



Waggaa 5<sup>th</sup> ..... Lak. 2  
 5<sup>th</sup> year ..... No. 2

Finfinnee, Ebla 1/1989  
 Finfine, 9<sup>th</sup> day of April 1997

# MAGALATA OROMIYAA

## መ ገ ለ ተ ኦ ሮ ሚ ያ

# MEGELETA OROMIA

Gatiin Tokkoo ..... 1.60 የንዱ ዋጋ ..... Unit Price. ....	Too'anna i Caffee Mootummaa Naannoo Oromiyaatiin Kan Bahe በአሮሚያ ስልጣን መንግሥት ም/ቤት ጠባቂነት የወጣ	Lakk. S. Poostaa' ..... 101769 የፖ.ሣ.ቁጥር ..... P.O.Box .....
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**QABEENTAA**  
**Dambii Lakk. 4/1989**  
 Dambii iddoowwan magaalaa  
 Kanneen seeraan qabamanii ijaarsi  
 Irratti hin jalqabamin, yeroo  
 Ijarsaasaatii fi iddoo yeroodhaaf  
 Kennamu murteessuuf bahe lakk. 2/  
 1988 fooyyeessuuf Dambii bahe  
 ..... Fuula 1

**ግዕዝ**  
 ደንብ ቁጥር ፩/፲፱፻፹፱  
 በሕጋዊ መንገድ ተይዘው ግንባታ  
 ያልተጀመረባቸውን የከተማ ቦታዎችን፣ የግንባታ  
 ጊዜንና በጊዜያዊነት የሚሰጥ ቦታን ለመወሰን  
 የወጣውን ደንብ ለማሻሻል የወጣ ደንብ  
 ..... ገጽ 1

**CONTENT**  
 Regulation No. 4/1997  
 Regulaions for the amendment of the  
 Regulations to determine the  
 laawfully held but unutilized urban  
 lands construction period and the size  
 of land that may be temporarily granted  
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1. **Mata duree gabaabaa**  
 Dambiin kun "Dambii Iddowwan  
 magaalaa kanneen seeraan qabamanii  
 ijaarsi irratti hin jalqabamin, yeroo  
 ijaarsaatii fi iddoo yeroodhaaf ken-  
 namu fooyyeessuuf bahe lakk. 4/  
 1989" jedhamee waamamuu nidan-  
 da'a.

2. **Tumaatoota Fooyyeessaman ykn Haqaman**  
 Iddowwan magaalaa seeraan  
 qabamanii ijaarsi irratti hin  
 jalqabamin, yeroo ijaarsaatii fi iddoo  
 yeroodhaaf kennaman murteessuuf  
 kan bahe Dambii lakk. 2/1988 akka  
 kanatti aanuutti fooyya'eera.

፩. **አጭር ርዕስ**  
 ይህ ደንብ "በሕጋዊ መንገድ ተይዘው  
 ግንባታ ያልተጀመረባቸውን የከተማ  
 ቦታዎች፣ የግንባታ ጊዜንና በጊዜያዊ  
 ነት የሚሰጥ ቦታን ለመወሰን የወጣ  
 ደንብ (ማሻሻያ) ቁጥር ፩/፲፱፻፹፱"  
 ተብሎ ሊጠቀስ ይችላል ።

፪. የተሻሻሉ ወይም የተሻሩ  
 በሕጋዊ መንገድ ተይዘው ግንባታ ያልተ-  
 ጀመረባቸው የከተማ ቦታዎች፣ የግን-  
 ባታ ጊዜንና በጊዜያዊነት የሚሰጥ ቦታን  
 ለመወሰን የወጣው ደንብ ቁጥር ፪/፲፱፻፹፱  
 ፳፮ ከዚህ አንድሚከተለው ተሻሽሎ  
 አልፎ  
 ፩. አንቀጽ ፯ (፩)፣ (፫) እና (፬) ተሻረው  
 ከዚህ በሚከተለው ተተክተዋል ።

1. **Short Title**  
 These Regulations may cited as the  
 "Regulations to Determine the Law-  
 fully Held But Unutilized Urban  
 Lands, Construction Period and the  
 Size of Land that May be Tem-  
 porarily Granted in the Oromia  
 Region (Amendment) Regulations  
 No. 4/1997.

2. **Amendment and Repeal**  
 The Regulations to Determine the  
 Lawfully Held But Unutilized Urban  
 Lands, Construction Period and the  
 Size of Land that May be Tem-  
 porarily Granted No. 2/1995 are  
 hereby amended as follows:

1. Keewwatni 7(1), (3) fi (4) haqamanii kan kanatti aanuun bakka buusamaniiru:  
 (1) Lafti magaalaa haala kontraataan (kiraan) kennamu bifa tajaajilaa fi yeroo armaan gaditti ibsaman kan hincaalle ta'a.

Lakk	Bifa Tajaajilaa	Waggaa
1	Qonnaa fi biqiltuu adda-addaa	5
2	Hormaata beelladaa	5
3	Furdiisa ykn. gabbisa beelladaa	3
4	Iddoo Suuphaan konkoolaataa duwwaan itti geggeeffamu	3
5	Bulookeetii, ujuummoo fi kkf iddoo itti oomishan	3
6	Meeshaa ijaarsaa irrattii gurguruu ykn kuusuu (ashawaa, sibiila, muka, ujuummoo, bulookeetii, shaklaa)	1
7	Lafa ashawaan, cirrachi ykn. albuudni adda addaa keessaa bahu	1
8	Māna bakkaa hiiqu ykn. "container" dhaabani kan keessatti daldalan ykn. meeshaa teechisan	1
9	Iddoo Konkoolaataa irratti dhaaban ykn. kireessan	1
10	Lafa ispoortii adda addaa irratti shaakalan	1
11	Lafa beeksisa ykn. mallattoo daldalaa irra dhaaban	1
12	Hojii yeroo kan ta'an kan-biraa	1

(3) Pirojeektoota ykn. hojiiwwan keewwata kana keewwata xiqqaa (1) irratti ibsaman ta'ani Lab-sidhaan dura seeraan qabaman:-  
 a- Baankiitti liqaadhaaf kan qabsiisaniin alatti kan jiran waraqaa ragaa kenneef akka deebisan ta'ee, waggaa shan (5) yeroo hincaalleef waligaltee yeroo akka mallatteessan ni ta'a;  
 b- Bara waliigaltee keewwata kana keewwata xiqqaa (3) (a) irratti ibsame keessatti kafaltiin godhan kiraa iddoo sanii murtaa'e ta'a;

“፩. በከንትራት (በኪራይ) መልክ የሚሰጥ የከተማ ቦታ ከዚህ ቀጥሎ ከተገለጸው የአገልግሎት ዓይነት ውጭ መሆን ወይም ጊዜ መብለጥ የለበትም፤

ተራ ቁጥር	የአገልግሎት ዓይነት	የተፈቀደው ጊዜ
1	ሰግብርናና ለልዩ ልዩ ተከላኞች	5 ዓመት
2	ለእንስሳት ዕርባታ	5 ”
3	ለእንስሳት ማድለቢያ	3 ”
4	የተሽከርካሪዎች ጥገና ብቻ የሚካሄድባቸው ቦታዎች	3 ”
5	የብሎኬት፣ የባንባያ የመሣሰሉት ማምረቻ ቦታዎች	3 ”
6	የእንግ መሣሪያ መሸጫ ወይም ማከማቻ (አሸዋ፣ ብረት፣ እንጨት ባንባያ፣ ብሎኬት፣ ሽኩሳ)	1 ”
7	አሸዋ፣ ጠጠር ወይም የተለያዩ ማዕድናት ተቆጥረው የሚወጡበት ቦታ	1 ”
8	ተንቀሳቃሽ ቤት ወይንም ኮንቲነር በማስቀመጥ የንግድ ወይም ዕቃ ማከማቻ	1 ”
9	የተሽከርካሪ ማቆሚያ ወይም ማኪራያ ቦታ	1 ”
10	የተለያዩ ዓይነት ስፖርቶች መለማመጃ ቦታዎች	1 ”
11	ማስታወቂያ ወይም የንግድ ምልክት መትኪያ ቦታ	1 ”
12	ለሌሎች ጊዜያዊ ሥራዎች	1 ”

፫. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) ውስጥ የተገለጹት ፐሮጀክቶች ወይም ሥራዎች ሆነው ከአዋጁ መውጣት በፊት በሕጋዊ መንገድ የተያዙ ከሆኑ፡-  
 ሀ) ለባንክ በብድር ካለያዙት በስተቀር የተሰጣቸውን የምስክር ወረቀት እንዲመልሱ ሆኖ አምስት ዓመት ላልበለጠ ጊዜ ጊዜያዊ ውል እንዲፈረሙ ይደረጋል፤  
 ለ) በዚህ አንቀጽ ንዑስ አንቀጽ ፫(ሀ) ላይ በተገለጸው የውል ዘመን ውስጥ የሚደረገው ክፍያ ለቦታው የተወሰነው ኪራይ ይሆናል፤

(1) Sub-Articles (1), (3) and (4) of Article 7 are hereby repealed and replaced as follows:  
 “(1) Urban lands that may be granted by contracts (lease), shall not be effective for services different from the activities or a duration longer than that provided hereunder:

Ser. No.	Type of Service	Duration (year) (s)
1	Agricultural and planting of trees	5
2	Livestock rearing	5
3	Animals fattening	3
4	Lands exclusively utilized for maintenance of vehicles	3
5	Blocks, pipes and similar production cites	3
6	Storage and retail of building materials, sand, iron bars, wood, pipes, blocks, bricks	1
7	Quarries where sand, pebbles and similar other mines are extracted	1
8	Retail shops or storages facilities carried out in mobile houses or containers	1
9	Parking lots	1
10	Training places for sporting activities	1
11	Posts for advertisements or trade marks	1
12	Other temporary activities	1

3) Where the project works or activities specified under Sub-Article (1) of this Article have been lawfully commenced prior to the coming into force of the proclamation.  
 (a) the land holding certificate shall be returned, unless the certificates are such that they have been pledged as security for payment of bank loans, and the holders shall be required to sign a provisional contract of land holding valid for a period not exceeding five years.  
 (b) The sum payable during the period specified under Sub-Article (3) (a) of this Article shall be the amount fixed for the rent of the land.

c) Keewwata kana keewwata xiqqaa (3) (a) irratti yeeroon ibsame jiraatullee, Dambiin kun osoo hinbahin dura dhimma kanaaf liiqii Baankii kan fudhatan hanga yeroo waliigaltee Baankii waliin godhanitti ni haara'omsamaaf;

d) Keewwata kana keewwata xiqqaa (3) (c) irratti an ibsame barri waliigaltee waggaa kudhan (10) caalaa haara'omsamuun hindanda'amu;

e) Keewwata kana keessatti kan ibsame jiraatullee, yeroon waliigaltee osoo hinxumuramin, piroojeektii dhaabbataatti jijjiiruuf gaafiin pilaanii magaalaa hinfaalleessine bulchiinsa magaalattiin qoratamee Biiroodhaan yoo murtaa'e Liiziidhaan caalbaasii malee ni kennamaaf. Barri Liizii isaatiis Dambii Naannoo Oromiyaatti lafa magaalaa liiziidhaan kennuufi kiraadhaan bulchuuf bahe lakk. 1/1987 (akka fooyya'eetti) keewwata 8 keessatti kan ibsame hin caalu.

f) Keewwata kana keewwata xiqqaa (3) (e) irratti Lafti kennamu gatii koree hojii raawwachiiftuun ykn qaamni koree hojii raawwachiiftuun bakka buusu waliigaltee-dhaan murteessuun ta'a'

g) Magaaloota kiraadhaan bulan keessatti piroojeektiin akkaataa keewwata kana keewwata xiqqaa 3(e) tiin dhaabbataatti kan jijjiiramu, seera kiraatiin ta'a.

4. Keewwata kana keewwata xiqqaa (3) (e) keessatti kan ibsame akkuma eeggameetti ta'ee yeroon waliigaltee keewwata kanaan murtaa'e yoo xumurame, bulchiinsi magaalaa akka itti fufu yoo itti amane gatii lafichaa akkaataa yerootiin murteessuudhaan waggaa-waggadhaan waliigaltee haara'omsuu nidanda'a."

2. Keewwatni 7(5) haara'a-kanatti aanu dabalameera:

5. Pirojeektiin akkaataa keewwata kana keewwata xiqqaa (1) tiin ibsame bifa warshaatiin yoo dhiyaate akkaataa dambii liizii fi kiraa lakk. 1/1987 (akka fooyya'eetti) dhaabbataadhaan kennamuu ni danda'a.

ሐ) በዚህ አንቀጽ ንዑስ አንቀጽ ፫ (ሀ) ላይ የተገለጸው ጊዜ ቢኖርም ፣ ይህ ደንብ ከመውጣቱ በፊት ለዚህ ጉዳይ የባንክ ብድር የወሰዱት ከባንክ ጋር ያደረጉት ስምምነት እስከሚቆይበት ጊዜ ድረስ ውሉ ይታደስላቸዋል ።

መ) በዚህ አንቀጽ ንዑስ አንቀጽ ፫ (ሐ) ላይ የተገለጸው የውል ዘመን ከአስር ዓመት በላይ ሊሆን አይችልም ።

ሠ) በዚህ አንቀጽ ውስጥ የተገለጸው ቢኖርም የውል ዘመን ሳይጠናቀቅ ወደ ቋሚ ፕሮጀክት ወይም ሥራ የመለወጥ ጥያቄ ከቀረበና ሥራው የከተማውን ፕላን የማያፋልስ መሆኑ በከተማው አስተዳደር ተመርምሮ በቢሮው ከፀደቀ ያለፈረታ በሊዝ ይሰጣል ። የሊዘውል ዘመንም በአሮሚያ ክልል የከተማ ቦታን በሊዝ ስለመስጠት እና በኪራይ ስለማስተዳደር በወጣው ደንብ ቁጥር ፩/፲፱፻፹፯ (እንደተሻሻለ) አንቀጽ ፮ ውስጥ ከተገለጸው ጊዜ ሊበልጥ አይችልም ።

ረ) በዚህ አንቀጽ ንዑስ አንቀጽ ፫ (ሠ) የሚሰጠው ቦታ ዋጋ በሥራ አስፈጻሚ ኮሚቴ ወይም ሥራ አስፈጻሚ ኮሚቴው በሚወክለው አካል በድርድር የሚወሰነው ይሆናል ።

ሰ) በዚህ አንቀጽ ንዑስ አንቀጽ ፫ (ሠ) መሠረት በኮንትራት የተሰጠው ፕሮጀክት ወይም ሥራ ወደ ቋሚነት የሚለወጠው በኪራይ በሚተዳደር ከተማ ከሆነ አፈጻጸሙ የሚከናወነው በኪራይ ሕገ መሠረት ይሆናል ።

ቧ. በዚህ አንቀጽ ንዑስ አንቀጽ ፫ (ሠ) ውስጥ የተገለጸው እንደተጠበቀ ሆኖ ፣ በዚህ አንቀጽ የተወሰነው የውል ዘመን ካለቀ የከተማው አስተዳደር ኮንትራቱ እንዲቀጥል ካመነበት የወቅቱን የቦታውን ክፍያ በመወሰን በየዓመቱ የውል ዘመኑን ሊያድስ ይችላል ።

፪. ከዚህ የሚከተለው አዲስ ንዑስ አንቀጽ (፮) በአንቀጽ ፯ ሥር ተጨምሯል ፡  
 “፮. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) መሠረት የተገለጸው ፕሮጀክት ወይም ሥራ በፋ-በሪካ መልክ ለመሥራት ጥያቄ ከቀረበ በሊዝና በኪራይ ደንብ ቁጥር ፩/፲፱፻፹፯ (እንደተሻሻለ) መሠረት በቋሚነት ሊሰጥ ይችላል ።”

(c) Notwithstanding the period specified under Sub-Article (3) (a) of this Article, contracts with persons who have pledged their land holdings as security for payment of bank loans prior to the coming into force of these Regulations shall be renewed for the duration of the loan agreement.

(d) The period specified under Sub-Article (3) (c) of this Article shall not exceed a maximum of ten years.

(e) Notwithstanding the provisions of this Article, where a request to alter the activity into a permanent project or activity is made and such work is found to be in harmony with the master plan of a town upon investigation by the concerned urban administration and approval of the same by the Bureau, the land may be granted on lease without tender. The duration of such lease shall not exceed the period specified under Article 8 of the Oromia Urban Lands Lease and Rent Holdings Regulations No. 1/1995 (as amended).

f) The lease price of lands to be granted under Sub-Article 3(e) of this Article shall be determined on the basis of a rate to be negotiated by the Executive Committee or by an organ to be delegated for this purpose by the Executive Committee.

g) Where the land altered in accordance with Sub-Article 3(e) of this Article is in a town administered on rent, its implementation shall be subject to the regulations on rent holdings.

4. Without prejudice to the provisions of Sub-Article 3(e) of this Article, the concerned urban administration may, where it deems proper, annually renew the agreement upon determining the amount of rent."

2. The following new Sub-Article (5) is added under Article 7:  
 "(5) Where the project or activity specified under Sub-Article (1) of this Article is an industrial activity, the land may be granted on lease permanently in accordance with the provisions of the Lease and Rent Holdings Regulations No. 1/1995 (as amended)."

**3. Yeroo Dambiin kun itti ragga'u**

Dambin kun har'a Ebla 1, bara 1989 jalqabee kan ragga'e ta'a.

Finfinnee, Ebla 1, bara 1989

**Kumaa Dammaqsaa  
Pireezidaantii Mootummaa  
Naannoo Oromiyaa**

**፫. ደንብ የሚሰናበት ጊዜ**

ይህ ደንብ ከሰራ ሚያዝያ ፩ ቀን ፲፱፻፹፱ ዓ.ም ጀምሮ የፀና ይሆናል።  
ፊንፊኔ ሚያዝያ ፩ ቀን ፲፱፻፹፱ ዓ.ም.

**ከግድም  
የአርጌያ ክልላዊ መንግሥት  
ፕሬዚዳንት**

**3. Effective date**

These Regulations shall enter into force as of the 9<sup>th</sup> day of April 1997.

Done at Finfine, this 9<sup>th</sup> day of April, 1997.

**Kuma Demeksa  
President Of The Regional State  
Of Oromia**