

Waggaa 4ffaa Lok 1
 ስንድ ዓመት ቁጥር ፩
 4th year No. 1



Finfinnee, Sadaasa 30/1988
 ልንገገገ ሕዳር ፱ ቀን ፲፱፻፹፮
 Finfine, 10th December 1995

MAGALATA OROMIYAA

መ ገ ለ ተ ኦ ሮ ሚ ያ

MEGELETA OROMIA

Gatiin Tokkoo 1.20 የገደብ ዋጋ » Unit Price »	Too'annaa Caffee Mootummaa Naannoo Oromiyaatiin Kan Bahe በኦሮሚያ ክልላዊ መንግሥት ም/ቤት ተጠባባቂነት የወጣ	Lakk. S. Poostaa 101769 የፖ. ሣ. ቁጥር » P.O. Box »
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QABEENTAA
DAMBII LAKKOOFSA 2/1988
DANBII IDOOWWAN MAGAALAA
KANNEEN SEERAAN QABAMANII
IJAARSI IRRATTI HIN
JALQABAMIN, YEROO IJAARSAATHI
FI IDDOO YEROO DHAAF KENNAMU
MURTEESSUUF BAHE
 Fuula 1

ግ ው ጫ
ደንብ ቁጥር ፱/፲፱፻፹፮
በኢትዮ ስድስት ዓመት ግንባታ ያል
ተጀመረባቸው የከተማ ቦታዎችን የግንባ
ባታ ጊዜንና በጊዜያዊነት የሚሰጠውን
ቦታ ለመወሰን የወጣ ደንብ
 ገጽ ፩

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REGULATIONS No. 2/1995
REGULATIONS TO DETERMINE
THE LAWFULLY HELD BUT
UNUTILIZED URBAN LANDS,
CONSTRUCTION PERIOD AND THE
SIZE OF LAND THAT MAY BE
TEMPORARILY GRANTED
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Labsii lafa magaalaa liiziidhaan qabuuf baye lakk. 80/1986 tiin dura iddoowwan magaalaa haala adda addaatiin namootaaf kennaman ijaarsi otoo irratti hin jalqabamin yeeroo dheeraa waan turaaniif;

Iddoowwan ijaarsaaf ykn hojiiwwan adda addaatiif armaan dura kennaman bal'ina lafaatii fi sadarkaa pilaanii magaalatiin kan wal hin simanne waan ta'aniif; gama biraatin immoo, Kaapitaalli ijaarsaaf qabame ijaarsa xumursiisuuf kan hin geenye ta'uun isaa waan mirkanaayceef;

Hojiiwwan magaalaa keessatti dhaabbatumaadhaan lefti kannamuuf hin qabne waan jiramaniif;

Lafa magaalaa qusannoodhaan pirojektoota ykn hojiiwwan ummataaf faayida kennaniif akka oolan gochuun barbaachissa ta'ee waan argameef;

የከተማ ቦታን በሊዝ ለማስያዝ አዋጅ ቁጥር ፱/፲፱፻፹፮ ከመውጣቱ በፊት የከተማ ቦታዎች በልዩ ልዩ ሁኔታዎች ተሰጥተው ግንባታ ሳይጀመርባቸው ረጅም ጊዜ በመቆየት፤

ከአሁን በፊት ለግንባታ ሥራ የተሰጠው ቦታ ከከተማው ማስተር ፕላን ጋር የማይጣጣም በመሆኑ፤ በሌላ በኩል ለግንባታው ሥራ የተያዘው ካፒታልም ግንባታውን ለማስጨረስ የማይበቃ መሆኑ በመረጋገጡ፤

ከተማ ውስጥ የመሥሪያ ቤቶች በቋሚነት ሊሰጣቸው የማይገቡ ፕሮጀክቶች ተሰጥተው በመገኘታቸው፤

የከተማ ቦታዎችን በተጠባ ለሀብረተሰቡ ጥቅም ለሚሰጡ ፕሮጀክቶች ወይም ሥራዎች ግጥም አስፈላጊ ሆኖ በመገኘቱ፤

WHEREAS construction works have not commenced for many years on urban lands that were granted, in various ways, prior to the enactment of the Urban Lands Lease Holding Proclamation No. 80/1993;

WHEREAS some of the lands are found not to have been granted in line with master plans of towns; on the other hand it is proved that the capitals allotted do not cover the cost of construction works;

WHEREAS it has also been found out that some lands were granted permanently to projects that do not deserve to be so in the urban areas;

WHEREAS it has been deemed necessary to efficiently employ urban lands to projects or works that would best serve the populace;

Ijaarsi yeroo murtaaye keessatti xumramee tajaajila kennuu akka danda'u gochuuf dambiin kun bahee jira.

1. Mata Duree Gabaabaa

Dambiin kun "Iddowwan magaalaa kanneen seeraan qabamanii ijaarsi irratti hin jalqabamin, yeroo ijaarsaatii fi iddoo yeroodhaaf kennamu murteessuuf dambii bahe lak. 2/1988" jedhamee waamamuu" ni danda'a.

2. Abbaa Taayitaa Labsii kana Boase Koree Hojii Rawwachiisuun Caffee Mootummaa Naannoo Oromiyaa aangoo Heera Mootummaa naannoo Oromiyaa keewwata 54(6)n kennameefiin Dambii kana baasee jira.

3. Hiikkaa Akkaataan jechi kun hojiirra itti Oolu hiikkaa biraa kan kennisiisuuf yoo ta'e malee dambii kana keessatti:

1. "Labsii" jechuun labsii lafa magaalaa liiziidhaan qabuuf baye lakkoofsa 80/1986 jechuudha.
2. "Mootummaa Naannoo Oromiyaa" jechuun Mootummaa akkaataa Heera Mootummaa Naannoo Oromiyaatiin hundeeffame jechuudha.
3. Jechoonni "Iddoo magaalaa", "magaalaa", "sadarkaa iddoo", "kiraa", "Biiroo" fi "Nama" jedhaman akkuma barbaachi summaa isaaniitti labsichaan ykn dambii lafa magaalaa liiziidhaan keennuu, fi kiraadhaan bulchuuf baye lakk. 1/1987n (Dambii liizii) hiikkaa kennameef ni qabaatu.
4. "Iddoo magaalaa kan karaa seeraatiin qabame" jechuun lafa magaalaa labsichaan" dura waraqaan ragaa abbaa qabeenyuma, pilaanii fi hayyamni ijaarsaa qaama dhimmi illaa luun kennameef jechuudha.
5. "Koree hojii raaw'achiistuu" jechuun koree hojii raw'achiistuu Caffee Mootummaa Naannoo Oromiyaati.

4. Iddoo Magaalaa kanneen Seeraan Qabamanii Ijaarsi Irratti Hin Jalqabamin

1. Qabiyyeen lafa magaalaa kan maastar pilaanii magaalatiin wal hin simanne ykn seeraan ala kan qabame kamiyyuu fudhatama hin qabaatu.

የግንባታ ሥራዎች በተወሰኑ ጊዜያት ውስጥ ተጠናቀው አገልግሎት መስጠት እንዲችሉ ለማድረግ ይህ ደንብ ወጥቷል ።

፩. አጭር ርዕስ

ይህ ደንብ በጸሐፊዎች ክልል በሀገራዊ መንገድ ተይዘው የግንባታ ያልተጀመረባቸውን የከተማ ቦታዎችን ፣ የግንባታ ጊዜንና በጊዜያዊነት የሚሰጠውን ቦታ ለመወሰን የወጣ ደንብ ቁጥር ፪/፲፱፻፹፮ » ተብሎ ሊጠቀስ ይችላል ።

፪. አውጪው ባለሥልጣን

የአሮሚያ ክልላዊ መንግሥት ሥራ አስፈጻሚ ኮሚቴ በአሮሚያ ክልል ህገ መንግሥት አንቀጽ ፶፬/፳/ቡ ሰጠው ሥልጣን መሠረት ይህን ደንብ አወጥቷል ።

፫. ትርጉም

የቃሉ አገባብ ሌላ ትርጉም የሚያሰጠው ካልሆነ በስተቀር በዚህ ደንብ ውስጥ ፡

- ፩. «አዋጅ» ማለት የከተማ ቦታን በኪራይ ስለመያዝ የወጣ አዋጅ ቁጥር ፹/፲፱፻፹፯ ነው ።
- ፪. «የአሮሚያ ክልላዊ መንግሥት» ማለት በአሮሚያ ክልል ሕገ መንግሥት መሠረት የተቋቋመ መንግሥት ነው ።
- ፫. «የከተማ ቦታ» ፣ «ኪራይ» ፣ «ቢሮ» እና «ሰው» የተባሉት ቃላት እንደ ሁኔታው በአዋጁ ወይም በአሮሚያ ክልል የከተማን ቦታ በሊዝ ስለመስጠትና በኪራይ ስለማስተዳደር በወጣው ደንብ ቁጥር ፩/፲፱፻፹፯ መሠረት የተሰጣቸው ትርጉም ይኖራቸዋል ።
- ፬. «በሀገራዊ መንገድ የተያዘ የከተማ ቦታ» ማለት ከአዋጁ በፊት ጉዳዩ በሚመለከተው አካል የይዞታ ምስክር ወረቀት የቦታ ካርታና የግንባታ ፈቃድ የተሰጠው ነው ።
- ፭. «ሥራ አስፈጻሚ ኮሚቴ» ማለት የአሮሚያ ክልላዊ መንግሥት ሥራ አስፈጻሚ ኮሚቴ ነው ።

፬. በሀገራዊ መንገድ ተይዘው የግንባታ ሥራ ስላልተጀመረባቸው የከተማ ቦታዎች

፩. ከከተማው ግንባታ ጥገና ጋር የማይጣጣም ወይም ከሌላ ውጭ የተያዘ ግንኛውም የከተማ ቦታ ይዞታ ተቀባይነት አይኖረውም ።

WHEREAS these Regulations have been issued to enable projects to become functional as initially desired.

1. Short Title

These Regulations may be cited as the "Regulations to Determine the Lawfully Held But Unutilized Urban Lands, Construction Period and the Size of Land that May be Temporarily Granted in the Oromia Region No. 2/1995"

2. Issuing Authority

The Executive Committee of the Oromia Regional State has issued these Regulations by virtue of the authority vested in it under Article 54(6) of the Constitution of Oromia Regional State.

3. Definitions

In these Regulations, unless the context otherwise requires:

1. "Proclamation" means the Urban Lands Lease Holding Proclamation No. 80/1993.
2. "Oromia Regional State" means the state established in accordance with the Constitution of the Oromia Regional State.
3. "Urban Land", "rent", "Bureau" and "person" shall have the meanings assigned to them under the Proclamation or the Oromia Region Urban Lands Lease and Rent Holding Regulations No. 1/1995 as appropriate.
4. "lawfully held urban land" means land for which a title-deed, a cite plan and construction permit have been issued by the appropriate body.
5. "executive committee" means the Executive Committee of the Oromia Regional State.

4. Lawfully Held but Unutilized Urban Lands

1. Urban land holding which is incompatible with a master plan of a town or unlawfully held shall be of no effect.

2. Iddoon magaalaa karaa seera-
atiin qabamee ijaarsi ji'a Eblaa
bara 1985 hanga dhorkametti
odoo hin jalqabnin kan ture:-

- a) Yeroon ijaarsa jalqabuuf
seeraan ykn qajeelfamaan
murtaaye kan dabre yoo
ta'e lafti mootummaf ni
deeb'a.
- b) Yeeroon ijaarsa jalqabu-
uf seeraan ykn qajeelfa-
maan murtaaye kan hin
dabarre yoo ta'e lafti
mootummadhaaf deebi'ee
bahijn lafa fudhachuuf,
gibiraa fi lafa kana ilaal-
chisee bulchiinsa magaa-
laatiif kafalan kan biraa
abbaa qabiyyeetiif ni de-
ebi'a.

3. Akkaatas keewwata kana ke-
ewwata xiqqaa 2 (a) fi (b)
irratti ibsameen lafa mootum-
maaf deebi'urratti meeshaan
ijaarsaa ykn ijaarsi pirojekti-
chaa ykn hojii bayyamameen
ala adeemsifamee yoo jiraate
abbaan qabeenyaa haatii lama
keessatti akka kaasuu ta'ee
yoo kaasuu baate bulchiinsi
magaalaa kaasee bayii kansuuf
baase abbaan qabeenyaa yeroo
gabaabaa keessatti akka kafaluu
ykn qabeenyicha caalbaasiidha-
an gurguree baka buufachuuf
marga ni qabasta.

5. Bal'ina Qabiyyee Lafa Magaalaa

1. Bal'inni qabiyyee lafa magaa-
laa haala pirojektii fi kaap-
itaala ijaarsaaf ykn hojiif
ramadamuun kan murtaa'uu
ta'a.

2. Bal'ina qabiyyee lafa magaalaa
ilaalchisee haala maaster pila-
aniidhaan wal hin faalleessameen
Biiroon qajeelfama haasuu ni
danda'a.

6. Yeeroo Ijaarsi Itti Xumuramuu Qabu

1. Pirojektii ykn hojii biraa
magaalaa keessatti ijaaraman
ykn hojjetaman hayyana ija-
arsaa yeroo argatanii kaasee
xumuramanii tajajjila yeroo
itti jalqabaa hafe tajajjilaan
fi bal'ina pirojektiiin kan
armanu gadiitti ibsame kan
hin caalle ta'a.

፪. በሕጋዊ መንገድ ተይዘው የግ
ንባታ ሥራ እስከተከለከለበት
ሚያዝያ ወር ፲፱፻፹፮ ዓ.ም
ድረስ ሳይጀመር ከቀረ ፡

ሀ) ግንባታውን ለመጀመር
በሕግ ወይም በመመሪያ
የተወሰነው ጊዜ ያለፈ ከሆነ
ቦታው ለመግገሥት ይመል
ሳል ፤

ለ) ግንባታውን ለመጀመር በሕግ
ወይም በመመሪያ የተወሰነው
ጊዜ ያለፈ ከሆነ ቦታው ለመ
ግገሥት ተመልሶ ቦታውን
ለመወሰድ ፡ ለግብርና ቦታ
ውን በሚመለከት ለከተማው
አስተዳደር የተደረገ ሌላ ዓይ
ነት ከፍተኛ ለባለይዘታው ይመ
ለስለታል ፡

፫. በዚህ አንቀጽ ንዑስ አንቀጽ

፪. /ሀ/አና/ ለ' በተገለጸው መሠ
ረት ለመግገሥት በሚመለስ
መሬት ላይ የግንባታ እቃዎች
ካለ ወይም ከተፈቀደው ፕሮጀ
ክት ወይም ሥራ ውጪ የተካ
ሄደ ግንባታ ካለ ባለይዘታው
በሁለት ወር ጊዜ ውስጥ ይህ
ንጉ እንዲያነሳ ሆኖ ፡ የግንባታ
ከሆነ የከተማው አስተዳደር
አንስቶ ለግንባታ ያወጣው
ወጪ በአቋር ጊዜ ውስጥ እን
ዲከረለው ወይም የተጠቀሰ
ውን ንብረት በጫረታ ሽጦ
ለመተካት መብት ይኖረዋል ፡

፭. የከተማ ቦታ ይዞታ ስፋት

፩. የከተማ ቦታ ይዞታ ስፋት በፕ
ሮጀክቱ ዓይነትና ለግንባታው
ወይም ለሥራው በሚመደብ
ካፒታል የሚወሰን ይሆናል ፡

፪. የከተማ ቦታ ይዞታ ስፋትን
በሚመለከት ከግስተር ፕላን
ጋር በግድቃረን ሀይታ ቢደው
መመሪያ ሊያወጣ ይችላል ፡

፮. ግንባታ መጠናቀቅ ስለለበት ጊዜ

፩. በከተማ ውስጥ የሚገነቡ ፕሮጀ
ክቶች ወይም የሚሠሩ ሥራዎ
ች የግንባታ ፈቃድ ካገኙበት
ጊዜ አንስቶ ተጠናቀው ሥራ
የሚጀምሩበት በአገልግሎት
አይነትና በፕሮጀክቱ ስፋት
ከዚህ በታች ከተገለጸው ጊዜ
የግደባል ይሆናል ፤

2. Where an urban land is law-
fully held but unutilized un-
til construction works were
suspended in April 1993:

a) it shall be reclaimed by
the government where no
construction is commenc-
ed within the time speci-
fied by law or a directive:

b) where the time specifi-
ed by law or directive
has not elapsed, the land
shall be reclaimed by the
Government and the ex-
penses incurred to claim
the land, to pay taxes
and other administrative
fees shall be repaid to the
holder.

3. Where an urban land is re-
claimed by the Government in

accordance with sub-Arti-
cle (2) of this Article, the
holder shall remove the const-
ruction materials or the un-
authorized construction works
on the land within two mon-
ths from the date of notifi-
cation of the reclainer fail-
ling which the city council
may, within a short period of
time, remove the materials
and claim its expenses or sell
the materials by auction to
cover the same.

5. Size of Urban Land Holding

1. The size of an urban land to
be granted shall be subject to
the type of the project and
the amount of capital to be
allocated to it.

2. The Bureau may issue direc-
tives, which shall not be in-
compatible with a master plan
of a town, on the size of ur-
ban lands to be granted.

6. Period of Completion of Construc-
tion Work

1. Depending on the type and
volume of the project, const-
ruction works in towns shall
be completed within the ma-
ximum period specified in
the table herein from the date
of issuance of the work
permit:

- 2. Piroojektiin armaan dura bu'urri isaa hojjetamee osoo hin xumuramin dhaabbate hojiin hafu yeroon itti xumuramu oggeessotaan tilmaamamee yeerco murtaaye keessatti akka xumuramu ofeeggannoon katabbiidhaan akka kennamuuf ni taasisama.
- 3. Keewwata kana keewwata xiqqaa (2) jalatti yeroon kennamu waggaa takko caaluu hin qabu.
- 4. keewwata kana keewwata xiqqaa (1) ykn (2) jalatti yeroo ibsame keessatti ijaarsi yoo xumuramuu baate qabeenyi irratti argame caadbaasiidhaan gurguramee %10 (dhiba keessaa harka kudhan) bulchiinse magaalatiif bifa adabiitiin galii-ta'ee, kan hafe abbaa qabeenyatiif ni deebi'a.

7. Iddoo magaalaa kan yeroodhaaf Kennamu

- 1. Tajaajiloota yokiin piroojektoota armaan gadiitti ibsamaniif iddoon magaalaa yeroodhaaf kontiraataan (kiraadhaan) kennamuu midaadaa'a.
 - a) Qonnaa fi biqiltuu adda addaatiif,
 - b) Hormaata beeyladaatiif,
 - c) Firdisa ykn gabbisa beeyladaatiif
 - d) Gaaraajiif,
 - e) Meeshaa ijaarsaa irratti gurguruuf ykn irratti kuusuu (cirracha, sibilla, muka, ujummoo, bilooketa, shakilaa fi kkf)
 - f) Iddo bilookeeta, ujummoo fi kkf itti oomishaman,
 - g) Lafa dhaksan, cirrachi ykn abbuuni adda addaa qotamee keessaa bahu.
 - h) Bakka Mana socho'u ykn konteeyinera dhaabani itti daldalan ykn meeshaa itti kuusatan,
 - i) Bakka konkolaataawwan irratti dhaaban ykn itti kireessan,
 - j) Bakka ispoortii adda addaa irratti shaakalan,
 - k) Bakka beeksisa ykn mallattoo daldalaa irra dhaaban,

ደ. ከአሁን በፊት መሰረቱ ተገንብቶ ሳይጠናቀቅ የቆመ ፕሮጀክት የሚቀረው ሥራ የሚጠናቀቅበት ጊዜ በባለሙያዎች ተገምቶ በተወሰነ ጊዜ ውስጥ እንዲጠናቀቅ የጽሁፍ ማስጠንቀቂያ ለሚመለከተው ሰው እንዲሰጥ ይደረጋል ።

ደ. በዚህ አንቀጽ ንዑስ አንቀጽ /ዩ/ ሥር የሚሰጠው ጊዜ ከአንድ አመት መብለጥ የለበትም ።

፩. በዚህ አንቀጽ ንዑስ አንቀጽ /ዩ/ ወይም /ዩ/ ሥር በተገለጸው ውስጥ ካልተጠናቀቀ በቦታው ላይ የሚገኘው ንብረት በጨረታ ተሸጦ ፤ በሙቶ /ከሙቶ አሥር/ ለከተማው አስተዳደር በቅጣት መልክ ገቢ ሆኖ የቀረው ለባለይዘታው ይመለሳል ።

7. በጊዜያዊነት ስለሚሰጠው የከተማ ቦታዎች

ደ. ለሚከተሉት አገልግሎቶች ወይም ፕሮጀክቶች የከተማ ቦታ በጊዜያዊነት በኮንትራት ኪራይ ሊሰጥ ይችላል

- ሀ) ለግብርናና ለልዩ ልዩ ተክሎች
- ለ) ለእንስሳት እርባታ ፣
- ሐ) ለእንስሳት ማድለቢያ ወይም ማወራሪያ ፣
- መ) ለጋራሻ ፣
- ሠ) የግንባታ ዕቃዎችን ለመሸጫ ወይም ለማከማቻ ፣ እንደአሽቆ፣ ብረት፣ እንጨት፣ ፕሮፐር፣ ብሎኬት ፣ ሸክላና የመሳሰሉት ፣
- ረ) ብሎኬት ፣ ቧንቧና የመሳሰሉት የማመረቱበት ቦታ ፣
- ሰ) ድንጋይ ፣ አሸቆ ፣ ጠጠር ወይም ልዩ ልዩ ማዕድናት ፣ ተቆፍረው የሚወጡበት መሬት
- ሸ) ተንቀሳቃሽ ቤት ወይም ኮንቲይነር በማስቀመጥ የሚነገድ ቦታ ወይም ዕቃ የሚከማቸው ቦታ ፣
- ቀ) ለተሸከርካሪዎች ማቆሚያ ወይም ማከራያ የሚያገለግል ቦታ

2. Constructions on which foundation works have been completed before the issuance of these Regulation shall receive a written notification on the period of time within which to complete the remaining works on the basis of evaluations to be made by experts.

3. The time of completion to be granted under sub-Article (2) of this Article shall not exceed one year.

4. Where construction work is not completed within the period specified under sub-Article (1) or (2) of this Article, the property on the land shall be sold by auction, ten per cent (10%) of the proceeds shall be retained by the city council by way of penalty and the balance shall be paid to the holder.

7. Temporary Granting of Urban Lands.

1. Urban land may be granted on a temporary basis by way of contracts (lease) to the following services or projects:

- a) agricultural and planting of trees;
- b) livestock rearing;
- c) animals fattening;
- d) garage works;
- e) storage and retail of construction materials (sand, iron bars, wood, pipes, blocks, bricks and the like);
- f) blocks and pipes production sites;
- g) quarries where stones, sand, pebbles and similar other mine are extracted;
- h) retail shops or storage facilities carried out in mobile houses or containers;
- i) parking lots or

Lakk.	BIFA PIROOJEKTII	Wagaa
1	Mama jireenyaa kan dhaanfuu, kan kiraatiifi kan waldaa	2
2	Daldala xixiqqaa (Qr. 250,000 gadi)	3
3	Daldala gurguddaa (Qr. 250,000 ol)	3
4	Industirii xixiqqaa (Qr. 1,000,000 gadi)	1
5	Industirii jiddugaleessa (Qr. 1,000,000- 10,000,000)	2
6	Industirii gurguddaa (Qr. 10,000,000 ol)	4
7	Barnoota fayyaa, aadaa fi ispoortii, Saayinsii fi teekinoolojii	3
8	Piroojektoota birootaaf	1

ፕሮ	የፕሮጀክት ዓይነት	ዓመት
1	የግል ፣ የኪራይና የግንባር መኖሪያ ቤቶች	2
2	ትናንሽ የገንድ ዓይነቶች / ከብር 250.000 በታች	2
3	ትላልቅ የገንድ ዓይነቶች / ከብር 250.000 በላይ	3
4	ትናንሽ ኢንዱስትሪዎች / ከብር 1.000.000 በታች	1
5	መካከለኛ ኢንዱስትሪዎች / ከብር 1.000.000 - 10.000.000	2
6	ትላልቅ ኢንዱስትሪዎች / ከብር 10.000.000 በላይ	4
7	ለትምህርት ፣ ለጤና ፣ ለባህል ፣ ለስፖርት ፣ ለሳይንስና ቴክኖሎጂ	3
8	ሌሎች የፕሮጀክት ዓይነቶች	1

No.	Type of Project	Year
1.	Private, rental or cooperative dwelling houses	2
2.	Small-scale trading activities (up to Birr 250,000)	2
3.	Large-scale trading activities (over 250,000)	3
4.	Small-scale industries (less than Birr 1,000,000)	1
5.	Medium-scale industries (Birr 1,000,000 to Birr 10,000,000)	2
6.	Large-scale industries (over Birr 10,000,000)	4
7.	Education, Health, Cultural, Sporting, Science and Technology	3
8.	Other Projects	1

2. Kafaltiin lafa haala veeroottiin kennamuun akkaatan sadarkaa lafaa, tajajjila barbaadamee fi feodhii jiru irratti hundayyoo bulchiinsa magaalaa waggastii kaa'ee mootiridhaan kan murteessu ta'ee kiraa lafa magaalaa sanatti gadi ta'uun irra hin jiru. Haa ta'u malee namoonni tokkoo 01 lafa tokko yoo gafaatan gatiin isaa caalbasidhaan murtaaawa.

3. keowwata kana, keowwata xiqqaa (1)n hojiin ibsame lab-sii kanaan dura karaa seeraatiin kan qabamu yoo tahe:

a). Abbaan qabeenyaa waraqaa ragaa kennameef akka deebisu ta'ee qaamni aangoo qabu haala biraatiin yoo murteesse malee yeroo waggaa sadi hin caalleef walii galtee yeroothaa akka mallateessu ni godhama.

b) Bara walii galtee keowwata kana keowwata xiqqaa 3 (a) irratti ibsame keessatti kafaltiin raawwatamu kafaltii waggastii kiraa iddoo sanaatiif murtaayo ta'a.

c) Barri waliigaltee keowwata kana keowwata xiqqaa 3(a) irratti ibsame yoo xumureessu qaamni aangoo qabu haala biraatiin yoo murteesse malee bulchiinsa magaalaa yoo barbaade kafaltii lafaa murteessuudhaan kontiracta haawawaa gudduu ni danda'a.

4. Walii galteen lafa yeroodhaaf kennamuun akkanaa barbaachi-summaa isaatti waggaa waggaaadhaan kan haarooqamu ta'a.

5. yeroo kamiiyyuu lafti yeroodhaaf kennamee tajajjila biraatiif kan barbaadufu yoo ta'ee of coggamtoon baatii sadi'ii bulchiinsa magaalattiin kennamee efiin waliigalteen eebbii ni danda'a.

በ) ለልዩ ልዩ የሥራ ገዢዎች መሰጠት ቦታ ፡

ተ) ግብታዊ ጥያቄዎች ወይም የገዢ ጥላካዎች ግንኙነት ቦታ

፮. በጊዜያዊነት የሚሰጥ መሪት ክፍያ መጠን በመሪቱ የቦታ ደረጃ ፣ ለተረጎጠው አገልግሎት ጎና ባለው ፍላጎት ላይ ተመሰርቶ የከተማው አስተዳደር በዓመት በካራ ሚትር የሚወሰን ሆኖ ከከተማው የቦታ ኪራይ በታች መሆን የለበትም ። ሆኖም ከአገድ ሰው በላይ አገድ ቦታ ከተጠየቀ የቦታው የኪራይ የጋ በጠረታ ይወሰናል ።

፫. በዚህ አንቀጽ ገደብ አንቀጽ 5/ የተገለጸው የሥራ ዓይነት ከአጥፊ በረት በሕጋዊ መንገድ የተያዘ ከሆነ ፡-

ሀ) ባለይዘታው የተሰጠውን የይዘታ የምስክር ወረቀት መልሶ ሥልጣን ያለው አካል በሌላ ሁኔታ ካልወሰነ በስተቀር ከፍተኛ ለማይበልጥ ጊዜ ጊዜያዊ ኮንትራት እንዲረገጥ ይደረጋል ።

ለ) በዚህ አንቀጽ ገደብ አንቀጽ (፫) በረዶላ ተራ (ሀ) ላይ በተገለጸው የውል ጊዜ ውስጥ የሚረገጠው ክፍያ በዓመት በኪራይ ለቦታው የተወሰነው ይሆናል ።

ሐ) በዚህ አንቀጽ ገደብ አንቀጽ 5/ሀ/ ላይ የተገለጸው የውል ዘመን ከተጠናቀቀ ሥልጣን ያለው አካል በሌላ ሁኔታ ካልተወሰነ በስተቀር የከተማው አስተዳደር ከረገጠ ለገ የመሪቱን ክፍያ በመወሰን አዲስ ኮንትራት ለማድረግ ይችላል ።

፪. በጊዜያዊነት የሚሰጥ መሪት ውል እንዳስረገጠ ከሆነ በየዓመቱ ሊታደስ ይችላል ።

፫. በጊዜያዊነት የተሰጠ መሪት በግንኙነት ጊዜ ለሌላ አገልግሎት የሚረገጥ ከሆነ በከተማው አስተዳደር የጥሰት ወር ግብጠት ላይ በመሰጠት ውሉ ሊቋረጥ ይችላል ።

j) training places for sporting activities;

k) posts for advertisement or trade marks.

2. The rent on lands temporarily granted shall be determined by the city council per square meter per annum on the basis of the land grade and the demand but shall not be less than the rate of rent of the land; provided however, that where several persons request a plot of land, the grant shall be determined by tender.

3. Where the land specified under sub-Article (1) of this Article, has been held lawfully before the enactment of the Proclamation:

a) the holder shall return his certificate of possession and, unless an appropriate authority decides otherwise, conclude a temporary land holding contract which shall not last more than three years;

b) the rate of rent shall be the annual rent payable on the land;

c) the concerned city council may extend the duration of the contract and determine the rent payable unless an appropriate body decides otherwise.

4. Where appropriate, a temporary contract for granting urban land may be renewed every year.

5. Where a temporarily granted urban land is required for an other purpose, a city council may at any time terminate the contract upon giving a three months notice to the holder.

8. Adaba

1. Namni dambii kana ykn qajeelfama dambii kana raawachiisuuf bahe haaluma kamiiniyyuu hojiirra akka hin oolke guffachiise seera yakkaa isa ilaaluun adabama.
 2. Dambiin kun erga ragga'een booda namni otoo ijaarsa hin jalqabjin ykn akka seeraatti osoo hin hojjetin ture hayyama qaama dhimmi ilaalu malee hojii ijaarsaa yoo raw'ate qabeenyi isaa kan lafa samiratti ergame martiinun kan bulchines magaalanti ta'a.
9. *Qajeelfama Baasuufi Bakka Bu'uinsa*
1. Koreen hojii rawwachiistuu dambii kana hojiirra oolchuuf qajeelfama baasuu ni danda'a.
 2. Koreen hojii rawwachiistuu aangoo isaa akkuma barbaachisummaasaatti bokka bu'ummaadhaan guutumatti ykn gareedhaan Biiroof keannuu ni danda'a.
10. *Dambii Rawwatama hin qabne*
Dambiin ykn qajeelfamni ykn waliigalteen ykn haalli hojii dambii kaanan wal faallessu kamiyyuu dhimmoota dambii kana keessatti ibsamman irratti rawatimisa hin qabu.
11. *Yeroo Dambichi Itti Ragga'u*
Dambiin kun onkoloolessa bara 1988 jalqabee kan ragga'e ta'a.
Finfinnee Sadaasa 30 bara 1988
KUMAA DAMMAQSAA
Pirezidaantii Mootummaa
Naanoo Oromiyaa

፭. ስለቅጣት

- ፩. ይህን ደንብ ወይም ደንቡን ለማስፈጸም የሚወጡትን መመሪያዎች በማንኛውም መልኩ ሥራ ላይ እንዳይውል ያስናከል ሰው አገባብነት ባለው ሕግ መሠረት ይቀጣል ።
 - ፪. በሕግ መሠረት ሳይሰራ ቀርቶ ይህ ደንብ ከፀደቀ በኋላ ከሚመለከተው አካል ፈቃድ ሳይሰጥ የገንባታ ሥራ ከተካሄደ በቦታው ላይ የሚገኘው ንብረት በሙሉ የከተማው አስተዳደር ንብረት ይሆናል ።
- ፬. መመሪያዎችን ስለ ማውጣት
- ፩. ሥራ አስፈጻሚ ኮሚቴ ይህን ደንብ ሥራ ላይ ለማዋል መመሪያዎችን ለማውጣት ይችላል ።
 - ፪. ሥራ አስፈጻሚ ኮሚቴው ሥልጣኑን እንደአስፈላጊነቱ በሙሉም ሆነ በከፊል በውክልና ለቢሮው ሊሰጥ ይችላል ።
- ፲. ተፈጻሚነት ስለማይኖራቸው ደንቦች
- ከዚህ ደንብ ጋር የሚቃረን ማንኛውም ደንብ ውሳኔ ወይም መመሪያ ወይም ስምምነት በዚህ ደንብ ውስጥ በተገለጹት ጉዳዮች ላይ ተፈጻሚነት አይኖረውም ።
- ፲፩. ደንቡ ስለሚፀናበት ጊዜ
ይህ ደንብ ከተቅጥሮ ወር ፲፱፻፺፮ ጥቅምት ፩.ኛው ደብዳቤ የጸና ይሆናል ።
ፊንጊኔ ሀዳር ፱ ቀን ፲፱፻፺፮ ፩.ኛው ኮማ ደመቅሳ
የኦሮሚያ ክልላዊ መንግሥት ፕሬዚዳንት ።

9. Penalty

1. Whosoever obstructs the implementation of the provisions of these Regulations or directives to be issued in accordance with these Regulations shall be punishable under the law.
 2. Whosoever carries out construction works, without obtaining the required permit from the appropriate body, after the issuance of these Regulations shall waive his right over the property on the land to the city council.
9. *Powers to Issue Directives*
1. The Executive Committee may issue directives for the implementation of these Regulations.
 2. Where necessary, the Executive Committee may delegate its powers in whole or part to the Bureau.
10. *Inapplicable Regulations*
Any regulations, decision or directive which is inconsistent with these Regulations shall not apply with respect to matters provided for in these Regulations.
11. *Effective Date*
These Regulations shall enter into Force as of October, 1995.
Finfine December 10, 1995.
KUMAA DEMEKSA
President of the Oromia
Regional State