e) of this Article shall be determined by a screening committee to be set up by the Executive Committee.
17. **Scope of Application**  
Without prejudice to the provisions of Article 21 and 22 of these Regulations and unless the Executive Committee decides otherwise, existing possessions under Article 16 of these Regulations as well as lands in towns categorized under grades three and four shall be administered on rent.
18. **Registration**
- 1. Any person who, according to these Regulations, is a holder of existing possession shall be registered within a time to be specified by the concerned City Council by producing evidence that proves his lawful possession.
  - 2. The concerned City Council, in collaboration with an urban lands screening committee to be set-up in accordance with these Regulations, shall register existing possessions upon payment of the prescribed service charges and issue a registration certificate to the holder.
  - 3. The concerned City Council may not issue a certificate of registration unless it is satisfied that the holder has paid the rents and other fees due on the land.
  - 4. The status of urban lands, duly granted after May, 1991 but before the Promulgation of the Proclamation on which construction work has not yet commenced shall be reassessed having regard to their project objectives and capital in line with the master plan of the town.

19. Hanga Kiraadhaa

1. Manni jireenyaa dhuunfaa ture gareedhaan jireenyaaf gareedhaan daldalaaf kan oolu yoo ta'e abbaan qabiyyee gatii daldalaaf murtaawe kafala; hojjichi kan adeemsisamu mooraa tokko keessatti ta'ee kutaa'ee addaan ba'anii adaan jiran keessatti yoo ta'e akkaataa qajeelfama Biiron haasuun piroporshiniidhaan ittikafalama.
2. Keewwata kana, keewwata xiqqaa tokkorratti kan ibsame akkuma eeggametti ta'ee kiraan abbootiin qabiyyee iddoo turanii kafalan, kafaltii kiraa seeraafi qajeelfama amma jiraniin yeroo kafaltii kiraa seeraafi qajeelfama amma jiraniin yeroo kafalamu kan kafalamaa ture harka ta'a.

20. Akkaataa yeroo kafaltii kiraa

Kiraan iddoo qabeenya magaalaa seera kanaan kan murtaa'e abbaa qabiyyeetiin waggaa waggaadhaan kafalama.

21. Akkaataa Iddoo Kiraadhaan Qabame Dabarsuu

1. Dhaalaan malee, iddoo qabamee ture kan darbu akkataa labsichaafi dambii kanaan haala liiziidhaaf murtaa'een raawwatama.
2. Iddoon qabamee ture, akkuma haalaatti akka dambii kanaatiin ykn. hayyama abbaa qabiyyeetiin liiziitti galuu ni danda'a

22. Akkaataa Iddoo Qabamee Ture Gara Liizii Dabarsuu

1. Iddoon qabamee ture, kan kiraadhaan bulu, gara liiziitti kan jijjiramu yoo ta'e Biiron kanna katabbiidhaan hayyamuu qaba.
2. Akkaataa keewwata kana, keewwata xiqqaa (1) tiin iddoo jijjiramu caalbaasii malee raawwatama.
3. Jijjiirraan yoo raawwatamu, kan liiziif murtaawu sadarkaa iddoo maannootiin gatii gadi aanaa liizii caalbaasiin yeroo argamsiiseen ta'ee garuu gattii kiraa iddoo sanaaf ramadamee gadi tahuu hingabu.

፲፱. ስለ ኪራይ መጠን

፩. ነባር የግል መኖሪያ ቤት በከፊል ለመኖሪያነት፣ በከፊል ለንግድ ሥራ የሚውል ከሆነ ባለይዞታው ለንግድ ሥራ የተተመነውን ይከፍላል። ሥራው የሚካሄደው በአንድ ግቢ ውስጥ ሆኖ ተነጣጥለው ባሉ በተለያዩ ክፍሎች የሚካሄዱ ከሆነ ቢሮው በሚያወጣው መመሪያ መሠረት በፕሮፖዥን ኪራይ ይከፈልበታል።

፪. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) የተገለጸው እንደተጠበቀ ሆኖ ነባር የቦታ ባለይዞታዎች የሚከፍሉት የኪራይ መጠን ባለው ሕግና መመሪያ መሠረት ሲከፈል የነበረው ኪራይ አራት እጥፍ ይሆናል።

፫. ስለ ኪራይ አከፋፈል ጊዜ

በዚህ ደንብ የተወሰነው የከተማ ቦታ ይዞታዎች ኪራይ በየዓመቱ መጀመሪያ ወር ውስጥ በባለይዞታው ይከፍላል።

፬. በኪራይ የተያዘን ቦታ ስለማስተላለፍ

፩. ከውርስ በስተቀር በሌላ ሕጋዊ ተግባር የሚተላለፍ ነባር ይዞታ በአዋጁና በዚህ ደንብ ስለሌዘ በተደነገገው መሠረት ይፈጸማል።

፪. ነባር ይዞታ እንደሁኔታው በዚህ ደንብ መሠረት ወይም በባለይዞታው ፈቃድ ወደ ሌላ ሊገባ ይችላል።

፭. ነባር ይዞታ ወደሌዘ ስለሚዛወርበት ሁኔታ

፩. በኪራይ የሚተዳደር ነባር ይዞታን ወደ ሌላ ለማዛወር ቢሮው በጽሑፍ መፍቀድ ይኖርበታል።

፪. የዚህ ዓይነት ዝውውር ሲፈቀድ አሠራሩ ያለጩረታ ይከናወናል።

፫. ዝውውሩ ሲፈጸም የሌዘ ተመኑ በአካባቢው የቦታ ደረጃ የወቅቱ ጩረታ ባስገኘው ዝቅተኛ የሌዘ ዋጋ መሠረት ይሆናል። ሆኖም የሌዘ ዋጋ ለቦታው ከተመደበው ኪራይ ማነስ የለበትም።

19. Rate of Rent

1. Where a house is utilized both for dwelling purposes and trading activities, the holder shall pay the rent fixed for trading purposes. Where the trade is undertaken in a different room within the same premise, the rent shall be paid proportionally on the basis of directives to be issued by the Bureau.

2. Subject to the provisions of Art. (1) of this Article, a holder of an existing possession shall pay a rent four times as much as he used to pay according to the previous laws and directives.

20. Time of Payment

Any rent fixed in accordance with these Regulation shall be paid by the holder of the land within the first month of each year.

21. Transfer of Rent Holdings

1. Save transfer by way of successions, any other transfer of existing possessions shall be subject to the provisions of the Proclamation and those of these Regulations on lease.

2. The status of an existing possession may, in accordance with the provisions of these Regulations or with the consent of the holder, be converted into lease.

22. Modalities of Conversion of Rent Holding into Lease Holding

1. The conversion of a rent holding into a lease holding shall be subject to a written approval of the Bureau.

2. Such conversion shall be administered with out tender.

3. Upon conversion, the lease price shall be the initial price offered by tender for similar grade of land (zone) in the town; provided, however, that the lease price shall not in any way be less than the rate of rent fixed for the land.

23. *Dhaabbachuu (Cituu) kiraa Qabee- nyaafi Kafaltii Beenya*

1. Qabiyyeen kiraa iddoo qabamee turee hafuu kan danda'u:
  - a) Iddoon tajaajila hawaasaatiif kan bardaadamu yoo ta'e;
  - b) Akkaataa maastar pilaanii magaalichaatiin iddoo sana tajaajila biraarra oolchuun yoo barbaachise;
  - c) Iddoon gara qabiyyee liizitti yoo jijjiirame;
  - d) Abbaan qabiyyee tumaatoota dirqisiisaa ta'an yoo cabse ta'a.
2. Akkaataa keewwata kana keewwata xiqqaa 1 (a) fi (b) tiin qabiyyeen kiraadhaan qabamee ture yeroo citu kiisiin (Beenyaan) abbaa qabiyyeetiif kafalamu qabiyyee isaatiif gatii gabaa yerootiin taha.

KUTAA AFUR  
TUMAATOTA ADDA ADDAA

24. *Iddoowwan Kafaltii Malee Kennaman*

1. Iddoowwan mana sagadaafi awwaalaaf barbaachisan liizii fi kiraarraa bilisa.
2. Iddoo akkaataa keewwata kana keewwata xiqqaa ltiin kenname bayyama biroo malee tajaajila hirootti jijjiiruun ykn, nama hirantti dabarsuun hindanda'amu.
3. Akkaataan kennaan lafaa itti-raawwatamu Biiroodhaan murtaawa.

25. *Akkaataa Tajaajila Jijjiiruu*

1. Qaamni dhimmi ilaalu pilaanii haadhoo wajjin waliin ilaaluddhaan katabbiidhaan hayyamu malee namni abbaa qabiyyee kiraa ykn, liizii ta'e tajaajila iddoon duraan kenna ture jijjiiruu hindanda'u.
2. Akkaataa keewwata kana keewwata xiqqaa 1 tiin geeddarri tajaajilaa yoo hayyamamu, akka barbachiisummaa isaatiin haalli kafaltiifi barri waliigalteebifa tajaajila geeddaramtee kiraa sadarkaa iddootiin murtaa'e yokiin gatii ol-aanaa liizii kan yeroo sana tajaajilaa walfakkaatunf, kafalamu taha.
3. Jijjiirraa tajaajilaa kan keewwata kanarratti tuqame heyyamuu kan danda'u;

፳፫. በኪራይ ይዞታ መቋረጥና ስለ ካሳ አከፋፈል

- ፩. የነባር ቦታ የኪራይ ይዞታ ቀሪ የሚሆነው፡-
  - ሀ) ቦታው ለሕዝብ አገልግሎት (ጥቅም) የሚፈለግ ከሆነ፤
  - ለ) በከተማው ማስተር ፕላን መሰረት ቦታውን ለሌላ ጥቅም ማዋል ካስፈለገ፤
  - ሐ) ቦታው ወደሊዝ ይዞታ ከተዛወረ፤
  - መ) ባለይዞታው የአዋጁንና የዚህን ደንብ ድንጋጌዎች ከጣሰ ይሆናል።
- ፪. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) (ሀ) ወይም (ለ) መሠረት በኪራይ የተያዘ ነባር ይዞታ ቀሪ ሲሆን ለባለይዞታው የሚከፈለው የካሳ መጠን ላሰፈረው ንብረት የወቅቱ የገበያ ዋጋ ይሆናል ከፍል አራት ልዩ ልዩ ድንጋጌዎች

፳፬. ያለከፍያ የሚሰጡ ቦታዎች፡

- ፩. ለፀሎት ቤቶች ወይም ለመቃብር ሥፍራዎች የሚያስፈልጉት ቦታዎች ከኪራይና ከሊዝ ነፃ ናቸው።
- ፪. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) መሠረት የተሰጠውን ቦታ ቢሮው በግልጽ ሳይፈቅድ ለሌላ አገልግሎት ማዋል አይችልም።
- ፫. የመሬት አመጣጡ ዝርዝር አሠራር በቢሮው ይወሰናል።

፳፭. የአጠቃቀም ለውጥ

- ፩. ጉዳዩ የሚመለከተው አካል ከመሪ ፕላን ጋር በማገናዘብ በጽሑፍ ካልፈቀደ በስተቀር የኪራይ ወይም የሊዝ ባለይዞታ የሆነ ሰው ቦታው መጀመሪያ ይሰጥ የነበረውን አገልግሎት ለመስጠት አይችልም።
- ፪. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) መሠረት የአጠቃቀም ለውጥ ሲፈቀድ የከፍያው ልክ፣ የአካፋፈሉ ሁኔታና የውሉ ዘመን ለተለወጠው የአገልግሎት ዓይነት በቦታው ደረጃ የተወሰነውን ኪራይ ወይም በወቅቱ ለተመሳሳይ አገልግሎት የሚሠራበት ከፍተኛ የሊዝ ዋጋ ይሆናል።
- ፫. በዚህ አንቀጽ የተጠቀሰውን አገልግሎት ለውጥ ለመፍቀድ የሚችልው፡-

23. *Termination of Rent Holding and Payment of Compensation*

1. The rent holding of existing possessions shall be terminated where:
  - a) the land is required for public services or
  - b) the land is required to be utilized otherwise with the master plan of a town or
  - c) the status of the land is converted from a rent holding into a lease holding or
  - d) the holder violates the provisions of the Proclamation and these Regulations.
2. Where termination is effected in accordance with sub-article (1) or (b) of this Article, the amount of compensation shall be the current market price of the property on the land.

PART FOUR

MISCELLANEOUS PROVISIONS

24. *Lands Granted Free of Charge*

1. Lands for purposes of worship or burial shall be granted free of charge.
2. Lands granted under sub-article (1) of this Article shall not be utilized for any other purpose without an express authorization of the Bureau.
3. The modalities of granting land under this Article shall be specified by the Bureau.

25. *Alteration of Land Use*

1. Save an express authorization by the appropriate body, which shall be made in conformity with a master plan of a town, a holder may not alter the original use of the land he rented or leased.
2. Where alterations is authorized in accordance with sub-article (1) of this Article, the charge due, the mode of payment and the duration of the contract shall be similar to the current rent of the land or the maximum lease price of similar other plots of land in the locality.
3. Alteration under this Article shall be authorized by:

- a) Kiraa yoo ta'e, bulchiinsa magaalaa;
- b) Liizii yoo ta'e immoo koree, liizii rawwachiisu ta'a.

26. *Akkaataa Kafaltii Kiraa Kuusamee*  
Daambiin kun ragaasisamuun dura Kan jiru kiraafi gibirri kuusame kamiyyuu akkaataa qajeelfamaafi seerota dambii kanaan dura ittiin hojjetamaa turaniin baatii jaha keessatti galii ta'uu qaba.

27. *Akkaataa Itti Fayyadama Galiwwanii*

1. Labsicha keessatti keewwata 12maan kan tumame akkuma eeggametti ta'ee galiin liizii yokiin kirgattaa argamu tajaajila koree hojii raawwachii-stuun murteessuuf oola.
2. Keewwata kana, keewwata xiqqaa (1) irratti kan ibsame akkuma eeggametti ta'ee ittifayyadama maallaqa bulchiinsa magaalatiif galii ta'u ilaaluun Biiron qajeelfama kennuu ni danda'a.

28. *Jijjiirraa Qabiyyee Iddoo kan Labsicha booda Godhame*

1. Arfaasaa guyyaa 14, 1985 kase hanga dambiin kun raga'etti magaalota sadarkaa 1ffaa fi 2ffaa keessatti jijjiirraan maqaa iddoo kan ajaja mana murtiitiin bulchiinsa magaalichaatiin raawwatame liiziidhaan kan bulu taha.
2. Gatiin liiziitiis akaataa dambii kana keewwata 22(3) irratti kan ibsame taha.

29. *Akkaataa Adabaa*

1. Namni dambii kana yokiin qajeelfamoota dambii kanarratti hundaa'anii ba'an haaluma kamiin iyyuu hojjiirra akka himoollee gufachiise seera yakkaatiin adabama.
2. Namni iddoo karaa seeraatiin hinkennamiif akka waan karaa seeraatiin kennameef fakkeessurudhaan dhiyeesse yokiin kan fayyadame yokiin kan dogoggorsiiise yokiin kan waan seeraan ala ta'e kan kana fakkaatu raw'aate seeraan adabama.

ሀ) ከራይ ሲሆን የከተማው አስተተዳደር፤

ለ) ሲሆን ሲሆን ደግሞ የሊዝ ጨረታ አስፈጻሚ ኮሚቴ ይሆናል።

፳፮. ስለውግዳ ከራይ አስፋፈል

ይህ ደንብ ከመጽናቱ በፊት ያለ ማንኛውም ውግዳ ከራይና ግብር ከዚህ ደንብ በፊት ሲሰራባቸው በነበሩት ሕጎችና መመሪያዎች መሠረት በስድስት ወር ውስጥ ለክልሉ መንግሥት ገቢ መደረግ ይኖርበታል።

፳፯. ስለገቢዎች አጠቃቀም

፩. በአዋጁ አንቀጽ ፲፪ የተደነገገው እንደተጠበቀ ሆኖ ከሊዝ እና ከከራይ የሚገኘው ገቢ የሥራ አስፈጻሚ ኮሚቴው ለሚወስነው አገልግሎት ይውላል።

፪. በዚህ አንቀጽ በንዑስ አንቀጽ (፩) የተጠቀሰው እንደተጠበቀ ሆኖ ለከተማው አስተዳደር ገቢ የሚሆነውን ሌላ ዓይነት ክፍያ አጠቃቀም በሚመለከት ቢሮው መመሪያ ለማውጣት ይችላል።

፳፰. ከአዋጁ ወዲህ የተደረገ የቦታ ይዞታ ማዛወር

፩. ከታኅሣሥ ፲፬ ቀን ፲፱፻፹፯ ጀምሮ ይህ ደንብ እስከጸናበት ጊዜ ድረስ በ፳ኛና በ፪ኛ የከተሞች ደረጃዎች ውስጥ በሚገኙት የቦታ ይዞታዎች ላይ በፍርድ ቤት ትዕዛዝ በከተማው አስተዳደር የተደረገ የስም ማዛወር በሊዝ የሚተዳደር ይሆናል።

፪. የሊዝ ዋጋም በዚህ ደንብ አንቀጽ ፳፪ (፫) የተገለጸው ይሆናል።

፳፱. ስለቅጣት

፩. ይህንን ደንብ ወይም በዚህ ደንብ መሠረት የሚወጡት መመሪያዎች ተግባራዊ እንዳይሆኑ በማናቸውም መንገድ ያሰናከለ ሰው በወንጀለኛ መቅጫ ሕግ መሠረት ይቀጣል።

፪. በሕጋዊ መንገድ ያልተሰጠውን ቦታ በሕጋዊ መንገድ እንደተሰጠው በማስመስል ያቀረበ ወይም የተጠቀመ ወይም ያሳሳተ ወይም ሌላ ዓይነት ተመሳሳይ ሕገ ወጥ ተግባር የፈጸመ ሰውም በሕግ ይቀጣል።

a) The concerned City Council in the case of rent holdings,

b) A tender administration committee in the case of lease holdings.

26. *Payment of Accruals*

Rents or taxes accrued on any land holding shall be paid to the Government of the Region within six months of the effective date of these Regulations on the basis of laws and directives previously in force.

27. *Utilization of Land Charges.*

1. Without prejudice to the provisions of Article 12 of the Proclamation, the manner of utilizing land charges collected by way of rent and lease price shall be decided by the Executive Committee.

2. The Bureau may issue directives to City Councils regarding the utilization of land charges other than those specified under sub-article (1) of this Article.

28. *Transfer of Holdings made after the Comming into force of the Proclamation*

1. Any transfer of land holding made in accordance with the decree of a court of law by a City Council in the towns classified under grades one and two between December 23, 1993 and the effective of these Regulations shall be administered on lease.

2. The lease price shall be as provided for under Art. 22 (3) of these Regulations.

29. *Penalty*

1. Whosoever violates or obstructs the implementation of these Regulations or relevant directives shall be punishable under the Penal Code.

2. Whosoever poses as a lawful land holder on account of false documents or makes use of such documents to defraud others or commits similar other unlawful acts shall also be punishable.

30. Akkaataa Qajeelfama Baasuu fi Bakka Bu'insaa

- 1. Koreen hojii raawwachiistuun dambii kana sirritti hojiirra Oolchuuf qajeelfamoota baasuu ni danda'a.
- 2. Koreen hojii raawwachiistuun aangoosaa akkuma barbaachisumaatti bakka bu'ummaadhaan guutumatti yokiin hanga tokko Biroof kennuu ni danda'a.

31. Dambii Hojiirra Ooluu hindandeenye.

Dambiin yokiin qajeelfamna yokiin haalli hojii dambii kanaan wal-faallessu kamiyyuu dhimmoota kana keessatti tuqamamirratti hojiirra, Ooluu hindanda'u.

32. Yeroo Dambichii Itti Ragga'u. Dambiin kun Waxabajjii 14/1987 jalaqabee kan ragga'e ta'a.

Finfinnee Hagayya 14/1987  
Kumaa Dammaqsaa  
Pireezidaantii Mootummaa  
Naannoo Oromiyaa

፩. መመሪያ ስለማውጣት

- ፩. ይህንን ደንብ በሚገባ በሥራ ላይ ለማዋል ሥራ አስፈጻሚ ኮሚቴው መመሪያዎችን ለማውጣት ይችላል ።
- ፪. ኮሚቴው እንዳስፈላጊነቱ ሥልጣኑን በውክልና በሙሉ ወይም በከፊል ለቢሮው ለመስጠት ይችላል ።

፪. ተፈጻሚነት ስለማይኖራቸው ሕጎች ፡

ይህንን ደንብ የሚቃረን ማናቸውም ደንብ ወይም መመሪያ ወይም አሥራ ራራ ፡ በዚህ ደንብ ውስጥ በተመለከቱት ጉዳዮች ላይ ተፈጻሚነት አይኖረውም ።

፫. ደንቡ የሚጸናበት ጊዜ

ይህ ደንብ ከዛሬ ሰኔ ፲፬ ቀን ፲፱፻፺፯ ፳፯ ዓ.ም ጀምሮ የጸና ይሆናል ።  
ፈንፈኔ ነሐሴ ፲፬ ቀን ፲፱፻፺፯ ዓ.ም  
ከ.ማ ደመቅሣ  
የኦሮሚያ ክልላዊ መንግሥት  
ፕሬዚዳንት

30. Power to Issue Directives

- 1. The Executive Committee shall have the power to issue directives for the proper implementation of these Regulations.
- 2. Where necessary, the Committee may delegate its powers in part or whole to the Bureau.

31. Inapplicable Laws

Regulations, directives or practices which are inconsistent with these Regulations shall not apply with respect to matters provided for in these Regulations.

32. Effective Date

These Regulations shall enter into force as of the 21st day of June 1995.

Done at Finfine, this 21st day of August 1995.

KUMA DEMEKSA  
PRESIDENT OF THE REGIONAL  
STATE OF OROMIA

Gooree Sadarka Magaalotaa

Godina Sadarkaa Magaalaa	Shawaa Bahaa	Shawaa Dhihaa	Shawaa Kaabaa	Arsii	Baalee	Booranaa	Wallaggaa Baha	Wallaggaa Dhihaa	Jimma	I/Abbaa Boora	Harargee	Harargee Dhihaa	
Sadarkaa 1ffaa	Adaamma	Sabbata							Jimma				
	Bushooftuu	Alam ganaa											
	Dukam	Buraayyuu											
	Mojoo												
	Shaashmannee												
Sadarkaa 2ffaa	Zuwaayi	Ambo	Fichee	Asallaa	Roobe	Moyyaalee	Naqamte	Gimbi	Aggaaroo	Mattuu	Haroomaayaa	Giro	
	Wonjii Gafarsaa	Waliso	Sandaafa	Dheeraa				Dambi Doolloo		Baddallee			
	Matahaaraa	Giincii	Garba Gurraachaa										
		Hoolota											
		Tulu Boolloo											
Sadarkaa 3ffaa	maqii	Baakkoo	Caancoo	Roobee	Goobba	Nageellee Booranaa	Shaambuu	Najjoo	Limmu Gannat	Coora	Funyaan Bira	Baddeessaa	
	walancittii	Gudar	Dabra Tsiggee	Abboomsaa	Dodolaa	Hagara Maariyam	Sibuu Siree	Mandii		Yaayyuu	Dadar	Galamsoo	
	Arsii Nageelle	Addis Alam	Shanoo	Hurrutaa	Adaabbaa	Kibra Mangist	Arjoo			Hurumuu	Kombolcha	Hirna	
	Bulbulaa	Ijaajjii	Mukaxurrii	Boqoojjii	Ginniir	Yaabelloo				Tobbaa	Calanqo	Macharaa	
	Alamxeenaa	Geedoo	Baakkoo	Kofalee		Shaakkisoo				Goree		Mi'eesoo	
	Awash Malkaasaa			Itayyaa									
				Asaasaa									
				Qoree									
				Diksiis									
				Saaguree									
Sadarkaa 4ffaa	Adammii Tulluu	Ammayyaa	Gobaa Tsiyoon	xichoo	Agaarfaa	Meeggaa	Fincaa'aa	Mugii	Cacaa	Qumhaabee	Baddannoo	Asaboot	
	Qooqaa	Tajji	Alidooroo	Booruu Jaawwii	Diinshoo		Oborraa	Gidaamii	Yebbuu	Dambii	Harawaaca		
	Kuyyaraa		Ejeree	Mararoo	Jaarraa (Golulcha)		Jaarree	Biiraa	Saqa	Gachii	Guraawa		
	Ajjee		Hambisoo	Agultee	Mannaa		Goorii	Qaagee	Sheekii/Dedoo		Fadiis (Bokkoo)		
				Silxaanaa	Gooroo		Galiilaa	Gullisoo	Sarbo		Qarsaa		
				Collee	Gaasaraa		Haratoo	Ennaangoo	Shabee				
				Arbooyyee			Ayyaanaa	Guddattuu	Sokorruu				
				Balee			Alamtafarii	(Guddoo)	Asandaaboo				
				Addallee				Bubbee					
				Qarsaa									
			Qoree										

በክልሉ የሚገኙ ከተሞች ደረጃ ዝርዝር

ሆን/የከተማ ደረጃ	ምሥ/ሸዋ	ምዕ/ሸዋ	ሰሜን ሸዋ	አርሲ	ባሌ	ቦረና	ምሥ/ወለጋ	ምዕ/ወለጋ	ጁማ	አሉ ባቡር	ምሥ/ሀረርጌ	ምዕ(ሀረርጌ)
1ኛ ደረጃ	አዳማ ቡሽፍቱ ዳካም ሞጁ ሻሸመኔ	ሰበታ ዓለም ገና ቡራዩ							ጁማ			
2ኛ ደረጃ	ዝዋይ ወንጌ ገረርሻ መተሀራ	አምቦ ወሊሶ ጊንጭ ሆለታ ቲሉ ቦሎ	ፍቺ ሰንዳፋ ገርባ ጉራቻ	አሰላ ዴራ	ሮቤ	ሞያሌ	ነቀምቲ	ጊምቢ ደምቢ ዶሎ	አጋሮ	መቱ በደሌ	ሀርማያ	ጭሮ
3ኛ ደረጃ	መቂ ወለንጨቲ አርሲ ነገሌ ቡልቡላ ዓለም ጤና አዋሽ መልካሳ	ባኮ ጉደር አዲስ ዓለም ኦጃጂ ጌዶ	ጫንጮ ደብረ ጽጌ ሸኖ መከ ጡራ ባኩ	ሮቤ አቦምሳ ሁፋታ ቦቆጂ ኮራሌ ኢተያ አሳሳ ቆራ ዲክሲስ ሣተራ ጉቤሳ አዋሽ መልካሳ	ጉባ ዶዶላ አዳባ ጊኒር	ነጌሌ ቦረና ሀገረ ማርያም ከብሪ መንገድ ደቤሎ ሻኪሶ	ሻምቡ ሲቡ ስራ አርጆ	ነጆ መንዲ	ሲ.መ. ገነት	ጉራ ያዩ ሁሩመ ቶባ ጮራ	ፋኛን ቢራ ደደር ኮምቦልቻ	በደሳ ገለምሶ ሂርና መቻራ ሚኤሶ
4ኛ ደረጃ	አዳሚ ቲሉ ቆቃ ኩዩራ አጂ	አመያ ተጂ	ጉሃጽዮን አሲዶሮ ኤጄራ ሃምቢሶ	ጢቾ በሩጃዊ መረሮ አጉልተ ሰልጣና ጮሌ አርቤ ጃጂ በሊ አደሌ ቀርሳ ቆራ	አጋርፋ ዲንሾ ጋስራ ጃራ/ጉልልቻ መና ጉሮ	ሚጋ	ሬንጫ አቦራ ጃራ ጎራ ገለላ ሀረቶ አያና ዓለም ተራራ	መጊ ጊዳሜ ቢራ ቃቄ ጉሊሶ አናንጎ ጉደቱ ጉዶ ቡቤ	ጨጫ የቡ ሰቃ ሺኪ/ዴዶ ሰርቦ ሸቤ ሰኩሩ አስንዳቦ	ቀምባቤ ደምቢ ገቺ ጎራ ሞጫ ግራዋ ቀርሳ ረደብ/ባኩ/	በደኖ ጎራ ሞጫ ግራዋ ቀርሳ ረደብ/ባኩ/	አሰቦት

ገጽ 12 ነገር ሀገር ነገር



Town Grading in the Oromia Region

Zone	East Shoa	West Shoa	North Shoa	Arsi	Bale	Borana	East Walagaa	West Walagaa	Jimma	Iubabora	East Hararghe	West Hararghe	
Category 1	Adama	Sebeta							Jimma				
	Bushoftu	Alemgena											
	Dukem	Burayu											
	Modjo												
	Shashamene												
Category 2	Ziway	Ambo	Fiche	Asela	Robe	Moyale	Nekemte	Gimbi	Agaro	Metu	Haromaya	Chiro	
	Wonji gefersa	Weliso	Sendafa	Dera				Dembidolo		Bedele			
	Metehara	Ginehi	Gerba Guracha										
		Holota											
		Tulu Bolo											
Category 3	Meki	Bako	Chancho	Robe	Goba	Negie Borena	Shambu	Nejo	LimuGenet	Gore	Funganbira	Bedessa	
	Welenchiti	Guder	Debre Tsige	Abomsa	Adaba	Hagere Mariam	Sibusire	Mendi		Yayu	Deder	Gelemso	
	Arsi Negele	Addis Alem	Shemo	Huruta	Ginir	Kibre Mebgist	Arjo			Toba	Kombolcha	Mechara	
	Bulbula	Ejaji	Muke Turi	Bokoji	Dodola	Yabelo				Chora	Chelenko	Messo	
	Alem Tena	Gedo	Bako	Kofele		Shekiso				Hurumu		Hirna	
	Awash Melkasa			Eteya									
				Asasa									
				Kore									
				Diksis									
				Segure									
Category 4	Adami Tulu	Ameya	Gohatsion	Ticho	Agarfa	Mega	Fincha	Mugi	Chacha	Kumbabe	Bedeno	Asebot	
	Koka	Taji	Alidoro	Borujawi	Dinsho		Obora	Gidami	Yebu	Dembi	Harawacha		
	Kiryera		Ejere	Merero	Gesera		Jare	Bira	Saka	Gachi	Girawa		
	Ajje		Hambiso	Agulte	Jara Gelolcha		Gori	Kake	Sheki (Dedo)		Kersa		
				Seltena	Mana		Gelila	Guliso	Sarbo		Fedis (Boko)		
				Chole	Gore		Hareto	Enango	Shabe				
				Arbouejaji			Ayana	Gudatu Godo	Sekoru				
				Bale			Alamteferi	Bube	Asendabo				
				Adale									
				Karsa									
			Kore										

AKKAATAA CAALBAASIIN LIIZII ITTI RAAWWATAMU

1. **Koree Raawachiistuu Caalbaasii**
  1. Caalbaasii Liizii Raawaachiisuuf koreen midhaabbata.
  2. Magaalota waajjira Bulchiinsa Magaalaa (Municipality) qaban keessatti miseensonni korichaa.
    - a) Dura taa'aan mana maree Aanaa—walitti qabaa.
    - b) Dura taa' aan bulchiinsa magaalaa — I/A/ walitti qabaa.
    - c) Hogganaan damee Misooma diinagdee Bulchiinsa Aanaa—miseensa.
    - d) Hogganaan kutaa Bulchiinsa lafa magaalaa — Miseensa.
    - e) Hogganaan kutaa teekniikaa Bulchiinsa magaalaa barreessaa fi miseensa.
  3. Magaalota waajjirri bulchiinsa magaalaa itti hindhaabbatinitti miseensotiin korishaa
    - a) Bakka bu'aan Bulchiinsa Aanaa—walitti qabaa.
    - b) Bakkaa bu'aan Magaalaa — Miseensa.
    - c) Bakkaa bu'aan Biuroo bojjii fi Misooma magaalaa (Ogeessa teekniikaa) — barreessa fi Miseensa.
  4. Magaalota bummi — namaa ittii hinjajjabaatinitti qajeelchi hojii fi misooma magaalaa kan godinaa ogeessota ni ramada. caalbaasiidhaafis haala dursii ni mijjeessa.
  5. Keewwatoota Xixiqqoo kaanaa olii keessatti wanni ibsame jiraatus magaalaa Jimmaa malee caalbaasiin iddoo magaalota sadarkaa lffaa irratti ibsamani kan adeemsisamu Koree addaa kan koree hojii rawwachiistuu ramaduun ta'a. Caalbaasichi korichaan kan ta'u magaalaa Aanaa iddichi itti argamutti ta'ee kan bana, muu fi murtee argatu waajjira Caffee Oromiyaa keessatti ta'a.

አባሪ ፪

- ፩. የሊዝ ጨረታ አሰጻጻም
- ፪. የሊዝ ጨረታ አስፈጻሚ ኮሚቴ
- ፫. የሊዝ ጨረታን ለማስፈጸም ኮሚቴ ይቋቋማል ።
- ፬. ማዘጋጃ ቤት ባለባቸው ከተሞች ኮሚቴው የሚያቅፋቸው አባላት፡
  - ሀ) የወረዳ ምክር ቤት ሊቀ መንበር
- ፭. ማዘጋጃ ቤት ባለባቸው ከተሞች ኮሚቴው የሚያቅፋቸው አባላት፡
  - ሀ) የወረዳ ምክር ቤት ሊቀ መንበር
  - ለ) የከተማው አስተዳደር ሹም ምክር ቤት
  - ሐ) የወረዳው አስተዳደር የኢኮኖሚ ል/ዘርፍ ኃላፊ -- አባል
  - መ) የከተማው አስተዳደር የቦታ አስተዳደር ክፍል ኃላፊ አባል
  - ሠ) የከተማው አስተዳደር ቱክኒክ ክፍል ኃላፊ -- አባልና ጸሐፊ
- ፮. ማዘጋጃ ቤት ባልተቋቋመባቸው ከተሞች ኮሚቴው የሚያቅፋቸው አባላት፡
  - ሀ) የወረዳው አስተዳደር ተወካይ --- ሰብሳቢ
  - ለ) የከተማው አስተዳደር ተወካይ --- አባል
  - ሐ) ከሥራና ከተማ ልማት መምሪያ ተወካይ የቱክኒክ ባለሙያ -- አባልና ጸሐፊ ።
- ፯. የሰው ኃይል ባልተጠናከረባቸው ከተሞች የኮን ሥራና ከተማ ልማት መምሪያ ባለሙያዎችን ይመድባል፡ ለጨረታም ቅድመ ሁኔታዎችን ያዘጋጃል ።
- ፰. ከዚህ በላይ ባሉት ገደብ አገባቶች የተገለጸው ቢኖርም ከጅም በስተቀር በገጽ ደረጃ ላይ የተጠቀሱት ከተሞች የቦታ ጨረታ የሚከፈሉ የሥራ አስፈጻሚ ኮሚቴ በሚሰይሙው ልዩ ኮሚቴ ይሆናል ።

ANNEX 2

The Administration of Lease by Tender

1. **Lease Administration Committee**
  1. A committee shall be organized to execute lease bids.
  2. Where a town has a City Council, the following shall be members of the committee:
    - a) Chairman of the Woreda Council — Chairman
    - b) Administrator of the town — Vice Chairman
    - c) Chief of the economic sector for the Woreda Council—member.
    - d) Head of the council's land administration section — member
    - e) Head of the city council & technical section — member and secretary.
  3. Where a town does not have a city council, the following shall be members of the committee:
    - a) Representative of the Woreda Council — Chairman
    - b) Representative of the town Administration —member
    - c) Technical staff, representing works and Urban Development Department of the Zone—member and Secretary.
  4. The zonal works and Urban Development Department shall facilitate the tender by assigning the required personnel where a town does not have adequate manpower to conduct the same.
  5. Notwithstanding the provisions of the preceding sub-articles and with the exception of the town of Jimma, tenders for all other towns categorized under grade one shall be administered by a special committee to be set-up by Executive Committee.

2. Aangoofi Hojii Koree Caalbaasii

1. Koreen dhaabbate akkaataa la-  
bsichaa, dambii fi qajeelfamo-  
otaatiin hojjisaa ni raawwata.
2. Billeettaa (sanadii) Caalbaasii  
ni qopheessa.
3. Sa'aatii, guyyaafi iddoo caal-  
baasichi itti bahuufi itti bana-  
mu ni murteessa.
4. Beeksisa caalbaasii baasee yoo  
xiqqate, guyyaa 15 iif iddoo ifa  
ta'amittii akka maxxanfamu ni  
godha.
5. Caalbaassattoota galmeessee bi-  
lleettaa caalbaasichaa ifaafi lo-  
ogii malee ni gurgura.
6. Gatiin billeetaa caalbaasichaa  
qarshii 50 (shantama) gadi  
ta'uu hin qabu.
7. Korichi caalbaasattoota dorgo  
msiisee, moo'ataafi eeggataa  
erga file hooda, waliigalteen  
akka raawwatamu murtee qa-  
boo yaa'ichaa bulchiinsa mag-  
gaalaatiif ni erga.
8. Haalli barbaachisaa ta'e kan  
biraa qajeelfama Biirtoon ba-  
asuum ibsama.

3. Akkaataa raawwatiinsa Caalbaasichaa

1. Caalbaassataan kambiiyyuu bil-  
leetaa caalbaasii erga bite bo-  
da, gatii liizichaa kooppii la-  
maan guutee Envalooppii hap-  
peedhaan cufameen dhiyeessa.
2. Saayit pilaaniin iddoo caalb-  
aasiidhaaf dhiyaatu hal'ina'ba-  
kkaa, sadarkaa, tajaajilaa fi  
bifa ijaarsaa kan ibsu ta'ee bu-  
lchiinsa magaalatiin qophaa-  
yee koreedhaaf ni dhiyaata.
3. Caalbaassattoonni billeettaa ca-  
albaasichaa guutanii gatii dhi-  
yeessanirraa %1 (dhibba kees-  
saa harka tokko) baankiirraa  
yokiin dhaabbata waabiirraa  
(*inshuraansii*) waabummaa ca-  
albaasii kan kabachiisu bille-  
etticha wajjin walitti qabsii-  
suu qabu.
4. Caalbaasichi, Caalbaassattoonni  
yokin bakaa bu'Oonni seeraan  
bakka buusaman bakka arga-  
manitti akkuma beeksisichar-  
ratti ibsametti ifatti ni banama.

፪. የጨረታ ኮሚቴ ሥልጣንና ተግባር

- ሀ. የተሰየመው ኮሚቴ በአዋጁ ፣  
በደንብና በመመሪያዎች መሠ-  
ረት ሥራውን ያከናውናል ።
- ቁ. የጨረታውን ሰነድ ያዘጋጃል።
- ር. ጨረታው የሚወጣበትንና የሚ-  
ከፈትበትን ሰዓት ቀንና ቦታ  
ይወስናል ።
- ፩. የጨረታ ማስታወቂያ አውጥቶ  
በደንብ ለአሥራ አምስት ቀናት  
ግልፅ በሆኑ ቦታዎች ላይ እንዲ  
ለጠፍ ያደርጋል ።
- ፪. ተጫራቾችን መዝገብ የጨረታ  
ሰነድን በግልጽና አድልዎ በሌ-  
ለበት ሁኔታ ይሸጣል ።
- ፫. የጨረታ ሰነዱ ዋጋም ከፃምሣ  
ብር ያላነሰ ይሆናል ።
- ፬. ኮሚቴው የቀረቡትን ተጫራ-  
ቾች አወዳዳሪ አሸናፊውንና  
ተጠባባቂውን ከመረጠ በኋላ  
ውሎ እንዲፈጸም የውሳኔውን  
ቃል ገብቶ ለከተማው አስተዳ-  
ደር ይልካል ።
- ፭. ሌሎች አስፈላጊ ሁኔታዎች  
ቢሮው በሚያወጣው ዝርዝር  
መመሪያ ይገለጻሉ ።

፫. የጨረታ አረገጭ ፣

- ሀ. ማንኛውም ተጫራቾች የጨረታ  
ሰነድ ከገዛ በኋላ የሊዝ ዋጋውን  
በሁለት ኮፒ ሞልቶ በሰም ስታ-  
ሽገ ኤንቨሎፕ ያቀርባል ።
- ቁ. ለጨረታው የሚቀርበው ቦታ  
ሳይት ፕላን የቦታ ስፋት ሳይረጃ  
አገልግሎትና የግምባታ ዓይ-  
ነት የሚገልጽ ሆኖ በከተማው  
አስተዳደር ተዘጋጅቶ ለኮሚ-  
ቴው ይቀርባል ።
- ር. ተጫራቾች የጨረታ ሰነዱን  
ሞልተው ከባንክ ወይም ከመድን  
ድርጅት የጨረታ ማስከበሪያ  
ዋስትና ከሚያቀርቡት ዋጋ  
ከመቶ አንድ (፩) ከሰነዱ ጋር  
ማያያዝ ይኖርባቸዋል ።
- ፩. ጨረታው ተጫራቾች ወይም  
ሕጋዊ ወኪሎቻቸው በተገኙበት  
በጨረታው ማስታወቂያ ላይ  
በተገለጸው ቀን በግልጽ ይከፈ-  
ራል ።

2. Duties and Responsibilities of the Committee

1. It shall perform its duties in  
accordance with the Proclama-  
tion, these Regulations and the  
directives to be issued in line  
with them.
2. It shall prepare bid documents.
3. It shall fix the place, date and  
time of the announcement and  
opening of bids.
4. It ascertains that the bid ann-  
ouncement shall remain open  
to public for a minimum of 15  
days.
5. It registers bidders and sells  
bid documents without any  
discrimination and limitation.
6. The price of each bid docu-  
ment shall not be less than  
Birr Fifty.
7. It shall send the names of the  
winners and reserve of the ten-  
der, along with its minutes, to  
the concerned city council  
where the contract of lease is  
to be signed.
8. Other requirements shall be  
specified in the directives to  
be issued by the Bureau.

3. Tender Execution

1. The bid document shall be  
filled in two copies and sub-  
mitted in a waxed sealed enve-  
lop by each bidder.
2. The city council shall prepare  
the site plan, area, grade and  
the intended service of the  
land.
3. All bidders shall provide a bid  
bond amounting to one per  
cent (1%) of their offer ei-  
ther from a bank or any other  
financial institution.
4. The bid shall be opened on a  
previously announced date in  
the presence of the bidders or  
their legal representatives.

- 5. Warra caalbaasichaan moo' amanif maallaqni caalbaasichu kabachiisuruf qabalisan enna-adhuma sana doobi'aaf.
- 6. moo'attoota caalbaasichaa keessas kanaan warqaan ragaa Investimantitiifii hayyammii hojii kan yeroodhaa issaa barbaachisu yeroo gabarbaa keessatti qaamota dhimmi ilaalurras dhabeessuuf dirqama qaban.

- ሸ. በግብርናው ስርዓት ለግብርናው ስርዓት ያስፈልጉትን ገንዘብ ወዲያው ይመለስላችኋል ።
- ፯. የግብርናው አገልግሎት ከሆኑት መካከል የኢንቨስትመንት ስርዓት ስርዓትና ጊዜያዊ የሥራ ፈቃድ የሚያስፈልጋቸው ከሚመለከታቸው አካላት በአጭር ጊዜ ውስጥ የማቅረብ ገደብ አለባቸው ።

- 5. The bid bond shall be returned to the losers without delay.
- 6. In case a winner is required to obtain an investment certificate or a temporary work permit of the intended project, he shall produce the same without delay.

Jaarmayaa Maxxansaa Birhaaninnaa Salaam  
 ብርሃና ሰላም ግብርና ድርጅት ።  
 Berhanena Selam Printing Enterprise