

Akkaataa Labsii Federaalaa Haala Lafti Magaalaa Liiziin Itti Qabamuuf Bahe lakk. 721/2004 keewwata 33 (2) fi Labsii Qaamolee Raawwachiiftuu Mootummaa Naannoo Oromiyaa Lakk.163/2003 keewwata 65 (2)tiin Dambii kanatti aanu bahee jira.

የከተማ ቦታን በሊዝ ስለመያዝ በወጣው የፌዴራል አዋጅ ቁጥር 721/2004 አንቀጽ 33 ንዑስ አንቀጽ 2 እና የኦሮሚያ ብሔራዊ ክልላዊ መንግስት አስፈጻሚ አካላት አዋጅ ቁጥር 163/2003 አንቀጽ 65 ንዑስ አንቀጽ 2 መሰረት ይህ ደንብ ወጥቷል።

Now, therefore, in accordance with Article 33(2) of Federal Urban Land lease holding Administration proclamation No.721/2011 and article 65(2) of Oromia Regional State Executive Organ Proclamation No. 163/2011, the following regulation is hereby issued.

**Kutaa Tokko
Tumaalee Waliigalaa**

- 1. Mata Duree Gabaabaa**
Dambiin kun “Dambii Lafa Magaalaa Naannoo Oromiyaa Liiziin Bulchuuf Irra Deebiidhaan Bahe Lakk. 182 /2008” jedhamee waamamuu ni danda’aa.
- 2. Hiika**
Akkaataan jechichaa hiika biroo kan kennisiisuuf yoo ta’e malee, Dambii kana keessatti:
 - 1) “Naannoo” jechuun Naannoo Oromiyaati.
 - 2) “Mana Maree Bulchiinsaa” jechuun Mana Maree Bulchiinsa Mootummaa Naannoo Oromiyaati.
 - 3) “Biiroo” jechuun Biiroo Industirii fi Misooma Magaalaa Oromiyaati.
 - 4) “Ejensii” jechuun Ejensii Misoomaa fi Manajimantii Lafa Magaalaa Mootummaa Naannoo Oromiyaa jechu dha.
 - 5) “Labsii” jechuun Labsii Federaalaa Haala Lafti Magaalaa Liiziin Itti Qabamuuf Bahe lakk. 721/2004 jechuu dha.
 - 6) “Liizii” jechuun sirna qabiyyee lafaa mirgi itti fayyadama lafa magaalaa waliigaltee daangaa yeroon murtaa’ettiin itti argamu dha.
 - 7) “Magaalaa” jechuun iddoo manni qopheessaa keessatti hunda’ee yookiin ummanni 2000 fi isaa ol kan keessa jiraatuu fi kana keessaa yoo xiqqaate humna namaa %50 kan ta’u hojii qonnaan alaarratti bobba’ee argamu dha.
 - 8) “Lafa Magaalaa” jechuun lafa daangaa bulchiinsa magaalaa keessatti argamu jechu dha.

**ክፍል አንድ
ጠቅላላ ድንጋጌዎች**

- 1. አጭር ርዕስ**
ይህ ደንብ "የኦሮሚያ ክልል የከተማ መሬት በሊዝ ለማስተዳደር እንደገና የወጣ ደንብ ቁጥር 182/2008" ተብሎ ሊጠቀስ ይችላል።
- 2. ትርጓሜ**
የቃሉ አገባብ ሌላ ትርጉም የሚያስጠው ካልሆነ በስተቀር በዚህ ደንብ ውስጥ፡-
 - 1) “ክልል” ማለት የኦሮሚያ ክልል ነው።
 - 2) “መስተዳድር ምክር ቤት” ማለት የኦሮሚያ ክልላዊ መንግስት መስተዳድር ምክር ቤት ነው።
 - 3) “ቢሮ” ማለት የኦሮሚያ እንዲስትሪና ከተማ ልማት ቢሮ ነው።
 - 4) “ኤጀንሲ” ማለት የኦሮሚያ ክልል መንግስት የከተማ መሬት ልማትና ማኔጅመንት ኤጀንሲ ነው።
 - 5) “አዋጅ” ማለት የከተማ ቦታን በሊዝ ስለመያዝ ለመደንገግ የወጣው የፌዴራል አዋጅ ቁጥር 721/2004 ነው።
 - 6) “ሊዝ” ማለት የከተማ ቦታ የመጠቀም መብት በጊዜ በተገደበ ውል የሚያዝበት የመሬት ስራት ዓይነት ነው።
 - 7) “ከተማ” ማለት ማዘጋጃ ቤት የተቋቋመበት ወይም ሁለት ሺ ወይም ከዚያ በላይ የህዝብ ቁጥር ያለውና ከዚህ ውስጥ 50 በመቶ የሚሆነው የሰው ኃይል ከግብርና ውጭ በሆነ ሥራ ላይ የተሰማራ ሆኖ የሚገኝበት አካባቢ ነው።
 - 8) “የከተማ መሬት” ማለት በከተማ አስተዳደራዊ ወሰን ክልል ውስጥ የሚገኝ መሬት ነው።

**Part One
General Provisions**

- 1. Short Title**
This regulation may be cited as “Regulation No 182/2016, A regulation to Amend Oromia Regional state Urban Land lease Holding Administration, No.155/2013,”
- 2. Definition**
Unless the context requires otherwise, in this regulation:
 - 1) “Region” means Oromia Region;
 - 2) “Administrative Council” means Oromia Regional State Administrative Council.
 - 3) “Bureau” means Oromia Industry and urban development Bureau.
 - 4) ”Agency” means Oromia Regional State Urban Land Development and Management Agency;
 - 5) “Proclamation” means Federal Urban Lands Lease Holding Proclamation No. 721/2011.
 - 6) “Lease” means a system of land tenure by which the right of use of urban land is acquired under a contract of a definite period.
 - 7) “Urban Centre” means any locality having a municipal administration or a population size of 2000 and more inhabitants of which at least 50% of its labor force is engaged in non-agricultural activity.
 - 8) “Urban Land” means a land located within administrative boundary of an urban center.

- 9) “Lafa Faayidaa Ummataaf Ramadamu” jechuun uummatni kallattiin yookiin al-kallattiin mirga itti fayyadamummaa lafa irraa qabu mirkaneessuu fi misooma ha-waas-diinagdee itti fufiinsa qabu akka argatu taasisuuf Ejensichi pilaanii magaalaa bu’uura godhachuun lafa faayidaa ummataaf murteessu jechu dha.
- 10) “Ramaddii” jechuun nama yookiin pirojektoota caalbaasiin keessummeeffamuu hin dandeenyeef faayidaa gama hawaasummaa fi diinagdeen qaban madaaluun dorgommii caalbaasii liiziin ala haala lafti liiziin itti kennamu jechu dha.
- 11) “Caalbaasii” jechuun bu’uura ulaagaa dorgommii sirna dorgommii gabaa irratti hundaa’ee bahuun dorgommiin gaggeeffamee moo’ataa caalbaasiitiif haala qabiyyeen lafa magaalaa liiziidhaan itti darbu jechu dha.
- 12) “Caalbaasii Addaa” jechuun gosa caalbaasii dorgomaan caalbaasiif dhiyaate tokko ta’us pirojektoota Labsicha keewwata 11 (7) jalatti tarreeffamaniif haala lafti caalbaasiidhaan itti darbu jechu dha.
- 13) “Koree Caalbaasii Raawwachiisu” jechuun hojjattoota mootummaa seera hojjattoota mootummaa irratti hundaa’uudhaan dhaabbataan qaxaramanii fi ogeessota ogummaa barbaadamu qaban kan ofkeessaa qabu caalbaasii liizii lafaa akka raawwachiisanii fi haala akka mijees-san miseensa koree ta’anii ramadaman jechu dha.
- 14) “Pirojektoota Faayidaa Addaa Biyyoolessaa Qaban” jechuun guddinaa fi tiraanisfoormeeshinii biyyaa keessatti pirojektoota misoomaa jijjiirama o’aanaa fiduu danda’an yookiin hariiroo biyyattii gama hundaan babal’isuuf sochii biyyattiin taasisuuf keessatti biyyoota biroo waliin walitti dhufeenya uumamuuf bu’uura buusuuf pirojektoota mootummaan karoofaman jechu dha.

- 9) “ለሕዝብ ጥቅም የሚመደብ መሬት” ማለት በቀጥታ ወይም በተዘዋዋሪ መንገድ ሕዝቦች በመሬት ላይ ያላቸውን ተጠቃሚነት ለማረጋገጥና የማህበራዊና ኢኮኖሚያዊ ልማትን በቀጣይነት እንድያገኙ ለማድረግ ኤጀንሲው በከተማው ፕላን መሠረት ለህዝብ ጥቅም እንዲውል ብሎ የሚወስነው ቦታ ነው።
- 10) “ምደባ” ማለት በጨረታ ሊሰተናገዱ ለማይችሉ ሰዎች ወይም ፕሮጀክቶች ባላቸው ማህበራዊና ኢኮኖሚያዊ ፋይዳ እየተመዘኑ ከሊዘ ጨረታ ውጭ መሬት በሊዘ የሚሰጥበት ሁኔታ ነው።
- 11) “ጨረታ” ማለት በገበያ የውድድር ሥርዓት በሚወጡ የውድድር መስፈርቶች መሠረት አሸናፊ ለሚሆነው ተጫራች የከተማ የመሬት ይዞታ በሊዘ የሚተላለፍበት ሁኔታ ነው።
- 12) “ልዩ ጨረታ” ማለት ለጨረታ የቀረበው ተጫራች አንድ ቢሆንም በአዋጁ አንቀጽ 11 ንዑስ አንቀጽ 7 ለተጠቀሱት ፕሮጀክቶች ቦታ በጨረታ አግባብ የሚሰጥበት የጨረታ ዓይነት ነው።
- 13) “የጨረታ አስፈጻሚ ኮሚቴ” ማለት የጨረታ ሂደቱን እንዲያስፈጽሙ በሲቪል ስርቪስ ህግ መሰረት የቋሚ ቅጥር ምዝገባ የተሰጣቸው እና ተገቢ ባለሙያዎች ያሉት የመሬት የሊዘ ጨረታ ሁኔታዎችን የማመቻቸት ተግባራትን እንዲያከናውኑ የሚሰየሙ አባላት ያሉት ኮሚቴ ነው።
- 14) “ልዩ ሀገራዊ ፋይዳ ያላቸው ፕሮጀክቶች” ማለት ለሀገሪቱ ዕድገትና ትራንስፎርሜሽን ከፍተኛ ለውጥ ልዩመጡ የሚችሉ የልማት ፕሮጀክቶች ወይም የትብብር መስኮች ለማስፋት በሚደረጉ እንቅስቃሴዎች ሀገሪቱ ከሌሎች ሀገሮች ጋር ለሚኖራት የተሻለ ግንኙነት መሠረት እንዲጥሉ በመንግሥት የታቀዱ ፕሮጀክቶች ናቸው።

- 9) “Land allotted for Public interest” means a land decided for the public interest by the Agency depending on the plan of the urban center so as ensure the land use right of the people and to enable it attain sustainable socio-economic development directly or indirectly.
- 10) “Allotment” means a modality by which a land be provided by lease tender to a person or projects that could not be accommodated by a way of lease tender without lease tender competition by considering their socio-economic significance.
- 11) “Tender” means a modality of transferring urban land by lease to the winner of a bid in a competition which is undertaken depending on a competition criteria set based on market competition system;
- 12) “Special Tender” means a type of tender in which a land be transferred through tender to the projects specified under article 11(7) of the proclamation, even if the bidder presented for the tender is one person.
- 13) “Tender Execution Committee” means a committee consisting of permanent public servant employed depending on civil servants law and professionals having the required profession assigned to execute and facilitate condition for urban land lease tender.
- 14) “Projects Having Special National Significance” means development projects having outstanding contribution in the success of the country’s growth and transformation, or projects which, in the course of expanding the country’s cooperative relation with other countries are intended to lay strong foundation for the relation between the countries.

- 15) “Qabiyyee Durii” jechuun magaalichi sirna liiziitiin buluu eegaluun dura lafa karaa seera qabeessa ta’een tajaajila adda addaaf qabame yookiin magaalichi erga liiziin buluu eegalee booda lafa kiraan kenname yookiin lafa gara magaalatti daangeffamee kiraan bulaa jiru yookiin liiziin hojiirra erga ool-ee booda namoota qabiyyee lafa durii irraa buqqaa’aniif lafa bakka buufamee kennamu jechu dha.
- 16) “Qabiyyee Durii Waraqaa Abbaa Qabiyyummaa Hin Qabne” jechuun qabiyyee akkaataa seeraatiin qabamee manni irra jiru yookiin lafa tajaajila mana jireenyaaf qonnaan bulaan yookiin horsiisee bulaan yookiin gamisa horsiisee bulaan qabamee manni irra jiru sababa babal’ina magaalaa yookiin magaalichi qaama seerummaa argachuun lafa magaalaa ta’ee qaama dhimmi ilaalu irraa ragaa abbaa qabiyyummaa kennamu kan hin qabne jechu dha.
- 17) “Ijaarsa Seeraan Alaa” jechuun qabiyyee lafa magaalaa hayyama qaama naannoo keessatti lafa bulchuuf aangoo qabuun ala qabame irratti yookiin lafa seeraan hayyamame ta’ee hayyama ijaarsaa qaama aangoo qabuun kenname osoo hin qabaatiin ijaarsa raawwatame yookiin raawwatamaa jiru kamuu jechu dha.
- 18) “Qabiyyee Seeraan Alaa” jechuun qabiyyee lafa magaalaa qaama aangoo qabuun osoo hin hayyamamiin qabame jechu dha.
- 19) “Gatii Liizii Ka’umsaa” jechuun baasii bu’uuraalee misoomaa gurguddoo diriirsuuf barbaachisu, qabeenya laficha irra qubatee jiru kaasuuf yookiin beenyaa namoota laficha irraa ka’aniif kaffalamuu fi baasiwwan biroo tilmaama keessa kan galche gatii ka’umsa liizii lafa magaalaa jechu dha.

- 15) “ነባር ይዞታ” ማለት ከተማው በሊዝ ስርዓት መተዳደር ከመጀመሩ በፊት በሕጋዊ መንገድ የተያዘ መሬት ወይም ከተማው በሊዝ ስርዓት መተዳደር ከጀመረ በኋላ በኪራይ የተሰጠ መሬት ወይም ወደ ከተማው ተከልሎ በኪራይ የሚስተዳደር መሬት ወይም ሊዝ ተግባራዊ ከሆነ በኋላ ለነባር ይዞታ ተነሿ በምትክ የተሰጠ መሬት ነው።
- 16) “ሰነድ አልባ ነባር ይዞታ” ማለት በሀገር አግባብ የተያዘ መሬት ሆኖ ቤት ያለበት ወይም ለመኖሪያ ቤት አገልግሎት በአርሶ አደር ወይም በአርብቶ አደር ወይም በከፊል አርብቶ አደር የተያዘ መሬት ቤት ላይ ያለ ሆኖ በከተማው መስፋፋት ወይም ከተማው ህጋዊ ሰውነት በማግኘቱ ምክንያት የከተማ መሬት ሆኖ አግባብ ባለው አካል የሚሰጥ የባለይዞታነት ማረጋገጫ ሰነድ የሌለው ይዞታ ማለት ነው።
- 17) “ሕገወጥ ግንባታ” ማለት በክልሉ ውስጥ መሬት ለማስተዳደር ስልጣን ባለው አካል ሳይፈቀድ በተያዘው የከተማ መሬት ይዞታ ላይ ወይም በህግ የተፈቀደ መሬት ሆኖ ስልጣን ባለው አካል የተሰጠ የግንባታ ፍቃድ ሳይኖረው የተከናወነ ወይም በመከናወን ላይ ያለ ግንባታ ነው።
- 18) “ሕገወጥ ይዞታ” ማለት ስልጣን ባለው አካል ሳይፈቀድ የተያዘ የከተማ መሬት ይዞታ ነው።
- 19) “የሊዝ መነሻ ዋጋ” ማለት ዋና ዋና የመሠረተ ልማት መዘርጊያ ወጪን፣ በመሬቱ ላይ ያሉ ንብረቶችን ለማስነሳት የሚያስፈልገውን ወጪ ወይም ለተነሻዎች የሚከፈል ካሳ እና ሌሎች ወጪዎችን ከግምት ውስጥ ያስገባ የከተማ መሬት ሊዝ መነሻ ዋጋ ነው።

- 15) “Old Possession” means a plot of land lawfully possessed for different purposes before the urban center entered in to the leasehold administration system or a land permitted by rent after the urban center began to be administered by lease or a land incorporated into the urban center and is being administered by rent or a land provided as a substitute for persons evicted from their old possession after the lease system has been implemented
- 16) “Old Possession without Possession certificate” means a possession possessed lawfully with a house on it or an urban land for residential service with a house on it having no possession certificate given by concerned body which is possessed by a farmer or pastoralist or semi pastoralist due to the expansion of urban center or acquiring legal personality as an urban center;
- 17) “Illegal Construction” means any construction conducted or is being conducted on urban land possessed without permission of a regional body authorized to administer the land or on a legally permitted land without acquiring construction license provided by the authorized body.
- 18) “Illegal Possession” means an urban land possession possessed without permission of an authorized body.
- 19) “Lease Benchmark Price” means the threshold lease price of an urban land determined by taking into account the cost necessary to extend mega infrastructure, to remove the properties on the land or compensation paid to persons evicted from the land and other expenses;

- 20) “Gatii Caalbaasii Wayitaawaa” jechuun gatii caalbaasii giddu-galaa lafa magaalaa tokko keessatti yookiin magaalaa ramaddii sadarkaa walgitu keessatti tajaa-jilaa fi sadarkaa iddoo walfakkaatu yeroo waggaa lama hin caalle keessatti itti darbe jechu dha.
- 21) “Zoonii Gatii Liizii” jechuun gatii liizii ka’umsaa, sadarkaa fi gosa tajaajila lafa magaalaa irratti hunda’ee kaartaan daangefamee zoonii gatii liizii lafaa qophaa’u jechu dha.
- 22) “Gatii Mirgi Liizii Ittiin Darbu” jechuun lafa liizii ijaarsi osoo irratti hin gaggeeffamiin yookiin ijaarsi walakkaa fi walakkaa gadi irra qubatee mirga itti fayyadama liizii lafa magaalaa akkaataa seeraatiin dabarsuuf qaama aangoo qabuun gatii olaanaa naannoo lafti caalbaasiif dhiyaate itti argamu bu’uureffachuun kan murtaa’u jechu dha.
- 23) “Ijaarsa Jalqabuu” jechuun ijaarsa yookiin gamoo bakkichatti ijaaramuuf eeyyamameef yoo xiqqaate bu’uura ijaarsichaa hojjechuu fi ijaarsa kolonii raawwachuu kan dandeessisan hojii sibiila kolonii dhaabuu xumuruu dha.
- 24) “Bu’uura Ijaarsaa Xumuruu” jechuun haala pilaaniitiin lafti ijaarsaa qotamee guutummaa guutuutti armaataa kan guutame, hojiin filoorii (floor) kan xumuramee fi ijaarsi dhaaba filoorii jalqabaa kan jalqabame jechu dha.
- 25) “Ijaarsa Walakkaa Xumuruu” jechuun:
 - (a) Viillaa yoo ta’e, bu’uura baasuu, hojii kolonii fi baaxiif barbaachisu xumuruu;
 - (b) Gamoo yoo ta’e, hojii bu’uuraa fi hojii solleettaa darbii hunda % 50 kan ta’u raawwachuu; yookiin

- 20) “ወቅታዊ የሊዝ ጨረታ ዋጋ” ማለት በአንድ ከተማ ውስጥ ወይም በምድብ ደረጃ በሚመጣጠን ከተማ ውስጥ ለተመሳሳይ የቦታ ደረጃና አገልግሎት ሁለት ዓመት ባልበለጠ ጊዜ ውስጥ በጨረታ የተላለፈበት አማካይ የሊዝ ዋጋ ነው።
- 21) “የሊዝ ዋጋ ዞን” ማለት የሊዝ መነሻ ዋጋ፣ የከተማ መሬት የቦታ ደረጃና አገልግሎት ላይ ተመስርቶ በካርታ ተክልሎ የሚዘጋጅ የመሬት የሊዝ ዋጋ ዞን ነው።
- 22) “የሊዝ መብት ማስተላለፊያ ዋጋ” ማለት ግንባታ ያልተከናወነበት ወይም ግማሽና ከግማሽ በታች የተገነባ ግንባታ ያረፈበትን የሊዝ መሬት የመጠቀም መብት በህጉ መሰረት ሲተላለፍ አግባብ ባለው አካል የአካባቢውን የሊዝ መሬት ከፍተኛ የጨረታ ዋጋ መሰረት በማድረግ የሚወሰን ዋጋ ነው።
- 23) “ግንባታ መጀመር” ማለት በቦታው ላይ ለመስራት ከተፈቀደው ግንባታ ወይም ሕንፃ ቢያንስ የመሠረት ሥራ መጨረስና የኮለን ግንባታ ለማከናወን የሚያስችሉ የኮለን ብረቶች የማቆም ሥራ ማጠናቀቅ ነው።
- 24) “የመሠረት ግንባታ ማጠናቀቅ” ማለት በፕላኑ መሰረት የዋናው ግንባታ መሬት ተቆፍሮ ሙሉ በሙሉ አርማታ የተሞላ፣ የወለል ሥራው የተጠናቀቀና የመጀመሪያው ወለል ግድግዳ ግንባታው የተጀመረበት ነው።
- 25) “ግንባታን በግማሽ ማጠናቀቅ” ማለት፣
 - (ሀ) ቪላ ሲሆን የመሠረቱን፣ የኮለኖችና ለባሪያ ውቅር የሚያስፈልጉ ቢሞችን ሥራ ማጠናቀቅ፣ ወይም
 - (ለ) ፎቅ ሲሆን የመሠረቱንና ከጠቅላላው ወለሎች ውስጥ 50 በመቶ የሚሆኑትን የሶሌታ ሥራ ማጠናቀቅ፣ ወይም

- 20) “Current Tender Price” means an average tender price of a land in an urban centre or in an urban centre having equivalent grade in which the service and level of similar places is transferred within a period not exceeding two years;
- 21) “Lease Price Zone” means a land lease price zone prepared depending on the benchmark lease price, grade and service type of urban land being bounded by a map.
- 22) “Lease Right Transfer Price” means the highest tender price decided by appropriate body to lawfully transfer the urban land lease use right before construction conducted on or where half and less than half construction laid on depending on the area in which the land presented for tender is located;
- 23) “Commencing Construction” means the construction of at least the foundation and erection of reinforcement bars to cast columns of the permitted construction or building on the place.
- 24) “Completion of foundation” means the construction phase whereby the building site is dug, reinforcement concrete is filled in and its floor is completed and erecting of its first wall is started according to the plan.
- 25) “Half completion of Construction” means:
 - (a) In the case of villa, completion of foundation, columns and top beam works;
 - (b) In the case of multi-store Building, completion of foundation, and 50% of the total number of floors slabs;

- (c) Riil Isteetii bilookiin ijaaramu yoo ta'e, akkaataa barbaachisummaa isaatti bilookiiwwan hunda irratti haala Keewwata Xiqqaa kana tartiiba qubee (a) yookiin (b) jalatti ibsameen ijaarsa raaw-wachuu jechu dha.
- 26) "Ijaarsa Xumuruu" jechuun lafa liiziin kenname irratti haala heeyyama ijaarsaa kennameen mana ijaaramee tajaajila kennuuf qophaa'e jechu dha.
- 27) "Mana" jechuun magaala keessatti mana haala seera qabeessa ta'een yookiin beekumtii seeraa argatee tajaajila kamiifiyyuu ijaaramee yookiin ijaramaa jiru dha.
- 28) "Mana Jireenyaa" jechuun mana tajaajila jireenyaatiif ijaaramuun xumuramee tajaajila kenna jiru yookiin kan tajaajila walfakkaatuuf ijaaramaa jiru dha.
- 29) "Mana Dhaabbataa" jechuun mana tajaajila jireenyaatiif ala ijaaramee xumuramee tajaajila kenna jiru yookiin kan tajaajila walfakkaatuuf ijaaramaa jiru dha.
- 30) "Mana Tajaajila Makaa" jechuun mana tajaajila jireenyaa yookiin dhaabbataaf yookiin lamaanii fuu ijaarmaa jiru yookiin ijaaramee xumuramee tajaajila lamaanuu kenna jirudha.
- 31) "Qonnaan Bulaa" jechuun nama lafa baadiyyaa mirga itti fayyadama lafaa investmentiin ala seeraan qabatee yookiin argatee hojii qonnaa irratti bobba'uun galii laficha irraa argamuun ofiisaa fi maatiisaa kan bulchu dha.
- 32) "Horsiisee Bulaa" jechuun nama lafa baadiyyaa investmentiin ala dheedinsa margaaf qabatee beeyilada kan horsiisu ta'ee jireenyi isaa fi maatiisaa irra caalaan beeyiladaa fi bu'aa beeyiladaarratti kan hunda'a jechu dha.
- 33) "Gamisa Horsiisee Bulaa" jechuun nama lafa baadiyyaa seeraan qabatee jireenyi isaa hojii qonnaa fi horsiisuu irratti kan hunda'a jechu dha.

- (d) ሪላይ ስቴቲ ዲ.ቲ.ቲ. የሁሉንም ብሎኮች ግንባታ እንደ አግባቡ በዚህ ንዑስ አንቀጽ ተራ ፊደል (ሀ) ወይም (ለ) በተመለከተው ደረጃ ማጠናቀቅ ነው።
- 26) "ግንባታ ማጠናቀቅ" ማለት በሊዝ የተፈቀደ ቦታ ላይ እንዲገባ የተፈቀደውን ግንባታ በተሰጠው የግንባታ ፍቃድ መሰረት ተሠርቶ ለአገልግሎት ዝግጁ የተደረገ ነው።
- 27) "ቤት" ማለት በከተማ ለማንኛውም አገልግሎት በህጋዊ አግባብ የተሠራ ወይም በመሰራት ላይ ያለ ወይም ህጋዊ ዕውቅና ያገኘ ማንኛውም ግንባታ ነው።
- 28) "መኖሪያ ቤት" ማለት ለመኖሪያ አገልግሎት ተሠርቶ ያለቀና አገልግሎት በመስጠት ላይ ያለ ወይም ለተመሳሳይ አገልግሎት በመሰራት ላይ ያለ ቤት ነው።
- 29) "የድርጅት ቤት" ማለት ከመኖሪያ አገልግሎት ውጭ ተሠርቶ ያለቀና አገልግሎት በመስጠት ላይ ያለ ወይም ለተመሳሳይ አገልግሎት በመሰራት ላይ ያለ ቤት ነው።
- 30) "የጥምር አገልግሎት ቤት" ማለት ለመኖሪያ ወይም ለድርጅት ወይም ለሁለቱም አገልግሎት በመሰራት ላይ ያለ ወይም ተሠርቶ ያለቀና ሁለቱንም አገልግሎት በመስጠት ላይ ያለ ቤት ነው።
- 31) "አርሶ አደር" ማለት የገጠር መሬት የመጠቀም መብት ከኢንቨስትመንት ውጭ በህጋዊ አግባብ ይዞ ወይም አግኝቶ በግብርና ላይ ተሰማርቶ ከመሬቱም የሚያገኘው ገቢ እራሱን እና ቤተሰቡን የሚያስተዳድር ሰው ነው።
- 32) "አርብቶ አደር" ማለት ከኢንቨስትመንት ውጭ የገጠር መሬትን ለግጥሽ ይዞ እንስሳት የሚያረባ ሆኖ የራሱ እና የቤተሰቡ ኑሮ በዋነኛነት በእንስሳትና በእንስሳት ምርት ላይ የተመሠረተ ሰው ነው።
- 33) "ከፊል አርብቶ አደር" ማለት የገጠር መሬት በህጋዊ መንገድ ይዞ የራሱና እና የቤተሰቡ ኑሮ በግብርና ሥራና በእንስሳት እርባታ ላይ የተመሠረተ ሰው ነው።

- (c) In the case of Real Estate built with block, completion of construction on all blocks as specified in sub-article a or b of this article as deemed necessary.
- 26) "Completion of Construction" means a house constructed on a land provided by a lease as per the construction permission given and made ready to provide service.
- 27) "House" means a house constructed or under construction in an urban center legally or by acquiring legal recognition for whatever services.
- 28) "Residential House" means a house which its construction is completed and is providing residential service or is under construction for similar service.
- 29) "Organization House" means a non-residential house which its construction is completed and is providing service or under construction for similar service.
- 30) "Mixed Use House" means a house which is under construction or which its construction is completed for residential or organizational service and is providing both service.
- 31) "Farmer" means a person who lawfully possesses or acquire the right of use of rural land for the purpose other than investment and engaged in farming activity and administer himself and his family by the income he gains from the farm.
- 32) "Pastoralist" means a person who lawfully possesses a rural land for the purpose of grazing and rearing animals other than investment and his and his family livelihood is mainly dependent on livestock and livestock products.
- 33) "Semi-pastoralist" means a person who lawfully possess a rural land and whose livelihood depends on farming and rearing animals.

- 34) “Yeroo Haaragalfannaa” jechuun namni lafti liiziin hayyamaameef kaffaltii duraa erga kaffalee booda, gatii liizii waliigalaa kan waggaa waggaan kaffalamu otoo hin eegaliin yeroo murtaa’eeff kaffaltii waggaa irraa bilisa ta’ee akka turu yeroo haaragalfannaa hayyamamu dha.
- 35) “Lafa Ofdanda’ee Hin Misoomne” jechuun bal’inni qabiyyichaa istaandardii bal’ina lafaa isa xiqqaa tajaajilichaaf magaalicha keessatti murtaa’ee gadi yoo ta’e yookiin lafa citee lafa duwaa cinaa jirutti makamee misooma biroof ooluu kan hin dandeenye yookiin qabeenyi lafa kanarratti argamu tilmaamni gatii ijaarsa yeroon yoo shallagamu ida’ama gatii liizii caalbaasii yeroo lafichaa harka walakkaa ol ta’ee lafa magaalaa argamee fi kallattii rog-arfeen yoo ilaalamu rog-tokko tajaajila dhaabbataaf meetira 7 gad, tajaajila manaaf meetira 4 gad kan ta’e jechu dha.
- 36) “Istaandardii” jechuun istaandardii qoqqoodinsa lafaa yookiin istaandardii ragaa lafaan walqabate yookiin istaandardii kamiinuu jechu dha.
- 37) “Nama” jechuun nama uumamaa yookiin qaama seeraan mirgi namummaa kennameef jechuudha.

3. Ibsa Koorniyaa

Dambii kana keessatti jechi koorniyaa dhiiraatiin ibsame dubartiis ni dabalata.

4. Daangaa Raawwatiinsaa

Dambiin kun magaalota sirna liizii keessa galanii fi magaalota kiraan bulan keessattis-dhimmoota Dambii kanaan tumamanii fi isaan ilaallatu irratti raawwatiinsa ni qabaata.

- 34) “የኛሮታ ጊዜ” ማለት መሬት በሊዝ የተፈቀደለት ሰው የመሬቱን የሊዝ ቅድመ ክፍያ ከክፈለ በኋላ በየአመቱ መክፈል ያለበትን መክፈል ከመጀመሩ በፊት ከክፍያ ነጻ ሆኖ እንዲቆይ የሚፈቀድለት የእፎይታ ጊዜ ነው።
- 35) “ራሱን ችሎ መልማት የማይችል መሬት” ማለት የይዞታው ስፋት በከተማው ለአገልግሎቱ ከተወሰነው ትንሽ የመሬት ስፋት ስታንዳርድ ያነሰ ሲሆን ወይም አጠገቡ ካለው ባይ መሬት ጋር ተዳምሮ ለሌላ ልማት መዋል የማይችል ቁራጭ መሬት ወይም በመሬቱ ላይ ያለው ንብረት ግምት በወቅታዊ የግንባታ ዋጋ ሲሰላ ከግማሽ አጅ በላይ የሆነ የከተማ መሬትና በአራቱ ማእዘን አቅጣጫ ሲታይ በአንድ ማእዘን ለድርጅት አገልግሎት ከ 7 ሜትር በታች፣ ለቤት አገልግሎት ከ 4 ሜትር በታች የሆነ ነው።
- 36) “ስታንዳርድ” ማለት የመሬት ሽንሻኖ ስታንዳርድ ወይም የመሬትና መሬት ነክ መረጃ ስታንዳርድ ወይም ሌላ ማንኛውም ስታንዳርድ ነው።
- 37) “ሰው” ማለት ማንኛውም የተፈጥሮ ሰው ወይም በሕግ የሰውነት መብት የተሰጠው አካል ነው።

3. የፆታ አገላለፅ

በዚህ ደንብ ውስጥ በወንድ ፆታ የተገለፀው ሴትንም ያጠቃልላል።

4. የተፈጻሚነት ወሰን

ይህ ደንብ በሊዝ ሥርዓት ውስጥ በገቡ ከተሞችና በክራይ በሚተዳደሩ ከተሞች ውስጥም በዚህ ደንብ በተደነገጉ ጉዳዮችና እነሱን በሚመለከት ላይ ተፈጻሚነት ይኖረዋል።

- 34) “Grace period” means a time frame that a lessee is relieved from payment after effecting the advance lease payment and before the commencement of the annual lease payment.
- 35) “A land Which cannot be Developed Independently” means a land possession in the city whose size is less than the standard size of land decided for the service in the city, or a land detached away and incorporated with the adjacent bare land which shall not be used for other development purpose, where the property found on such land is more than half of the sum of the lease price of the land when it is calculated in the then construction price which is one of its direction is less than 7 meter for organization service and less than 4 meter for housing service when viewed in its four direction.
- 36) “Standard” means land parceling standard related to land evidence or any other standard.
- 37) “Person” means natural or juridical person.

3. Gender Reference

Any masculine gender specified in this regulation shall include feminine gender.

4. Scope of Application

This regulation shall be applicable to urban lands administered by lease and rent system on the matters stipulated by this regulation and which concerns them;

Kutaa Lama

Lafa Magaalaa Liiziin Bulchuu

5. Lafa Magaalaa Liiziin Kennamuu fi Pilaanii Magaalaa

- 1) Lafti magaalaa kamiyyuu kan kennamu yookiin darbu pilaanii magaalaa irratti hundaa’ee seera liiziitiin qofa ta’a.
- 2) Lafti magaalaa liiziin kan kennamu caalbaasiidhaan yookiin ramaddiidhaan qofa ta’a.
- 3) Keewwata kana keewwata xiqqaa 2 jalatti kan tumame akkuma jirutti ta’ee, Magaalota bu’uura Labsicha keewwata 5 keewwata xiqqaa 4 tiin yeroo murtaa’eeef sirni liizii irratti hin raawwatamne keessatti lafti magaalaa kan hayyamamu caalbaasii fi ramaddii sirna kiraatiin ta’a.

6. Magaalota Liizii Keessa Galan

- 1) Bu’uura Labsicha keewwata 5 keewwata xiqqaa 4tiin Magaalotni Naannicha keessatti argaman hundi gara sirna liiziitti akka galan ni taasifama.
- 2) Magaalota sirna liizii keessa hin galle, Ejensiin erga qoratamee dhiyaate booda murtee Mana Maree Bulchiinsaatiin sirna liizii keessa kan galan ta’u.
- 3) Magaalotni Mana Maree Bulchiinsaatiin gara sirna liiziitti akka galan murtaa’ee ibsi tarreeffamaan uummataaf ni taasifama.
- 4) Keewwata kana keewwata xiqqaa 3 jalatti kan tumame akkuma eegametti ta’ee, magaalota Dambii kanaan sirna liizii keessa hin galle keessatti lafti kan kennamu gatii ka’umsa tilmaama kiraa lafaa kan waggaan kaffalamu irratti hundaa’ee caalbaasiidhaan ta’a.
- 5) Bu’uura keewwata kana keewwata xiqqaa 4 jalatti tumameen lafa kenneef, waraqaan abbaa qabiyyee kennamu akkaataa seera kiraatiin ta’a.

ክፍል ሁለት

የከተማ መሬትን በሊዝ ስለሚሰጥበትና የከተማ ፕላን

5. የከተማ መሬትን በሊዝ ስለሚሰጥበትና የከተማ ፕላን

- 1) ማንኛውም የከተማ መሬት የሚሰጠው ወይም የሚተላለፈው የከተማ ፕላን መሰረት በማድረግ በሊዝ ሕግ ብቻ ይሆናል።
- 2) የከተማ መሬት በሊዝ የሚሰጠው በጨረታ ወይም በምደባ ይሆናል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 የተደነገገው እንደተጠበቀ ሆኖ በአዋጅ አንቀጽ 5 ንዑስ አንቀጽ 4 መሰረት ለተወሰነ ጊዜ ሊዝ ተፈጻሚ የማይሆንባቸው ከተሞች ውስጥ የከተማ መሬት የሚፈቀደው በጨረታና በክራይ ምደባ ስርዓት ይሆናል።

6. ወደ ሊዝ ስርዓት የገቡ ከተሞች

- 1) በአዋጅ አንቀጽ 5 ንዑስ አንቀጽ 4 በተደነገገው መሰረት በክልሉ ውስጥ የሚገኙ ከተሞች ሁሉ ወደ ሊዝ ስርዓት እንዲገቡ ይደረጋል።
- 2) ወደ ሊዝ ስርዓት ያልገቡ ከተሞች በኢጀንሲ ተጠንቶ ከቀረበ በኋላ በመስተዳድር ምክር ቤት ውሳኔ ወደ ሊዝ ስርዓት የሚገቡ ይሆናል።
- 3) በመስተዳድር ምክር ቤቱ ወደ ሊዝ ስርዓት እንዲገቡ የወሰናቸው ከተሞች ዝርዝር መግለጫ ለሕዝብ ይፋ ይደረጋል።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 የተደነገገው ወደ ሊዝ ስርዓት ባልገቡ ከተሞች ውስጥ መሬት የሚሰጠው በዓመታዊ የመሬት የኪራይ ተመን ክፍያ መነሻነት በጫራታ መሰረት ይሆናል።
- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 ሥር በተደነገገው መሠረት የተሰጠ መሬት የይዘታ ምስክር ወረቀት የሚሰጠው በኪራይ ህግ መሠረት ይሆናል።

Part Two

Urban Land Lease Holding Administration

5. Providing Urban Land by Lease and Urban Plan

- 1) Any urban land shall be provided or transferred depending on plan of the urban center only depending lease laws.
- 2) Urban Land shall only be provided by tender or allotment.
- 3) Without prejudices the provision of sub-article 2 of this article, urban land shall be permitted by tender and allotment of rent tenure in the urban center in which lease tenure is not applied for a fixed period in accordance with article 5 sub article 4 of the proclamation.

6. Urban Center Incorporated into Lease Tenure

- 1) All urban centers in the Region shall be made to be incorporated into lease tenure as per article 5 sub article 4 of the proclamation.
- 2) The urban center which have not been incorporated into lease tenure shall be made to be incorporated by the decision of the council after being studied and submitted by the agency.
- 3) Urban centers which are made to be incorporate to the lease tenure by the administrative council shall be disclosed in detail to the public.
- 4) Without prejudice to the provision of sub-article 3 of this article, a land shall be provided by tender in urban centers which have not been incorporated into leasehold tenure by this regulation depending on estimated benchmark price of the land rent to be paid annually.
- 5) Landholding certificate to be provided for a land given in accordance with the provision of sub-article 4 of this article shall be in accordance with rent laws.

6) Bu'uura keewwata kana keewwata xiqqaa 5 jalatti tumameen lafa kenname misoomsuu fi misoomsuu dhabuun tarkaanfiin fudhatamu akkaataa Dambii kana keessatti tumameen ta'a.

7. Bulchiinsa Qabiyyee Durii

1) Labsicha keewwata 6 keewwata xiqqaa 3, 4 fi 6 jalatti kan tumame akkuma eegametti ta'ee, bu'uura Labsicha keewwata 6 keewwata xiqqaa 1tiin qabiyyeen durii hanga qorannoon gaggeeffamee murtaa'utti seera kiraatiin buluun isaa kan itti fufu ta'a.

2) Keewwata kana keewwata xiqqaa 1 jalatti kan tumame jiraatus, gara sirna liiziitti galuuf abbootiin qabiyyee durii fedhii isaaniitiin yoo gaaffii dhiyeessan ulaagaa kanaaf murtaa'e guutanii argamna gatii liizii ka'umsaa yerootiin keessumaawuu ni danda'u. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.

8. Bulchiinsa Qabiyyee Durii Waraqaa Ragaa Abbaa Qabiyyummaa Hin Qabnee

1) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabneef waraqaa ragaa abbaa qabiyyummaa kennuuf, qabiyyicha irra manni ijaaramee tajaajila kenaa jiru yoo irra jiraate, abbaa qabeenyaa mana kanaa ta'uun bulchiinsa gandaan yoo mirkanaa'ee fi ragaalee armaan gaditti tarreeffaman keessaa yoo xiqqaate tokko dhiyaachuu qaba.

(a) Waraqaa ragaa abbaa qabiyyummaa durii kan Labsii lakk. 47/1967 dura kennameefi qabiyyichi yookiin manichi guutummaatti kan Mootummaadhaan hin dhaalamne ta'uun yoo mirkanaa'e;

(b) Qabiyyichi Labsii lakk. 47/1967 dura qabamuu isaa ragaan barreeffamaa faayila mana galmee keessatti yoo argame;

6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 ሥር በተደነገገው መሠረት የተሰጠው መሬት ማልማት እና ያለማልማት የሚወሰደው እርምጃ በዚህ ደንብ ውስጥ በተደነገገው መሠረት ይሆናል።

7. የነባር ይዞታ አስተዳደር

1) በአዋጁ አንቀጽ 6 ንዑስ አንቀጽ 3፣4 እና 6 ሥር የተደነገጉት እንደተጠበቁ ሆኖ፤ ነባር ይዞታዎች በአዋጁ አንቀጽ 6 ንዑስ አንቀጽ 1 መሰረት ዝርዝር ጥናት ተከናውኖ እስኪሟወድ ድረስ በከራይ ሥርዓት መተዳደራቸው የሚቀጥል ይሆናል።

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው ቢኖርም የነባር ይዞታ ባለይዞታዎች ወደ ሊዝ ሥርዓት ለመግባት በራሳቸው ፍቃድ ጥያቄ ካቀረቡ ለዚህ ተብሎ የተወሰነውን መስፈርት አሟልተው ከተገኙ በወቅታዊ የሊዝ መነሻ ዋጋ ሊስተናገዱ ይችላሉ።አፈ.ዓመ. በምወጣው መመሪያ የሚወሰን ይሆናል።

8. የሰነድ አልባ ነባር ይዞታ አስተዳደር

1) ለሰነድ አልባ ነባር ይዞታ የይዞታ ማስረጃ ለመስጠት ይዞታው ላይ ቤት ተሰርቶ አገልግሎት እየሰጠ ያለ ከሆነ፣ የዚህ ቤት ባለቤት መሆኑ በቀበሌ መስተዳድር ከተረጋገጠና ከዚህ በታች ከተዘረዘሩት ማስረጃዎች ቢያንስ አንዱ መቅረብ አለበት፤

(ሀ) የነባር ይዞታ የባለይዞታነት ማስረጃ ከአዋጅ ቁጥር 47/1967 በፊት የተሰጠና ይዞታው ወይም ቤቱ ሙሉ በሙሉ በመንግስት ያልተወረሰ መሆኑ የተረጋገጠ፤

(ለ) ይዞታው ከአዋጅ ቁጥር 47/1967 በፊት መያዙ የጽሁፍ ማስረጃ ከመዝገብ ቤት ፋይል የሚገኝ ከሆነ፤

6) Measures to taken for failure to develop or not develop a land given in accordance with the provision of sub-article 5 of this article, shall be according to the provision of this regulation.

7. Administration of Old Possession

1) Without prejudice to the provision of sub-article 3, 4 and 6 of article 6 of the proclamation, an old possession shall be proceed to be administered by rent law until a study shall be conducted and be decided based on article 6(1) of the proclamation.

2) Notwithstanding with provision of sub-article 1 of this article, where holders of old possession voluntarily request to be incorporated in lease system and fulfill requirement decided for this, they may be entertained by the current benchmark lease price. Its particulars shall be decided by the directive to be issued.

8. Administration of Old Possession without Possession Certificate

1) Where a house is constructed and providing service on such land and where it is proved by the kebele administration as the owner of such house and at least one of the evidences listed below shall be presented:

(a) Where it is proved that an Old possession certificate given before proclamation No. 47/1975 and where the possession or the house is not fully inherited by government;

(b) Where written evidence is found in the file of the documentation section which shows that the possession is possessed before proclamation no 47/1975;

- (c) Ragaan qaama aangoo qabuun kenname qabiyyeen lafaa kun seera yeroo saniitiin eeyyamamuu isaa agarsiisu galmee kuusaa isaa keessatti kan argamu yoo ta'e;
- (d) Ganda qonnaan bulaa gara magaalatti dhufe yoo ta'e, nagahee kalfaltii gibira itti fayyadama lafa baadiyyaa osoo magaalatti hin daangeffamiin duraa yoo xiqqaate kan waggoota 3 yoo qabaate;
- (e) Xalayaa yookiin iyyannoo mirriitii lafaa qaama aangoo qabuun qajeelfame yookiin hafteen nagahee mirriitii lafaa faayila mana galmee keessatti yoo argame;
- (f) Murtii Mana Murtiitiin qabiyyee yookiin mana kana ilaalchisee kenname yoo qabaatee fi faayila mana galmee keessa yoo jiraate;
- (g) Waraqaa ragaa itti fayyadama lafa baadiyyaa akkaataa seera itti fayyadama lafa baadiyyaatiin kennameefi seera qabeessummaan isaa mirkanaa'e yoo argame ta'a.
- 2) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabne kan akkaataa keewwata kana keewwata xiqqaa 1 tiin qabamee tajaajila mana jireenyaaf oolaa jiru, hanga m2 500 kan ta'e akkaataa qabiyyee duriitiin abbaa qabiyyichaaf hayyamameefi kiraadhaan kan bulu ta'a.
- 3) Akkaataa keewwata kana keewwata xiqqaa 1 tiin lafti m2 500 ol jiru irraa yoo hir'isamu, qabeenya lafa hir'isamu irratti argamuuf akkaataa seeraatiin beenyaan kan kaffalamuuf ta'a.
- 4) Keewwata kana keewwata xiqqaa 2 jalatti kan tumame jiraatus, lafti m2 500 ol jiru irraa citee akkaataa istaandardii itti fayyadama lafa magaalichaatiin misooma biroof ooluu kan hin dandeenye yoo ta'e abbaa qabiyyichaaf kan itti dabalamu ta'ee, qabiyyeen walitti makamus sirna kiraatiin kan bulu ta'a.

- (ሐ) የመሬት ይዞታው በዚያን ጊዜ በነበረው ህግ መፈቀዱን የሚያሳይ አግባብ ባለው አካል የተሰጠ ማስረጃ በመዘገብ ማህደሩ ውስጥ የሚገኝ ከሆነ፤
- (መ) ወደ ከተማ የገባ የእርሶ አደር ቀበሌ ከሆነ የገጠሩ መሬት ወደ ከተማ ሳይከለል በፊት ቢያንስ የሦስት ዓመት የገጠር መሬት አጠቃቀም የግብር ክፍያ ደረሰኝ ያለው ከሆነ፤
- (ሰ) አግባብ ባለው አካል የተመራ የመሬት ምራት ደብዳቤ ወይም አቤቱታ ወይም የመሬት ምራት ቀሪ ደረሰኝ በመዘገብ ቤት ፋይል ውስጥ የሚገኝ ከሆነ፤
- (ረ) ይዞታውን ወይም ቤቱን አስመልክቶ የተሰጠ የፍርድ ቤት ወሳኔ ካለና በመዘገብ ቤት ፋይል ውስጥ የሚገኝ ከሆነ፤
- (ሸ) የገጠር መሬት አጠቃቀም ማስረጃ በገጠር መሬት አጠቃቀም ህግ መሰረት የተሰጠውና ህጋዊነቱ የተረጋገጠ ከተገኘ ይሆናል።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሰረት ተይዞ ለመኖሪያ ቤት አገልግሎት እየዋለ ያለ ሰነድ አልባ ነባር ይዞታ እስከ 500 ካሬ ሜትር ለባለ ይዞታው ተፈቅዶለት በኪራይ የሚተዳደር ይሆናል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሰረት ከ500 ካሬ ሜትር በላይ ያለው መሬት ሲቀንስ ከሚቀነሰው መሬት ላይ ለሚነሳ ንብረት በህግ መሰረት ካሳ የሚከፈለው ይሆናል።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተደነገገው ቢኖርም ከ500 ካሬ ሜትር በላይ ያለው መሬት ተቀንሶ በከተማው መሬት አጠቃቀም ስታንዳርድ መሰረት ለሌላ ልማት መዋል የማይችል ከሆነ ለባለይዞታው የሚጨመርለት ሆኖ የተቀላቀለው ይዞታም በኪራይ የሚተዳደር ይሆናል።

- (c) Where it is found in his record file that an evidence given by authorized body indicating the possession of this land is permitted by the then law;
- (d) Where it is a rural kebele which is incorporated in urban center and a rural land use tax payment receipt of at least three years before such land incorporated to the urban center;
- (e) Where a letter or application for land directed by authorized body a copy of directed land receipt is found in the of documentation section;
- (f) Where he has decision given by the court regarding such possession or house and it is found in the file of documentation section;
- (g) Where a rural land utilization certificate is provided in accordance with rural land utilization law is found and its legality is proved.
- 2) An old possession without possession certificate which is possessed in accordance with sub-article 1 of this article and used for the purpose of residential house which is up to 500m2 shall be permitted for the possessor as per old possession and be administered by rent.
- 3) Where a land above 500m2 is reduced in accordance with sub-article 1 of this article, compensation shall be legally paid for the property on the land that is reduced.
- 4) Notwithstanding the to the provision of sub article 2 of this article, if a land reduce from more than 500m2 cannot be used for other development purposes according to land use standard of the urban center, it shall be merged to the possessor and the merged possession shall be administered by rent tenure.

- 5) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabne kan bal'inni isaa m2 500 gadi ta'eef waraqaan ragaa abbaa qabiyyummaa kan kennamu, hanga istaandardii bal'ina lafa mana jireenyaa magaalichaan eeyyamamuu gadi hanga hin taanetti, kanuma qabamee jiru qofa irratti ta'a.
- 6) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabne kan istaandardii bal'ina lafa mana jireenyaa magaalichaatii gadi yoo ta'e, qabeenya laficha irra jiruuf beenyaan kaffalamee lafti bakka bu'iinsaa istaandardii bal'ina lafa mana jireenyaa magaalichaa isa gadi aanaadhaan kennamee qabiyyichi baankii lafaatti akka galu ni taasifama.
- 7) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabne kan tajaajilli isaa mana jireenyaaf hin taaneef hanga bal'ina lafaa waraqaa ragaa abbaa qabiyyummaa irratti kennamuu akkaataa istaandardii gosa tajaajilichaaf bahuutiin isa xiqqaadhaan kan murtaa'uu fi kiraan kan bulu ta'a.
- 8) Akkaataa keewwata kana keewwata xiqqaa 7 tiin lafti istaandardii gosa tajaajilichaaf bahu isa xiqqaadhaan ol jiru irraa yoo hir'isamu, qabeenya lafa hir'isamu irratti argamuuf akkaataa seeraatiin beenyaan kan kaffalamuuf ta'a.
- 9) Keewwata kana keewwata xiqqaa 7 jalatti kan tumame jiraatus, lafti istaandardii gosa tajaajilichaa irraa citee hafe akkaataa istaandardii itti fayyadama lafa magaalichaatiin misooma biroof ooluu kan hin dandeenye yoo ta'e abbaa qabiyyichaaf dabalataan kan hayyamamu ta'ee, qabiyyeen walitti makamus sirna kiraatiin kan bulu ta'a.
- 10) Keewwata kana keewwata xiqqaa 4 fi 9 jalatti kan tumame akkuma jirutti ta'ee, lafti citee hafu kan of danda'ee misoomuu danda'u yoo ta'es, sirna liiziitiin gatii liizii caalbaasii waayitaawaatiin hayyamamuu ni danda'a. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.

- 5) ስፋቱ ከ500 ካሬ ሜትር በታች ለሆነው ሰነድ አልባ ነባር ይዞታ የባለይዞታነት ማስረጃ የሚሰጠው ስፋቱ በከተማው ለመኖሪያ ቤት መሬት ስታንዳርድ ከሚፈቀደው በታች እስካልሆነ ድረስ ተይዞ ባለው ላይ ብቻ ይሆናል።
- 6) የሰነድ አልባ ነባር ይዞታ ስፋት ከከተማው የመኖሪያ ቤት መሬት ስታንዳርድ በታች ከሆነ በይዞታው ላይ ላለው ንብረት ካሳ ተከፍሎና ምትክ ቦታ በከተማው ዝቅተኛ የመኖሪያ ቤት መሬት ስታንዳርድ ተሰጥቶ ይዞታው ወደ መሬት ባንክ እንዲገባ ይደረጋል።
- 7) ለመኖሪያ ቤት አገልግሎት ያልሆነው ሰነድ አልባ ነባር ይዞታ የባለይዞታነት ማረጋገጫ ሰነድ ላይ የሚሰጠው የመሬት ስፋት ለአገልግሎት ዓይነት በዝቅተኛው ስታንዳርድ መሰረት የሚወሰንና በኪራይ የሚተዳደር ይሆናል።
- 8) በዚህ አንቀጽ ንዑስ አንቀጽ 7 መሰረት ለአገልግሎቱ ዓይነት ከሚወጠው ዝቅተኛው ስታንዳርድ በላይ ካለው መሬት ላይ ሲቀነስ በተቀነሰው መሬት ላይ ለሚገኘው ንብረት በህጉ መሠረት ካሳ የሚከፈለው ይሆናል።
- 9) በዚህ አንቀጽ ንዑስ አንቀጽ 7 የተደነገገው ቢኖርም ከአገልግሎቱ ዓይነት ስታንዳርድ ተቀንሶ የቀረው መሬት በከተማው መሬት አጠቃቀም ስታንዳርድ መሰረት ለሌላ ልማት መዋል የማይችል ከሆነ ለባለይዞታው በተጨማሪነት የሚፈቀድለት ሆኖ የተቀላቀለው ይዞታም በኪራይ የሚተዳደር ይሆናል።
- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 4 እና 9 ሥር የተደነገገው እንደተጠበቀ ሆኖ ተቀንሶ የቀረ መሬት ራሱን ችሎ መልማት የሚችል ቢሆንም በወቅታዊ የሊዝ ጨረታ ዋጋ በሊዝ ስርዓት ሊፈቀድ ይችላል ። ዝርዝሩ በሚወጣው መመሪያ የሚወሰን ይሆናል።

- 5) The possession certificate provided for an old possession without possession certificate which its area is less than 500m2 shall be only if it is not less than the standard area of land permitted for the residential house by the urban center and be performed only on the land already possessed.
- 6) Where the old possession without possession certificate is less than the standard of the area of land for residential house of the urban center, compensation shall be paid for the property on the land and the substitute land for residential house with the lower standard area of urban center shall be provided and the possession shall be made to be deposited into the land bank.
- 7) The size of land indicated on possession certificate to be provided for an old possession which its service is not for residential house purposes and is without possession certificate shall be decided as per the lowest standard set for such type of service and be administered by rent.
- 8) Where a land more than the lowest standard set for the service type is reduced accordance with sub-article 7 of this article, compensation shall be legally paid for the property found on such possession.
- 9) Notwithstanding to the provision of sub-article 7 of this article, where the land detached from the standard type of service is unable to be used for other development as per land use standard of the urban center, it shall additionally be permitted for the possessors and the merged possession shall be administered by rent.
- 10) Without prejudice to sub article 4 and 9 of this article, where the detached away land able to be developed independently, it may be permitted by lease tenure in current lease tender price. Its particulars shall be decided by the directive to be issued.

- 11) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabneefi tajaajilli isaa mana tajaajila makaa yoo ta'e, qabiyyee waliigalaa keessaa gosa tajaajilaa % 50 ol qabate gosa tajaajilaa lafichaa ta'ee fudhata.
- 12) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabne kan tajaajilli duraan kennaa ture pilaaniidhaan tajaajilli isaa yoo jijjiirame, ragaan kennamuuf tajaajila qabiyyichi kennaa jiruun ta'ee, ijaarsa bakka sana irra jiru bakka jirutti haarsomsuun ala akka hin fooyyessinee fi ijaarsa haaraa akka hin gaggeessine kan dirqamu ta'uu kan agarsiisu ta'uu qaba.
- 13) Keewwata kana keewwata xiqqaa 12 jalatti kan tumame yoo jiraates, iddichi akkaataa ramaddii pilaanii fi istaandardii jiruun tajaajila misoomaa birootiif abbaa qabiyyichaatiin misoomuu kan danda'u yoo ta'e, abbaa qabiyyichaaf tajaajila kanaaf hayyamamuu ni danda'a. Ta'us, abbaan qabiyyichaa beenyaa osoo hin gaafatiin lafti tajaajila kennaa jiruuf ta'u bakka bu'insaan kennameefii keessummaawuu yoo barbaade mirgi isaa ni eegamaaf.
- 14) Keewwata kana keewwata xiqqaa 10 jalatti kan tumamee akkuma jirutti ta'ee, iddoo qabiyyeen kun jiru keessatti bulchiinsi magaalichaa sagan-taa pilaanii magaalichaa raawwachiisu yoo qabaate lafa bakka bu'iinsaa fi kaffaltii beenyaa qabeenyichaaf seera kanaaf baheen raawwatee tajaajila pilaaniin qabameef oolchuu ni danda'a.
- 15) Keewwata kana keewwata xiqqaa 14 jalatti kan tumame jiraatus, lafa kanaan dura investmentiif sirna kiraatiin kennamee waraqaa abbaa qabiyyummaa hin qabne tajaajila duraan hayyamameef laficharratti gaggeessaa kan hin jirre, bulchiinsi magaalichaa qabeenya laficharra jiruuf beenyaa kaffalee lafichaa misooma biroof oolchuu ni danda'a. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.

- 11) የሰነድ አልባ ነባር ይዞታው አገልግሎት የጥምር አገልግሎት ቤት ከሆነ ከአጠቃላይ ይዞታው ውስጥ ከ 50 በመቶ በላይ የሚሆነውን የያዘው አገልግሎት የመሬቱ አገልግሎት ሆኖ ይወሰዳል።
- 12) ሰነድ አልባ ነባር ይዞታ ሲሰጥ የነበረው አገልግሎት በፕላን ቢቀየር የሚሰጠው ሰነድ ይዞታው ሲሰጥ በነበረው አገልግሎት ሆኖ በቦታው ላይ ያለ ግንባታን ከማደስ ውጭ ማሻሻልና አዲስ መገንባት እንደማይችል እንደሚገደድ የሚያሳይ መሆን አለበት።
- 13) በዚህ አንቀጽ ንዕሱ አንቀጽ 12 ሥር የተደነገገው ቢኖርም ቦታው ባለው የፕላንና ስታንዳርድ ምደባ መሰረት በባለይዞታው ለሌላ ልማት አገልግሎት መልማት የሚችል ከሆነ ለዚህ አገልግሎት ለባለይዞታው ሊፈቀድ ይችላል፤ ሆኖም ባለይዞታው ካሳ ሳይጠይቅ ለመኖሪያ ቤት ቦታ በምትክ መሬት ተስፋት መስተናገድ ከፈለገ መብቱ ይጠበቅለታል።
- 14) በዚህ አንቀጽ ንዑስ አንቀጽ 10 ሥር የተደነገገው እንደተጠበቀ ሆኖ ይዞታው ባለበት ቦታ ውስጥ የከተማው መስተደደር የከተማውን ፕላን ፕሮግራም ማስፈጸም ካለበት ምትክ መሬትና ለንብረቱ አግባብ ባለው ህግ የካሳ ክፍያ ፈጽሞ በፕላን ለተያዘው አገልግሎት ሊያውለው ይችላል።
- 15) በዚህ አንቀጽ ንዑስ አንቀጽ 14 ሥር የተደነገገው ቢኖርም ከዚህ በፊት ለኢንቨስትመንት በኪራይ ሥርዓት ተሰጥቶ የባለይዞታነት ሰነድ የሌለው በፊት የተፈቀደለትን አገልግሎት በመሬቱ ላይ እያካሄደ ካልሆነ የከተማው መስተዳድር መሬቱ ላይ ላለው ንብረት ካሳ ክፍሎ መሬቱን ለሌላ ልማት ሊያውለው ይችላል። ዝርዝሩ በሚወጣው መመሪያ የሚወሰን ይሆናል።

- 11) Where an old possession without possession certificate and it has a house providing mixed service, the service type which covers more than 50% of the total possession shall be considered as the service type the land.
- 12) Where former service type of an old possession without possession certificate is converted by a plan, the evidence to be given shall be the service it is providing and it shall indicate that the construction found in that place shall only be renewed but not amended and a new construction shall not be conducted;
- 13) Notwithstanding to the provision of sub article 12 of this article, where the site may be used for another development by the possessor as per the existing allotment plan and standard, it may be permitted to the possessor for such service. However, where the possessor wants to be entertained by requesting a place as a substitute for the land giving service without requesting compensation, his right shall be respected.
- 14) Without prejudice to the provision of sub article 10 of this article, where the urban administration has urban plan program to be implemented in such possession, it shall provide a substitute land and effect compensation payment in accordance with relevant law and may implement the land for the service it is planned;
- 15) Notwithstanding to the provision of sub-article 14 of this article, concerning the land provided by rent system for investment and without possession certificate and has not been not conducting the previously permitted service on such land, the urban administration shall pay compensation for the properties on the land and use the land for other development purpose. Its particular shall be decided by the directive to be issued.

9. Qabiyyee Seeraan Alaa

- 1) Qabiyyeewwan seeraan ala Dambiin Lakk. 155/2005 gaafa guyyaa 24/05/2005 ragga'uun dura qabamanii tajaajilaaf oolaa jiran pilaanii magaalichaan fudhatama kan argatan yoo ta'e, akkaataa istaandardii tajaajilichaaf magaalichaaf murtaa'uun ulaagaa qajeelfamaan bahu irratti hundaa'ee yeroo tokkoof seera qabeessa ta'uun sirna liizii keessa ni galu.
- 2) Qabiyyeewwan seeraan alaa akkaataa keewwata kana keewwata xiqqaa 1 jalatti ibsameen fudhatama argatan bal'inni qabiyyee fudhatama qabaatu istaandardii tajaajilichaaf murtaa'u isa xiqqaan ta'ee, gatii ka'umsa liizii gosa tajaajilichaaf murtaa'een ta'a.
- 3) Magaalaa sirna liizii keessa hin galle keessatti qabiyyeen seeraan alaa seera qabeessa ta'uun gatii kiraa lafaa gosa tajaajilichaaf waggaa kaffalamu gatii ka'umsa liizii ta'ee sirna liizii keessa gala.
- 4) Keewwata kana keewwata xiqqaa 2 jalatti kan ibsame jiraatus, qabiyyee seeraan alaa irraa lafti istaandardii murtaa'een ol ta'ee yoo argame, akkaataa istaandardii magaalichaatiin misooma biroof kan hin oolle yoo ta'e gatii caalbaasii wayitaawaan hayyamamuufii ni danda'a.
- 5) Akkaataa keewwata kana keewwata xiqqaa 1 hanga 4 jalatti tumameen qabiyyeen seeraan alaa ijaarsi irratti geggeeffame pilaaniin fudhatama argate qajeelfama bahuun seera qabeessa taasisuun gara sirna liiziitti yammuu galu;
- (a) Gosa tajaajilaa pilaanii irratti kaa'ameen, gatii ka'umsa liizii bu'uureffachuun waliigalteen kan mallatteeffamu ta'a.
- (b) Barri waliigaltee bu'uura daangaa yeroo tajaajilichaaf murtaa'een ta'a.
- (c) Barri waliigaltee lakkaa'amuu kan eegalu guyyaa waliigalteen taaasifame irraa eegalee ta'a.

9. ህገወጥ ይዘታ

- 1) ደንብ ቁጥር 155/2005 በ25/05/2005 ከመጽደቁ በፊት ተይዘው በአገልግሎት ላይ ያሉ ህገወጥ ይዘታዎች በከተማው ፕላን ተቀባይነት የሚያገኙ ከሆነ ለከተማው በተወሰነ የአገልግሎት ስታንደርድ መሰረት በመመሪያ በሚወጣው መስፈርት ላይ ተመስርቶ ለአንድ ጊዜ ህጋዊ በመሆን ወደ ሊዝ ስርዓት ይገባሉ።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር በተገለጸው መሰረት ተቀባይነት ያገኙ ህገወጥ ይዘታዎች ተቀባይነት የሚያገኘው የይዘታ ስፋት ለአገልግሎቱ በተወሰነው ዝቅተኛው ስታንደርድ ሆኖ ለአገልግሎቱ ዓይነት በተወሰነው የሊዝ መነሻ ዋጋ ይሆናል።
- 3) ወደ ሊዝ ስርዓት ባልገቡ ከተሞች ውስጥ ህገወጥ ይዘታ ህጋዊ ሆኖ ለአገልግሎቱ ዓይነት በዓመት የሚከፈለው የመሬት ኪራይ ዋጋ የሊዝ መነሻ ዋጋ ሆኖ ሊዝ ስርዓት ውስጥ ይገባል።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተገለጸው ቢኖርም በህገወጥ ይዘታ ላይ ከተወሰነው ስታንደርድ በላይ የሆነ መሬት ከተገኘ በከተማው ስታንደርድ መሰረት ለሌላ ልማት መዋል የማይችል ከሆነ በወቅታዊ የሊዝ ጨረታ ዋጋ ሊፈቀድለት ይችላል።
- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እስከ 4 በተደነገገው መሰረት በፕላን ተቀባይነት ያገኘ ግንባታ የተካሄደበት ህገወጥ ይዘታ በሚወጣው መመሪያ ህጋዊ ተደርጎ ወደ ሊዝ ስርዓት ሲገባ፤
- (ሀ) ፕላኑ ላይ በተቀመጠው የአገልግሎት ዓይነት መሰረት በሊዝ መነሻ ዋጋ ውል የሚፈረም ይሆናል።
- (ለ) የውል ዘመኑ ለአገልግሎቱ በተወሰነው የጊዜ ወሰን መሰረት ይሆናል።
- (ሐ) የውል ዘመኑ መቆጠር የሚጀምረው ውል ከተዋለበት ቀን ጀምሮ ይሆናል።

9. Illegal Possession

- 1) Where an illegal possession which possessed prior to the approval of regulation No.155/2013 on the date 01/02/2013. has been providing service have got acceptance by the plan of the urban center, it shall enter into lease tenure system for one time in accordance with standard of service decided for that urban center depending on the criteria to be issued by the directive;
- 2) The area of illegal possession acquiring acceptance as per sub – article 1 of this article shall be the minimum standard to be decided for such service and it shall be by the benchmark lease price decided for service;
- 3) Illegal possession in urban center which has not been incorporated into lease system shall be legally incorporated into lease system by making the land rent paid annually for the type of service the benchmark lease price;
- 4) Notwithstanding to the provision of sub-article 2 of this article, where the land on illegal possession is found to be more than the decided standard and is unable to be applied to other development in accordance with standard of the urban center, it shall be permitted by the current tender price.
- 5) Where an illegal possession in accordance with the provision sub-article 1-4 of this article, which a construction performed on it get acceptance by the plan and legally incorporated into lease system by the directive to be issued:- Contractual agreement shall be concluded depending lease benchmark price as per the type of service plan stated.
- (a) The contract shall be signed on the type of service specified on the plan based on the benchmark lease price;
- (b) The contract period shall be based on the time limit decided for the service;
- (c) The contract period shall commence starting from date the contract signed;

- 6) Qabiyyeen seeraan alaa yoo seera qabeessa taasifamu, bu'uura Lab-sicha keewwata 20 keewwata xiqqaa 2tiin kaffaltiin duraa kan irratti raawwatamu ta'a.
- 7) Qabiyyeewwan waraqaa ragaa abbaa qabiyyummaa seera qabeessa ta'een qabamanii bal'ina lafaa seeraan hayyamameen olitti seeraan ala dabalataan lafa qabatani argaman pilaanii magaali-chaan kan walsimu yoo ta'e qofa;
- (a) Mana jireenyaaf kan qabame ta'ee lafti dabalataan qabame ofdanda'ee misoomuu kan hin dandeenye yoo ta'e sirnuma lafa seeraan hayyamameen kan murtaa'u ta'a.
- (b) Keewwata kana keewwata xiqqaa 7 (a) jalatti kan tumame akkuma jirutti ta'ee, lafti dabalataan qabame kan ofdanda'ee misoomuu danda'u yoo ta'e lafti dabalataan qabame gatii liizii caalbaasii wayitaawaan kan eeyyamamuuf ta'a. Ta'us, haala kanaan lafti hayyamamu lafa dabalataan qabame ta'e kan seeraan qabame ida'amee m2 500 ol ta'uu hin danda'u.
- (c) Tajaajila dhaabbataaf yookiin makaaf kan qabame ta'ee lafti dabalataan qabame kan ofdanda'ee hin misoomnes ta'e kan ofdanda'ee misoomu gatii caalbaasii wayitaawaatiin kan hayyamamuuf ta'a. Ta'us, lafti dabalataan qabame kan hayyamamu hanga bal'ina lafa istaandardiin taa'e isa xiqqaa dachaa tokkoo ol ta'uu hin danda'u.
- (d) Keewwata kana keewwata xiqqaa 7 (b) fi (c) jalatti kan tumame akkuma jirutti ta'ee, lafti dabalataan qabame kun kan keewwata xiqqaa 7 (b) fi (c) irratti tuqamee ol ta'ee yoo argame bifa misoomaaf ooluu danda'uun ci-tee baankii lafaatti kan deebi'u ta'a. Tarreefamni isaa qajeelfama bahuun kan murtaawu ta'a.

- 6) ህገወጥ ይዞታ ህጋዊ ሲደረግ በአዋጁ አንቀጽ 20 ንዑስ አንቀሳጽ 2 መሰረት ቅድሚያ ክፍያ የሚፈጸምበት ይሆናል።
- 7) በህጋዊ የባለይዞታነት ማረጋገጫ ሰነድ የተያዙ ይዞታዎች በህግ ከተፈቀደው የመሬት ስፋት በላይ ተጨማሪ መሬት በህገወጥ መንገድ ይዘው የተገኙ ከከተማው ፕላን ጋር የሚጣጣም ከሆነ ብቻ፤
- (ሀ) ለመኖሪያ ቤት የተያዘ ሆኖ በተጨማሪ የተያዘው መሬት ራሱን ችሎ መልማት የማይችል ከሆነ በህግ በተፈቀደው መሬት ስሪዓት የሚወሰን ይሆናል።
- (ለ) በዚህ አንቀጽ ንዑስ አንቀጽ 7(ሀ) ሥር የተደነገገው እንደተጠበቀ ሆኖ በተጨማሪ የተያዘው መሬት ራሱን ችሎ መልማት የሚችል ከሆነ በተጨማሪ የተያዘው መሬት በወቅታዊ የሲብ ጨረታ ዋጋ የሚፈቀድለት ይሆናል። ሆኖም በዚህ መሰረት የሚፈቀደው መሬት በተጨማሪ የተያዘው ሆነ በህጋዊ መንገድ የተያዘው መሬት ተደምሮ ከ 500 ሜ2 በላይ መሆን አይችልም።
- (ሐ) ለድርጅት ወይም ለጥምር አገልግሎት የተያዘ ሆኖ ራሱን ችሎ መልማት የማይችልም ሆነ ራሱን ችሎ መልማት የሚችል በተጨማሪ የተያዘ መሬት በወቅታዊ የጨረታ ዋጋ የሚፈቀድለት ይሆናል። ሆኖም በተጨማሪ የተያዘው መሬት የሚፈቀደው በእስታንዳርድ የተቀመጠው ትንሹ የመሬት ስፋት እስከ አንድ እጥፍ በላይ መሆን አይችልም።
- (መ) በዚህ አንቀጽ ንዑስ አንቀጽ 7(ለ) እና (ሐ) ሥር የተደነገገው እንደተጠበቀ ሆኖ በተጨማሪ የተያዘው መሬት በንዑስ አንቀጽ 7(ለ) እና (ሐ) ላይ ከተጠቀሰው በላይ ሆኖ ከተገኘ ለልማት መዋል በሚችል መልክ ተቆርጦ በመሬት ባንክ የሚመለስ ይሆናል። ዝርዝሩ በሚወጣው መመሪያ የሚወሰን ይሆናል።

- 6) Where an illegal possession is made to be legal, down payment shall be made in accordance the article 20(2) of the proclamation.
- 7) Where possession possessed with legal possession certificate and found to occupy beyond legally permitted size of land only where it conforms with the plan of the urban center.
- (a) Where it is possessed for residential house and additional possessed unable be developed independently, it shall be decided by the system permitted for the land;
- (b) Without prejudice to the provision of sub-article 7(a) of this article, where the additionally possessed can be developed independently, the additionally possessed land shall be permitted by the current lease tender price. However, the land permitted in such way which means the sum of the additionally possessed and legally possessed land shall not exceed 500m2;
- (c) Where the land is possessed for permanent or mixed service and where the land additionally possessed is unable to develop independently as well as able to develop independently, it shall be permitted by the current tender price. However, the additionally possessed land shall be permitted only where its size is twice the minimum standard set;
- (d) Without prejudice to the provision of sub-article 7 (b and c) of this article, where the additionally possessed land is found to exceeds the size of land specified under sub- article 7(a and b), it shall be detached and deposited to the land bank in a way it shall be used for development purpose. Its particulars shall decide by the directive to be issued.

- 8) Akkaataa keewwata kana keewwata xiqqaa 6 tiin kaffaltiin duraa erga raawwatamee booda, kaffaltiin waggaa waggaa kaffalamu akkaataa kaffaltii liizii Dambii kana keessatti ibsameen raawwatama.
- 9) Keewwata kana keewwata xiqqaa (1 - 8) tti kan tumame akkuma eeggametti ta'ee, qabiyyeen seeraan alaa guyyaa Dambii lakk. 155/2005 gaafa guyyaa 24/05/2005 erga raggaa'een booda qabame ulaagaa Dambii kanaan tumame guutullee, haala kamiiniyyuu seera qabeessa taasisuun hin danda'amu.
- 10) Qabiyyeewwan keewwata kana keewwata xiqqaa 9 jalatti kufanii fi qabiyyeewwan akkaataa keewwata kana keewwata xiqqaa 7 jalatti ibsameen qabamanii pilaanii magaalichaatiin wal hin simne, akkaataa Labsichaa fi Dambii kana keessatti tumameen tarkaanfiin seeraa bulchiinsa magaalichaatiin kan fudhatamu ta'a.
- 11) Qabeenyi qabiyyee seeraan alaa irra jiru kamiyyuu akka ka'u bulchiinsa magaalachiin yoo murtaa'u beenyaanis ta'e lafti bakka bu'insaa hin kennamuuf.
- 12) Keewwata kana keewwata xiqqaa 11 jalatti kan tumame jiraatus, qabeenyi qabiyyee seeraan alaa irra jiru akka diigamu murtaa'e kan ijoollee qonnaan bulaa yookiin horsiisee bulaa yookiin gamisa horsiisee bulaa jiraataa magaalichaa yookiin naannoo daangaa magaalichaa yoo ta'e lafti bakka bu'iinsaa kan kennamuuf ta'a. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.
- 13) Keewwata kana keewwata xiqqaa 11 jalatti kan tumame jiraatus, qabeenyi qabiyyee seeraan alaa irra jiru diigamuun isaa dhiibbaa haawwas-diinagdee guddaa kan fiduu danda'u yoo ta'e Mani Maree ilaalee murteessuu ni danda'a.

- 8) በዚህ አንቀጽ ንዑስ አንቀጽ 6 መሰረት የቅድመ ክፍያ ከተፈጸመ በኋላ በየዓመቱ የሚከፈለው ክፍያ በዚህ ደንብ ውስጥ በተገለፀው የሊዝ ክፍያ መሰረት ይሆናል።
- 9) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እስከ 8 የተደነገገው እንደተጠበቀ ሆኖ ደንብ ቁጥር 155/2005 በ24/05/2005 ከጸደቀበት ቀን በኋላ የተያዘ ህገወጥ ይዞታ በዚህ ደንብ የተደነገገው መሥፈርት ቢያሟላም በምንም አይነት ሁኔታ ህጋዊ ማድረግ አይቻልም።
- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 9 ሥር የሚወድቁ ይዞታዎች እና በዚህ አንቀጽ ንዑስ አንቀጽ 7 ሥር በተገለጸው መሠረት ተይዞ ከከተማው ፕላን ጋር የማይጣጣሙ ይዞታዎች በአዋጅና በዚህ ደንብ ውስጥ በተደነገገው መሰረት ህጋዊ እርምጃ በከተማው መስተዳድር የሚወሰድ ይሆናል።
- 11) በህገወጥ ይዞታ ላይ ያለ ማንኛውም ንብረት እንዲነሳ በከተማው መስተዳድር ሲወሰን ካሣም ሆነ ምትክ ቦታ አይሰጠውም።
- 12) በዚህ አንቀጽ ንዑስ አንቀጽ 11 ሥር የተደነገገው ቢኖርም እንዲፈርስ የተወሰነው በህገ-ወጥ ይዞታ ላይ ያለ ንብረት የከተማው ነዋሪ ወይም በከተማው ወሰን አካባቢ ነዋሪ የሆነ የአርሶ አደር ወይም የአርብቶ አደር ወይም የከፊል አርብቶ አደር ልጅ ከሆነ ምትክ ቦታ የሚሰጠው ይሆናል።
- 13) በዚህ አንቀጽ ንዑስ አንቀጽ 11 ሥር የተደነገገው ቢኖሪም በህገወጥ ይዞታ ላይ ያለ ንብረት መፍረሱ ትልቅ የማህበራዊና እኮኖሚያዊ ተጽዕኖ ማምጣት የሚችል ከሆነ መስተዳድር ምክር ቤቱ አይቶ ሊወስን ይችላል።

- 8) After the down payment is made as per sub-article 6 of this article, the payment to be paid annually shall be performed in accordance with lease payment specified in this regulation;
- 9) Without prejudice to provision of sub-article (1-8) of this article, illegal possession possessed after the approval of regulation no. 155/2013 on 01/02/2013 shall not by any means be made legal even if it fulfill the requirements provided in this regulation;
- 10) The possession which fall under sub-article 9 and possessed as specified as per sub article 7 of this article which do not conform with a plan of the urban center, legal measure shall be taken by the urban administration in accordance with the provision of the proclamation and this regulation.
- 11) Where decision is passed by urban administration for the removal of the property found on an illegal possession, no compensation and substitute land shall be provided.
- 12) Notwithstanding to provision of sub-article 11 of this article, where the properties decided to be demolished from the illegal possession belongs to children of farmers or pastoralists or semi-pastoralists residing in or around the border of the urban center, a substitute land shall be provided them. Its particulars shall be decided by the directive to be issued.
- 13) Notwithstanding to the provision of sub-article 11 of this article, where the demolition of property found on an illegal possession causes grave socio-economic problem, the administrative council may decide by considering such problems;

- 14) Qabiyyee seeraan alaa Dambii kanaan beekamtiin hin kennamneef adda baasuuf adeemsi hordofamuu qabu qajeelfamaan kan tarreeffamu ta'ee, magaalota ragaa suuraa xiyyaaraa qabaniif ragaan kun akka ulaagaa tokkootti fudhatamuu ni danda'a.
- 15) Keewwata kana keewwata xiqqaa 8 jalatti kan tumamee fi ulaagaan pilaanii magaalaa fi istaandardii tajaajila lafichaan wal simuu qaba jechuun Dambii kana keessatti tumame akkuma eegametti ta'ee, qabiyyeewwan dhaabbilee amantaatiin tajaajila amantaaf qabamanii fi dhaabbilee mootummaa baajata mootummaatiin bulaniin qabaman kaffaltii tajaajilaa qofa raawwachuun waraqaan abbaa qabiyyummaa sirna kiraan ni kennamaaf.

10. Qabiyyee Durii Sirna Liizitiin Bulchuu

- 1) Qabiyyeewwan durii gara qaama sadaffaatti darban bu'uura Labsicha keewwata 6 keewwata xiqqaa 3 tiin qabiyyeen durii dhaalaan ala haala kamiiniyyuu qaama sadaffaatti yeroo darbu sirna liizii keessa kan galu gatii liizii ka'umsaatiin ta'ee;
- (a) Tajaajilli qabiyyichaa itti fayyadama lafaa pilaanii magaalichaan kan murtaa'u ta'ee, barri waliigaltees bara liizii Dambii kana keessatti tajaajilichaaf murtaa'een ta'a.
- (b) Qabiyyichi tajaajila kennaa kan ture dhaabbataaf yookiin mana jireenyaaf yookiin tajaajila makaaf yoo ta'ee, waliigalteen kan raawwatamu akkaataa itti fayyadama lafaa pilaanii magaalichaatiin ta'a.

- 14) በዚህ ደንብ እውቅና ያልተሰጠው ህገወጥ ይዞታ ለመለየት መከተል ያለበት አካሄድ በመመሪያ የሚዘረዘር ሆኖ የአውሮፕላን ፎቶ ማስረጃ ላላቸው ከተሞች ይህ መስረጃ እንደ አንድ ማስረጃ ሊወሰድ ይችላል።
- 15) በዚህ አንቀጽ ንዑስ አንቀጽ 8 ሥር የተደነገገው እና ከከተማ ፕላንና የመሬት አገልግሎት ስታንዳርድ ጋር መጣጣም አለበት ተብሎ በዚህ ደንብ ውስጥ የተደነገገው መስፈርት እንደተጠበቀ ሆኖ በእምነት ተቋማት ለእምነት አገልግሎት የተያዙና በመንግስት በጀት የሚተዳደሩ የመንግስት ተቋማት የተያዙ ይዞታዎች የአገልግሎት ክፍያ ብቻ በመፈጸም የባለይዞታነት ማረጋገጫ ሰነድ በከራይ ስርዓት የሰጣቸዋል።

10. ነባር ይዞታን በሊዝ ስራት ስለማስተዳደር

- 1) ወደ ሶስተኛ ወገን የሚተላለፉ ነባር ይዞታዎች በአዋጁ አንቀጽ 6 ንዑስ አንቀጽ 3 መሰረት ከውርስ በስተቀር በማናቸውም መንገድ ወደ ሦስተኛ ወገን የሚተላለፍ ነባር ይዞታ ወደሊዝ ስራት ሲሸጋገር በሊዝ መነሻ ዋጋ ሆኖ፡-
- (ሀ) የይዞታው አገልግሎት በከተማው ፕላን የመሬት አጠቃቀም መሰረት የሚወሰን ሆኖ፣ የውል ዘመንም በዚህ ደንብ ውስጥ ለአገልግሎቱ በተወሰነው የሊዝ ዘመን ይሆናል።
- (ለ) ይዞታው አገልግሎት እየሰጠ የነበረው ለድርጅት ወይም ለመኖሪያ ቤት ወይም ለጥምር አገልግሎት ከሆነ ውል የሚፈጸመው በከተማው ፕላን የመሬት አጠቃቀም መሰረት ይሆናል።

- 14) A procedure to be followed to identify the illegal possession which has not been recognized by this regulation shall be listed by a directive and this evidence may be taken as one requirement for the urban center having evidence of plane photograph.
- 15) Without prejudice to the provision of sub-article 8 of this article and the requirements stated in this regulation as urban plan and the standard of the service of the land shall conform, possessions possessed by religious organization for religion service and public enterprise administered by government budget shall be provided with possession certificate by rent tenure by effecting only service fees.

10. Lease tenure Administration of Old possession in lease

- 1) An Old possessions transferred to third party in accordance with article 6(3) of the proclamation through any modality other than inheritance shall be incorporated in to lease system by benchmark lease price and:
- (a) The service of the possession shall be decided as per the land use plan of the urban center; and the contract period shall be as per the lease period specified for the service in this regulation;
- (b) Where the possession has been giving service as an organization or residential house or mixed service, the contract shall be implemented in accordance with land use plan of the urban center;

- (c) Bal'inni lafaa qabiyyee durii gara qaama sadafaatti darbu liiziitti kan galu hanga bal'ina lafaa sanada irra jiru ta'a. Bal'inni lafaa safaramee argamee sanada irra kan jiru kan caalu yoo ta'e, Dambii kanaa fi qajeelfama bahu irratti hundaa'ee kan murtaa'uu ta'a. Ta'us, bal'inni lafaa safaramee argamee sanada irra kan jiruu gadi yoo ta'e, hanga bal'ina lafaa safaramee argamee qofti kan mirkanaa'uuf ta'a.
- (d) Tajaajjilli qabiyyichi duraan kenaa ture mana jireenyaatiif yoo ta'ee fi bal'inni lafaa m2 500 kan caalu ta'ee yoo argamee gatiin liizii akkaataa tajaajilichaan Dambii kana keessatti jijjiirraa pirojektootaaf tumameen ta'a.
- (e) Kaffaltii waggaa ilaalchisee kaffaltiin kiraan duraan waggaatti kaffalamaa ture hafee kaffaltiin liizii waggaa waggaan kaffalamu haala Dambii kana keessatti ibsameen kan raawwatamu ta'a.
- (f) Qabiyyeen durii dhaalaan ala gara qaama sadafaatti yammuu darbu liiziin buluun akkuma jirutti ta'ee, qaamni sadaffaa kaffaltii duraa akka kaffalu hin dirqisiifamu.
- (g) Abbaan mirgaa gaaffii haaragalfannaa barreeffamaan yoo dhiyeesse, qaamni waliigaltee liizii waliin mallateesse yeroo haaragalfannaa waggaa lama hin caalle kennuufii ni danda'a.
- (h) Barri waliigaltee lakkaa'amu kan eegalu guyyaa waliigalteen liizii itti mallattaa'ee irraa eegalee ta'a.
- (i) Ga'een lafa waliinii irratti itti fayyadamni dhuunfaa hanga hin mirkanoofnetti qabiyyichi dhaalaan ala gara qaama sadafaatti yoo darbu lafa manni irra qubate qofti akkaataa istaandardii magaalatiin sirna liiziitiin kan keessumeeffamu ta'a.

- (ሐ) ወደ ሦስተኛ ወገን የሚተላለፍ ነባር ይዞታ ወደ ሊዝ የሚገባው በሰነዱ ላይ በተመለከተው የቦታ ስፋት መሰረት ይሆናል። በመስክ ልኬት የተገኘው ስፋት በሰነድ ላይ ካለው የበለጠ ከሆነ በዚህ ደንብና በሚወጣው መመሪያ መሰረት የሚወሰን ይሆናል። ሆኖም በመስክ ልኬት የተገኘው የይዞታው ስፋት ከሰነዱ ካነሰ በመስክ ልኬት የተገኘው የቦታ ስፋት ብቻ የሚጸደቅለት ይሆናል።
- (መ) ይዞታው አገልግሎት እየሰጠ የነበረው ለመኖሪያ ቤት ከሆነና የቦታው ስፋት 500 ካሬ ሜትር የሚበልጥ ሆኖ ከተገኘ የሊዝ ክፍያው እንደ አገልግሎቱ ለፕሮጀክቶች መለወጥ በዚህ ደንብ ውስጥ በተደነገገው መሰረት ይሆናል።
- (ሠ) ዓመታዊ ክፍያን በተመለከተ ቀደም ሲል ሲከፈል የነበረው ዓመታዊ የቦታ ኪራይ ቀሪ ሆኖ በየዓመቱ የሚከፈለው የሊዝ ክፍያ በዚህ ደንብ ውስጥ በተገለጸው መሰረት የሚፈፀም ይሆናል።
- (ረ) ወደ ሦስተኛ ወገን የሚተላለፍ ነባር ይዞታ ከውርስ በስተቀር ወደ ሌላ ሲተላለፍ ወደ ሊዝ መግባቱ እንዳለ ሆኖ ሶስተኛ ወገን ቅድሚያ ክፍያ እንዲከፍል አይገደድም።
- (ሰ) ባለሙሉ የኛሮታ ጊዜ ጥያቄውን በጽሁፍ ሲያቀርብ የሊዝ ውል የተፈራረመው አካል ከሁለት ዓመት ያልበለጠ የኛሮታ ጊዜ ሊሰጠው ይችላል።
- (ሸ) የውል ዘመን መቆጠር የሚጀምረው የሊዝ ውል ከተፈረመበት ቀን ጀምሮ ይሆናል።
- (ቀ) በጋራ የመሬት ይዞታ ላይ በግል የመጠቀም ድርሻ እስካልተረጋገጠ ድረስ ይዞታው ከውርስ በስተቀር ወደ ሶስተኛ ወገን ሲተላለፍ ቤቱ ያረፈበት መሬት ብቻ በከተማው ስታንዳርድ መሰረት በሊዝ ስርዓት የሚስተናገድ ይሆናል።

- (c) The size of old possession to be transferred to third party through lease system shall be the size of the land which is found in the document. Where the size of the land which is measured exceeds the size in the document, it shall be decided depending on this regulation and the directive to be issued. However, where the size of the land measured is less than the size in the document, only the size which is measured shall be approved.
- (d) Where the service which the possession has been providing previously is residential housing and the size of the land is to be more than 500m2, the lease price shall be in accordance with service stipulated in this regulation for conversion of projects.
- (e) Regarding annual payment, the former annual rent payment is left and the annually paid lease payment shall be implemented in accordance with the provision of this regulation.
- (f) Where an old possession transferred to third party other than inheritance, without prejudice to its administration by lease system, the third party is not obliged to pay down payment;
- (g) Where right holder request for grace period in writing, the body which signed lease contract may provide him a grace period not exceeding two years;
- (h) The contract period shall commence starting from the data of signing of the contract;
- (i) Unless the role of private utilization on the common land is approved, where the possession is transferred to third party other than inheritance, only the land on which the house is found shall be entertained by lease system in accordance with standard of the urban center.

- 2) Qabiyyeen durii fi kan liiziin bulu akka walitti makaman kan hayyamamuu danda’u, istaandardii qoqqoodiinsa pilaanii kan eeguu qabu ta’ee;
 - (a) Tajaajilli qabiyyee durii gara sirna liiziitti galu itti fayyadama lafaa pilaanii magaalichaatiin kan walsimu ta’uu qaba.
 - (b) Qabiyyeen durii gatii liizii ka’umsaatiin gara sirna liiziitti kan galu ta’ee, gatii qabiyyee duraan liiziin argame wajjin walitti ida’uudhaan firiin giddugaleessaan argamu gatii liizii ta’ee sirraa’ee qabiyyichi tokko ta’a.
 - (c) Barri liizii lafa duraan liiziin argamee fi yeroo itti fayyadame yaada keessa galchuun, qabiyyee haaraa gara liiziitti galuuf bara liizii hayyamamu lamaan walitti ida’uun giddugaleessa baasuun kan murtaa’u ta’a.
 - (d) Barri waliigaltee liizii duraanii xumuramuuf waggaan 10 fi isaa gadi kan hafu yoo ta’e gaaffiin walitti makuu fudhatama hin qabaatu.
 - (e) Kaffaltiin liizii waggaa waggaan kaffalamu haala Dambii kana keessatti ibsameen raawwatama.
- 3) Qabiyyeen durii addaan qoodamuu kan danda’u:
 - (a) Qabiyyeewwan addaan qoodamanii argaman qeenxeen bal’ina lafaa istaandardii tajaajilichaaf Dambii kanaa fi seerota biroo raawwatiinsa qabaniin murtaa’e kan guutee argamuu fi pilaanii magaalichaan kan wal hin faallessine yoo ta’ee fi
 - (b) Lafa addaan qoodamee argamu hundarratti manni ijaarsi isaa xumurame yoo irra jiraate qofa ta’a. Tarreeffamni raawwii kanaa qajeelfama bahuun kan murtaa’u ta’a.

- 2) ነገር ይዞታ እና በሊዝ የሚተዳደር ይዞታ እንዲቀላቀሉ ሊፈቀድ የምችለው የፕላን ሽንሻኖ ስታንዳርድን መጠበቅ ያለበት ሆኖ፡-
 - (ሀ) ወደሊዝ የሚገባው የነገር ይዞታ አገልግሎት ከከተማው ፕላን የመሬት አጠቃቀም ጋር የሚጣጣም መሆን አለበት፤
 - (ለ) ነገሩ ይዞታ በሊዝ መነሻ ዋጋ ወደሊዝ የሚገባ ሆኖ፤ ቀድሞ በሊዝ ከተገኘው የይዞታ ዋጋ ጋር በመደመር በአማካይ የተገኘው ውጤት የሊዝ ዋጋ ሆኖ ተስተካክሎ ይዞታው አንድ ይሆናል፤
 - (ሐ) የሊዝ ዘመን የሚወሰነው በሊዝ ቀድሞ ለተገኘው ቦታ የተፈቀደለትና የተጠቀመበትን ጊዜ ታሳቢ በማድረግና አዲስ ወደ ሊዝ ለሚገባው ነገሩ ይዞታ የሚፈቀደውን የሊዝ ዘመን አማካይ በማስላት ይወሰናል፡፡
 - (መ) የቀድሞ የሊዝ ውል ዘመን ለማለቅ 10 ዓመትና ከዚያ በታች የሚቀረው ከሆነ ይዞታ የማቀላቀል ጥያቄ ተቀባይነት የለውም፡፡
 - (ሠ) በየዓመቱ የሚከፈለው የሊዝ ክፍያ በዚህ ደንብ ውስጥ በተገለጸው መሠረት ይፈጸማል፡፡
- 3) ነገር ይዞታ መካፈል የሚችለው፡-
 - (ሀ) ተካፍለው የተገኙት ይዞታዎች ነጠላ የአገልግሎት ስታንዳርድ የመሬት ስፋት በዚህ ደንብና ተፈጻሚነት ያላቸው ሌሎች ህጎች የተወሰነውን አሟልቶ ከተገኘና ከከተማው ፕላን ጋር የማይቃረን ከሆነ እና
 - (ለ) ተካፍሎ በተገኘው መሬት ላይ ሁሉ ግንባታው ያለቀ ቤት ካለ ብቻ የሆናል፡፡ የዚህ ዝርዝር አፈፃፀም በምወጣው መመሪያ የሚወሰን ይሆናል፡፡

- 2) Where the merger of an old possession and lease hold is permitted, the standard of parceling of plan shall be respected and
 - (a) the service of an old possession to be incorporated in lease system shall conform the land use plan of the urban center;
 - (b) An old possession shall be incorporated in to lease system with benchmark lease price and the average result obtained by adding it with the price of the possession previously obtained by lease and it shall corrected as lease price and the possession shall become one;
 - (c) The period of lease of new possession to be incorporated into lease system shall be decided by adding the lease period of the land formally acquired by lease and the period it served and by taking the average result;
 - (d) The request for merging shall not be accepted where the previous lease contract remain with 10 and below years to be completed;
 - (e) The lease payment to be paid annually shall be implemented as specified in this regulation.
- 3) An old possession shall be divided:
 - (a) Where the size of the parceled land of single possession shall fulfill the requirements of the standard of the service decided by this regulation and other applicable laws and shall not be inconsistent with the plan of the urban center; and
 - (b) Only where a house whose construction is completed is found on all the land parceled. Its particulars of this implementation shall be decided by the directive to be issued.

11. Qabiyyeewwan Durii Sirna Liizii Keessa Galuu Hin Qabne

Labsicha keewwata 6 keewwata xiqqaa 1 fi Dambii kana keewwata 7 jalatti kan tumame akkuma eegametti ta'ee, qabiyyeewwan durii kanatti aananii tarreeffaman sirna liizii keessa hin galan.

- 1) Abbootii mirgaa qabiyyee durii dhaalaan argatan qooddachuuf gaaffii dhiyeesanii qoodinsi akkaataa pilaaniitiin fudhatama argatee yammuu eeyyamamuuf;
 - 2) Abbaan warraa fi haati warraa seeraan walhiikan qabiyyee durii qixa seeraan murtaa'een qoodatanii qoodinsichis pilaaniin fudhatama yammuu argatu;
 - 3) Qoodinsa qabiyyee akkaataa keewwata kana keewwata xiqqaa 1 fi 2 jalatti tumameen fudhatama argate, abbootii mirgaa keesaa garri tokko ga'ee kanneen birootiif tilmaama kaffalanii hambifachuu yoo barbaadanii fi kan irratti waliigalan ta'e;
 - 4) Faayidaa ummataaf jecha namoota qabiyyee durii isaanii gadi dhiisaniif lafa bakka bu'iinsaan kennamu;
 - 5) Qabiyyee durii waraqaa ragaa abbaa qabiyyummaa hin qabne akkaataa Dambii kanaa fi qajeelfama kanaaf bahuun waraqaa ragaa abbaa qabiyyee akka argatan yammuu taasifamu;
 - 6) Qabiyyeewwan bara Dargii dhaalamanii qaama dhimmi ilaaluun abbaa qabiyyee duriif murtiidhaan deebi'an;
 - 7) Labsichi 'Nagaarit Gaazeexaa' irratti maxxanfamee bahuun dura:
- (a) Qabiyyeewwan gama Ejensii Piraayivetayizeeshinii Mootummaa Federaalaatiin gurguramanii waliigalteen kan irratti raawwate ta'ee, jijjiirraan maqaa irratti hin raawwatamiin;

11. ወደ ሊዝ ስሪት መግባት የሌለባቸው ነባር ይዞታዎች

በአዋጁ አንቀጽ 6 ንዑስ አንቀጽ 1 እና በዚህ ደንብ አንቀጽ 7 ሥር የተደነገገው እንደተጠበቀ ሆኖ፤ የሚከተሉት ነባር ይዞታዎች ወደ ሊዝ ስሪት የሚገቡ አይሆንም፡፡

- 1) በውርስ አግባብ የተገኘ ነባር ይዞታ ባለሙባቶች ለመከፋፈል ጥያቄ አቅርበው ሽንሻኖው በፕላን ተቀባይነት አግኝቶ ክፍፍሉ ሲፈቀድላቸው፤
 - 2) በፍቺ የተለያዩ ነባር ይዞታ ያላቸው ባልና ሚስት በህግ በተወሰነው አግባብ ይዞታቸውን ሲከፋፈሉ ሽንሻኖው በፕላን ተቀባይነት ሲያገኝ፤
 - 3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እና 2 መሰረት ተቀባይነት ያገኘ የይዞታ ክፍፍል ከባለሙባቶቹ ከፊሎቹ ግምቱን ከፍለው ይዞታውን ማጠቃለል ከፈለጉና የተስማሙበት እንደሆነ፤
 - 4) ለህዝብ ጥቅም ሲባል ከነባር ይዞታቸው ተነሿ ለሆኑ ባለይዞታዎች በምትክነት በሚሰጣቸው መሪት፤
 - 5) ለሰነድ አልባ ነባር ይዞታ በዚህ ደንብና በሚወጣው መመሪያ መሰረት የባለይዞታነት ማረጋገጫ ሰነድ እንዲያገኙ ሲደረግ፤
 - 6) በደረግ ጊዜ የተወረሱ ይዞታዎች አግባብ ባለው አካል ለቀድሞ ባለይዞታዎች በውሳኔ ሲመለሱ፤
 - 7) አዋጁ በነጋሪት ጋዜጣ ታትሞ ከመውጣቱ በፊት ፡-
- (ሀ) በፌዴራል መንግስት ፕራይቪታይዜሽን ኤጀንሲ በኩል ተሸጠው ውል የተፈጸመባቸው ይዞታዎች ሆኖ የስም ዝውውር ያልተፈጸሟቸው፤

11. Old Possession not incorporated into leasehold

Without prejudice to the provision of Article 6(1) of the proclamation and article 7 of this regulation, the following specified old possession shall not be incorporated into lease system;

- 1) Where the right holders apply to divide an old possession they have inherited and the division has got acceptance as per the plan and permitted for them;
 - 2) Where husband and wife legally divorced and have lawfully divide old possession and the division has got acceptance as per the plan;
 - 3) Where division of possession has got acceptance as per sub-article 1 and 2 of this article and one of the right holders wants to retain the property by paying its estimated price to the other party and have agreed on same;
 - 4) Where a substitute land for persons evicted from their old possession for public interest;
 - 5) Where an old possession without possession certificate caused is made to get such certificate as per this regulation and the directive to be issued for this purpose;
 - 6) Where possessions confiscated during Dergi Regime returned to the previous right holder by decision;
 - 7) Before the proclamation publicized on 'Negerete Gazeta':
- (a) Where possessions sold by Federal Government Privatization Agency and contract is concluded on it and transfer of title deed is not undertaken;

- (b) Qabiyyeewwan durii walii-galteen gurgurtaa qaama aangoo qabuun galmaa'e yookiin kan Mana Murtiin ragga'e yookiin kan qaama dhimmi ilaaluuf galii ta'ee jijjiirraan maqaa hin raawwatamiin;
- (c) Qabiyyee durii sababa lijiin baankii deebi'uu dhabuutiin caalbaasiin gurguramanii jijjiirraan maqaa hin raawwatamiin ta'u.

Kutaa Sadii

Lafa Magaalaa Caalbaasii Liiziitiin Kennuu

12. Odeeffannoo Lafa Caalbaasiif Dhiyaatuu Ummataaf Ifa Gochuu
Labsicha keewwata 8 jalatti kan tumame akkuma eegametti ta'ee, lafti caalbaasiif dhiyaatu haal-dureewwan armaan gadii guutuu qaba:

- 1) Ejensiin dameewwan misoomaa xiyyeeffannoon itti kennamu adda baasuudhaan dandeettii raawwachiisummaa misoomaa fi dhiyeessa lafaa isaanii bu'uura godhachuun, waggaa waggaa hanga lafa caalbaasiif dhiyaatuu karoora waggaa qopheessuun;
 - (a) Mana jireenyaaf,
 - (b) Daldalaaf,
 - (c) Tajaajila hawaasummaa kan akka barumsa, fayyaa, aadaa, ispoortii fi kan kana fakkaatan,
 - (d) Industirii Manufaakcharingii,
 - (e) Qonna magaalaa fi kan biroo jechuudhaan kurmaana Iffaa bara karoora sanatti karoora dhiyeessii lafaa ummataaf ifa taasisuu qaba.
- 2) Ejensiin akkaataa karoora isaa ummataaf ifa godheen raawwachuu qaba.
- 3) Ejensiin gatii ka'umsa caalbaasii, gatii caalbaasii durii naannawa sanaa, karoora misoomaa naannawa sanaa fi odeeffannoowwan walitti hidhamiinsa qaban haala ummanni ifaa fi salphaatti argachuu danda'utti hojiirra oolchuu qaba.

- (ለ) የሽያጭ ውል ስልጣን ባለው አካል የተመዘገበ ወይም በፍርድ ቤት የጸደቀ ወይም አግባብ ላለው አካል ገቢ የተደረገባቸው ነገር ይዞታዎች ሆኖ የስም ዝውውር ያልተፈጸሟቸው፤
- (ሐ) በባንኮች ተመላሽ ላልተደረገ ብድር ማስከፈያ በሀራጅ የተሸጡ ነገር ይዞታዎች ሆኖ የስም ዝውውር ያልተፈጸሟቸው ይሆናሉ፡፡

ከፍል ሦስት

የከተማ ቦታን በሊዝ ጨረታ ስለመስጠት

12. ለጨረታ የሚቀርብ መሬት መረጃን ለህዝብ ይፋ ስለማድረግ

በአዋጁ አንቀፅ 8 የተጠቀሰው እንደተጠበቀ ሆኖ፤ መሬት ለጨረታ የሚቀርበው የሚከተሉት ሁኔታዎች ሲሟሉ ነው፡-

- 1) ኤጂንሲው ትኩረት የሚያደርግባቸውን የልማት መስኮች በመለየት የመሬት ልማትና ፍላጎትን መሰረት በማድረግ በየዓመቱ ለጨረታ የሚወጣውን የመሬት መጠን አመታዊ እቅድ በማውጣት፤
 - (ሀ) ለመኖሪያ ቤት፤
 - (ለ) ለንግድ፤
 - (ሐ) ለማህበራዊ አገልግሎት እንደ ትምህርት፣ ጤና፣ ባህል፣ ስፖርት እና ለመሳሰሉት፤
 - (መ) ለማንፋክቸሪንግ ኢንዱስትሪ፤
 - (ሠ) ለከተማ እርሻና ለሌሎችም በሚል በዓመቱ የመጀመሪያ ሩብ ዓመት የመሬት አቅርቦት ዕቅዱን ለህዝብ ይፋ ማድረግ አለበት፡፡
- 2) ኤጂንሲው እቅዱን ለህዝብ ይፋ ባደረገው መሰረት መፈጸም አለበት፡፡
- 3) ኤጂንሲው የጨረታ መነሻ ዋጋ፣ የቀድሞ የአካባቢው የጨረታ ዋጋ፣ የአካባቢው የልማት ዕቅድ እና ተዛማጅ መረጃዎች ህዝቡ በግልጽ እና በቀላሉ ሊያገኘው በሚችልበት አግባብ በስራ ላይ ማዋል አለበት፡፡

- (b) Old possession whose sale contract is registered by authorized body or approved by a court or deposited to concerned body without its title deed is being transferred;
- (c) An old possession sold by tender for failure to return their loan to the bank and whose title deed is not transferred;

Part Three

Providing Urban Land Leasehold Tender

12. Publicizing Information of Land To Be Presented For Tender

Without prejudice to the provision of article 8 of the proclamation, the land to be presented for tender shall fulfill the following pre-conditions:

- 1) The Agency shall prepare annual plan of the quantity of land to be presented for tender by identifying development branches which need focus depending on their development capacity and their land supply;
 - (a) For residential house;
 - (b) For trade;
 - (c) For Social service like education, health, culture, sport and other similar services;
 - (d) For manufacturing industry;
 - (e) Shall publicize the land supply by stating that urban farming and others in the first quarter of the year plan.
- 2) The Agency shall perform as per the plan publicized to the public;
- 3) The Agency shall implement the benchmark lease price, the old lease price of the area, development plan of the area and related information in a manner easily accessible to the public;

4) Ejensiin qophii lafa caalbaasii gara fuula duraa fi ragaa raawwii calbaasiwwaan darbanii ummataaf ifa taasisuu qaba.

13. Akkaataa Caalbaasiin itti dhiyaatu

- 1) Caalbaasiin akka amala pirojektichaatti caalbaasii idilee yookiin caalbaasii addaa jedhamee adda addatti yookiin bakka tokkotti bahuu ni danda'a.
- 2) Caalbaasiin idilee keewwata kana keewwata xiqqaa 1 jalatti kan ibsame sagantaa idileetiin kan bahuu fi marsaa duraa irratti yoo xiqqaate dorgomtoonni 3 yoo hin dhiyaatiin ni haqama.
- 3) Caalbaasiin addaa keewwata kana keewwata xiqqaa 1 keesatti ibsame pirojektoota bu'uura Labsicha keewwata 11 (7 fi 8) tiin adda bahanii adeemsa caalbaasiitiin lafa kennamuu fi marsaa duraa irratti dorgomaan tokkos dhiyaatu kan itti keessummeeffamu dha.

14. Beeksisa Caalbaasii

- 1) Beeksifni caalbaasii bifa tarree odeeffannoo lafa caalbaasiif dhiyaatu kennuu danda'uun qophaa'uu qaba.
- 2) Beeksifni caalbaasii idilee Afaan Oromootiin yookiin Afaan Oromoo fi afaan hojii biyyattiitiin, akkasumas caalbaasii addaa yoo ta'e Afaan Ingiliziis dabalatee qophaa'uu danda'a.
- 3) Beeksifni caalbaasii yeroo caalbaasiin itti gaggeefamu guyyoota hojii 15 dura sab-qunnamtii mijaa'aa ta'een darbuu qaba.

15. Beeksisa Caalbaasii Baasuu

Labsicha keewwata 9 irratti kan tumame akkuma eegametti ta'ee, lafa magaalaa caalbaasiin hayyamuuf beeksifni caalbaasii sabqunnamtii mijaa'aa ta'ee fi gabatee beeksisaa Bulchiinsa Magaalaa fi Ejensii irratti ummataaf ibsamuu qaba.

4) ኤጄንሲው የወደፊት ቀጣይ የጨረታ ቦታ ዝግጅት እና ያለፉ ጨረታዎች ዝርዝር መረጃ አፈፃፀም ለህዝብ ይፋ ማድረግ አለበት።

13. የጨረታ አቀራረብ

- 1) ጨረታ እንደ ፕሮጀክቱ ባህሪ መደበኛ ጨረታ ወይም ልዩ ጨረታ በመባል በተናጠል ወይም በጣምራ ሊወጣ ይችላል።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተመለከተው መደበኛ ጨረታ በመደበኛ መርሀ ግብር የሚወጣ እና በመጀመሪያው ዙር ቢያንስ ሶስት ተጫራቾች ካልቀረቡ ይሰረዛል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 በልዩ ጨረታ የሚካተቱት በአዋጁ አንቀጽ 11 ንዑስ አንቀጽ 7 እና 8 መሰረት ተለይተው በጨረታ አግባብ የሚስተናገዱ እና በመጀመሪያው ዙር አንድ ተጫራች ቢቀርቡም እንዲስተናገድ የሚደረግበት ነው።

14. ስለጨረታ ማስታወቂያ

- 1) የጨረታ ማስታወቂያ በጨረታው ስለሚወጣው መሬት ዝርዝር መረጃን በሚሰጥ መልኩ መዘጋጀት ይኖርበታል።
- 2) የመደበኛ ጨረታ ማስታወቂያው በኦሮምኛ ቋንቋ ወይም በአሮምኛና በሀገሪቷ የሥራ ቋንቋ እንዲሁም ልዩ ጨረታ በሚሆንበት ጊዜ በእንግሊዝኛ ጭምር ሊዘጋጅ ይችላል።
- 3) የጨረታ ማስታወቂያ ጨረታው ከሚካሄድበት ከ 15 የስራ ቀናት በፊት አመቺ በሆኑ የብዙሀን መገናኛ ዘዴ የሚተላለፍ ይሆናል።

15. የጨረታ ማስታወቂያ ስለማውጣት

በአዋጁ አንቀጽ 9 የተደነገገው እንደተጠበቀ ሆኖ፣ መሬት በጨረታ ለመፍቀድ የጨረታ ማስታወቂያ አመቺ በሆኑ የብዙሀን መገናኛና በከተማ መስተዳድርና በኤጀንሲው የማስታወቂያ ሰሌዳዎች ላይ ይፋ መደረግ አለበት።

4) The Agency shall publicize the future land tender preparation and the previous tender performance evidences to the public.

13. Offering of Tender

- 1) The tender may be presented separately or collectively as regular and special tender depending on the characteristics of the project;
- 2) The regular tender specified under sub-article 1 of this article shall be presented in a regular program and where at least 3 bidders are not attended, it shall be cancelled;
- 3) The special tender specified under sub-article 1 of this article shall be a tender in which the projects are identified as per article 11(7 and 8) of the proclamation and can be entertained even if a single bidder attends in the first round;

14. Tender Notice

- 1) A tender notice shall be prepared in a way it provides detail information of the land to be presented for tender;
- 2) A regular tender notice may be prepared in Afaan Oromo or Amharic or other official Language and it may be prepared in English language as well in case special tender.
- 3) A tender notice shall be publicized through convenient media fifteen working days prior to the conducting date of the tender;

15. Announcing Tender Notice

Without prejudice to Article 9 of the Proclamation, to permit an Urban land in tender the tender notice shall be announced in appropriate media and on the notice board of Urban administration and the Agency

16. Qabiyyee fi Dhiyeessa Sanada Caalbaasii

- 1) Qabiyyeen sanada caalbaasii tarreeffama ragaa caalbaasichaa, gatii ka'umsa caalbaasii fi ulaagaa dorgommii dorgomtootaaf karaa ifa taasisuun qopha'uu qaba.
- 2) Qabiyyee caalbaasichaa irratti fooyya'insi kamiyyuu yoo taasifame dabalataan ragaa caalbaasii ta'ee, dorgomtoota sanada caalbaasii bitatan hundaaf gabatee beeksisaa irratti maxxansuun, bilbilaan, faaksiinii fi tooftaalee qunnamtii birootti fayyadamuun ibasameefii akka argatan ni taasifama.
- 3) Dorgomaan kamiyyuu akkaataa gabatee yeroo baheen sanada caalbaasii bittaadhaan qofa kan argatu ta'a.
- 4) Gatiin sanada caalbaasii, baasii caalbaasicha raawwachiisuuf baasii bahe kan bakka buusuu danda'u ta'uu qaba.
- 5) Baay'ina bittaa sanada caalbaasii irra daangaan kaa'amu hin jiru. Ta'us, dorgomaan tokko bakka tokkoof sanada caalbaasii tokkoo ol bitachuu hin danda'u.
- 6) Keewwata kana keewwata xiqqaa 5 jalatti kan tumame jiraatus, lafti tajaajila mana jireenyaa dhuunfaaf caalbaasiif dhiyaatu irratti bifa addaatiin yoo hin murtaa'in malee namni caalbaasii kanarratti dorgomuu danda'u:
 - (a) Jiraataa magaalichaa kan ta'e,
 - (b) Mana yookiin lafa mana jireenyaa biroo kan magaalicha kees-saa hin qabne,
 - (c) Qonnaan bulaa yookiin horsiisee bulaa yookiin gamisa horsiisee bulaa Naannicha keessatti hojii qonnaan yookiin horsiisaan yookiin lamaanii buluu fi
 - (d) Dhalataa Naannichaa ta'anii sababa hojiitiin bakka adda addaa kan jiraatanii fi kanaaf ragaa qaama ilaallatu irraa dhiyeeffachuu danda'an qofaa ta'uu qaba.

16. የጨረታ ሰነድ ይዘት እና አቅርቦት

- 1) የጨረታ ሰነድ የጨረታውን ዝርዝር መረጃ፣ የጨረታ ዋጋ እና የመወዳደሪያ መስፈርት ለተጫራቾች ግልጽ እንዲሆን በሚያደርግ መንገድ መዘጋጀት አለበት፤
- 2) የጨረታ ሰነዶችን ይዘት የሚለውጥ ማናቸውም ማሻሻያ ከተደረገ ማሻሻያውን በተጨማሪ የጨረታ ሰነድነት የጨረታውን ሰነድ ለገዙ ሁሉ በማስታወቂያ ሰሌዳ ላይ በመለጠፍ፣ በስልክ በፋክስና ሌሎች የመገናኛ ዘዴዎች አማካኝነት ተገልጾ እንዲወስዱ ይደረጋል፤
- 3) ማንኛውም ተጫራች በወጣው የጊዜ ሰሌዳ መሰረት የጨረታውን ሰነድ በግዥ ብቻ የሚያገኝ ይሆናል፤
- 4) የጨረታው ሰነድ ዋጋ ለጨረታው ማስፈጸሚያ የሚወጣውን ወጪ የሚተካ መሆን ይኖርበታል፤
- 5) በጨረታ ሰነድ ግዢ መጠን ላይ የሚጣል ገደብ አይኖርም። ሆኖም አንድ ተጫራች ለአንድ ቦታ ከአንድ የጨረታ ሰነድ በላይ መግዛት አይችልም፤
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 ሥር የተደነገገው ቢኖርም ለግል መኖሪያ ቤት ለጨረታ የሚቀርብ መራት ላይ በልዩ ሁኔታ የሚወሰን ካልሆነ በቀር በጨረታው መወዳደር የሚችል ሰው፡-
 - (ሀ) የከተማው ነዋሪ የሆነ፤
 - (ለ) ቤት ወይም ሌላ የመኖሪያ ቤት መራት በከተማው ውስጥ የሌለው፤
 - (ሐ) በክልሉ ውስጥ በእርሻ ወይም በእርባታ ወይም በሁለቱም የሚተዳደር አርሶ አደር ወይም አርብቶ አደር ወይም ከፊል አርብቶ አደር እና
 - (መ) የክልሉ ተወላጅ ሆነው በሥራ ምክንያት በተለያዩ ቦታ የሚኖሩና ለዚህም ከሚመለከተው አካል ማስረጃ ማቅረብ የሚችሉ ብቻ መሆን አለበት።

16. Contents and Presentation of Bid Documents

- 1) Contents of tender document shall be prepared in a way that it discloses the list of tender evidences, benchmark price of tender and Criteria of the competition for the bidders.
- 2) Where any amendment is made on the tender contents, it shall be considered as an additional evidence of the tender; and shall be communicated to all the bidders who bought the bid document by posting on the notice board, telephones, faxes, and by using other Communication mechanisms;
- 3) Any bidder shall obtain the bid documents only through purchase in accordance with the timetable set forth.
- 4) The price of bid document shall be an amount that can cover the expenses made for the implementation of the tender.
- 5) No limitation shall be made on the number of bid documents to be purchased; however, a bidder shall not purchase more than one bid document for one tender area.
- 6) Notwithstanding to the provision of sub article 5 of this article, unless decided otherwise a person who may be a bidder on a tender of land presented for private residential house shall be:
 - (a) A resident of the urban center;
 - (b) One who does not have another residential house or Land in urban center;
 - (c) A farmer or pastoralist or semi-pastoralist who is living in agricultural or in pastoral or both activities in the region; and
 - (d) Those who are born in the region and are living in various places in search of jobs; and only who shall produce evidences that prove such fact from the concerned body;

- 7) Keewwata kana keewwata xiqqaa 6 (a - d)tti kan tumame akkuma eegametti ta'ee, jiraattootni Naannichaa misooma magaalotaa keessatti hirmaachuu akka danda'aniif qooda addaa akka qabaatan taasisuun ni danda'ama. Tarreeffamni ulaagaa fi raawwii isaa qajeelfama bahuun kan murtaa'u ta'a.
- 8) Guyyaa fi sa'aatiin gurgurtaa sana da caalbaasii itti xumuramu, saanduqni caalbaasii itti saamsamuu fi guyyaa caalbaasichi itti banamu beeksisa caalbaasii irratti ibsamuu qaba.
- 9) Sanduuqni caalbaasii garee raawwachiiftuu caalbaasii fi taajjabaa Bulchiinsi Magaalaa ramaduko bakka jirutti kan saamsamu ta'a.

17. Wabii Kabachiisa Caalbaasii

- 1) Dargomaan caalbaasii irratti hirmaachuu barbaade kamiyyuu qarshii wabii kabachiisa caalbaasii (CPO) qabsiisuu qaba.
- 2) Hangi kabachiisa caalbaasichaa, gatiin ka'umsa liizii bal'ina lafaatiin baay'atee firii argamu keessaa % 5 gadi ta'uu hin qabu. Hanga wabii kabachiisa caalbaasii fi haal-dureewwan biroo dorgomtootni caalbaasii irratti hirmaatan guutuu qaban ilaalchisee qajeelfama bahuun kan murtaa'u ta'a.
- 3) Dorgomaan caalbaasichaa moo'ate wabiin kabachiisa caalbaasiif qabsiisee gatii liizii keessatti kan herregamuuf ta'a.
- 4) Moo'ataan caalbaasichaa guyyaa Dambii kana keessatti murtaa'ee keessatti dhiyaatee waliigaltee yoo hin mallatteessine moo'achuun isaa ni haqama. Wabiin caalbaasii kabachisiisuuf qabsiises bulchiinsa magaalaa galii ni taasisfama.
- 5) Bu'uura keewwata kana keewwata xiqqaa 4 tiin dorgomaan waggaa tokko keessatti yeroo lama moo'achuun isaa ibsameefii dhiyaatee waliigaltee yoo hin mallatteessine, waggaa lamaaf caalbaasii lafa Magaalota Naannicha keessatti gaggeeffamu irraa ni dhorkama.

- 7) በዚህ አንቀጽ ንዑስ አንቀጽ 6 (ሀ)-(መ) የተደነገገው እንደተጠበቀ ሆኖ፣ የክልሉ ብሔር በከተሞች ልማት ውስጥ መሳተፍ አንዲትሉ ልዩ ድርሻ እንድናራቸው ማድረግ ይቻላል። ዝርዝር መስፈርቱና አፈፃፀሙ በሚወጣው መመሪያ የሚወሰን ይሆናል።
- 8) የጨረታ ሰነድ ሽያጭ የሚጠናቀቅበት፣ የጨረታ ሳጥን የሚታሸግበት እና ጨረታው የሚከፈትበት ቀንና ሰዓት ሽቦጨረታው ማስታወቅያ ላይ መገለፅ አለበት።
- 9) የጨረታ ሳጥን የሚታሸገው በጨረታ አስፈጻሚ ኮሚቴ እና በከተማው መስተዳድር በሚመድበው አንድ ታዛቢ ባለበት ይሆናል።

17. የጨረታ ማስከበሪያ ዋስትና

- 1) ማንኛውም በጨረታው ለመሳተፍ የፈለገ ተጫራች የጨረታ ማስከበሪያ ዋስትና ማስያዝ አለበት።
- 2) የጨረታ ማስከበሪያ ዋስትናው መጠን፣ የጠቅላላ የቦታው ስፋት በመነሻ ዋጋው ተባብቶ ከሚገኘው ውጤት 5 በመቶ ያነሰ መሆን የለበትም። የጨረታ ማስከበሪያ ዋስትና መጠንና ሌሎች ተጫራቾች ሊያሟሏቸው የሚገባቸው ቅድመ ሁኔታዎችን በሚመለከት በሚወጣው መመሪያ የሚወሰን ይሆናል።
- 3) አሸናፊው ተጫራች ለጨረታ ማስከበሪያ ዋስትና ያስያዘው ገንዘብ በሊዝ ዋጋ ውስጥ የሚታሰብለት ይሆናል።
- 4) የጨረታው አሸናፊ በዚህ ደንብ በተወሰነው ቀን ገደብ ውስጥ ቀርቦ ውል ካልተዋዋለ አሸናፊነቱ ይሰረዛል። ያስያዘው የጨረታ ማስከበሪያ ዋስትናም ለከተማ መስተዳድሩ ገቢ ይደረጋል።
- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 መሰረት በአንድ ዓመት ውስጥ ሁለት ጊዜ አሸናፊነቱ ተገልጾ ቀርቦ ያልተዋዋለ እና ጨረታው የተሰረዘበት ተጫራች ለሁለት ዓመት በክልሉ ከተሞች ውስጥ ከሚካሄድ የመሬት ጨረታ ይታገዳል።

- 7) Without prejudice to the provisions stipulated under sub articles 6 (a-d) of this article, the residents of the region may be made to have a special share so as to enable them actively participate in the development of the urban center. Particulars of the criteria and its implementation shall be decided by the directive to be issued.
- 8) The date and time of completion of sale of tender documents, the tender box be sealed and the date when the tender be opened shall be described on the tender notice.
- 9) The tender box shall be sealed in the presence of tender execution team and an observer assigned by the Urban Administration.

17. A tender bid bond

- 1) Any bidder interested to take part on a tender shall pledge money for a bid bond (CPO).
- 2) The amount of bid bond pledged shall not be less than 5% of the result obtained by multiplying the benchmark lease price with the size of the Land. The amount of the tender bid bond and other preconditions to be fulfilled by the bidders taking part on the tender shall be decided by the directive to be issued.
- 3) The bid bond pledged by the winner of the bid shall be calculated for him within the lease price.
- 4) Where the winner of the tender fails to appear and sign a contract on the date decided in this regulation, his winning result shall be cancelled. The bid bond he has pledged shall also be deposited to the urban administration.
- 5) Where the winner of the tender fail to appear and sign a contract despite his being informed of the fact that he is the winner for two times in a year pursuant to sub article 4 of this article, he shall be suspended for two years from taking part on any a tender to be conducted on a land in the urban centers of the regional state.

18. Wabii Kabachiisa Caalbaasii Deebii Taasisuu

- 1) Caalbaasiin sababa dorgomtootni gahaan hin dhiyyaanneef yoo haqame wabii caalbaasii kabachiisuuf dorgomtootni qabsiisan akka deebi'uuf ni taasifama.
- 2) Bu'aan moo'attoota caalbaasii erga ibsamee booda dorgomtoota moo'atamaniif wabiin caalbaasii kabachiisuuf qabsiisan guyyaa hojii itti aanu irraa eegalee akka deebi'uuf ni taasifama.
- 3) Dorgomtootni caalbaasii 2ffaa fi 3ffaa bahan, moo'ataan caalbaasichaa yoo dhiyaachuu baate, gatii moo'ataan caalbaasicha ittiin moo'ateen laficha fudhachuuf iyyannoo Koree caalbaasii raawwachiisuuf yoo dhiyeeffatan wabii kabachiisa caalbaasiif qabsiisan osoo hin deebi'iniif galmaa'ee turuu ni danda'a.

19. Caalbaasii Xiinxaluu

- 1) Koreen raawwachiiftuu caalbaasii liizii, caalbaasichi guutuudha jedhee fudhachuu kan danda'u dhimmootni barbaachisoo sanada caalbaasii irratti tarreeffaman guutamanii yoo argaman qofa dha.
- 2) Sanadni caalbaasii dhiyaate dhimmoota sanada irratti tarreeffamuu qaban faana garaagarummaa hanga tokko yoo qabaatee fi garaagarummaan kunis qabiyyee sanadichaa bu'uura irraa kan hin jijjiirree fi dogoggora xixiqqaa salphaatti sirra'uu danda'u ta'uu isaa Koreen caalbaasii raawwachiisu yoo itti amane guutuu akka ta'etti fudhachuu ni danda'a.

20. Bu'aa Caalbaasii Mirkaneessuu

- 1) Ejensiin Koree Caalbaasii Liizii Mirkaneessu ni hundeessa.
- 2) Koreen caalbaasii raawwachiisu, bu'aa caalbaasii xiinxalee moo'ataa fi dorgomtoota 2ffaa fi 3ffaa bahan adda baasuudhaan koree caalbaasicha mirkaneessuuf ni dhiyeessa.

18. የጨረታ ማስከበሪያ ዋስትና ተመላሽ ስለማድረግ

- 1) በቂ ተጫራቾች ባለመቅረባቸው ምክንያት ጨረታው ከተሰረዘ ተጫራቾቹ ለጨረታው ማስከበሪያ ያስያዙት ዋስትና ተመላሽ የሚደረግላቸው ይሆናል።
- 2) የጨረታው አሸናፊዎች ውጤት ከተገለጸ ቦኅላ ተሸናፊ ተጫራቾች ለጨረታ ማስከበሪያ ያስያዙት ዋስትና ከሚቀጥለው የሥራ ቀን ጀምሮ ተመላሽ ይደረግላቸዋል።
- 3) በጨረታው ውጤት 2ኛና 3ኛ የወጡት ተጫራቾች አሸናፊው ካልቀረበ ለጨረታ ባቀረበው ዋጋ መራቱን ለመውሰድ ፍላጎት ካላቸው እና ይህንንም በማመልከቻ ለጨረታ አስፈጻሚ ኮሚቴ ከገለጹ ለጨረታው ማስከበሪያ ያስያዙት ዋስትና ሳይመለስ ተመዝግቦ ሊቆይ ይችላል።

19. ጨረታን ስለመመርመር

- 1) የሊዝ ጨረታ አስፈጻሚ ኮሚቴ ጨረታው ሙሉ ነው ብሎ ሊቀበል የሚችለው በጨረታ ሰነድ ላይ የተዘረዘሩት ተፈላጊ ነጥቦች ተሟልተው ሲገኙ ብቻ ነው።
- 2) ለጨረታው የቀረበው ሰነድ በሠነዱ ላይ ሊዘረዘሩ ከሚገባቸው ጉዳዮች አንጻር የተወሰነ ልዩነት ቢታይበትና ይህም ልዩነትም መሠረታዊ የሆነ ለውጥ የማያስከትልና የጨረታውን ይዘት ሳይለውጥ በቀላሉ ሊታረም የሚችል ጥቃቅን ግድፈት መሆኑን የጨረታ አስፈጻሚ ኮሚቴው ሲያምንበት ጨረታውን እንደተሟላ አድርጎ ሊቀበለው ይችላል።

20. የጨረታ ውጤት ስለማጽደቅ

- 1) ኤጀንሲው የሊዝ ጨረታ አጽዳቂ ኮሚቴ ያቋቁማል።
- 2) የሊዝ ጨረታ አስፈጻሚ ኮሚቴ የጨረታ ውጤቱን በመገምገም አሸናፊውን እንዲሁም 2ኛና 3ኛ የወጡትን ተጫራቶች በመለየት ጨረታውን ለአጽዳቂ ኮሚቴው ያቀርባል።

18. Returning tender bid bond

- 1) The tender bid bond pledged by the bidders shall be returned to them where the tender is cancelled due to the non-appearance of the required number of bidders.
- 2) After disclosure of the results or scores of the winners, the tender bid bond on which the failed bidders have pledged shall be returned to them beginning from the next working day.
- 3) Where the bidders who ranked 2nd and 3rd in the tender competition have submitted their application to the tender execution committee claiming to take the land with the price in which the tender winner has won where the winner fail to appear, the tender bid bond they have pledged may be registered and kept without being returned to them.

19. Reviewing Tender

- 1) Lease tender execution Committee may take the tender as fulfilled only where all the necessary issues listed on the tender document are found fully satisfied.
- 2) The tender execution committee may take the tender document as complete where the tender document presented has only minor differences with the issues to be listed on such document and where the committee believes that such difference could not basically alter the contents of the document and is minor error that could be easily corrected.

20. Approving Tender Results

- 1) The Agency shall establish lease tender results approving committee.
- 2) Tender execution committee shall review the results of the tender and identify the winner and the bidders who ranked 2nd and 3rd and submit to the tender approving committee.

- 3) Ejensii keessaa koree caalbaasii liizii dhaabuun bakka hin danda'amnetti, caalbaasichi manajimantii Mana Qopheessaatiin kan mirkanaa'u ta'a.
- 4) Koreen akkaataa keewwata kana keewwata xiqqaa 1 tiin dhaabatu yookiin manajimantiin mana qopheessaa guyyaa bu'aan caalbaasii dhiyaateef irraa eegalee guyyoota hojii 5 keessatti mirkaneessee beeksiisa fudhata qabu, gabatee beeksisaa Ejensichaa yookiin Magaalichaa fi weeb-saayitii Magaalaa yookiin weeb-saayitii Naannoo irratti ummataaf ifa ni taasisa.

21. Caalbaasii Dorgomsiisuu fi Moo'ataa Adda Baasuu

- 1) Caalbaasii addaa Labsicha keewwata 11 keewwata xiqqaa 7 fi 8 jalatti ibsameen ala, caalbaasii idileen;
- (a) Caalbaasii liizii yeroo jalqabaaf bahe irratti dorgomtootni 3 fi isaa ol iddoo (piloootii) caalbaasiif dhiyaate tokko irratti yoo hin dhiyaanne caalbaasichi haqamee yeroo 2ffaaf akka bahu ni taasifama.
- (b) Caalbaasii marsaa 2ffaaf bahe irratti haala walfakkaatuun dorgomtootni 3 fi isaa ol yoo hin dhiyaanne caalbaasichi haqamee, caalbaasiin yeroo 3ffaaf akka bahu taasifamee dorgomtootni 2 fi 2 ol yoo dhiyaatan dorgommiin ni gaggeeffama.
- 2) Moo'ataan caalbaasii, ulaagaalee armaan gadiitti tarreeffaman irratti hundaa'uudhaan xiinxalamee haala ifa ta'een adda ni baha:
- (a) Gatiin caalbaasii ol'aanaa dorgomaan lafichaaf dhiyyeesse qabxii % 80 keessaa;
- (b) Hanga kaffaltii liizii duraatiif qabxii % 20 keessaa kan kennamuuf ta'a.

- 3) ከኤጂንሲው ወስጥ የሊዝ ጨረታ አጽዳቂ ኮሚቴ ማቋቋም ባልተቻለበት ቦታ ጨረታው በመዘጋጃ ቤት ማኔጅመንት የሚጸድቅ ይሆናል።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሰረት የተቋቋመው ኮሚቴ ወይም የመዘጋጃ ቤት ማኔጅመንት የጨረታ ውጤቱ በቀረበለት በአምስት የሰራ ቀናት ውስጥ በማጽደቅ አግባብነት ያለው ማስታወቂያ በኤጂንሲው ወይም በመዘጋጃ ቤቱ የማስታወቂያ ሰሌዳ እና በከተማው ወይም በክልሉ ድህረ ገጽ ላይ ለሕዝብ ይፋ ያደርጋል።

21. ተጫራቾችን ማወዳደርና አሸናፊን መለየት

- 1) በአዋጁ አንቀጽ 11 ንዑስ አንቀጽ 7 እና 8 ከተጠቀሰው ልዩ ጨረታ ውጫ፤ በመደበኛ ጨረታ፡-
- (ሀ) ለመጀመሪያ ጊዜ የወጣ የሊዝ ጨረታ ከሆነ ለጨረታ በቀረበው በአንድ ቦታ ላይ ሦስትና ከዚያ በላይ ተጫራቾች ካልቀረቡ ጨረታው ተሰርዞ ለሁለተኛ ጊዜ እንዲወጣ ይደረጋል።
- (ለ) ለሁለተኛ ዙር በወጣው ጨረታ ላይ በተመሳሳይ ሶስት እና ከሶስት በላይ ተወዳዳሪዎች ካልቀረቡ ለሶስተኛ ጊዜ እንዲወጣ ተደርጎ ሁለት እና ከሁለት በላይ ተወዳዳሪዎች ከቀረቡ ጨረታው ይካሄዳል።
- 2) የጨረታው አሸናፊ በሚከተሉት መስፈርቶች ላይ በመመስረት ተገምግሞ ግልፅ በሆነ ሁኔታ ይለያል፡-
- (ሀ) ተጫራቹ ለመራቱ ያቀረበው ክፍተኛ የጨረታ ዋጋ ከ 80%፤
- (ለ) የሊዝ ቅድሚያ ክፍያ መጠን ከ20% ነጠብ የሚሰጠው ይሆናል።

- 3) Where it is impossible to establish lease tender committee from the Agency, the tender shall be approved by the Management of Urban Municipality.
- 4) The committee established pursuant to sub article 1 of this article or the management of Urban Municipality shall approve the tender result within 5 working days from the date that the tender result is submitted to it and disclose to the public by posting an acceptable notice on the notice board of the Agency or the Urban center and by attaching on the websites of the Urban Center or the Region.

21. Conducting Tender and Identifying the Winner

- 1) Except in the case of special tender specified under article 11 sub articles 7 and 8 of the proclamation, the regular tender:
- (a) Where 3 and more bidders have not appeared for the 1st round tender for a land or plot presented for tender; the tender shall be cancelled and made to be conducted for the 2nd round;
- (b) Where 3 and more bidders have not appeared on the 2nd round tender similarly; the tender shall be cancelled and the 3rd round tender shall be made to be conducted where two and more bidders have appeared.
- 2) Winner of the tender shall be identified transparently being evaluated on the basis of the following criteria:
- (a) The highest tender price that the bidder present for the land shall be valued out of 80% ;
- (b) The amount of down payment of lease shall be valued out of 20%;

- 3) Dorgomaan iddoo itti dorgometti dhibba keessaa ida'ama qabxii ol'aanaa argate moo'ataa ni ta'a.
- 4) Bu'aa caalbaasiitiin gatii dorgomtootni dhiyeessanii fi dirqamootni isaan galan kan walfakkaatu ta'ee, dhibba keessaa qabxii walqixa yoo argatanii fi dorgomtoota keessaa dubrtiin 1 qofti yoo jiraatte moo'attuu caalbaasichaa ni taati. Kanaan ala yoo ta'ee argame moo'attoota waliigalaa keessaa caarraadhaan akka adda bahu ni taasifama.
- 5) Dorgomtootni caalbaasii irratti hirmaatanii moo'achuun isaanii mirkanaa'e tarreeffama ulaagaa moo'achuu isaan dandeessise, bakka lafichi itti argamuu fi maqaa guutuu moo'ataa gabatee beeksisaa irratti ummataaf ifa ni taasifama.
- 6) Keewwata kana keewwata xiqqaa 2 - 5 tti kan tumamee jiru caalbaasii addaa irratti rawwatiinsa kan qaban ta'uun akkuma eegametti ta'ee, caalbaasii addaatiif bu'uura Labsichaatiin dorgomaan tokko qofaan yoo dhiyaates caalbaasichi gaggeeffamuu waan danda'uuf dorgomtootni pirojekticha raawwachuu danda'uu isaanii ulaagaan itti mirkanaawu madaallii keessa galuu ni danda'a. Raawwiin isaa qajeelfama bahuun kan murtaa'u ta'a.

22. Waliigaltee Liizii fi Kiraa Mallatteessuu fi Caalbaasii Haquu

- 1) Bu'uura Dambii kanaa keewwata 20 (4) tiin moo'ataan erga adda bahee ragga'ee booda, Ejensiin yookiin Bulchiinsi Magaalichaa guyyoota hojii 5 keessatti moo'ataa caalbaasichaaf beeksisaa fi xalayaadhaan yookiin I-Meeliidhaan waamicha ni taasisa.

- 3) ለተጫረተበት ቦታ በሚያገኘው ድምር ውጤት ከመቶ ከፍተኛውን ነጥብ ያገኘ ተጫራች የጨረታው አሸናፊ ይሆናል።
- 4) በጨረታ ውጤቱ ተጫራቾች ያቀረቡት ዋጋና የገቢቸው ግዴታዎች ተመሳሳይ ሆነው ከመቶ እኩል ነጥብ ካገኙና ከውድድሩ ተካፋዮች ውስጥ ብቸኛ ሴት ተወዳዳሪ ካለች የጨረታው አሸናፊ እንድትሆን ይደረጋል። ከዚህ ውጭ ከሆነ ከአጠቃላይ አሸናፊዎች በአጣ እንዲለይ ይደረጋል።
- 5) በጨረታ ሂደት ተሳትፈው አሸናፊነታቸው የተረጋገጠላቸው ተጫራቾች ለማሸነፍ ያበቃቸው መስፈርት፣ ያሸነፉበት ቦታ አድራሻ፣ የአሸናፊው ስው መሉ ስም በዝርዝር በማስታወቂያ ሰሌዳ ላይ በግልፅ ለህዝብ ይፋ ይደረጋል።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 2 እስከ 5 ያሉት ድንጋጌዎች በልዩ ጨረታ ላይ ተፈጻሚነት ያላቸው መሆኑ እንደተጠበቀ ሆኖ፣ በአዋጁ መሰረት ለልዩ ጨረታ የቀረበው ተጫራች አንድ ቢሆንም ጨረታው ለካሄድ ስለሚችል ተወዳዳሪዎቹ ፕሮጀክቱን መፈጸም የሚችሉ መሆናቸውን የሚያረጋግጥ መስፈርት ከግምት ውስጥ ሊገባ ይችላል። አፈፃፀሙ በሚወጣው መመሪያ የሚወሰን ይሆናል።

22. የሊዝና ኪራይ ውል መፈረምና ጨረታን መሰረዝ

- 1) በዚህ ደንብ አንቀጽ 20 ንዑስ አንቀጽ 4 መሰረት አሸናፊው ተለይቶ ከፀና ቦጌላ ኤጀንሲው ወይም የከተማው መስተዳድሩ በ5 የስራ ቀናት ውስጥ ለጨረታ አሸናፊው በማስታወቂያና በደብዳቤ ወይም በኢ-ሜል ጥሪ ያደረጋል።

- 3) The bidder who scores the highest sum out of 100% in the tender he has competed shall be the winner
- 4) In a tender result where the price that the bidders have presented and the obligations they have entered is similar and they have scored equal point out of hundred and where amongst the bidders exists only one female ; she shall be the winner of such tender where it is found to be other than this the winner amongst the hole winners shall be identified with chance.
- 5) The bidders participated on the tender and are proved to be winners, criteria that helped them to win, the location of the land and the full name of the winner shall be shall be disclosed to the public on the notice board.
- 6) Without prejudice to the applicability of the provisions stipulated under sub articles (2-5) of this article on special tender, since the tender may be conducted by the presence of only one bidder for special tender as per the proclamation, a criterion by which the ability of bidders to perform or execute the project may be taken into account. Its implementation shall be decided by a directive to be issued.

22. Signing Lease and Rent Contracts and Cancellation Of Tender

- 1) After the winner is identified and approved as per article 20 sub articles 4 of this regulation, the Agency or urban administration shall summon the tender winner within 5 working days through notice and letter or email.

- 2) Guyyaa waamichi taasifame irraa eegalee moo'ataan guyyoota hojii 10 keessatti dhiyaatee kaffaltii duraa raawwachuu fi haal-dureewan barbaachisaa guutee Bulchiinsa Magaalaa waliin waliigaltee liizii mallatteessuu qaba. Waliigalteen liizii lafaa hanga hin mallattoofnetti abbaan mirgummaa hin mirkanaa'u.
- 3) Dorgomaan moo'ate dirqama irraa eegamu guutuudhaan waliigaltee yoo hin mallatteessiin guyyoota hojii dabalataa 3 keessatti dhiyaatee haal-duree barbaachisoo guutuudhaan waliigaltee akka mallatteessuuf gabatee beeksisaa wajjirichaa irrattii ofeeggannoon akka maxxanfaamuuf ni taasifama.
- 4) Moo'ataan caalbaasii guyyoota hojii 3 dabalataan kennameef keessatti dhiyaatee kaffaltii duraa raawwachuu yoo baate laficha akka hin barbaannetti lakkaa'amee caalbaasii kabachii-suudhaaf qarshiin wabiin (CPO) n qabsiise bulchiinsa magaalatiif galii ta'a.
- 5) Lafa waliigalteen liizii irratti hin raawwatamne, dorgomaan 2ffaa bahe gatii dorgomaan 1ffaa bahe dhiyeesseen akka dhufee fudhatu koreen caalbaasii raawwachiisu guyyoota hojii 5 keessatti waamicha ni taasisaaf. Walumaagalatti, guyyoota hojii 10 keessatti haal-duree barbaachisaa guutun waliigaltee akka mallatteessu ni taasifama.
- 6) Akkaataa keewwata kana keewwata xiqqaa 5 tiin dorgomaan 2ffaa yoo hin dhiyaanne, dorgamaa 3ffaatiif carraan walfakkaatu ni kennameef. Kunis yoo hin milkoofne caalbaasichi ni haqama.

- 2) አሸናፊው ተጫራች ጥሪ ከተደረገለት ቀን ጀምሮ ባሉት 10 የስራ ቀናት ውስጥ ቀርቦ ቅድመ ክፍያ በመፈጸም እና ተገቢውን ቅድመ ሁኔታ በማሟላት ከከተማ መስተዳድሩ ጋር ውል መፈረም አለበት፤ የከተማ መሬት ሊዝ ውል እስካልተፈረም ድረስ ባለመብትነት የሚረጋገጥ አይሆንም።
- 3) አሸናፊው ተጫራች ግዴታውን አሟልቶ ውል ካልፈረመ በሦስት ተጨማሪ የስራ ቀናት ውስጥ ቀርቦ ቅድመ ሁኔታውን አሟልቶ ውል እንዲፈረም በጽህፈት ቤቱ የማስታወቂያ ሰሌዳ ላይ ማስጠንቀቂያ እንዲሰጠው ይደረጋል።
- 4) የጨረታው አሸናፊ በተሰጠው ሦስት ተጨማሪ የስራ ቀናት ውስጥ ቀርቦ ቅድመ ክፍያ ያልፈጸመ ከሆነ ቦታውን እንደማይፈልገው ተቆጥሮ ለጨረታ ማስከበሪያ ዋስትና ያስያዘውን ገንዘብ ለከተማ መስተዳድሩ ገቢ የሚደረግ ይሆናል።
- 5) የሊዝ ውል ያልተፈጸመበትን ቦታ የጨረታ አስፈጻሚ ኮሚቴው 2ኛ ለወጣው ተጫራች አንደኛ የወጣው ተጫራች ባቀረበው ዋጋ መሠረት መጥቶ እንዲወስድ በአምስት የስራ ቀናት ውስጥ ጥሪ ያደርግለታል። በአጠቃላይ በአስር የስራ ቀናት ውስጥ ተገቢውን ቅድመ ሁኔታ አሟልቶ ውል እንዲፈረም ያደርጋል።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 መሰረት በተሠጠው የጊዜ ገደብ ውስጥ 2ኛ የወጣው ተጫራች ካልቀረበ 3ኛ ለወጣው ተጫራች ተመሳሳይ ዕድል ይሰጠዋል፤ ይህም ካልተሳካ ጨረታው ይሰረዛል።

- 2) The winner shall appear and effect the down payment and sign lease contract with the urban administration by fulfilling the necessary preconditions within 10 working days from the date summon is made to him. Possession of such right shall not be approved unless the contract of lease signed.
- 3) Where the winner fail to sign a contract by fulfilling the obligations expected from him, a warning notice shall be posted to him on the notice board of the office to make him appear within three additional working days and sign the contractual agreement by fulfilling the necessary preconditions.
- 4) Where the tender winner fails to appear and made the down payment within the three additional working days given to him, the bid bond he has attached shall be deposited to the urban administration considering that he doesn't want the land.
- 5) The tender execution committee shall call the bidder who ranked 2nd within five working days to appear and take over the land up on which the lease contract is not signed by paying the price presented by the bidder who ranked 1st. In general, he shall be made to sign the contract within ten working days by fulfilling the necessary preconditions.
- 6) Where the bidder who ranked 2nd fail to appear pursuant to sub article 5 of this article, the same chance shall be given to the bidder who ranked 3rd; where this is unsuccessful, the tender shall be cancelled.

23. Koree Raawwachiiftuu Caalbaasii Gurmeessuu

- 1) Ejensiin yookiin magaalaa Ejensiin keessa hin jirre kees-satti Manni Qopheessaa koree caalbaasii liizii raawwachiiftuu yammuu gurmeessu hojjattoota dhaabbiin qaxaraman keessaa kan ramadan ta'uu qaba.
- 2) Tarreeffamni akaakuu ogummaa koree raawwachiiftuu caalbaasii haala qabatamaa magaalotaa irratti hundaa'uun qajeelfama ba-huun kan murtaa'u ta'a.

24. Gahee Hojii fi Itti Gaafatamum-maa Koree Caalbaasii Raawwachiiftuu

- 1) Lafta caalbaasiif qophaa'u:
 - (a) Falmii kamiyyuu irraa bilisa ta'uu isaa,
 - (b) Pilaanii magaalichaa fi istaan-dardiin kan walsimu ta'uu,
 - (c) Qoodinisa pilaanii gaggeeffamuu,
 - (d) dhakaan mallattoo agarsiiftuu daangaa iddoo mata mataan dhaabamuu fi
 - (e) dhiyeessiin bu'uura misoomaa kan guutame ta'uu qaamaan laficha irratti argamee ni mirkaneeffata.
- 2) Walharkaa fuudhiinsa ragaa barreeffamaa guutuu fi dijitaalaaan deeggarama ni raawwata.
- 3) Hojiiwwan qophii sanadaa fi adeemsa caalbaasii ilaalchisee:
 - (a) Tarreeffama sanada caalbaasii guutuu ta'e ni qopheessa;
 - (b) Waamicha beeksisa caalbaasii ni gaggeessa;
 - (c) Tilmaama gatii sanada caalbaasii qopheessuun yeroo mirkanaa'u gurgurtaa ni raawwata;
 - (d) Saanduuqa sanadni caalbaasii itti galu ni qopheessa; ni saamsa;
 - (e) Adeemsa raawwii caalbaasii ni qajeelcha; abbummaan ni raawwachiisa.

23. የሊዝ ጨረታ አስፈጻሚ ኮሚቴን ስለማደራጀት

- 1) ኤጀንሲው ወይም ኤጀንሲ በሌለበት ከተማ ውስጥ ማዘጋጃ ቤቱ የሊዝ ጨረታ አስፈጻሚ ኮሚቴን ሲያደራጅ ከቋሚ ቅጥር ሠራተኞች ውስጥ የሚመደቡ መሆን አለባቸው።
- 2) የጨረታ አስፈጻሚ ኮሚቴ የሙያ ስብጥር በከተሞች ነባራዊ ሁኔታ ላይ ተመስርቶ በሚወጣው መመሪያ የሚወሰን ይሆናል።

24. የሊዝ ጨረታ አስፈጻሚ ኮሚቴ ተግባርና ኃላፊነት

- 1) ለሊዝ ጨረታ የሚዘጋጀው መሬት፡-
 - (ሀ) ከምንም ዓይነት ክርክር ነፃ መሆኑን፤
 - (ለ) ከከተማ ፕላንና ስታንዳርድ ጋር የሚጣጣም መሆኑን፤
 - (ሐ) የፕላን ሽንሻኖ የተካሄደበት መሆኑን፤
 - (መ) የቦታ ወሰን ማሳያ ምልክት ድንጋይ ለያንዳንዱ ቦታ መቆማቸውን እና
 - (ሠ) መሠረተ ልማት የቀረበለት መሆኑን በመስኩ ላይ በአካል በመገኘት ያረጋግጣል።
- 2) ርክክቡ ሙሉ በጽሑፍና ዲጂታል ቦታገዘ ማስረጃ ይፈጸማል።
- 3) የጨረታ ሰነድ ዝግጅትና የጨረታ ሂደት ስራዎችን አስመልክቶ፡-
 - (ሀ) ሙሉ የሆነ የጨረታ ሰነድ ዝርዝር ያዘጋጃል፤
 - (ለ) የጨረታ ማስታወቂያ ጥሪ ያካሄዳል፤
 - (ሐ) የጨረታ ማስታወቂያ ሰነድ ዋጋ ግምት አዘጋጅቶ ሲፀድቅ ሽያጭ ይፈፅማል፤
 - (መ) የጨረታ ሰነድ የሚገባበትን ሳጥን ያዘጋጃል፤ ያሽጋል፤
 - (ሠ) የጨረታ አፈፃፀም ይመራል፤ በባለበትነት ያስፈጽማል።

23. Organizing Tender Execution Committee

- 1) The Agency or in an urban center where Agency is not found; the municipality, while organizing the tender executing committee, shall assign from the permanent employees;
- 2) Particulars as to the types of profession of tender executing committee shall be decided by the directive to be issued depending on the real conditions of the urban center

24. Duties and Responsibilities of Tender Execution Committee

- 1) It shall prove by appearing in person that the plot of land prepared for tender;
 - (a) Is free from any claims;
 - (b) Is in conformity with the plan of the urban center and the standards;
 - (c) That partition of a plan is implemented;
 - (d) That delineation indicating the boundary of the land is fixed for each;
 - (e) That the accessibility of infrastructure development is fulfilled.
- 2) Perform adequate and digitally supported taking over of written evidences;
- 3) Regarding document preparation activities and tender process:
 - (a) Prepare a complete list of tender document;
 - (b) Conduct invitation notice for bid;
 - (c) Prepares tender document price valuation and perform sale up on its approval;
 - (d) Prepares tender document box and seal up;
 - (e) Directs the process of tender performances and executes in a sense belongingness;

- 4) Ulaagaalee xiinxala caalbaasiif kaa'aman irratti hundaa'uudhaan moo'ataa caalbaasii addaan baasee yaada murtii qindeessee murtiin akka itti kennamuuf koree caalbaasii liizii mirkaneessutti ni dhiyeessa.
- 5) Tokkoon tokkoo caalbaasii liizii keessatti adeemsa caalbaasii waliigalaa kan agarsiisu, sirna adeemsa raawwii calbaasii, dorgomtootni tokkoon tokkoo yaa-da dhiyeeffatanii fi waada seenan, ragaalee adda addaa dhiyaate, iyyannoon haala addaatiin dhiyaate yoo jiraate, moo'ataan caalbaasii ulaagaa ittiin moo'atee fi dorgomtootni hin moo'atiin hafan sababa moo'achuu dhabaniif qaboo yaa'ii qopheessu keessatti ibsuu qaba.
- 6) Bu'uura Labsicha keewwata 24 (2 fi 3)tiin qabiyyeewwan liizii dhaalaan ala qaama saddaaffaaf darban Labsichaa fi Dambii kana bu'uura godhachuun ni raawwachiisa.
- 7) Ogeessota hojicha deeggaruuf barbaachisaa ta'an ni qindeessa.

Kutaa Afur
Lafa Magaalaa Ramaddii
Liiziin Kennuu

- 25. Haala Lafti Ramaddii Liiziin Itti Kennamu**
- 1) Akkaataa Labsicha keewwata 12 tiin pirojektootaa fi dameewwan hojii misoomaa kanatti aananiif Manni Maree lafa ramaddiin hayyamu ni danda'a:
 - (a) Lafa pirojektoota Industirii Manu-faakchariingiitiif oolu;
 - (b) Lafa dhaabbilee tola ooltotaan yookiin mootummaan hundeeffamanii kenna tajaajila hawaasummaa irratti hojjataniif oolu;
 - (c) Lafa dhaabbilee amantaa sirna amantiif oolu;
 - (d) Waliigaltee mootummaatiin lafa tajaajila imbaasiwwanii fi dhaabbilee idil-addunyaatiif oolu;

- 4) ለጨረታ መመርመሪያ መስፈርት ላይ በመመስረት የጨረታውን አሸናፊ ለይቶ የውሳኔ ሀሳብ አደራጅቶ ውሳኔ እንዲሰጥበት ለሊዝ ጨረታ አፅዳቅ ኮሚቴ ያቀርባል።
- 5) በደንዳንዱ የሊዝ ጨረታ ውስጥ የጨረታውን አጠቃላይ ህደት የሚያሳይ፣ የጨረታ ህደት ስሪዓት አፈፃፀም፣ እደንዳንዱ ተወዳዳሪ ያቀረበው ሃሳብና የገቡት ቃል፣ የቀረበው የተለያየ ማስረጃ፣ በተለየ ሁኔታ የቀረበ ማመልከቻ ካለ፣ አሸናፊው ተጫራች ያሸነፈበት መስፈርትና ማሸነፊ ሰይጥኑ የቀሩ ተወዳዳሪዎች ያላሸነፉበትን ምክንያት በሚዘጋጀው ቃለ-ጉባኤ ውስጥ መግለፅ አለበት።
- 6) በአዋጁ አንቀጽ 24 ንዑስ አንቀጽ 2 እና 3 መሠረት የሊዝ ይዞታዎች ከውርስ ውጭ ወደ ሦስተኛ ወገን የተላለፉ በአዋጁና ይህንን ደንብ መሠረት በማድረግ ያስፈፅማል።
- 7) ሥራውን ለመደገፍ አስፈላጊ የሆኑ ባለሞያዎችን ያቀናጃል።

ክፍል አራት

የከተማ መሬትን በሊዝ ምደባ መስጠት

- 25. መሬት በሊዝ ምደባ የሚሰጥበት ሁኔታ**
- 1) በአዋጁ አንቀጽ 12 መሠረት ለፕሮጀክቶችና ከዚህ ለሚከተሉት የልማት ዘርፎች መስተዳድር ምክር ቤቱ ቦታን በምደባ ልፈቅድ ይችላል፡-
 - (ሀ) ለማኑፋክቸርንግ ኢንዱስትሪ ፕሮጀክቶች የሚውል መሬት፣
 - (ለ) ለማህበረሰብ አገልግሎት ላይ ለሚሠሩ መንግሥታዊ ላልሆኑ ወይም ለመንግሥታዊ ድርጅቶች የሚውል መሬት፣
 - (ሐ) የፅምነት ሥርዓትን ለማካሄድ ለፅምነት ተቋማት የሚሆን መሬት፣
 - (መ) በመንግሥት ስምምነት ለኢንባሲ ወይም ለአለም አቀፍ ድርጅቶች የሚውል መሬት፣

- 4) Identifies tender winner based on the criteria specified thereof and submit to lease tender approving committee with its organized decision opinion;
- 5) It shall clearly specify in the minute it prepares the whole process of tender in each lease tender, the tender execution procedures, the opinions and promises of each bidder, the various evidences produced, a specially submitted application if any, the winning criteria of the tender winner and the reasons why the other bidders fail to win.
- 6) Enforce lease possession transferred to third party without inheritance in accordance with article 24(2, 3) of the proclamation based on the proclamation and this regulation;
- 7) Coordinates the professionals necessary to support the activity.

Part Four

Providing Urban Land through Lease Allotment

- 25. Conditions of Providing Urban Lands through Lease**
- 1) The administrative council may permit urban land through lease allotment in accordance with article 12 of the proclamation for the following projects and developmental activities:
 - (a) Land used for manufacturing industries;
 - (b) Land used for organization established by the government or non-governmental bodies and engaged in social service providing activities;
 - (c) Land used for religious organizations for worshiping purposes;
 - (d) Land used for Embassies and International organizations services with the agreement of the government;

- (e) Lafa pirojektoota misoomaa waldaalee hojii gamtaatiif oolu;
- (f) Lafa tajaajila pirojektoota gurguddoo faayidaa biyyaalessummaa qabaniif oolu Pirezidaantii Naannichaan kan itti amaname;
- 2) Keewwata kana keewwata xiqqaa 1 jalatti kan tarreeffame akkuma jirutti ta'ee, gaaffiiwwan lafaa tajaajila armaan gadiitti tarreeffamanii dhiyaatan Manni Marichaa ramaddiidhaan murteessuu ni danda'a:
- (a) Lafa hojii investmentii qonnaan bulaan qabiyyee isaa irratti gaggeessu;
- (b) Lafa namoota kireeffattoota seeraa mana jireenyaa yookiin mana daldalaa mootummaa yookiin gandaa ta'an sababa misooma biroo fi deebisanii misoomsuu magaalatiif ka'aniif oolu;
- (c) Gaaffii lafaa pirojektoota tajaajila adda addaaf dhaabbilee misoomaa mootummaa, dhaabbilee hawaasaa fi ogummaa irraa kaayyoo dhaabbataniif galmaan gahuuf dhiyaatan;
- (d) Gaaffii lafaa pirojektii qonna magaalaa kanneen akka oomishaa fi misooma abaaboo ammayyaa, kuduraa fi muduraa, horsiisa lukkuu fi horsiisa kannisaaf dhiyaatu;
- (e) Pirojektoota Labsiin duras ta'e booda lafti misoomaaf hayyamameefii sababa jijjiirama seeraan yookiin istaandardii pilaanii magaalaa yookiin pirojektoota tajaajila kaayyeffate kennuuf dhiphina lafaan danqamee gaaffii lafa dabalataa babal'ifannaaf dhiyaatu.
- 3) Keewwata kana keewwata xiqqaa 1 fi 2 jalatti kan tumame akkuma jirutti ta'ee, gaaffii lafaa pirojektootaa fi dameewwan hojii misoomaa armaan gadiitti tarreeffamaniif dhiyaatu Manni Maree Bulchiinsa Magaalaa, bakka Magaalaa Mana Maree Bulchiinsaa hin qabnetti immoo Manni Maree Bulchiinsa Aanaa lafa ramaddiin hayyamuu ni danda'a.

- (ሠ) ለሕብረት ሥራ ማህበራት ልማት ፕሮጀክቶች የሚውል መሬት፤
- (ረ) የክልሉ ፕሬዝዳንት ያመነበት ሀገራዊ ጥቅም ላላቸው ትላልቅ ፕሮጀክቶች የሚውል መሬት፤
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ የመሬት ጥያቄዎች ከታች ለተዘረዘሩት አገልግሎቶች ከቀረበ መስተዳድር ምክር ቤቱ በምደባ እንዲሰጥ ሊወሰን ይችላል፡-
- (ሀ) አርሶ አደሩ በራሱ ይዞታ ላይ ለሚያካሄደው የኢንቨስትመንት ሥራ፤
- (ለ) የመኖሪያ ቤት ወይም የመንግሥት ወይም የቀበሌ ንግድ ቤት ህጋዊ ተከራይ የሆኑ ሰዎች በሌላ ልማትና በከተማ መልሶ ማልማት ምክንያት ለተፈናቀሉ ሰዎች የሚሆን መሬት፤
- (ሐ) ለተለያዩ የአገልግሎት ፕሮጀክቶች ከመንግሥታዊ ልማት ድርጅት፣ ማህበራዊና ሙያዊ ድርጅቶች የተቋቋሙበትን አላማ ለማሳካት ለቀረበ ጥያቄ የሚውል መሬት፤
- (መ) ለከተማ ግብርና ፕሮጀክት እንደ ምርት እና ዘመናዊ የአበባ ምርት፣ አትክልትና ፍራፍሬ፣ የዶሮ ዕርባታ እና ለንብ ማኅበር የሚቀርቡ የመሬት ጥያቄ፤
- (ሠ) ከአዋጁ በፊትም ሆነ በኋላ የመሬት ፕሮጀክት ለልማት የተፈቀደ በህግ ወይም በከተማ ፕላን ለውጥ ምክንያት ወይም ለታቀደለት አላማ አገልግሎት ለመስጠት በመሬት ጥበት ተደናቅፎ ለተጨማሪ መሬት ጥያቄ የሚቀርብ የመሬት ጥያቄ፤
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እና 2 ሥር የተደነገገው እንደተጠበቀ ሆኖ ከዚህ በታች ለተዘረዘሩት ፕሮጀክቶችና ለልማት ሥራ ዘርፎች የሚቀርብ የመሬት ጥያቄ የከተማ መስተዳድር ምክር ቤት፣ የከተማ መስተዳድር ምክር ቤት በሌለበት ከተማ ደግሞ የወረዳው መስተዳድር ምክር ቤት መሬት በምደባ ልፈቅድ ይችላል፡-

- (e) Land used for developmental projects of cooperative associations;
- (f) Land used for Mega Projects having national significance confirmed by the president of the region;
- 2) Without prejudice to the provisions stipulated under sub article 1 of this article, the council may decide for the provisions of land in allotment for the request of land to be used for the service listed below:
- (a) Land for investment activities performed by the former on his own possession;
- (b) Land used for the persons who lawfully tenants of government or kebele are owned residential houses evicted due to other development and urban rehabilitation programs;
- (c) Land requests for the projects of various services public enterprises, social and professional organizations so as to achieve their objectives;
- (d) Land requests for urban farming projects like modern flower production and development, vegetables and fruits and poultry farming and bees keeping;
- (e) Land for the projects which have acquired land permit for development purpose prior or after the proclamation, but have encountered a series bottleneck to provide the service they have intended due to change of law, the standard of urban center plan or scarcity of land and a request submitted for additional and for extension;
- 3) Without prejudice to the provision of sub-article 1 and 2 of this article, the council of the urban center administration; where the urban does not have a council, the district administration council permits land allotment for the request of land to be used for the projects and development activity branches specified below:

- (a) Lafa manneen hojii abbaa baa-jataa mootummaa tajaajila waajjiraatiif magaalicha keessatti gaafatamu;
 - (b) Lafa tajaajila ijaarsawwan manneen jireenyaa waldaa ijaarsa mana jireenyaa imaammata mootummaatiin murtaa'aniif oolu;
 - (c) Lafa ijaarsaa sagantaa misooma manneen jireenyaa waliinii mootummaan gaggeessu;
 - (d) Lafa tajaajila intarpiraayizii maa-yikiroo fi xixiqqaa mootummaan ijaaramanii fi lafa tajaajila yeroo gabaabaaf oolu;
 - (e) Lafa mana jireenyaaf bakka bu'iinsaan namoota sababa misoomaatiin ka'aniif kennamuu;
 - (f) Lafa ijaarsa waajjiraa, mana kuusaa fi giddugala gabaa waldaalee hojii gamtaatiif oolan; fi
 - (g) Lafa pilaanii magaalatiin misoomaa fi tajaajila manneen qopheessaatiif qabamanidha.
- 4) Qaamoleen akkaataa keewwata kana keewwata xiqqaa 3tiin aangoon kennameef:
- (a) Gaaffilee pirojektii fi dameewwan hojii misoomaa akkaataa aangoo kennameefitiin dhiyaatan xiinxaluun kan eeyyaman pilaanii magaalichaa fi istaandardii lafaa bahu irratti hundaa'ee ta'uu qaba.
 - (b) Ejensiin Biiroo waliin ta'uun raawwii isaa hordofuu fi gabaasa isaa Mana Maree Bulchiinsaaf yoo xiqqaate waggaatti yeroo lama dhiyeessuuf dirqama qabu.
- 5) Namni qonnaan bulaa irraa lafa kiraan fudhatee misooma abaaboo ammayyaa irratti bobba'ee jiru lafti kiraan fudhatame pilaaniidhaan gara Bulchiinsa Magaalatti kan makame yoo ta'e,
- (a) Labsichaa fi Dambii kana bu'uurra godhachuun Mana Maree Bulchiinsaaf dhiyaatee murtaa'uu qaba.

- (ሀ) በመንግሥት በጀት ለሚተዳደር መሥሪያ ቤት በከተማ ውስጥ ለመሥሪያ ቤት አገልግሎት ለሚጠየቅ መራት፤
 - (ለ) ለመኖሪያ ቤት ግንባታ አገልግሎት ለመኖሪያ ቤት ግንባታ ማህበር የሚውል በመንግሥት ፖሊሲ የተወሰኑ የመራት ጥያቄ፤
 - (ሐ) በመንግሥት ለሚገነቡ የጋራ ቤቶች ልማት ፕሮግራም አገልግሎት የሚውል መራት፤
 - (መ) በመንግሥት ለሚገነቡ ጥቃቅንና አነስተኛ እንተርፕራይዞች አገልግሎት የሚውል መራት እና ለአጭር ጊዜ አገልግሎት የሚውል መራት፤
 - (ሠ) በልማት ምክንያት ለተነሱ ሰዎች ለመኖሪያ ቤት በምትክ የሚሠጥ መራት፤
 - (ረ) ለሕብረት ሥራ ማህበራት የመሥሪያ ቤት ግንባታ፣ ለመጋዘንና ለገበያ ማዕከል የሚውል መራት፤
 - (ሰ) በከተማ ፕላን ለልማትና ለማዘጋጃ ቤት አገልግሎት የተያዙ መራት ናቸው።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት ሥልጣን የተሰጣቸው አካላት፡-
- (ሀ) የፕሮጀክትና የልማት ዘርፍ ጥያቄዎችን በተሰጣቸው ስልጣን መሠረት ገምግመው የሚፈቅዱት በከተማው ፕላንና በምወጣው የመራት ስታንዳርድ ላይ በመመሥረት መሆን አለበት።
 - (ለ) ኤጀንሲው ከቢሮ ጋር በመሆን አፈፃፀሙን መከታተልና ሪፖርቱን ቢያንስ በአመት ሁለት ጊዜ ለመስተዳድር ምክር ቤቱ የማቅረብ ግዴታ አለበት።
- 5) ከአርሶ አደሩ ላይ መራት በከራይ ወስዶ በዘመናዊ የአበባ ልማት ላይ ተሰማራቶ ያለ ሰው በከራይ የወሰደው መራት በፕላን ወደ ከተማ መስተዳድር የተቀላቀለ ከሆነ፤
- (ሀ) አዋጁን ይህን ደንብ መሠረት በማድረግ ለመስተዳድር ምክር ቤቱ ቀርቦ መወሰን አለበት።

- (a) Land for office premises of budgetary government entities requested in the urban centers;
 - (b) Land used for the purpose of self-help cooperative residential house construction which is decided by the government policy;
 - (c) Land for the public residential house construction programmers;
 - (d) Land for the service of micro and small enterprise established by government to be used for the short term service;
 - (e) Land provided for residential house as a substitute for persons evicted due to development purpose;
 - (f) Land for construction of Offices, stores and market centers to be used for cooperative associations;
 - (g) Land possessed by the urban center plan for development and municipality services.
- 4) The bodies authorized as per sub article 3 of this article:
- (a) Shall permit by carefully reviewing the request of projects, and developmental activities submitted in accordance with the power vested in them by depending on the plan of the urban center and standard of land to be set;
 - (b) The agency in collaboration with the Bureau is obliged to follow up its implementation and to submit its report to the council at least two times in a year;
- 5) Where a person has taken a plot of land from a farmer in rent and engaged in modern flower production, and where such land is incorporated into the urban administration by the plan:
- (a) it shall be submitted to the council depending on the proclamation and this regulation and be decided;

- (b) Qonnaan bulaaf beenyaa fi hojii in deebisanii dhaabuu mootummaan raawwatamuu qaba.
- (c) Waliigaltee haaraa Bulchiinsa Magaalaa waliin raawwachuudhaan misooma jalqabe akka itti fufu ni taasifama.

26. Sirna Gaaffiin Lafa Ramaddii Liizii Itti Dhiyaatuu Fi Murtaa'u

- 1) Gaaffiin lafaa kan keewwata 25 keewata xiqqaa 1 (e) jalatti tuqameen ala jiran pirojektootni Mana Maree Bulchiinsaatiin murtaa'an Ejensii Naannootiif, kanneen sadarkaa magaalatti yookiin aanaatti murtaa'an Ejensii sadarkaan jirutti dhiyaachuu qaba.
- 2) Gaaffiin lafaa mana hojii baajata mootummaatiin buluu haaldureewwan armaan gadii guutuu qaba:
 - (a) Xalayaa deeggarsaa itti gaafatamaa mana hojichaatiin mirkanaa'e;
 - (b) Lafti gaafatame bara baajatichaa keessatti hojii raawwatamuuf karoorfame ta'uu isaa kan mirkaneessuu fi
 - (c) Pirojekticha raawwachiisuuf baajatni heyyamame jiraachuu isaa yoo mirkanaa'edha.
- 3) Gaaffiin lafaa dhaabbiilee miti mootummaa irraa bakka dhaab-bata tajaajilli hawaasummaa itti kennamu ijaaruuf dhiyaate yoo ta'e, ulaagaawwan keewwata kana keewwata xiqqaa 2 jalatti tumaman akkuma eegametti ta'ee, dabalataan haal-dureewwan armaan gadii guutamuu qabu:
 - (a) Pirojektiin hojjatamuuf yaadame Mootummaa Naannichaatiin fudhatama qabaachuu isaa ragaa mirkaneessuu;
 - (b) Hayyama hojii bara sanaaf haaroofame;
 - (c) Hojicha hojjechuuf deeggarsa naannoo irraa qaama mootummaa kallattiin hojichi ilaallatuun kenname;

- (ለ) ለአርሶ አደሩ ካሳና መልሶ የማቋቋም ሥራ በመንግሥት መፈፀም አለበት።
- (ሐ) አዲስ ስምምነት ከከተማ መስተዳድሩ ጋር በመፈፀም የጀመረውን ልማት እንዲቀጥል ይደርጋል።

26. የመሬት ጥያቄ በሊዝ ምደባ የሚቀርብበትና የሚወሰንበት ሥርዓት

- 1) በዚህ ደምብ አንቀጽ 25 ንዑስ አንቀጽ 1(ሠ) ሥር ከተደነገገው ውጭ ያሉት የመሬት ጥያቄ በመስተዳድር ምክር ቤቱ የተወሰኑት ፕሮጀክቶች ለክልሉ ኤጀንሲ፣ በከተማ ወይም በወረዳ ደረጃ የተወሰኑት በየደረጃው ላለ ኤጀንሲ መቅረብ አለበት።
- 2) በመንግሥት በጀት በሚተዳደሩ መሥሪያ ቤቶች የመሬት ጥያቄ የሚከተሉትን ቅድመ ሁኔታዎች ማሟላት አለበት፡-
 - (ሀ) በመሥሪያ ቤቱ ሐላፊ የተረጋገጠ የድጋፍ ደብዳቤ፣
 - (ለ) የተጠየቀው መሬት በባጀት አመት ውስጥ ለሚፈፀም ሥራ የታቀደ መሆኑ የተረጋገጠ መሆኑና፣
 - (ሐ) ፕሮጀክቱን ለማስፈፀም የተፈቀደው በጀት መኖሩ ከተረጋገጠ ነው።
- 3) የመሬት ጥያቄው መንግሥታዊ ባልሆኑ ድርጅት ማህበራዊ አገልግሎት የሚሰጠበት ድርጅት ለመገንባት የቀረበ ከሆነ በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተደነገገው መሥሪያቤት እንደተጠበቀ ሆኖ፣ በተጨማሪ የሚከተሉት ቅድመ ሁኔታዎች ማሟላት አለባቸው፡-
 - (ሀ) ሊሠራ የታሰበው ፕሮጀክት በክልሉ መንግስት ተቀባይነት ያለው መሆኑን የሚያረጋግጥ ማስረጃ፣
 - (ለ) ለዚያ አመት የታደሰ የሥራ ፈቃድ፣
 - (ሐ) ሥራውን ለመሥራት በቀጥታ ሥራው ከሚመለከተው የመንግሥት አካል የተሰጠ ድጋፍ፣

- (b) The government shall make compensation payment and rehabilitation to the farmer;
- (c) The person shall be made to continue his development activity by concluding new contract with the urban administration.

26. Procedure of Request Submission and Decision of Lease Allotment

- 1) Request of land other than provided under sub article 1(e) of article 25, the projects decided by the administrative council shall be submitted to the Regional Agency, those decided at the urban Administration or district level shall be submitted to the Agencies of each levels;
- 2) Request of land by the budgetary government institution shall fulfill the following pre condition:
 - (a) Supporting letter approved by the head of the office;
 - (b) Evidence ascertaining that the land requested is an activity planned to be performed in the fiscal year;
 - (c) Where it is proved that the budget is allocated to perform such project.
- 3) Where the land request is from non-governmental organization to construct an organization providing social services, without prejudice to the criteria under sub-article 2 of this article, the following precondition shall be additionally fulfilled:
 - (a) an evidence proving that the project planned to be performed has an acceptance of the Regional State Government;
 - (b) License renewed for the year;
 - (c) A support provided by the directly concerned Regional Government body to perform the activity;

- (d) Sanadni mirkaneessa abbaa qabiyyummaa maqaa qaama mana hojii Naannoo yookiin Biyyaalessaa dhimmi ilaaluun akka ta'u kan waliigalu ta'uu xalayaan mirkaneessu dhiyaachuu qaba.
- 4) Gaaffii lafaa imaammata misooma mana jireenyaa Moottummaan gaggeeffamuuf dhiyaate yoo ta'e, seera dhimma kanaaf Biiron bahu irratti hunda'ee kan raawwatamu ta'a.
- 5) Industirii manufaakcharingii fi pirojektoota biroo ramaddii liiziitiin keessummeeffamaniif, tarreeffamni qorannoo isaanii akka ulaagaa bu'uraatti guutamu kan qabu ta'ee, ulaagaan dabalataa qajeelfama bahuun kan murtaa'u ta'a.
- 6) Pirojektootni faayidaa addaa biyyaalessaa qaban akkaataa Labsicha keewwata 12(1)(g) tiin kallattiidhaan Pirezidaantii Nannichaatti ni dhiyaata.
- 7) Keewwata kana keewwata xiqqaa 6 jalatti kan tumame jiraatus, Pirezidaantiin Naannichaa akkaataa barbaachisummaa isaatti, pirojektiin dhiyaate ulaagaalee investmentiin ittiin madaalamu guutuun isaanii karaa Ejensiin qulqullaa'ee Biiron yaadni itti kennamee akka dhiyaatuuf taasisuu ni danda'a.
- 8) Pirojektootni faayidaa addaa biyyaalessummaa qabu jedhamuuf ulaagaa armaan gaditti tarreeffaman keessaa yoo xiqqaate tokko guutuu qaba:
 - (a) Pirojektii eegumsaa fi kunuunsa naannoo keessatti gumaa-guddaa kan qabu yookiin imaammata diinagdee magariisuu hojiiira oolchuu keessatti gah-ee ol'aanaa kan qabu ta'uun yoo mirkanaa'e; yookiin
 - (b) Pirojektii lafa xiqqaa irratti yoo xiqqaate m2 10 irratti nama tokkoof carraa hojii bal'aa uumuu kan danda'u yookiin carraa hojii dhaabbataan namoota 10,000 fi isaa ol kan uumuu danda'u; yookiin

- (መ) የይዘታ ማረጋገጫ በክልሉ መሥሪያ ቤት ስም ወይም እንደ ሀገር የሚመለከታው አካል እንዲሆን የሚስማማ መሆኑን የሚያረጋግጥ ደብዳቤ መቅረብ አለበት።
- 4) የመሬት ጥያቄው በመንግሥት ለሚካሄድ የመኖሪያ ቤት ልማት ፖሊሲ ከሆነ በቢሮው ለዚህ ጉዳይ በሚያወጣው ህግ ላይ ተመስርቶ የሚፈጸም ይሆናል።
- 5) በሊዝ ምደባ ለሚሰጥ ገዳ የኢንዱስትሪ ማኒፋክቸሪንግና ለሌሎች ፕሮጀክቶች፣ ዝርዝር ጥናታቸው እንደ መሠረታዊ መስፈርት የሚሟላ ሆኖ ተጨማሪ መስፈርት በሚወጣው መመሪያ የሚወሰን ይሆናል።
- 6) ልዩ ሀገራዊ ፋይዳ ያላቸው ፕሮጀክቶች በአዋጁ አንቀጽ 12 ንዑስ አንቀጽ 1(ሰ) መሠረት በቃጥታ ለክልሉ ፕሬዝዳንት ይቀርባል።
- 7) በዚህ አንቀጽ ንዑስ አንቀጽ 6 ሥር የተደነገገው ቢኖርም፣ የክልሉ ፕሬዝዳንት እንደ አስፈላጊነቱ የቀረቡት ፕሮጀክቶች ኢንቨስትመንት የሚመዘንበት መስፈርት መሟላቱ በኤጀንሲው በኩል ተጣርቶ በቢሮ ሐሳብ ተሰጥቶበት እንዲቀርብ ማድረግ ይችላል።
- 8) ፕሮጀክቶች ልዩ ሀገራዊ ፋይዳ ያላቸው ለመባል ከዚህ ቀጥሎ ከተዘረዘሩት መሥፈርቶች ቢያንስ አንዱን ሚሟላት አለባቸው፡-
 - (ሀ) በአካባቢ ጥበቃና እንክብካቤ ውስጥ ከፍተኛ አስተዋጽኦ ያለው ወይም አረንጓዴ ኢኮኖሚን ሥራ ላይ በማዋል ውስጥ ከፍተኛ ድርሻ ያለው ፕሮጀክት መሆኑ ከተረገጠ፤ ወይም
 - (ለ) በትንሽ መሬት ፕሮጀክት ላይ ቢያንስ 10 ጠ2 ላይ ለአንድ ሰው ሰፊ የሥራ ዕድል መፍጠር የሚችል ወይም ለ10,000 እና ከዚያ በላይ ለሆኑ ሰዎች ቋሚ የስራ ዕድል መፍጠር የሚችል፤ ወይም

- (d) A letter, which proves that he is agreed on the possessory right approving documents to be in the name of the concerned Regional or National institution office.
- 4) Where the request is for the residential house development policy conducted by the government shall be implemented in accordance with law to be issued for this purpose by the Bureau.
- 5) For the manufacturing industry and other projects accommodated by lease allotment, their list of study shall be fulfilled by the basic criterion and the additional criteria shall be decided by the directive to be issued.
- 6) The projects having special national significance shall be submitted to the president of the region as per article 12 sub-article 1(g) of this regulation.
- 7) Notwithstanding to the provision specified under sub article 6 of this article, the Regional State President may order that the project submitted to be examined and be proved by the Agency if they fulfill the evaluation criteria of an investment and to be commented by the Bureau as deemed necessary;
- 8) For the projects to be considered to have special national significance shall fulfill at least one of the following criteria:
 - (a) A project which has greater contribution in the environmental protection and conservation or where it is proved that it plays decisive role in the implementation of green economic policy; or
 - (b) A project which creates a wide job opportunity on small plot of land at least on 10m2 for one person or which creates permanent job opportunity for 10,000 and more persons; or

- (c) Pirojektii sharafa biyya alaa yoo xiqqaate % 50 fi isaa ol kan argamsiisu yookiin kan hambisu; yookiin
- (d) Pirojektii kaappitaala biroo harkisuuf dandeettii qabu jechuunis; kubbaaniyaa sadarkaa addunyaatti beekamuu fi biyya tokkoo ol keessatti bobba'ee hojjataa jiru, yookiin investara diyaasporaa yookiin biyya alaa kappitaala sharafa biyya alaa qarshii miliyoona 250 fi kanaa olitti tilmaamu kan qabatee dhiyaate, yookiin investara biyya keessaa ta'ee yoo xiqqaate kaappitaala qarshii miliyoona 250 fi isaa ol qabatee pirojektii dhiyaate; yookiin
- (e) Pirojektii ce'umsa teeknoloojii haarawaa fiduu fi dandeettii ogeeyyii biyya keenyaa kan gabbisu; yookiin
- (f) Pirojektii godinaalee giddu-galeessa Naannichaa irraa faageenya qaban irratti hojjatamuuf karoorfamanii dhiyaatan; yookiin
- (g) Pirojektii mootummoota biyya alaatiin yookiin dhaabbilee idil-addunyaatiin gaggeeffaman; yookiin
- (h) Pirojektii nageenya biyyaattiin walqabatanii hojjataman; yookiin
- (i) Pirojektii karoora guddinaa fi tiraansifoormeeshinii keessatti shoora ol'aanaa qaban ta'anii mootummaan ta'ee abbootii qabeenyaan kanaan dura sadarkaa barbaadamuun kan hin haguugamin ta'uun kan mirkanaa'ee; yookiin
- (j) Pirojektii mootummaan Naannoo yookiin Federaalaa fi abbootiin qabeenyaa biyya keessaa yookiin biyya alaa shariikummaan hojjechuuf karoorfame; yookiin
- (k) Pirojektoota qonnaan bulaa yookiin horsiisee bulaa naannichaa adda duree ta'an irraa dhiyaatan; yookiin
- (l) Pirojektoota Pirezidaantiin Naannichaa faayidaa addaa biyyoolessaa qabu jedhee itti amane biroo dha.

- (ሐ) የውጭ ምንዛሪ ቢያንስ 50 እና ከዚያ ባላይ የሚያስገኝ ወይም የሚያስቀር ፕሮጀክት ከሆነ፤ ወይም
- (መ) ሌላ ከፒ.ታ.ል ሊስብ የሚችል ፕሮጀክት ማለትም፤ በአለም አቀፍ ደረጃ የሚታወቅ ከባንያ ከአንድ ባላይ ሀገር ውስጥ ተሰማርቶ እየሰራ ያለ፤ ወይም ዲያስፖራ ወይም የውጭ ሀገር ባለሀብት የውጭ ምንዛሪ ካፒታል 250 ሚሊዮንና ከዚያ ባላይ የሚገመት ይዞ የቀረበ፤ ወይም የሀገር ውስጥ ባለሀብት ከሆነ ቢያንስ 250 ሚሊዮን ብር ካፒታልና ከዚያ ባላይ ይዞ የቀረበ ፕሮጀክት፤ ወይም
- (ሠ) አዲስ የቴክኖሎጂ ሽግግር የሚመጣ እና የሀገራችን ባለሙያዎች ችሎታ የሚያጎላብት፤ ወይም
- (ረ) ከክልሉ ማዕከላዊ ቦታ በርቀት ላይ ባሉ ዞኖች ላይ ለመሥራት ታቅዶ የቀረቡ ፕሮጀክቶች፤ ወይም
- (ሰ) በውጭ ሀገር መንግሥታት ወይም በአለም አቀፍ ድርጅት የሚከሄዱ ፕሮጀክቶች፤ ወይም
- (ሸ) ከሀገሪቱ ደህንነት ጋር ተያይዞ የሚሰሩ ፕሮጀክቶች፤ ወይም
- (ቀ) በዕድገትና ትራንስፎርሜሽን ዕቅድ ውስጥ ከፍተኛ ድርሻ ያላቸው ሆኖ በመንግሥትም ይሁን በባለ ሀብት ከዚህ በፊት በሚያስፈልገው ደረጃ ያልተሸፈነ መሆኑ በተረጋገጠ ፕሮጀክት፤ ወይም
- (በ) በክልሉ ወይም በፌዴራል ምንግሥት እና ከሀገር ውስጥ ወይም ከውጭ ሀገር ባለሀብት ጋር በሽርክና ለመሥራት የታቀደ ፕሮጀክት፤ ወይም
- (ተ) ከክልሉ ግንባር ቀደም የሆኑ አርሶ አደርና አርብቶ አደር የሚቀርቡ ፕሮጀክቶች፤ ወይም
- (ተ) የክልሉ ፕራዝዳንት ልዩ ሀገራዊ ፋይዳ አላቸው ብሎ ያመነባቸው ሌሎች ፕሮጀክቶች ነው።

- (c) A project which brings or retains foreign exchanges of at least 50% and above; or
- (d) A project which has the capacity to attract another capital, which means an internationally organized company working in more than one countries; or a Diaspora or foreign investor who has presented foreign exchange estimated capital of 250 million and more birr or an internal investor who has presented a project of at least 250 million birr and above; or
- (e) A project which draws or introduce new technology transfer and which can build the capacity of the professionals or our country; or
- (f) projects planned and submitted to be implemented in the zones which are far from the center of the Regional State; or
- (g) Projects implemented by foreign government or international organization; or
- (h) Projects implemented in relation with peace and security of the country; or
- (i) Projects having substantial roles in the growth and transformation plan and are proved not to be accommodated or covered to the required extent by the government and investors previously, or
- (j) A project which is planned to be implemented in partnership by the Regional or Federal government or internal and foreign investors; or
- (k) Projects presented from the model farmers or pastoralist of the region; or
- (l) Other projects which the president of the Region believes to have special national significance.

9) Keewwata kana keewwata xiqqaa 8 jalatti kantumame akkuma jirutti ta'ee, tarreeffamni ulaagaalee madaallii pirojektoota kanneenii qajeelfama bahuun kan murtaa'u ta'a.

27. Jiraattota Sababa Misoomaatiin Qabiyyee Isaanii Irraa Ka'an Deebisanii Dhaabuu

Jiraattota qabiyyee lafa isaanii sababa misoomaatiin yookiin deebisanii misoomsuu magaalatiin gadi lakkisaniif beenyaa kaffaluun akkuma jirutti ta'ee,

- 1) Bu'uura Labsicha keewwata 12 (2) tiin nama qabiyyee durii irraa ka'uuf lafti biroo bakka bu'uuf pilaanii magaalaa irratti hundaa'ee sadarkaa lafaa, istaandardii lafa magaalaa fi kan bu'uurri misoomaa guutameef ta'uu tilmaama keessa kan galche ta'uu qaba. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.
- 2) Abbaan mirgaa qabiyyee liizii, barri waliigaltee liizii xumuraamuun dura iddicha akka gadi lakkisu hin taasifamu. Ta'us, qabiyyichi faayidaa ummataaf jecha kan barbaadamu yoo ta'e bara liizii hafeef lafa bal'inaa fi sadarkaan walfakkaatu bakka bu'insaan waliigaltee liizii duraan tureen ni kennamaaf.
- 3) Keewwata kana keewwata xiqqaa 2 jalatti kan tumame jiraatus, abbaan qabiyyichaa lafa bakka bu'u fudhachuu yoo hin barbaadne gatii liizii kaffalame irraa kan bara lafichatti hin fayyadaminii, guyyaa kaffalame irraa eegalee hanga laficha gadi lakkisutti yeroo jiruuf, dhalli akkaataa Baankiin Daldala Itiyoophiyaa dhala liqii shallaguutiin shallagameefii waliin ni deebi'aaf.

9) በዚህ አንቀጽ ንዑስ አንቀጽ 8 ሥር የተደነገገው እንደተጠበቀ ሆኖ የነዚህ ፕሮጀክቶች ዝርዝር መስፈርት ምዘና በሚወጣው ደንብ የሚወሰን ይሆናል።

27. በልማት ምክንያት ከይዙቸው ላይ የተነሱ ነዋሪዎችን መልሶ ማቋቋም

በልማት ወይም በከተማ መልሶ ማልማት ምክንያት ይዙታቸውን ለለቀቁ ነዋሪዎች ካሳ መክፈሉ እንደተጠበቀ ሆኖ፡

- 1) በአዋጅ አንቀጽ 12 ንዑስ አንቀጽ (2) መሠረት ከነባር ይዙታ ላይ ለሚነሳ ሰው ሌላ መሬት እንዲተካለት በከተማ ፕላን ላይ በመመስረት በመሬት ዳረጃ፣ የከተማ መሬት እስታንዳርድና መሰረተ ልማት የተሟላለት መሆኑ ከግምት ውስጥ ያስገባ መሆን አለበት። ዝርዝሩ በሚወጣው መመሪያ የሚወሰን ይሆናል።
- 2) የሊዝ ባለይዘታ ባለመብት የሊዝ ውል ጊዜ ከማለቁ በፊት መሬቱን እንዲለቅ አይደረግም፤ ሆኖም መሬቱ ለህዝብ ጥቅም ሲባል የሚፈለግ ከሆነ ለተቀረው የሊዝ ጊዜ በስፋትና በስታንዳርድ ተመሳሳይ የሆነ መሬት በምትኩ በፊት በነበረው የሊዝ ውል ይሰጠዋል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተደነገገው ቢኖርም ባለይዘታው መሬት በምትኩ መውሰድ ካልፈለገ ከተከፈለ የሊዝ ክፍያ ላይ መሬቱን ያልተጠቀመበት ጊዜ ከተከፈለበት ቀን ጀምሮ መሬቱን እስከሚለቅበት ላለው ጊዜ ወለዱ የኢትዮጵያ ንግድ ባንክ ለብድር በሚያሰላው ወለድ መሠረት ወለዱ ተገምቶ አብሮ ይመለስለታል።

9) Without prejudice to the provisions stipulated under sub-article 8 of this article, particular of the evaluation criteria of these projects shall be decided by the directive to be issued.

27. Rehabilitating Residents Evicted from their Possessions Due to Developmental Schemes

Without prejudice to the payment of compensation for the residents evicted from their land possession due to development schemes:

- 1) The substitute land provided for the person evicted from his old possession in accordance with article 12 sub article 2 of this regulation by depending on the plan of the urban center shall take in to account the level of land, standard of urban land and the fulfillment of basic infrastructures for it. Its particular shall be decided by the directive to be issued;
- 2) The right holder of lease possession shall not be displaced the land before the completion of period of lease contract. However, where the land is required for the public interest, he shall be provided with a substitute land having similar size and grade with the prior lease contract for the remaining lease period;
- 3) Notwithstanding to the provision stipulated under sub article 2 of this article, where the holder does not want to take such substitute land, the lease price paid for the period which he doesn't used shall be returned to him with its interest rate payment until he has left the land by calculating as per the Commercial Bank Loan interest rate;

- 4) Kireeffataan mana jireenyaa mootummaa yookiin gandaa sababa deebisani misoomsuu magaalatiin kan ka'u yoo ta'e, magaalota sagantaan misooma manaa keessatti adeemsifamaa jirutti, mana waliinii bittaaan akka argatu dursi ni kennamaaf; Magaalota sagantaan misooma manaa hin jirre keessatti immoo gatii ka'uumsa liiziitiin lafti mana jireenyaa istaandardii magaalichaatiin ramaddiin ni kennamaaf.
- 5) Kireeffattootni mana daldalaa mootummaa yookiin gandaa ta'an akka ka'an yammuu taasifamu, akkaataa pilaaniin magaalaa hayyamuun fedhii waliin ijaaruu kan qaban yoo ta'e lafti gamoo irratti ijaarratan haala armaan gaditti ibsameen gatii ka'uumsa liiziitiin ni kennamaaf.
 - (a) Magaalota garee 1ffaa keessatti nama tokkoof hanga m2 40,
 - (b) Magaalota garee 2ffaa keessatti nama tokkoof hanga m2 60,
 - (c) Magaalota garee 3ffaa keessatti nama tokkoof hanga m2 80,
 - (d) Magaalota garee 4ffaa keessatti nama tokkoof hanga m2 120 gatii ka'uumsa liiziin kan keessummeeffaman ta'a.
 - (e) Keewwata kana keewwata xiqqaa 5 (a - d) jalatti kan tumame akkuma jirutti ta'ee, istaandardiin qoqqoodinsa lafa magaalichaa bal'inni waliigalaa lafa tokkoon tokkoo waldichaatiif hayyamaamefii ol yoo ta'e, kan hafe gatii caalbaasii liizii wayitaawaa naannawaa sanatti argameen ramaddiin ni kennamaaf.
- 6) Qonnaan bulaa yookiin horsisee bulaa yookiin gamisa horsisee bulaa sababa misoomaatiin qabiyyee isaa guutummaattis ta'e gar-tokkeen akka gadi lakkisu taasifamuuf beenyaan kafalamaamefii,
 - (a) Qabiyyee inni gadi lakkise m2 500 ol yoo ta'e, lafti mana jireenyaa m2 500 kiraan ni hayyamamaaf.

- 4) የመንግስት ወይም የቀበሌ መኖሪያ ቤት ተከራይ በከተማ መልሶ ማልማት ምክንያት የሚነሳ ከሆነ የመኖሪያ ቤት ልማት ፕሮግራም በሚከኔድባቸው ከተሞች ውስጥ የጋራ መኖሪያ ቤት በግዢ እንዲያገኝ ቅድሚያ ይሰጠዋል፤ የመኖሪያ ቤት ልማት ፕሮግራም ለሌላባቸው ከተሞች ውስጥ ደግሞ በሊዝ መነሻ ዋጋ የመኖሪያ ቤት መስሪያ ቦታ በከተማው እስታንደርድ መሠረት በምደባ ይሰጠዋል።
- 5) የመንግስት ወይም የቀበሌ ንግድ ቤት ተከራዮች እንዲነሱ በሚደረግበት ጊዜ በከተማው ፕላን መሰረት በጋራ የመገንባት ፍላጎት ካላቸው ህፃን የሚገነቡበት መሬት ከታች በተገለፀው መሰረት በሊዝ መነሻ ዋጋ ይሰጣቸዋል፡-
 - (ሀ) በአንድኛ ደረጃ ከተሞች ውስጥ ለአንድ ሰው እስከ 40 ሜ2፤
 - (ለ) በሁለተኛ ደረጃ ከተሞች ውስጥ ለአንድ ሰው እስከ 60 ሜ2፤
 - (ሐ) በሦስተኛ ደረጃ ከተሞች ውስጥ ለአንድ ሰው እስከ 80 ሜ2፤
 - (መ) በአራተኛ ደረጃ ከተሞች ውስጥ ለአንድ ሰው እስከ 120 ሜ2 በሊዝ መነሻ ዋጋ የሚስተናገዱ ይሆናል።
 - (ሠ) በዚህ አንቀጽ ንዑስ አንቀጽ 5(ሀ-መ) ሥር የተደነገገው እንደተጠበቀ ሆኖ፤ የከተማው መሬት ሽንሻኖ ስታንዳርድ ለያንዳንዱ ማህበር የተሰጠው አጠቃላይ የተፈቀደው የመሬት ስፋት በላይ ከሆነ የቀረው በአከባቢው በተገኘው ወቅታዊ የሊዝ ጨራታ ዋጋ በምደባ ይሰጠዋል።
- 6) በልማት ምክንያት ይዞታውን ሙሉ በሙሉ ይሁን በከፊል እንዲለቅ ለሚደረግ እርሶ አደር ወይም አርብቶ አደር ወይም ከፊል አርብቶ አደር ካላ ተከፍሎት፡-
 - (ሀ) የለቀቀው ይዞታ 500 ሜ2 ባለይ ከሆነ የመኖሪያ ቤት መሬት 500 ሜ2 በከራይ ይፈቀድለታል።

- 4) Where the lawful tenants of government or kebele owned house is evicted due to urban center renewal program, he shall be given priority to get a common house or condominium in purchase in the urban centers in which housing development program is being implemented. In urban center in which there is no common housing development program; however, he shall be given a land for construction of residential house by lease benchmark price according to the standard of the urban center by allotment;
- 5) Where lawful tenants of government or kebele owned commercial house are displaced and where they have interests to construct common house as per the plan of the urban center, land for constructing villa shall be provided them by lease benchmark price as specified below:
 - (a) In first grade urban center up to 40m2 for one person;
 - (b) In second grade urban center up to 60m2 for one person;
 - (c) In the third grade urban center up to 80m2 for one person;
 - (d) In fourth grade urban center up to 120m2 for one person and they shall be entertained in lease benchmark price;
 - (e) Without prejudice to the provision specified under sub-article 6(a-d) of this article, where the urban center's land parceling standard's total area is greater than the land permitted for each association, the remaining shall be provided by allotment with the current lease tender price found in that area.
- 6) For a farmer or pastoralist or semi-pastoralist who is evicted from his possession fully or partially due to development programs, being paid with compensation:
 - (a) Where the possession he is evicted is greater than 500 m2, he shall be permitted with residential house of 500 care meter in rent;

- (b) Qabiyyee inni gadi lakkise m2 500 gadii fi hanga bali'na lafa mana jireenyaa istaandardii magaalichaan hayyamamuu yoo ta'e, hangumti gadi lakkisiifame sirna kiraatiin bakka bu'insaan ni kennamaaf.
- (c) Qabiyyeen gadi lakkifame bal'ina lafaa istaandardii magaalichaan hayyamamuu gadi yoo ta'e, lafti bakka bu'insaa istaandardii bal'ina lafa mana jireenyaa magaalichaa isa gadi aanaadhaan sirna kiraatiin ni kennamaaf.
- (d) Keewwata kana keewwata xiqqaa 6 (a - c)tti kan tumame akkuma jirutti ta'ee, qabiyyichi guutummaatti kan fudhatame yoo ta'e, ijoollee qonnaan bulaa yookiin horsiisee bulaa yookiin gamisa horsiisee bulaa kanneen umuriin isaanii waggaa 18 fi isaa ol ta'anii abbaa qabiyyichaa waliin jiraatanii fi mana jireenyaa biroo magaalicha keessaa hin qabneef, bakki mana jireenyaa akkaataa istaandardii magaalichaa bal'ina isa xiqqaan sirna kiraatiin ni kennamaaf. Ta'us, lafti misoomaaf gadi lakkifame kan keewwata kana keewwata xiqqaa 6 (b fi c) jalatti kan tumame yoo ta'e, ijoollee mirgi kun kennameef lafti kennamu gatii liizii ka'umsa magaalichaatiin ta'a.
- (e) Keewwata kana keewwata xiqqaa 6 (a - d) jalatti kan tumaman jiraatus, qabiyyeen qonnaan bulaa yookiin horsiisee bulaa yookiin gamisa horsiisee bulaa daangaa magaalaa keessa galee fi qabiyyichi irraa hin fudhatamiin, ijoollee isaa umuriin isaanii waggaa 18 fi isaa ol ta'aniif bulchiinsi magaalaa lafa mana jireenyaaf oolu istaandardii magaalichaa isa xiqqaan pilaanii magaalichaa bu'uura godhachuun ni hayyama. Qophii lafichaaf kaffaltiin beenyaaf barbaachisu nama lafti hayyamamuufitiin kan raawwatu ta'ee, sirna kiraatiin hayyama. Raawwiin isaa qajeelfama bahuun kan murtaa'u ta'a.

- (ለ) የለቀቀው ይዞታ ከ500 ሜ2 በታች ከሆነ እና በከተማው ስታንደርድ ለመኖሪያ ቤት መሥሪያ የሚፈቀደ ከሆነ የተለቀቀውን መሬት ያህል በኪራይ ሥርዓት መሰረት በምትኩ ይሰጣል።
- (ሐ) የሚለቀቀው መሬት ከሚፈቀደው የከተማው እስታንደርድ መሬት ስፋት በታች ከሆነ በምትኩ የሚሰጠው መሬት በከተማው በአነስተኛው የመኖሪያ ቤት መሬት ስፋት ስታንደርድ መሰረት መሬት በኪራይ ስርዓት ይሰጠዋል።
- (መ) በዚህ አንቀጽ ንዑስ አንቀጽ 6(ሀ-ሐ) የተደነገገው እንደተጠበቀ ሆኖ፣ ይዞታው ሙሉ በሙሉ የተወሰደ ከሆነ የአርሶ አደር፣ የአርብቶ አደር ወይም የከፊል አርብቶ አደር ልጆች ዕድሜያቸው 18 እና ከዚያ በላይ የሆኑ ከባለይዞታው ጋር የሚኖሩና ሌላ መኖሪያ ቤት በከተማው ውስጥ ካሉት የመኖሪያ ቤት ቦታ በከተማው በአነስተኛው የመኖሪያ ቤት መሬት ስፋት ስታንደርድ መሰረት በኪራይ ሥርዓት መሰረት ይሰጣቸዋል። ሆኖም ለልማት የተለቀቀው መሬት በዚህ አንቀጽ ንዑስ አንቀጽ 6(ለ) እና (ሐ) ሥር እንደተደነገገው ከሆነ ይህ መብት የተሰጣቸው ልጆች መሬት የሚሰጣቸው በከተማው የሊዘ መነሻ ዋጋ ይሆናል።
- (ሀ) በዚህ አንቀጽ ንዑስ አንቀጽ 6(ሀ)-(መ) የተደነገጉት ቢኖሩም የአርሶ አደር ፣ አርብቶ አደር ወይም ከፊል አርብቶ አደር ይዞታ በከተማ ወሰን ክልል ውስጥ ከገባና ይዞታው ያልተወሰደበት ዕድሜያቸው 18 አመትና ከዚያ በላይ ለሆኑ ልጆቹ የከተማ መስተደድሩ ለመኖሪያ ቤት የሚሆን መሬት በከተማው በአነስተኛው እስታንደርድ በከተማው ፕላን ላይ በመመሥረት ይፈቅዳል፤ ለመሬት ዝግጅት ለላላ ክፍያ የሚያስፈልገው ክፍያ መሬቱ በሚፈቀድለት ሰው የሚፈፀም ሆኖ፣ በኪራይ ሥርዓት ይፈቀዳል፤ አፈፃፀሙ በሚወጣው መመሪያ የሚወሰን ይሆናል።

- (b) Where the possession he has evicted greater than 500 m2 and up to the size of residential house permitted by the standard of the urban center, only the size equal to the size he has evicted from shall be provided to him as a substitute through a rent tenure.
- (c) Where the size of the abandoned possession is less than the area permitted by the standard of the urban center, a substitute land with the lowest area of standard for residential house of the urban center shall be provided to him through rent tenure;
- (d) Notwithstanding to the provisions specified under sub-article 6(a-c) of this article, where the possession is taken fully, for a children of a farmer or pastoralist or semi-pastoralist whose age is 18 and above and are living with the possessor of such land and does not have another residential house in the urban center, a land for residential house shall be provide them according to the standard of the urban center in the lowest size through rent tenure. However, where the land left for development purpose is one which is provided under sub-article 6(b and c) of this article, the land to be provided for the children who have been given such right shall be by the lease benchmark price of the urban center;
- (e) Notwithstanding to the provision of sub-article 6(a-d) of this article, the possession of the farmer or pastoralist or semi-pastoralist incorporated in to the urban center boundary and such possession has not been taken away from him, the urban administration permits a land for residential house in the lowest standard of the city on the basis of the urban center's plan for the children who are 18 years old or more. The payment required for the preparation of the land and compensation shall be effected by the person to whom the land is permitted and shall be through rent tenure. Its implementation particular shall be decided by the directive to be issued.

- 7) Keewwata kana keewwata xiqqaa 6 jalatti kan tumame akkuma jirutti ta'ee, qonnaan bulaan yookiin horsiisee bulaan yookiin gamisa horsiisee bulaan qabiyyee lafa isaa magaalaa keessaa hojii misoomaatiif gadi lakkise, dhuunfaadhaan yookiin gareedhaan hojii investmentii irratti bobba'uuf fedhii fi dandeettii yoo qabaate yookiin qabaatan, gaaffiin isaa yookiin isaanii pirojektoota Labsichaan ramaddiin hayyamanuun ala ta'us, pilaanii magaalichaa fi istaandardii lafaa irratti hundaa'ee lafti gosa hojii investmentii gaafatameef barbaachisu qabiyyee gadi lakkises ta'e lafa biraa magaalichuma keessaa ramaddiin gatii ka'umsa liizitiin hayyamamuufii ni danda'a.
- 8) Akkaataa keewwata kana keewwata xiqqaa 7 jalatti tuqameen hanga lafa hayyamamuufii istaandardii gosa tajaajilichaan kan murtaa'u ta'ee, hanga lafa misoomaaf gadi lakkise yoo haalli dirqisiisu hin jiraanne malee walakkaa ol ta'uu hin qabu.
- 9) Keewwata kana keewwata xiqqaa 7 fi 8 jalatti kan tumame jiraatus, tarreeffamni ulaagaa fi adeemsi gaaffiin kun itti raawwatu qajeelfamabahuun kan murtaa'u ta'a.
- 10) Qonnaan bulaan yookiin horsiisee bulaan yookiin gamisa horsiisee bulaan lafti isaa gara magaalatti daangeffame, hanga magaalaa beenyaa kaffalee qabiyyee isaa gadi lakkisiisutti mirgi inni qabu itti fufiinsaan akka kabajamuuf mirkaneessi mirga itti fayyadama lafichaa ni kennamaaf.
- 11) Bu'uura keewwata kana keewwata xiqqaa 10 jalatti tumameen qonnaan bulaan yookiin horsiisee bulaan yookiin gamisa horsiisee bulaan manaa fi dallaa isaas akka suphatu qaama aangoo seeraan kennameef irraa eeyyamni ijaarsaa addaa kennamuufii ni danda'a. Ta'us, hayyama suphaaf kennameen ala ijaarsa biroo kamiinuu gaggeessuun hin danda'amu.

- 7) በዚህ አንቀጽ ንዑስ አንቀጽ 6 ሥር የተደነገገው እንደተጠበቀ ሆኖ፤ አርሶ አደር ወይም አርብቶ አደር ወይም ከፊል አርብቶ አደር በከተማ ውስጥ የሚገኘውን መሬት ለልማት ሥራ የለቀቀ በግል ወይም በቡድን በኢንቨስትመንት ላይ ለመሰማራት ፍላጎትና አቅም ካለው ወይም ካላቸው ጥያቄው ወይም ጥያቄያቸው በአዋጁ በምደባ ከምፈቀድላቸው ፕሮጀክቶች ውጭ ቢሆንም በከተማው ፕላንና በመሬት ስታንደርድ ላይ በመመሥረት ለተጠየቀው ኢንቨስትመንት የሚያስፈልገው መሬት የለቀቀውን ይዞታም ይሁን ሌላ መሬት በከተማው ውስጥ በምደባ በሊዝ መነሻ ዋጋ ልፈቀድለት ይችላል።
- 8) በዚህ አንቀጽ ንዑስ አንቀጽ 7 ሥር በተደነገገው መሠረት የሚፈቀድለት የመሬት መጠንና እስታንደርዱ በአገልግሎቱ አይነት የሚወሰን ሆኖ ለልማት በለቀቀው መሬት መጠን አስገዳጅ ሁኔታ ከሌለ በስተቀር ከግማሽ በላይ መሆን የለበትም።
- 9) በዚህ አንቀጽ ንዑስ አንቀጽ 7 እና 8 ሥር የተደነገገው ቢኖርም የመስፈርቱ ዝርዝርና ይህ ጥያቄ የሚፈፀምበት ሂደት በምወጣው መመሪያ የሚወሰን ይሆናል።
- 10) መሬቱ ወደ ከተማ ወሰን ክልል የተከለለበት አርሶ አደር ወይም አርብቶ አደር ወይም ከፊል አርብቶ አደር ከተማው ካሳ ከፍሎ ከይዞታው ላይ እስከሚያስለቅቀው ያለው መብት በቀጣይነት እንዲከበርለት በመሬቱ የመጠቀም መብት ማረጋገጫ ይሰጠዋል።
- 11) በዚህ አንቀጽ ንዑስ አንቀጽ 10 ሥር በተደነገገው መሠረት አርሶ አደር ወይም አርብቶ አደር ወይም ከፊል አርብቶ አደር ቤትና አጥሩን እንዲጠግን በህግ ስልጣን ከተሰጠው አካል ልዩ የግንባታ ፍቃድ ሊሰጠው ይችላል፤ ሆኖም ለጥገና ከተሰጠው ፈቃድ ውጪ ሌላ ማንኛውንም ግንባታ ማካሄድ አይቻልም።

- 7) Without prejudice to the provision stipulated under sub-article 6 of this article, where the farmer or pastoralist or semi-pastoralist who has evicted from his land possession in the urban center for the development activities has an interest and ability to engage in investment activity privately or in group, although their request is out of the projects permitted by allotment as per this regulation, he shall depending on the plan of the urban center and standard of land be permitted with a land necessary for the type of the investment activity requested which may be the possession he has evicted from or another land from the urban center by allotment with lease benchmark price;
- 8) The size of land permitted to him as specified under sub article 7 of this article shall be determined by the standard of the type of service provided; however, it shall not be more than half of the land he has evicted from for development activity unless there is compelling circumstance;
- 9) Notwithstanding to the provisions stipulated under sub-article 7 and 8 of this article, list of the criteria and the process of implementation this request shall be decided by a directive to be issued;
- 10) The farmer or pastoralist or semi-pastoralist whose land is incorporated into an urban center shall be provided with an approval of the right to use of the land holding so as ensure his right be sustainably protected until the city removes him from his possession by paying compensation;
- 11) The farmer or pastoralist or semi-pastoralist may be provided with special construction license from the city so as to help him maintain his house and compound in accordance with the provision stipulated under sub-article 10 of this article. However, it is prohibited to undertake any other construction with the license provided for maintenance;

12) Keewwata kana keewwata xiqqaa 10 jalatti kan tumame akkuma eegametti ta'ee, qonnaan bulaan yookiin horsiisee bulaan yookiin gamisa horsiisee bulaan lafa kanarratti ijaarsi seeraan alaa kammiyyuu akka hin raawwatamne tiksuuf dirqama ni qabaata.

12) በዚህ አንቀጽ ንዑስ አንቀጽ 10 ሥር የተደነገገው እንደተጠበቀ ሆኖ፤ አርሶ አደር ወይም አርብቶ አደር ወይም ከፊል አርብቶ አደር በዚህ መሬት ማንኛውም ህገ ወጥ ግንባታ እንደይካሄድ የመከላከል ግዴታ አለበት።

12) Without prejudice the provision stipulated under sub article 10 of this article, the farmer or pastoralist or semi-pastoralist has an obligation to prevent the implementation of any illegal construction on this land.

28. Lafa Tajaajila Yeroo Gabaabaaf Kennamu

1) Bu'uura Labsicha keewwata 18 (2)(b) tiin lafti magaalaa yeroo gabaabaa keessatti misooma biroof ooluu hin dandeenye tajaajiloota armaan gaditti tarreeffamaniif liiziin kennamuu ni danda'a.

28. ለአጭር ጊዜ አገልግሎት የሚሰጥ መሬት

1) በአዋጁ አንቀጽ 18 ንዑስ አንቀጽ 2(ለ) መሠረት በአጭር ጊዜ ውስጥ ለሌላ ልማት መዋል የማይችል የከተማ መሬት ከታች ለተዘረዘሩት አገልግሎቶች በሊዝ ሊሰጡ ይችላሉ፡-

28. Land Provided for Short Term Service

1) An urban land which may not be used for the purpose of another development activity within a short period of time in accordance with article 18 sub-article 2(b) of this regulation may be provided by lease for the service listed below:

(a) Hojiiwwan qonna magaalaa fi misooma magariisuu magaalaa wajjin walqabatan kan akka kuduraa fi muduraa, biqiltuuwwan adda addaa, bakka magariisuu bashannanaa, eegumsaa fi kunuunsa gaarrenii, misooma qarqara lageenii fi kan kana fakkaataniif;

(ሀ) ከከተማ ግብርናና ከከተማ አረንጓዴ ልማት ሥራ ጋር የተያያዘ እንደ አትክልትና ፍራፍሬ፣ የተለያዩ ተክሎች፣ ለአረንጓዴ የመዝናኛ ቦታ፣ ለተራሮች ጥበቃና እንክብካቤ ፣ ለወንዞች ዳርቻ ልማት እና ለመሳሰሉት፤

(a) For activities related to urban farming and green development activities of the urban center like vegetables and fruits, various plants, green recreation area, protection and conservation of forests, river bank development and other similar activities;

(b) Iddoo meeshaaleen ijaarsaa ittii omishamu yookiin gurguramu yookiin agarsiifamuuf;

(ለ) የግንባታ ዕቃዎች የሚመረቱበት ወይም የሚሸጡበት ወይም ማሳያ ቦታዎች፤

(b) For places where construction materials are produced or sold or exhibited;

(c) Yeroo ijaarsi gaggeeffamutti maashinootaa fi meeshaawwan ijaarsaa bakka ittii kuufamaniif;

(ሐ) ግንባታ በሚካሄድበት ጊዜ ማሸናፊና የግንባታ ዕቃዎች የሚቀመጡበት ቦታዎች፤

(c) For places of collecting and keeping machineries and construction equipment during construction;

(d) Iddoo dhagaa, biyyee fi cirrachi ijaarsaaf oolu irraa oomishamu yookiin maashinootni hojiilee kanaaf tajaajilan bakka itti dhaab-batan yookiin tursiifamaniif;

(መ) የድንጋይ፣ አፈርና አሸዋ የሚመረትበት ወይም ለዚህ ሥራ የሚያገለግሉ ማሸናፊ የሚቆሙበት ወይም የሚቆዩበት ቦታ፤

(d) Places for which rocks, soil and sand used for construction are produced or parking areas of machineries used for such activities;

(e) Iddoo gabateen beeksisaa irra dhaabbatuuf;

(ሠ) የማስታወቂያ ሰሌዳ የሚቆምበት ቦታ፤

(e) Places used for notice board;

(f) Iddoo dhaabbileen interpirayizoota maayikiroo fi xixiqqaan oomishanii fi tajaajiloota adda addaa itti dhiyeessaniif ni kennama.

(ረ) ጥቃቅንና አነስተኛ ተቋማት የሚያመርቱበትና የተለያዩ አገልግሎቶችን የሚያቀርቡበት ቦታ ይሰጣል።

(f) Places where micro and small enterprises produce and deliver various services.

2) Lafti yeroo gabaabaaf kenname barri waliigaltee isaa osoo hin xumuramiin misoomaaf yoo barbaadame qabeenya isaa kaa-suuf kan isa dandeessisu tilmaamni beenyaa ni kennamaaf.

2) ለአጭር ጊዜ የተሰጠ መሬት የውል ጊዜው ሳያልቅ ለልማት ከተፈለገ ንብረቱን ለማንሳት የሚያስችለው የካሳ ግምት ይሰጣል።

2) Where a land provided for a short period of time is required for development services before the completion of the period of the contract, a commensurate compensation for removing his property shall be provided;

- 3) Keewwata kana keewwata xiqqaa 3 jalatti kan tumame akkuma jirutti ta'ee, barbaachisummaan isaa ilaalamee yeroo waliigaltee hafeef qofa lafti itti fayyadamu bakka bu'iinsaan kennamuufii ni danda'a.
- 4) Lafti yeroo gabaabaaf duraan kennamee waliigalteen seera qabeessa ta'e kan irratti hin raawwatamiin barbaachisummaan isaa kan itti amanamu ta'ee yoo argame qofa bu'uura Dambii kanaatiin waliigalteen ni raawwatama.
- 5) Kaffaltiin lafa tajaajila yeroo gabaabaaf kennamuu magaalota sirna liiziitiin bulan keessatti gatii ka'umsaa liizii yeroo magaalichaatii gadi ta'uu hin qabu; Magaalota kiraan bulan keessatti immoo gatiin lafti ittiin kennamu gatii kiraa magaalichaatii gadi ta'uu hin qabu. Ta'us, hanga kaffaltii lafaa gosa tajaajilichaatiin garaagarummaa qabaachuu ni danda'a. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.

Kutaa Shan

Haalawwan Waliigalaa Waliigaltee Liizii fi Kenniinsa Waraqaa Ragaa

29. Seerota Waliigalteen Liizii Ittiin Hoogganamu

Tumaaleen Labsichaa fi Dambii kanaa akkuma eegamanitti ta'ee; waliigalteen liizii bu'uura Seera Hariiroo Hawaasaa, Kutaa Waliigaltee Manneen Hojii Bulchiinsaa taasisan jalatti akkaataa tumameen kan qajeelfamu ta'a.

30. Haalawwan Waliigalaa Waliigaltee Liizii

- 1) Moo'ataa caalbaasii liizii yookiin namni lafti ramaddii liiziitiin hayyamameef yookiin lafti isaa gara sirna liiziitti akka galu murtaa'ee fi waliigaltee kennamee gidduutti yeroo seeraan daangefame keessatti waliigalteen mallattaa'uu qaba.

- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተደነገገው እንደተጠበቀ ሆኖ፤ አስፈላጊነቱ ታይቶ ለቀረው የውል ጊዜ ብቻ የሚጠቀምበት መሬት በምትኩ ሊሰጠው ይችላል።
- 4) ህጋዊ ስምምነት ያልተከናወነበት በሬት ለአጭር ጊዜ የተሰጠ መሬት አስፈላጊነቱ የሚታመን ሆኖ ከተገኘ ብቻ በዚህ ደንብ መሠረት ስምምነት ይፈጸማል።
- 5) ለአጭር ጊዜ አገልግሎት የሚውል መሬት ክፍያ በሊዝ ሥርዓት በሚተደደሩ ከተሞች ውስጥ ከከተማው ወቅታዊ የሊዝ መነሻ ዋጋ በታች መሆን የለበትም፤ በክራይ በሚተደደሩ ከተሞች ውስጥ መሬት የሚሰጥበት ዋጋ ከከተማ የክራይ ዋጋ በታች መሆን የለበትም፤ ቢሆንም የመሬት ክፍያ መጠን በአገልግሎቱ አይነት ልዩነት ሊኖረው ይችላል፤ አፈፃፀሙ በሚወጣው መመሪያ የሚወሰን ይሆናል።

ክፍል አምስት

የሊዝ ውልና የምስክር ወረቀት አሰጣጥ አጠቃላይ ሁኔታ

29. የሊዝ ውሎች የሚመሩበት ህጎች

የአዋጁና የዚህ ደንብ ድንገጌዎች እንደተጠበቁ ሆኖ፤ የሊዝ ውል በፍታብሔር ህግ መሠረት የአስተዳደር መሥሪያ ቤት ውል በሚያደርግበት ክፍል በተደነገገው የሚመራ ይሆናል።

30. የሊዝ ውል አጠቃላይ ሁኔታ

- 1) የሊዝ ጨረታ አሸናፊ ወይም በሊዝ ምደባ መሬት የተፈቀደለት ወይም መሬቱ ወደሊዝ ሥርዓት ውስጥ እንዲገባ የተወሰነለት ሰው እና ውል ሰጪ መካከል በህግ በተወሰነው ጊዜ ገደብ ውስጥ ውል መፈረም አለበት።
- 2) በአዋጁና በዚህ ደንብ በሊዚ ለሚፈቀድ

- 3) Without prejudice to the provision stipulated under sub-article 2 of this article, a substitute land to be used for the remaining period of the contract only may be provided to him by considering its significance;
- 4) A land provided for a short period previously up on which legal contract has not been concluded shall its contract be concluded only where it is believed necessary in accordance with this regulation;
- 5) Payment of land provided for a short period in the urban centers where lease holding tenure is implemented shall not be less than the current lease benchmark price of the urban center. In the urban center, implementing rent tenure; however, the amount of payment of the land may vary depending on the type of service. Particulars shall be provided by a directive to be issued.

Part Five

General Conditions for Lease Contract and Issuance of Certificate

29. Laws Governing Lease Contract

Without prejudice to the provisions of the proclamation and this regulation, contract of lease shall be governed in accordance with the civil law as stipulated under contracts of Administrative Institutions.

30. General Condition of Lease Contract

- 1) A lease contract shall be signed between the winner of the lease tender or a person permitted with the land lease allotment or a person whose land is decided to incorporated in to lease holding system and contract provider within a legally limited period;

- 2) Labsii fi Dambii kanaan lafa liiziin hayyamamuuf waliigalteen liizii qophaa'u, mirgaa fi dirqama waliigaltee fudhataa, itti gaafatamummaa fi gahee waliigaltee kennaa, haala waliigalaa bulchiinsa qabiyyee liizii, daangaa yeroo jalqabiinsaa fi xumura ijaarsaa fi amala addaa lafichi qabu ibsuu qaba.
- 3) Wixineen waliigaltee fi haalawwan waliigaltee sanada caalbaasii waliin kutaa tokko ta'anii dhiyaachuu qabu.
- 4) Lafti liiziin hayyamame sababa rakkoo Ejensichaa fi sababa biroo humnaa ol ta'een guyyaa waliigaltee keessatti ibsametti harkaan gahuun kan hin danda'amne yoo ta'e waliigaltichi irra deebi'amee ni haaromsama; yeroon haaragalannaa, jalqabiinsa ijaarsaa, xumura ijaarsaa fi yeroon xumura kaffaltii liizii irra deebi'amee bifa haaraatiin kan murtaa'u ta'ee, gatii duraa irratti jijjiirraan hin taasifamu.

31. Waraqaa Ragaa Qabiyyee lafaa

- 1) Magaalota sirna liizii keessa hin galle keessatti lafa kennameef waraqaan ragaa abbaa qabiyyummaa kennamu akkaataa seera kiraatiin ta'a.
- 2) Namni lafti magaalaa liiziin hayyamameef waraqaan ragaa qabiyyee liizii ni kennamaaf.
- 3) Waraqaan ragaa qabiyyee liizii yookiin kiraa ibsa armaan gadii qabaachuu qaba.
- (a) Maqaa guutuu nama lafti liiziin yookiin kiraan hayyamameef hanga akaakayyuuttii fi suuraa paaspoortiidhaaf ta'u kan abbaa qabiyyichaa yookiin maqaa dhaabbatichaa;
- (b) Teessoo fi bal'ina lafichaa;
- (c) Sadarkaa, lakkoofta pilootii fi gosa tajaajila lafichaa;
- (d) Hanga kaffaltii duraa fi gatii liizii yookiin kiraa waliigalaa lafichaa;

- መሬት የሚዘጋጀው የሊዘ ውል የውል ተቀባዩን መብትና ግዴታ፣ የውል ሰጭው ሃላፊነትና ድርሻ፣ የሊዘ ይዞታው አስተዳደር አጠቃላይ ሁኔታ፣ የግንባታ መጀመሪያና መጨረሻ ጊዜ ገደብ እና የመሬቱ የተለየ ፀባይ መግለፅ አለበት።
- 3) የውሉ ረቂቅና የውሉ ሁኔታ ክፍለ-ታ ሰነድ ጋር አንድ ክፍል ሆነው መቅረብ አለባቸው።
- 4) በሊዘ የተፈቀደው መሬት በኤጀንሲው ችግር ምክንያትና ከአቅም በላይ በሆነ ሌላ ምክንያት በውሉ ውስጥ በተጠቀሰው ቀን ማስረከብ ካልተቻለ ውሉ እንደገና ይታደሳል፤ የችሮታ ጊዜ፣ የግንባታ መጀመሪያ፣ የግንባታ መጨረሻና የሊዘ ክፍያ ማጠናቀቅያ ጊዜ እንደገና በአድስ መልክ የሚወሰን ሆኖ በመጀመሪያው ዋጋ ላይ ለውጥ አይደረግም።

31. የመሬት ይዞታ ምስክር ወረቀት

- 1) በሊዘ ሥርዓት ውስጥ ያልገቡ ከተሞች ውስጥ ለተሰጠው መሬት የመሬት ባላይዞታነት የምስክር ወረቀት የሚሰጠው በክራይ ህግ መሠረት ይሆናል።
- 2) የከተማ መሬት በሊዘ የተፈቀደለት ሰው የሊዘ መሬት ባላይዞታነት የምስክር ወረቀት ይሠጠዋል።
- 3) የሊዘ ወይም የኪራይ የባላይዞታነት የምስክር ወረቀት የሚከተሉትን መግለጫዎች መያዝ አለበት፡-
 - (ሀ) ቦታ በሊዘ የተፈቀደለትን ሰው ሙሉ ስም ከአያት እና የባላይዞታው የፖስታ ስም መጠን ያለው ጉርድ ፎቶ ግራፍ ወይም የድርጅቱ ሥም፤
 - (ለ) የቦታውን ስፋትና አድራሻ፤
 - (ሐ) የቦታውን ደረጃ፣ የፕሎት ቁጥርና የአገልግሎት አይነት፤
 - (መ) የቦታውን ቅድሚያ ክፍያና የመሬቱ ጠቅላላ የሊዘና የክራይ ዋጋ መጠን፤
 - (ሠ) በአመት የሚፈፀመውን የሊዘ ወይም

- 2) The lease contract prepared for the lease holding permitted land pursuant to the proclamation and this regulation shall describe the rights and obligation of the acceptor of the contract, responsibility and duties of provider of the contract, the general condition of the house holding administration, the time limit of the commencement and completion of the construction and the special feature of the land;
- 3) The draft of the contract and condition of the contract shall be presented with the tender document as being one part;
- 4) The contract shall be renewed where it is impossible to hand over the land permitted by lease within the time limit specified in the contract due to the problem of the Agency and other force majeure; the grace period, commencement of the construction, completion of construction and the completion period of the of lease shall be re-decided newly; however, no change shall be made on the prior price.

31. Landholding Certificate

- 1) Landholding certificate of a land which has not been incorporated into lease holding system shall be issued in accordance with rent law;
- 2) Leasehold certificate shall be issued to a person to whom urban land lease holding is permitted;
- 3) Leasehold or rent hold certificate shall include the following particulars:
 - (a) Full name of the lessee or a person to whom land rent holding is permitted and his/her passport size photo or the name of the organization;
 - (b) Location and size of the plot of the land;
 - (c) Grade of the land, plot number and type of service;
 - (d) The amount of down payment and lease or total payment of lease or rent price of the land;

- (e) Hanga kaffaltii liizii yookiin kiraa waggaan raawwatamuu fi yeroo kaffaltichi itti xumuramu;
 - (f) Bara qabbiyyeen liizii yookiin kiraa itti ragga'ee turu, lakkoofsa waraqaa ragaa abbaa qabbiyyee;
 - (g) Agarsiiftuu kallattii Kaaba la-fichaa, daangessitoota kallattii arfanii, safartuu yookiin iskeelii fi ko'ordinateetii X - Y kan ham-mate ta'uu qaba.
- 4) Waraqaan ragaa qabiyyee lafaa keewwata kana keewwata xiqqaa 2 jalatti kennamu akkuma jirut-ti ta'ee, qonnaan bulaa yookiin horsiisee bulaa yookiin gami-sa horsiisee bulaa lafti isaa gara magaalatti daangeffameefis bu'uura Dambii kana keewwata 27(10) tiin mirkaneessi mirga itti fayyadama lafichaa kan ken-namuuf ta'a.

32. Bara Liizii Murteessuu

- 1) Barri liizii kan murtaa'u akkaataa Labsichaa keewwata 18 tiin ta'ee,
 - (a) Mana jireenyaa, riil isteetii, saayinsii fi teknooloojiif, qo'an-noo fi qorannoof, manneen hojii mootummaatiif, dhaabbilee tola ooltotaaf, dhaabbilee amantaa fi tajaajila hawaasummaa biroof hanga waggaa 99;
 - (b) Tajaajila industirii maanufaak-charingiif hanga waggaa 80;
 - (c) Tajaajila daldalaaf hanga waggaa 70;
 - (d) Qonna magaalaa hanga waggaa 15;
 - (e) Lafa Tajaajila yeroo gabaabaatiif hanga waggaa 5;
 - (f) Tajaajila kan biroof hanga wag-gaa 70 ta'a.
- 2) Namni bara liizii keewwata kana keewwata xiqqaa 1 jalatti tarreef-famee gaditti waliigaltee mallat-teesse, waggaan kaffaltii itti xu-muru kan murtaa'u bara Dambii kana keewwata 36 (4) jalatti tumame bara waliigaltichaatiin baay'isuudhaan 100'f hiramee waggaa argamu keessatti ta'a.

- የክራይ ክፍያ መጠንና ክፍያው የሚጠናቀቅበትን ጊዜ፤
 - (ረ) የሊዝ ወይም የክራይ ይዞታው ፀንቶ የሚቆይበትን ዘመን፤ የይዞታ ምስክር ወረቀት ቁጥር፤
 - (ሰ) የቦታው የሰሜን አቅጣጫ አመልካች፣ የአራቱ አቅጣጫዎች አዋሳኞች፣ መለኪያ ወይም ስኬል እና X-Y ኮኦርድኔት አካቶ የያዘ መሆን አለበት፡፡
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት የሚሰጠው የሊዝ ይዞታ የምስክር ወረቀት እንደተጠበቀ ሆኖ፣ መሬቱ ወደ ከተማ ወሰን ክልል የተከለሰበት አርሶ አደር፣ አርብቶ አደር እና ከፊል አርብቶ አደር በዚህ ደንብ አንቀጽ 27 ንዑስ አንቀጽ 10 መሠረት መሬቱን የመጠቀም ማረጋገጫ የሚሰጠው ይሆናል፡፡

32. የሊዝ ዘመን መወሰን

- 1) የሊዝ ዘመን የሚወሰነው በአዋጁ አንቀጽ 18 መሠረት ሆኖ፡-
 - (ሀ) ለመኖሪያ ቤት፣ ሪል እስቴት፣ ሳይንስና ቴክኖሎጂ፣ ለጥናትና ምርምር፣ ለመንግስት መሥሪያ ቤቶች፣ ለሰጎ አድራጎት ድርጅቶች፣ ለዕምነት ተቋሚት እና ለሌላ ማህበራዊ አገልግሎት አስከፊ 99 ዓመት፤
 - (ለ) ለማንኛኛውም ኢንዱስትሪ አገልግሎት እስከ 80 ዓመት፤
 - (ሐ) ለንግድ አገልግሎት እስከ 70 ዓመት፤
 - (መ) ለከተማ ግብርና እስከ 15 ዓመት፤
 - (ሠ) ለአጭር ጊዜ አገልግሎት የሚውል መሬት እስከ 5 ዓመት፤
 - (ረ) ለሌሎች አገልግሎቶች እስከ 70 ዓመት ይሆናል፡፡
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር በተዘረዘሩት መሠረት ውል የፈረመ ሰው ክፍያ የሚጨርስበት ጊዜ የሚወሰነው በዚህ ደንብ አንቀጽ 36 ንዑስ አንቀጽ 4 ሥር በተደነገገው ጊዜ በውሉ ውስጥ በተቀመጠው ጊዜ በማባዛት ለመቶ በማካፈል በሚገኛው ዓመት ውስጥ ይሆናል፡፡

- (e) The amount of the annual lease or rent payment and the period of its completion;
 - (f) The lease or rent hold period; num-ber of Landholding Certificate;
 - (g) Indicator of north direction of the plot, bordering of the four directions, measurement or scale and coordinate.
- 5) Without prejudice to Lease holding certificate given in ac-cordance with sub-article 2 of this article, peasant farmer or semi-pastoralist or pastoralist whose land is incorporated into urban center land use right ap-proval shall be provided in ac-cordance with sub-article 10 of article 27 of this regulation.

32. Determining Period of Lease

- 1) The period of lease shall be de-cided in accordance with Article 18 of the proclamation and:
 - (a) Up to 99 years for residential housing, real estate, science and technology, research and study, government office, charitable organizations; religious and other social service organiza-tions;
 - (b) Up to 80 years for manufactur-ing industries;
 - (c) Up to 70 years for commerce;
 - (d) Up to 15 years for urban agri-culture;
 - (e) Up to 5 years for short time land service
 - (f) Up to 70 years for other services;
- 2) The period for the completion of payment for a person who concluded lease contract below the lease period specified under sub article 1 of this article shall be decided by multiplying the period specified under article 36 sub-articles 4 of this regulation by the period of lease contract and dividing to 100;

3) Barri liizii lafa dhaabbilee dippi-loomaatikii fi idil-addunyaatiif kennamuu fi lafa hojiiwwan misoomaa tajaajila adda addaatiif gaafatamuu fi kan barri liizii isaanii Labsichaa fi Dambii kana kessatti ifatti hin tumamiin Mana Maree Bulchiinsaatiin kan murtaa'uu ta'a.

3) ለዲፕሎማቲክ እና ለአለም አቀፍ ድርጅቶች እና ለተለያዩ የልማት ሥራ አገልግሎት የሚጠየቅ መራትና የሊዝ ዘመናቸው በአዋጁና በዚህ ደንብ በግልፅ ያልተደነገጉት በመስተዳድር ምክር ቤቱ የሚወሰን ይሆናል።

3) The Lease period of the land granted for diplomatic and international organizations, and the land requested for different development activities whose lease period is not specified in the proclamation and this regulation shall be decided by the administrative council.

Kutaa Jaha

Gatii Liizii fi Raawwii Kaffaltii Lafa Magaalaa

ክፍል ስድስት

የከተማ መራት የሊዝ ዋጋና ክፍያ አፈፃፀም

Part Six

Urban Land Lease Price and Its Payment

33. Gatii Liizii Ka'umsaa

33. የሊዝ መነሻ ዋጋ

33. Benchmark Lease Price

1) Magaalota Dambii kanaan sirna liizii keessa hin galle keessatti lafti kan hayyamamu gatii ka'umsa tilmaama kiraa lafaa kan waggaa kaffalamu irratti hundaa'ee caalbaasiidhaan ta'a.

1) በዚህ ደንብ በሊዝ ሥርዓት ውስጥ ያልገቡ ከተሞች ውስጥ መራት የሚፈቀደው በአመት በሚከፈለው የኪራይ ዋጋ ግምት ላይ ተመሥርቶ በጫረታ ይሆናል።

1) A land shall be permitted in urban centers not incorporated into lease system in accordance with this regulation shall be by tender on the basis of benchmark rent price estimation payable in a year;

2) Tilmaamni gatii liizii ka'umsaa akkaataa caaseeffamaa fi haala qabatamaa magaalotaa irratti hundaa'ee, tooftalee armaan gadii yaada keessa galchuun kan qophaa'uu ta'a:

2) የሊዝ መነሻ ዋጋ ትመና በከተሞቹ አወቃቀርና ነባራዊ ሁኔታን መሰረት በማድረግና የሚከተሉትን ከግምት ውስጥ በማስገባት የሚዘጋጅ ይሆናል፡-

2) The valuation of Benchmark lease price of an urban land shall be prepared depending on the structure and real conditions of the urban centers by considering the following mechanisms;

(a) Shallaggiin gatii liizii ka'umsaa dhimmoota dabarsa lafaa fi haala gabaan walqabatu qorannoo guddina amma jiruu fi fulduratti dhufu gaggeessuun, haala itti fayyadama lafaa fi sadarkaa lafaa yaada keessa galchuun qophaa'uu qaba.

(ሀ) የሊዝ መነሻ ዋጋ ስለት ከመራት ማስተላለፊና ከገበያ ጋር የተያያዙ ሁኔታዎች አሁን ያለውንና ወደ ፊት ሊመጣ የሚችለውን ዕድገት ያገናዘበ ጥናት በማካሄድ፣ የመራት አጠቃቀምንና ደረጃን ከግምት ውስጥ በማስገባት የሚዘጋጅ መሆን አለበት።

(a) a Calculation of urban land lease benchmark price shall be prepared by considering issues related with land transfer and market conditions, by conducting studies of present and future growth possibilities, and condition of land use and its grade.

(b) Keewwata kana keewwata xiqqaa 1(a) jalatti kan ibsame akkuma eegametti ta'ee, baasii laficha qopheessuuf bahe, namoota laficha irraa ka'aniif beenyaa kaffalamu, baasii bu'uuraalee misoomaa diriirsuuf barbaachisu, hojii adeemsiftuu fi baasiwwan biroo qabatamaa ta'an tilmaama keessa galchuu qaba.

(ለ) በዚህ አንቀጽ ንዑስ አንቀጽ 1 (ሀ) ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ ቦታውን ለማዘጋጀት የወጣውን ወጪ፣ ለተነሻዎች የሚፈጸመ የካሳ ክፍያ፣ ለመሠረተ ልማት ዝርጋታ የሚያስፈልግ ወጪ ፣ የስራ ማስኬጃና እና ሌሎች ተጨባጭነት ያላቸው ተጓዳኝ ወጪዎችን ከግምት ውስጥ ያስገባ መሆን አለበት።

(b) Without prejudice to the provision of sub-article 2(a) of this article, the lease benchmark price shall consider expense for clearing the land, compensation payment effected for persons evicted from the land, expense necessary for infrastructural development, working budget, and other actual expenses;

3) Lafa magaalaa zoonii gatiiitiin qooduu fi haalli raawwii isaa:

3) የከተማ መራትን በዋጋ ዞን ስለመከፋፈል እና የአተገባበሩ ሁኔታ ፡-

3) Categorizing Urban Lands into Price Zones and its Implementation

(a) Gatiin liizii ka'umsaa lafaa akkaataa keewwata kana keewwata xiqqaa 1 tiin shallaggamee kaa'ame bu'uura gochuun kaartaan zoonii gatii qophaa'uu qaba.

(ሀ) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሰረት ተሰልቶ የተቀመጠውን የመራት የሊዝ መነሻ ዋጋ መሰረት በማድረግ የዋጋ ዞን ካርታ መዘጋጀት አለበት።

(a) A price zone map shall be prepared on the bases of lease benchmark price of list of urban lands calculated in accordance with the provisions of sub article 1 of this article;

- (b) Gatiin liizii ka'umsaa yeroo isaa eeggate akka raawwatuuf, caalbaasiwwan bara baajataa yookiin caalbaasiwwan waggoota lamaan darban keessatti adeem-sifaman zoonii lafaa fi gosa tajaajilaa tilmaama keessa galchuun qophaa'u qaba.
- (c) Bu'uura keewwata kana keewwata xiqqaa 2(a)tiin kaartaan zoonii gatii qophaa'u, Mana Maree Bulchiinsa Magaalaa yookiin magaalaa mana marii hin qabne keessatti Mana Maree Bulchiinsaa Aanaatiin mirkanaa'uu qaba.
- (d) Bu'uura keewwata kana keewwata xiqqaa 2(c)tiin kaartaan mirkanaa'e, barreeffamaan ilaaluuf akka danda'amutti qophaa'ee weeb-saayitii dhaqqabamaa ta'e kamiyyuu fi gabatee beeksisaa irratti ummataaf ifa taasifamuu qaba.
- 4) Bu'uura keewwata kana keewwata xiqqaa 3 tiin kaartaan zoonii gatii mirkanaa'e lafa caalbaasiif dhiyaatuuf fi ramaddiin kennamu irratti kan raawatamu ta'a.
- 5) Lafti kamiyyuu gatii liizii ka'uumsaa kaa'ameefiin gadi caalbaasiin darbuu hin danda'u.
- 6) Bu'uura imaammata misoomaa biyyattii fi magaalatiin, hawasaa galii xiqqaa qabanii fi waldaalee ijaarsa mana jireenyaaf lafti tajaajila mana jireenyaaf kennamu, manufaakcharingii, qonna magaalaa fi lafa tajaajila yeroof kennamu qo'annoo gaggeessuudhaan akkaataa tajaajilichaatiin gatii ka'umsa addaa hojjiirra oolchuun ni danda'ama.

34. Gatii Liizii Lafaa

- 1) Gatiin liizii lafa caalbaasiin darbu tokko tokkoo iddoo caalbaasiif dhiyaateen gatii ol'aanaa moo'ataan caalbaasichaa dhiyeesse ta'a.
- 2) Gatiin liizii lafa sirna ramma-diitiin hayyamamuu gosa tajaajila lafichaatiin adda bahee tilmaamamuu ni danda'a.

- (ለ) የሊዝ መነሻ ዋጋ ወቅታዊነቱ ተጠብቆ እንዲካሄድ በየበጀት ዓመቱ ወይም በየሁለት ዓመቱ የሚካሄዱትን የመሬት ሊዝ ጨራታዎች የመሬት ዞን እና የአገልግሎት ዓይነት ታሳቢ በማድረግ መዘጋጀት አለበት።
- (ሐ) በዚህ አንቀጽ ንዑስ አንቀጽ 3(ሀ) መሠረት የሚዘጋጀው የዋጋ ዞን ካርታ በከተማ አስተዳደር ምክር ቤት ወይም ምክር ቤት በሌላቸው ከተሞች ውስጥ በወረዳ ምክር ቤት መጽደቅ አለበት።
- (መ) በዚህ አንቀጽ ንዑስ አንቀጽ 3 (ሐ) መሠረት የፀደቀው ካርታ ተዘጋጅቶ በማንኛውም ተደራሽ የመረጃ መረብና ለዕይታ በሚመች የማስተወደድ ሰሌዳ ለሕዝብ ይፋ መደረግ አለበት።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት የፀደቀው የዋጋ ዞን ካርታ ለጨራታ ለሚቀርብ እና በምደባ በሚሰጥ መሬት ላይ የሚፈፀም ይሆናል።
- 5) ማንኛውም መሬት ለቦታው ከተቀመጠው የሊዝ መነሻ ዋጋ በታች በጨራታ ሊተላለፍ አይችልም።
- 6) በሀገሪቱና በከተማ ልማት ፖሊሲ መሠረት አነስተኛ ገቢ ላላቸው የህብረተሰብ ክፍሎችና ለመኖሪያ ቤት ግንባታ ማህበራት ለመኖሪያ ቤት አገልግሎት የሚሰጥ መሬት፣ ለማኑፋክቸሪንግ፣ ለከተማ ግብርና እና ለጊዛዊ አገልግሎት የሚሰጥ መሬት ጥናት በማካሄድ እንደያ አገልግሎቱ የተለየ መነሻ ዋጋ ተግባራዊ ሊያደረግ ይችላል።

34. የመሬት የሊዝ ዋጋ

- 1) የከተማ መሬት የጨራታ ዋጋ ለእያንዳንዱ ቦታ አሸናፊ ተጫራች የሰጠው ክፍተኛ ዋጋ ይሆናል።
- 2) በምደባ ሥርዓት የሚተላለፍ መሬት የሊዝ ዋጋ እንደየመሬቱ የአገልግሎቱ ዓይነት ተለያይቶ ሊተመን ይችላል።

- (b) The lease benchmark price shall be prepared by considering the budget year tender or tenders undertaken in the last two years, land zone and service type to unable the benchmark lease price be implemented timely.
- (c) The price zone map prepared in accordance with sub article 2(a) of this article shall be approved by urban administration council or District Council where there is no urban administration council;
- (d) The map approved in accordance with sub article 2(c) of this article shall be prepared in writing, and be publicized through any accessible website and on the notice board.
- 4) The price zone map approved in accordance with sub article 3 of this article shall applicable on lands to be presented for tender and provided through allotment.
- 5) Any land shall not be transferred through tender by price less than the benchmark price specified to the land grade.
- 6) Special benchmark lease price may be implemented through conducting studies for the land granted to low income society and cooperative associations for residential housing, for manufacturing industry, urban farming and land provided for short term in accordance with development policy of the country and the Urban center based on their service.

34. Land Lease Price

- 1) The price of land to be transferred by tender shall be the highest price that the winner of the tender presents for each land to be transferred by tender.
- 2) Lease price of a land permitted with allotment may be valued by identifying with its service type;

- 3) Akkaataa keewwata kana keewwata xiqqaa 2tiin shallaguun bakka hin danda’amnetti, gatii liizii ka’umsaa kaffaltii lafa ram-maddiin kennameef kan raaw-watiinsa qabaatu ta’a.
- 4) Keewwata kana keewwata xiqqaa 2 fi 3 keessatti kan ib-same akkuma eegametti ta’ee, lafa dhaabbilee dippilomaatotaa fi idil-addunyaatiif ramaddiin hayyamamu gatii liizii akkaataa waliigaltee mootummaan biyyat-tii yookiin Naannichaa raawwa-teen kan murtaawu ta’a.
- 5) Akkaataa keewwata kana keew-wata xiqqaa 4 jalatti tumameen gatii liizii murteessuun yoo hin danda’amne gatii liizii caalbaasii wayitaawaa magaalichaan kan murtaa’u ta’a.
- 6) Lafti dhaabbilee amantaa fi dhaabbilee baajataa Mootum-maatiin bulaniif ramaddii liiziiti-in kennamu kaffaltii liizii irraa bilisa ta’ee, kaffaltii beenyaa qa-beenya laficha irra jiruu al-tok-koon kaffaluu qabu.
- 7) Tilmaamni gatii caalbaasii way-itaawaa kan magaala sirna liizii keessa gales ta’e kan kiraan buluu:
 - (a) Yeroo waggoota lamaan darban keessatti gatii giddu gala gosa ta-jaajila walfakkaatuuf dhiyaate kan yeroo dhiyoo fudhachuun kan shallagamu ta’a.
 - (b) Gatiin gosa tajaajila walfakkaat-uuf yeroo kana keessatti caalbaa-siin argame yoo magaalicha keessatti hin argamne gatii tajaaj-ila biroof argame fudhachuun kan shallagamu ta’a.
 - (c) Magaalicha keessatti yeroo kana keessatti lafti caalbaasiif yoo hin dhiyaatiin gatii magaala sadarkaan walgituu, kunis yoo hin argamne kan sadarkaan itti aanuu (sadarkaa gadiis ta’e olii) fudhachuun ni danda’ama.
 - (d) Keewwata kana keewwata xiqqaa 7 (a - c)tti ibsaman jiraatus, gatiin kun gatii ka’umsa liizii yookiin kiraa lafa magaalichaatii gadi ta’uu hin qabu.

- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት ማስላት ካልተቻለ የሊዝ መነሻ ዋጋ በምደባ ለተሰጠ ክፍያ ተፈጻሚነት ይኖርዋል።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 2 እና 3 የተመለከተው እንደተጠበቀ ሆኖ ለዲፕሎማቶች እና ለዓለም አቀፍ ተቋማት በምደባ የሚፈቀድ መሬት በሀገሪቱ ወይም በክልሉ መንግስት በተፈፀመው ስምምነት የሚፈፀም ይሆናል።
- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 ሥር እንደተደነገገው የሊዝ ዋጋ መወሰን ካልተቻለ በከተማው ወቅታዊ የሊዝ ጨራታ ዋጋ የሚወሰን ይሆናል።
- 6) ለሐይማኖት ተቋማት እና በበጀት ለሚተዳደሩ የመንግስት ተቋማት በሊዚ ምደባ የሚሰጥ መሬት ከሊዝ ክፍያ ነፃ ሆኖ በመሬቱ ላይ ለነበረው ንብረት ካሳ በአንድ ጊዜ መክፈል አለበት።
- 7) በሊዝ ሥርዓት ውስጥ የገባም ሆነ በክራይ ለሚተዳደር ከተማ ወቅታዊ የጨራታ ዋጋ ግምት፡-
 - (ሀ) ባለፉት 2 ዓመታት ጊዜ ውስጥ ለተመሳሳይ የአገልግሎት አይነት የቀረበውን አማካይ ዋጋ በቅርብ ጊዜ የቀረበውን በመውሰድ የሚሰላ ይሆናል።
 - (ለ) በከተማው በዚህ ጊዜ ውስጥ ለተመሳሳይ የአገልግሎት ዓይነት በጨራታ የተገኘ ዋጋ ከሌለ ለሌላ አገልግሎት የቀረበውን በመውሰድ የሚሰላ ይሆናል።
 - (ሐ) በከተማው በዚህ ጊዜ ውስጥ ለጨራታ መሬት ካልቀረበ ተመጣጣኝ ደረጃ ባለው ከተማ ላይ የቀረበውን ዋጋ ይህም ከሌላ በቀጣይ ደረጃ (ወደላይም ይሁን ወደታች) ባለው ከተማ ዋጋን መውሰድ ይቻላል።
 - (መ) በዚህ አንቀጽ ንዑስ አንቀጽ 7(ሀ-ሐ) ሥር የተደነገገው ቢኖርም፤ ይህ ዋጋ ከከተማው የሊዝ መነሻ ዋጋ ወይም የመሬት ክራይ በታች መሆን አይችልም ።

- 3) Where it is impossible to valuate in accordance with sub article 2 of this article; lease benchmark price of land given by allotment shall be applicable.
- 4) Without prejudice to the provi-sions of sub article 2 and 3 of this article; the lease price of the of a land permitted for diplomatic and international organization through allotment shall be im-plemented as per agreement entered into with the federal or regional government;
- 5) Where it is impossible to decide lease price in accordance with sub article 4 of this article; it shall be decided on the basis of current lease tender price of the urban center.
- 6) The land permitted through al-lotment for religious organiza-tions and budgetary government entities shall be free from lease payment; and they shall effect the payment of compensation for the property on the land at once;
- 7) The Current tender price Valua-tion of a land in an urban center incorporated into lease and ad-ministered by rent system:
 - (a) Shall be estimated by taking the recent time average price pre-sented for similar kind of ser-vice in the past two years;
 - (b) Where there is no price for sim-ilar kind of service gained from tender in the urban center at this time, it shall be estimated by taking the price gained from other service;
 - (c) Where no land is presented for tender at this time in that urban center, price in an urban center of similar grade, where this too is not found, it is possible to take from an urban center of at next grade (which is higher or lower grade);
 - (d) Notwithstanding to the provi-sion of sub-article 7(a-c) of this article, this price shall not be less than the benchmark lease or rent price of the urban center;

- 8) Magaallii fi Godinaaleen hundi ragaa gatii lafa caalbaasiif dhiyaa-teef tokko tokkoon kenname tarreessuun sadarkaan Ejensii Godinaa fi Naannootiif yeroo yeroon erguuf dirqama ni qabaatu.
- 9) Ejensiin Naannoo ragaa kana xiinxaluun gatii caalbaasii wayitaawaa magaalotaa fi godinaaleef yoo xiqqaate waggaatti yeroo lama beeksisuuf dirqama ni qaba. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.
- 10) Kewwata kana keewwata xiqqaa 1 hanga 9 tti ibsame akkuma eegametti ta'ee, gatiin liizii ka'umsaa lafa magaalaa Mana Maree Bulchiinsaatiin kan murtaa'u ta'a.

35. Haala Addaa

- 1) Dambii kana keewwata 34 (10) jalatti kan tumame akkuma eegametti ta'ee, Manni Maree Bulchiinsaa pirojektoota gurguddoo faayidaa biyyaalessaa qaban, akkasumas lafa tajaajila zooniiwwan industiriitiif oolu gatii liizii ka'umsaa addaa murteessuu ni danda'a.
- 2) Gosa pirojektii investmentii akkaataa keewwata kana keewwata xiqqaa ltiin dhiyaatu murteessuun dura, tarreeffamni raawwii ulaagaawwanii qajeelfamaan kan ibsamu ta'ee, Manni Maree Bulchiinsaa ulaagaawwan armaan gadii tilmaama keessa galchuu qaba:
 - (a) Kaappitaala gurguddoo kan investii godhan ta'uu;
 - (b) Oomishaalee al-ergee kan jajja-beessu ta'uu;
 - (c) Sharafa biyya alaa kan argamsiisu ta'uu;
 - (d) Meeshaalee biyya alaatii galan bakka buusuu kan danda'u ta'uu;
 - (e) Carraa hojii bal'aa kan uumu ta'uu;
 - (f) Godinaalee giddugaleessa Naannichaa irraa fageenya qaban irratti hojjachuu;
 - (g) Teeknolojiiwwaan haarawaatti fayyadamuun ce'iinsa teeknolojiiitiif gahee kan qabu ta'uu isaa ti.

- 8) ሁሉም ከተሞችና ዞኖች ለጨራታ የቀረበ መሬት ለደንገገው የተሰጠውን ዋጋ መረጃ በመዘርዘር በደረጃ ለዞንና ለክልል ኤጀንሲ በየጊዜው የመላክ ግዴታ አለባቸው።
- 9) የክልሉም ኤጀንሲ ይህን መረጃ በመገምገም ወቅታዊ የጨራታ ዋጋ ቢያንስ በአመት ሁለት ጊዜ ለከተሞች እና ለዞኖች ለማሳወቅ ግዴታ አለው፤ ዝርዝሩ በሚወጣው መመሪያ የሚወሰን ይሆናል።
- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እስከ 9 የተመለከተው እንደተጠበቀ ሆኖ የከተማ መሬት የሊዝ መነሻ ዋጋ በመስተዳድር ምክር ቤት የሚወሰን ይሆናል።

35. ልዩ ሁኔታ

- 1) በዚህ ደንብ አንቀጽ 34 ንዑስ 10 ሥር የተደገገው እንደተጠበቀ ሆኖ፤ መስተዳድር ምክር ቤቱ ሀገራዊ ፋይዳ ያላቸው ትላልቅ ፕሮጀክቶች እንዲሁም ለኢንዱስትሪ ዞን አገልግሎት የሚውል መሬትን ልዩ የሊዝ መነሻ ዋጋ ሊወሰን ይችላል።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የሚቀርቡ የኢንቨስትመንት ፕሮጀክት ዓይነት ከመወሰኑ በፊት የአፈፃፀሙ ዝርዝር መስፈርት በመመሪያ የሚገለጽ ሆኖ መስተዳድር ምክር ቤቱ ከዚህ በታች የተገለጹትን መስፈርቶች ከግምት ውስጥ ማስገባት አለበት፡-
 - (ሀ) ትላልቅ ካፒታል ኢንቨስት የሚያደርጉ መሆኑን፤
 - (ለ) ወደውጭ የሚላኩ ምርቶችን የሚያበረታታ መሆኑን፤
 - (ሐ) የውጭ ምንዛሪ የሚያስገኝ መሆኑን፤
 - (መ) ከውጭ የሚገቡ ዕቃዎችን መተካት የሚችል መሆኑን፤
 - (ሠ) ሰፊ የሥራ ዕድል የሚፈጥር መሆኑን፤
 - (ረ) ከክልሉ ማዕከላዊ በርቀት ላይ በሚገኙ ዞኖች ላይ መስራታቸውን፤
 - (ሰ) በአደዲስ ቴክኖሎጂዎች በመጠቀም የቴክኖሎጂ ሽግግር ለመፈጠር ድርሻ ያለው መሆኑን ነው።

- 8) All the urban center and Zones shall list out data of price of land presented for tender and submit to zonal and regional level Agency periodically;
- 9) The Regional Agency shall analyze this data and notify the current tender price to urban centers and zones at least twice in a year. Its particulars shall be decided by the directive to be issued;
- 10) Without prejudice to the provisions of sub-article 1-9 of this article, the benchmark lease price of urban land shall be decided by the administrative council.

35. Special Condition

- 1) Without prejudice to the provisions of sub-article 10 of article 34 of this regulation, the administrative council may decide a special benchmark lease price of the land used for mega projects that have national significance as well as the land to be used for industrial zone service;
- 2) The administrative council, before deciding over the land to be presented for the kind of investment project stated under sub-article 1 of this article, subject to the particulars of implementation of criteria to be specified by the directive, shall consider the following criteria:
 - (a) Their Investment of large capital;
 - (b) Their Encouragement of export products;
 - (c) Their drawing in of foreign exchange;
 - (d) Their capacity of Import substitution;
 - (e) Their Creation of wide job opportunity;
 - (f) Their working interest in remote zones;
 - (g) Their use new technologies and has a role for transfer of technology.

36. Haala Kaffaltiin Liizii Itti Raawwatamu

- 1) Namni lafa caalbaasii yookiin ramaddii liiziitiin kennameef gatii liizii waliigalaa irraa kan shallagamu kaffaltii duraa yoo xiqqaate % 10 kaffaluu qaba.
- 2) Keewwata kana keewwata xiqqaa 1 jalatti kan tumame jiraatuuyyuu, namni lafichi kennameef kaffaltii duraa % 10 ol kaffaluufis ta'e gatii liizii waliigala lafichaa yeroo tokkotti kaffalee xumuruuf mirga ni qabaata.
- 3) Nama kaffaltii lafaa waliigala yeroo tokkotti xumureef, dhalli kaffaltii irratti hin herregamu; jajjabeessuudhaafis kaffaltii liizii waliigalaa irraa % 10 ni hir'ifamaaf.
- 4) Namni lafti liiziin eeyyamameef kaffaltii duraa erga raawwatee booda, kaffaltii hafe xumuruuf tajaajila mana jireenyaaf hanga waggaa 60, qonna magaalatiif hanga waggaa 7 fi tajaajilawwan biroof hanga waggaa 40 ni kennameaaf.
- 5) Kaffaltii liizii waliigalaa keessaa kaffaltiin duraan kaffale erga hir'ifamee booda kaffaltiin hafe bara kaffaltii liiziif qoodamee gatiin giddu galeessaan argame hanga bara xumura kaffaltii liiziitti waggaa waggaa ni kaffalama.
- 6) Keewwata kana keewwata xiqqaa 5 keessatti kan ibsame akkuma jirutti ta'ee, waliigaltee fudha-taan kaffaltii waggaa keessatti raawwachuu qabu addaan qood-ee nan kaffala jedhee yoo gaaffii dhiyyeesse hayyamamuufii ni danda'a. Ta'us, haalli kaffaltiin itti raawwatamu si'a sadii ol ta'uu hin qabu.
- 7) Kaffaltiin liizii % 10 kaffalame irraa kan hafe irratti akkaataa shallaggii dhala liqii Baankii Daldalaa Itiyooophiyyaatiin dhalli kan kaffalamu ta'a.

36. የሊዝ ክፍያ የሚፈፀምበት ሁኔታ

- 1) በሊዝ ጨረታ ወይም በሊዝ ምደባ መራት የተሰጠው ሰው ከአጣቃላይ የሊዝ ዋጋ ላይ የሚሰላ ቢያንስ 10% ቅድመ ክፍያ መክፈል አለበት።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው ቢኖርም፤ መሬቱ የተሰጠው ሰው ከ10% በላይ ቅድመ ክፍያ የመክፈልም ሆነ አጠቃላይ የመሬቱን የሊዝ ክፍያ ዋጋ በአንድ ጊዜ ክፍሎ የመጨረስ መብት አለው።
- 3) አጠቃላይ የመሬት የሊዝ ዋጋ ክፍያ በአንድ ጊዜ ክፍሎ ለጨረሰ ሰው በክፍያው ላይ ወለድ አይታሰብም፤ ለማበረታታትም ከአጠቃላይ የሊዝ ክፍያ ላይ 10% ይቀነስለታል።
- 4) መሬት በሊዝ የተፈቀደለት ሰው ቅድመ ክፍያ ከጨረሰ ቦንላ የቀረውን ክፍያ ለመጨረስ ለመኖሪያ ቤት አገልግሎት እስከ 60 ዓመት፤ ለከተማ ግብርና እስከ 7 ዓመት እና ለሌሎች አገልግሎቶች እስከ 40 ዓመት ይሰጠዋል።
- 5) ከአጠቃላይ የሊዝ ክፍያ ውስጥ የተከፈለው የሊዝ ቅድመ ክፍያ ከተቀነሰ በኋላ ቀሪው ክፍያ ለሊዝ ክፍያ ዘመን ተካፍሎ የተገኘው አማካይ ዋጋ የሊዝ ክፍያ ማጠናቀቂያ ጊዜ ድረስ በየአመቱ ይከፍላል።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 ሥር የተደነገገው እንደተጠበቀ ሆኖ፤ ውል ተቀባይ በአመት ውስጥ መፈፀም ያለበትን ክፍያ በመከፋፈል እካፍላለሁ ብሎ ጥያቄ ካቀረበ ሊፈቀድለት ይችላል፤ ቢሆንም ክፍያው የሚፈፀምበት ሁኔታ ከሦስት ወር በላይ መሆን አይችልም።
- 7) የሊዝ ክፍያ 10% ተከፍሎ በቀረው ላይ በአትዮጵያ ንግድ ባንክ የብድር ወለዱ ተሰልቶ የሚከፈል ይሆናል።

36. Condition of Payment of Lease Price

- 1) Any person permitted with land through lease tender or allotment shall pay 10% down payment calculated from the total lease price;
- 2) Notwithstanding to the provisions sub-article 1 of this article, a person permitted with a land has the right to pay more 10% of down payment or to effect total payment of the land lease price at once;
- 3) Interest shall not be calculated on a person who has effected total payment of land lease price at once and he shall get an incentive of up to 10% reduction of the total lease price;
- 4) A person permitted with urban land lease holding shall be given payment completion period up to 60 years for residential house, up to 7 years for urban agriculture, and up to 40 years for other services, after effecting down payment;
- 5) After the down payment is deducted from the total lease price, the average price obtained by dividing the remaining payment with the payment completion period permitted shall be paid yearly until the completion period of lease payment;
- 6) Without prejudice to the provision of sub article 5 of this article, where the contract receiver requests to pay the payment he has to effect in a year by dividing it at different time within the year, it may be permitted to him; provided, however, that the effecting payment shall not exceed from three rounds.
- 7) Interest shall be paid as per the prevailing interest rate on loans offered by the Commercial Bank of Ethiopia, except for the 10% of lease payment effected;

- 8) Keewwata kana keewwata xiqqaa 7 keessatti kan ibsame akkuma jirutti ta'ee, tilmaamni dhala liqii Baankii yammuu jijjiiramu shallaggaan isaas walumaan kan jijjiiramu ta'a.
- 9) Sababa jijjiirama gosa tajaajilaatiin gatiin yoo jijjiirame malee kaffaltiin liizii al-tokko irratti waliigalame hanga barri waliigaltee xumuramutti hin jijjiiramu.

37. Kaffaltii Liizii Kuufame Sas-saabuu

- 1) Namni lafa liiziidhaan fudhate, akkaataa waliigalteetiin yeroo isaa eeggatee kaffaltii raawwachuu qaba.
- 2) Bu'uura Labsicha keewwata 20 keewwata xiqqaa 6tiin abbaan qabiyyee liizii kaffaltii liizii yeroo murtaa'e keessatti yoo hin kaffaliin, waggaa waggaa adhaan kaffaltii rawwachuu dhabuu isaatiif xalayaan ofeegannoo sadarkaa sadarkaan barreeffamaan kan kennamuuf ta'a.
- 3) Keewwata kana keewwata xiqqaa 2 jalatti kan ibsame akkuma jirutti ta'ee, kuufamni kaffaltii waggoota 3 yoo irra jiraate waggaa 4ffaa irraa eegalee Ejensiin qabeenyicha qabatee gurguruun kaffaltii idaa kuufameef oolchuuf aangoo ni qabaata.
- 4) Bu'uura keewwata kana keewwata xiqqaa 3tiin qabeenyi gurguramu adeemsa caalbaasiitiin ta'ee, lafa liiziin qabamee fi qabeenya laficha irratti argamu qofa irratti kan raawwatamu ta'a.
- 5) Qabeenyi abbaa qabiyyee liizii Ejensiin too'atamuu kan danda'u ajaja too'achuu kennamuun ta'ee, qabeenya qabiyyee waliigalteen walqabate qofa irratti ta'a.
- 6) Qaamni kuufama liizii funaanu qabeenya abbaa qabiyyee liizii yammuu too'atu humni poolisii akka argamu gaafachuu ni danda'a.

- 8) በዚህ አንቀጽ ንዑስ አንቀጽ 7 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ የባንክ የብድር ወለድ ሲቀየር ስለቱም አብሮ የሚቀየር ይሆናል።
- 9) በአገልግሎት አይነት መቀየር ምክንት ዋጋ ካልተቀየረ በስተቀር አንደ የተሰማሙበት የሊዚ ክፍያ የውል ጊዜ እስክያልቅ ድረስ አይቀየርም።

37. ውዝፍ የሊዝ ክፍያ መሰብሰብ

- 1) በሊዝ መራት የወሰደ ሰው በውሉ መሠረት ጊዜውን ጠብቆ ክፍያ መፈፀም አለበት።
- 2) በአዋጁ አንቀጽ 20 ንዑስ አንቀጽ 6 መሠረት የሊዝ ክፍያ በተወሰነው ጊዜ ውስጥ ያልከፈለ የሊዝ ባለ ይዞታ በየአመቱ ክፍያ ባለመፈፀሙ በየደረጃው የተባራ የማስተንቀጫ ደብዳቤ የሚሰጠው ይሆናል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ የ3 ዓመት የሊዝ ክፍያ ውዝፍ ካለበት ከ4ኛ አመት ጀምሮ ኤጀንሲው ንብረቱን ይዞ በመሸጥ ለውዝፍ ዕዳ ክፍያ የማዋል ስልጣን አለው።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት የሚሸጥ ንብረት በጫረታ ላይ ሆኖ፣ በሊዝ ይዞታና በሊዝ በተያዘው መራት ላይ በሚገኝ ንብረት ላይ ብቻ የሚፈፀም ይሆናል።
- 5) የሊዝ ባለይዞታ ንብረት በኤጀንሲው ሊከበር የሚችለው በተሰጠው የማስከበሪያ ትዕዛዝ ሆኖ ከይዞታ ውሉ ጋር በተያያዘ ንብረት ላይ ብቻ ይሆናል።
- 6) ውዝፍ የሊዝ ክፍያ የሚሰበሰብ አካል የሊዝ ባለይዞተውን ንብረት ሲያስከብር የፖሊስ ሃይል እንዲገኝ መጠየቅ ይችላል።

- 8) Without prejudice to the provision of sub article 7 of this article, where the bank loan interest rate so altered, its estimation shall also be altered;
- 9) Unless a price change be made due to the alteration of the type of service, lease payment upon which once agreed shall not be changed until the completion of the contract period.

37. Collecting Payments of Lease Arrears

- 1) A person acquired land by lease shall effect the payment timely in accordance with the contract.
- 2) Where a leaseholder failed to make payments within the specified time limit in accordance with Sub- Art. 6 of Art. 20 of the proclamation, he shall be served with a written notice for his failure to effect the payment annually;
- 3) Without prejudice to the provision of sub-article 2 of this article, where he is indebted to three years accumulated arrears, the Agency shall, starting from the fourth year, have the power to seize and sale the property of the leaseholder to collect such arrears;
- 4) The sale of the property in accordance with sub article 3 of this article shall be through tender and applied only on the land possessed by lease and the property thereof;
- 5) The Agency may seize the property of the leaseholder only the property of the lease holding annexed with the contract by obtaining the order of seizure.
- 6) The body who collects arrears of lease payment may request police force to appear while it seizes the property of the lessee;

- 7) Bu'uura keewwata kana keewwata xiqqaa 3tiin Ejensiin kuufama kaffaltii jiru funaanuuf gurgurtaan qabeenyaa rawwatu kamiyyuu karaa seeraatiin bulchiinsa qabeenya lafa sana irratti argamu kan hin miine ta'uun isaa hanga mirkanaa'etti, qabeenyi gurguramu hanga idaa irra jiru qofa irratti ta'a.
- 8) Qaamni qabeenya too'annaa jala oolche guyyaa too'ate irraa eegalee guyyoota hojii 10 booda caalbaasii ifa ta'een hanga idaa isa irraa barbaadamutti qabeenyicha gurguruu ni danda'a.
- 9) Bu'uura Labsichaa fi Dambii kanaatiin kaffaltii liizii yoo hin raawwatiin, qaamni aangoon kennameef idaa kaffaltii liizii kuufamaa funaanuuf galii yookiin qabeenya biroo abbaa qabiyyichaa waliigaltee waliin walqabatan too'achuu kan danda'u xalayaan abbaa qabiyyee liizii erga beeksiise booda ta'a.
- 10) Bu'uura keewwata kana keewwata xiqqaa 9 jalatti ibsameen beeksiisni kennamu guyyoota 60 dura abbaa idaa kaffaltii liizii dhaqqabu qaba.
- 11) Qabeenya Mana Murtiitiin dhorkame, raawwii irra jiruu fi wabummaadhaan haala seera qabeessa ta'een qabsiifame alatti namni qabeenyi sababa kuufama liiziitiif qabamee harkatti argamu kamiyyuu, qaamni kuufama liizii funaanu yoo gaafate qabeenya harka isaa jiru harkaan gahuu yookiin dirqama isaa raawwachuuf itti gaafatamummaa qaba.
- 12) Namni kamiyyuu qaamni kuufama kaffaltii liizii funaanu yoo gaafatu qabeenya idaan qabame harkaan gahuu yoo dide hanga kaffaltii kuufama liizii irraa barbaadamuuf qofa dhuunfaadhaan kan itti gaafatamu ta'a.
- 13) Bu'uura keewwata kana keewwata xiqqaa 12tiin abbaan qabeenyi isaa kuufama kaffaltii liiziitiif jalaa qabame raawwii irratti komii yoo qabaate, sadarkaa sadarkaan hanga Kantiibaatti barreefamaan komii isaa dhiyeeffachuu ni danda'a.

- 7) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት ኢጅንሲው ውዝፍ ክፍያ ለመስብሰብ ማንኛውም የንብረት ሽያጭ የሚፈፀመው በህጋዊ መንገድ በዚያ መሬት ላይ የሚገኘው የንብረት አስተዳደርን የማይጎዳ መሆኑን ሲረገጥ፣ የሚሸጠው ንብረት እዳውን እስከሚሸፍን መጠን ብቻ ነው።
- 8) ንብረት ያስከበረ አካል ከአስከበረበት ቀን አንሥቶ ከአሥር (10) የሥራ ቀናት በኋላ ለዕዳው የሚያስፈልገውን ንብረት ግልፅ በሆነ ጨረታ መሸጥ ይችላል።
- 9) በአዋጁና በዚህ ደንብ መሠረት የሊዝ ክፍያ ካልተፈፀመ ሥልጣን የተሰጠው አካል ውዝፍ የሊዝ ክፍያ ለመስብሰብ የበለይታቸው ከውሎ ጋር የተያያዘ ገቢ ውይም ሌላ ንብረት ማስከበር የሚችለው የሊዝ ባለ ይዞታውን በደብዳቤ ከሳውቀ በኋላ ይሆናል።
- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 9 ሥር በተደነገገው መሠረት የሚሰጥ ማስጠንቀቂያ ከ60 ቀናት በፊት ለውዝፍ የሊዝ ክፍያ ባለ ዕዳ መድረስ አለበት።
- 11) በፍርድ ቤት የታገደ ንብረት፣ አፈፃፀም ላይ ያለ እና በህጋዊ መንገድ ለዋስትና ከተያዘ ንብረት ውጪ በውዝፍ የሊዝ ክፍያ ምክንያት የተያዘበት ሰው እጅ ያለ ንብረት ውዝፍ የሊዝ ክፍያ የሚሰበሰብ አካል ከጠየቀ የያዘውን ንብረት ማስረከብ ወይም ግዴታውን የመፈፀም ሃላፊነት አለበት።
- 12) ማንኛውም ሰው ውዝፍ የሊዝ ክፍያ የሚሰበሰብ አካል ሲጠይቀው በዕዳ የተያዘውን ንብረት አላስረከብም ካለ ለሚፈለግበት ውዝፍ የሊዝ ክፍያ ብቻ በግል የሚጠየቅበት ይሆናል።
- 13) በዚህ አንቀጽ ንዑስ አንቀጽ 12 መሠረት ንብረቱ በሊዝ ውዝፍ ዕዳ ክፍያ የተያዘበት ሰው በአፈፃፀም ላይ ቅሬታ ካለው በየደረጃው እስከ ከንቲባው ድረስ በጽሑፍ ማቅረብ ይችላል።

- 7) Where it is ascertained that the sale to be made by the agency to reimburse the arrears loan in accordance with Sub-Article 3 of this Article does not contravene the administration of property in a manner of law, it shall be only the property to enable it to reimburse unpaid lease loan;
- 8) The body which seizes the property may sale the property of the lease holder in an open tender after ten working days from the date of seizing the property only to the extent of the loan required from him;
- 9) Where lease payment has not been effected as per the proclamation and this regulation, the authorized body may seize the property of the lease holder to collect the arrears after notifying in writing the lease holder;
- 10) The notice provided as per sub article 9 of this article shall be served to the debtor of the lease payment prior to sixty (60) days.
- 11) Any person who holds the property seized due to failure to pay lease arrears shall a responsibility to hand over the property he has holding or discharge his obligation thereof where he is requested by the body which collects such arrears unless it is held by court order or is under verdict execution or is seized as guarantee lawfully;
- 12) Any person who refused to hand over the property seized where he is requested by the body collecting arrears shall be accountable privately to the extent of arrears expected thereof;
- 13) A person whose property has been seized due to failure to pay the as per sub-Article 12 of this Article has a complaint; he may lodge his complaint in writing hierarchically, up to the mayor;

14) Akkaataa keewwata kana keewwata xiqqaa 13 tiin qaamni komiin dhiyaateef dhimmicha qulqulleesse yeroo ji'a tokko hin caalle keessatti murtee kennu qaba.

38. Yeroo Haaragalfannaa

- 1) Namni lafti magaala liiziin hayyameef, yeroon haragalfannaa gosa misoomaa yookiin akaakuu tajaajilichaatiin waggaa 2 hanga waggaa 5 kan kennamuuf ta'ee,
- (a) Industirii manufaakcharingiitiif yookiin dameen agiroo-piroo-sasingiif hanga waggaa 5;
- (b) Damee barnootaa yookiin fayyaa sadarkaa sadarkaan jiraniif hanga waggaa 4;
- (c) Riil isteetii gurguddaaf hanga waggaa 3; fi
- (d) Hoteelootaaf hanga waggaa 3 kan kennamuuf ta'a.
- 2) Keewwata kana kewwata xiqqaa 1 (a - d) jalatti kan tumame akkuma eegametti ta'ee, dameewan yeroon haaragalfannaa hin murtaa'iniif haala pirojektichaa irratti hundaa'uun hanga waggaa 5tti Ejensiin murteessuu ni danda'a. Haalli raawwii isaa qajeelfama bahuun kan murtaa'u ta'a.
- 3) Yeroon haaragalfannaa lakkaa'amuun kan jalqabu guyyaa waliigalteen liizii mallattaa'e irraa eegalee ta'a.
- 4) Yeroon haaragalfannaa hayyamamu haala kamiiniyyuu yeroo ijaarsa xumuruuf kenname caaluu hin qabu.
- 5) Namni Dambiin kun bahuun dura lafti magaala liiziin hayyameefii sababa rakkina qaama lafa harkaan gahuutiin osoo hin fudhatiin kan ture yookiin erga lafa harkaan gahatee kaasee hanga Dambiin kun ragga'utti waggaa 2 kan hin caalle yookiin kaffaltii liizii duraa naaf haa hir'atu yookiin barri kaffaltii liizii itti xumuru naaf haa dheeratu jechuun komii dhiyeeffatee dhimmi isaa murtii osoo hin argatiin ture yeroo haaragalfannaa keewwata kana keessatti tumame akkaataa barbaachisummaa isaatti fayyadamaa ta' uu ni danda'a.

14) በዚህ አንቀጽ ንዑስ አንቀጽ 13 መሠረት ቅሬታ የቀረበለት አካል ጉዳዩን አጣርቶ ከአንድ ወደር በልበሰጠ ጊዜ ውስጥ ውሳኔ መስጠት አለበት።

38. የእፎይታ ጊዜ

- 1) የከተማ መሬት በሊዝ የተፈቀደለት ሰው የእፎይታ ጊዜ በልማቱ አይነት ወይም በአገልግሎት አይነት ከ2 ዓመት እስከ 5 አመት የሚሰጠው ሆኖ፡-
- (ሀ) ለማኑፈክቸርንግ ኢንዱስትሪ ወይም ለአግሮ ፕሮሰሲንግ እስከ 5 አመት፤
- (ለ) በየደረጃ ላሉ ለትምህርት ወይም ጤና ዘርፍ እስከ 4 አመት፤
- (ሐ) ለትላልቅ ሪልስቴት እስከ 3 አመት፤ እና
- (መ) ለሆቴሎች እስከ 3 አመት የሚሰጥ ይሆናል።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1(ሀ-መ) ሥር የተደነገገው እንደተጠበቀ ሆኖ፤ የእፎይታ ጊዜ ላልተወሰነላቸው ዘርፎች በፕሮጀክቱ ሁኔታ ላይ በመመሥረት ኤጀንሲው እስከ 5 አመት ሊወስን ይችላል፤ የአፈፃፀሙ ሁኔታ በሚወጠው መመሪያ የሚወሰን ይሆናል።
- 3) የእፎይታ ጊዜ መቆጠር የሚጀምረው የሊዝ ውል ከተፈረመበት ቀን አንስቶ ይሆናል።
- 4) የሚፈቀደው የእፎይታ ጊዜ በምንም አይነት ግንባታውን ለመጨረስ ከተሰጠው ጊዜ መብለጥ የለበትም።
- 5) ይህ ደንብ ከመውጣቱ በፊት መሬት በሊዝ የተፈቀደለት ሰው በመሬት ሰጪው ምክንያት መሬቱን ሳይወስድ የቆየ ከሆነ ወይም መሬቱን ወስዶ ይህ ደንብ እስኪወጣት 2 አመት ላልበለጠው ወይም የቅድመ ሊዝ ክፍያ ይቀነስልኝ ወይም የሊዝ ክፍያ የምጨረስበት ጊዜ ይራዘምልኝ በማለት ቅሬታ አቅሪቦ ጉዳዩ ውሳኔ ሳያገኝ ከቆየ በዚህ አንቀጽ የተደነገገውን የዕፎይታ ጊዜ እንደ አስፈላጊነቱ ተጠቃሚ ሊሆን ይችላል።

14) A body to which the complaint has been lodged as per sub-Art. 13 of this Article shall examine the matter and decide on it within a period not exceeding one month;

38. Period of Grace

- 1) A person permitted with urban land lease holding shall be provided grace period from 2 up to 5 years depending on the type of the development or service and;
- (a) Up to 5 years for manufacturing industries or agro-processing sector;
- (b) Up to 4 years for education or health sectors at different level;
- (c) Up to 3 years for big real estate;
- (d) Up to 3 years for Hotels.
- 2) Without prejudice to the provisions of sub article 1(a-d) of this article, the Agency, depending on the nature of the project, may decide up to 5 years period of grace for sectors whose grace period have not been defined thereto. Its implementation shall be decided by the directive to be issued;
- 3) The period of grace shall commence as of the date of the conclusion of the lease contract;
- 4) Period of grace permitted shall not in any case exceed the date of completion of construction.
- 5) A person to whom urban land lease holding is permitted prior to the enacting of this regulation and has not received the land due problems with a body handing over the land or who does not exceed 2 years from the time he receives the land up to the approval this regulation or who has applied for the reduction of lease down payment or who is claiming for the extension of completion of payment and his application has remained pending may be beneficiary of the grace period specified under this regulation as deemed necessary.

Kutaa Torba

Sadarkaalee Ijaarsaa, Ijaarsa Jalqabuu, Xumuruu fi Itti Fayyadama lafaa

- 39. Sadarkaaleen Ijaarsaa Ijaarsi sadarkaa xiqqaa, giddu-galeessaa fi ol'aanaa jedhamuun bakka sadiitti kan qoodamu ta'a.
- 1) Ijaarsa sadarkaa xiqqaa:
 - (a) Ijaarsa hanga darbii 2 qabu yookiin
 - (b) Ijaarsa bal'ina qabiyyee lafaa hanga m2 500 irratti gaggeeffamu dha.
- 2) Ijaarsa sadarkaa giddugaleessaa:
 - (a) Ijaarsa darbii 3 hanga 5 qabu, yookiin
 - (b) Yeroo tokkotti ijaarsa hanga manneen jireenyaa 80 ijaaraman, yookiin
 - (c) Dhaabbilee barnoota hanga sadarkaa 2ffaa ol'aanaatti ijaaraman, yookiin
 - (d) Dhaabbilee fayyaa hanga kiliinika ol'aanaa addaatti ijaaraman, yookiin
 - (e) Ijaarsa mana kitaabaa fi galma waliigalaa hanga nama 500 kan keessummeessu, Yookiin
 - (f) Ijaarsa dirree fi giddugala ispoortii hanga nama 500 kan qabatu, yookiin
 - (g) Ijaarsa dhaabbilee oomishaa salphaa fi kuusaa giddugaleessa bal'inna lafa m2 501 hanga m2 5,000 irratti ijaaraman, yookiin
 - (h) Ijaarsa baasiin isaanii hanga qarshii 5,000,000 tti tilmaamamani dha.
- 3) Ijaarsa sadarkaa ol'aanaa:
 - (a) Ijaarsa darbii 6 fi isaa ol ta'e, yookiin
 - (b) Ijaarsa dhaabbilee tajaajila geejjibaa sadarkaa addunyaa, biyyaaleessaa fi magaalatti kan ijaaraman, yookiin
 - (c) Ijaarsa dhaabbilee dippilomaataa, yookiin
 - (d) Bal'inni qabiyyee m2 5,001 fi isaa olii irratti ijaarsa gaggeeffamu, yookiin
 - (e) Ijaarsa mana jireenyaa 80 ol yeroo tokkotti ijaaramu dha.

ክፍል ሰባት

የግንባታ ደረጃዎች፣ ግንባታ መጀመርና መጨረስ እና የመሬት አጠቃቀም

- 39. የግንባታ ደረጃዎች
 - ግንባታ አነስተኛ መካከለኛ እና ከፍተኛ ደረጃ በመባል በሦስት ቦታ የሚከፈል ይሆናል።
 - 1) አነስተኛ ደረጃ ግንባታ፡-
 - (ሀ) እስከ ሁለት ፎቅ የለው ግንባታ ወይም
 - (ለ) እስከ 500 ሜ2 ሥፋት ባለው የመሬት ይዘታ ላይ የሚካሄድ ግንባታ ነው።
 - 2) መካከለኛ ደረጃ ግንባታ፡-
 - (ሀ) ከ3 እስከ 5 ፎቅ የለው ግንባታ ወይም
 - (ለ) በአንድ ጊዜ እስከ 80 መኖሪያ ቤቶች ግንባታ ወይም
 - (ሐ) እስከ ከፍተኛ 2ኛ ደረጃ ትምህርት ቤቶች ግንባታ ወይም
 - (መ) የህክምና ተቋማት እስከ ልዩ ከፍተኛ ክሊኒኮች ግንባታ ወይም
 - (ሠ) እስከ 500 ሰው ማስተናገድ የሚችል መጽሐፍት ቤት እና ሁለገብ አዳራሽ ግንባታ
 - (ረ) እስከ 500 ሰው የሚይዝ የሜዳ እና የስፖርት ማዕከል ግንባታ ወይም
 - (ሰ) ከ501 እስከ 5,000 ሜ2 ስፋት መሬት ላይ የሚገነባ የቀላል ምርት ድርጅትና መካከለኛ መጋዘን ግንባታ ወይም
 - (ሸ) የግንባታ ወጪያቸው እስከ 5,000,000 ብር የሚገመቱ ናቸው።
 - 3) ከፍተኛ ደረጃ ግንባታ፡-
 - (ሀ) ከ6 ፎቅና ከዚያ በላይ የሆነ ግንባታ ወይም
 - (ለ) የአለም አቀፍ ሀገር አቀፍና በከተማ ደረጃ ለትራንስፖርት አገልግሎት ተቋማት የሚውል ግንባታ ወይም
 - (ሐ) ለዲፕሎማት ተቋማት ግንባታ ወይም
 - (መ) ከ5,001 ሜ2 ስፋትና ከዛ በላይ ላይ የሚካሄድ ግንባታ ወይም
 - (ሠ) በአንድ ጊዜ ከ80 በላይ የሚገነባው የመኖሪያ ቤት ግንባታ ነው።

Part Seven

Construction Stages, Commencement And Completion Of Construction And Land Use

- 39. Construction stages
 - Construction shall be classified as small, medium and large-scale construction.
 - 1) Small Construction
 - (a) Construction up to 2 floors; or
 - (b) Construction to be constructed on a land size of up to 500m2.
 - 2) Medium Construction
 - (a) Construction from 3 up to 5 floors; or
 - (b) A construction of up to 80 residential house at once; or
 - (c) Constructions of educational institutions up to secondary high schools; or
 - (d) Constructions of health centers up to higher special clinics; or
 - (e) Constructions of library and multi-purpose halls accommodating up to 500 persons; or
 - (f) Constructions of sport-fields and sport gathering centers holding up to 500 persons; or
 - (g) Construction of small production enterprises and medium warehouse on a land from 501 - 5,000m2; or
 - (h) Construction whose total expense estimation is up to Birr 5,000,000.00 (five million Birr);
 - 3) Large Construction
 - (a) Construction having 6 and above floors; or
 - (b) Construction of transport service enterprises to be undertaken at international, national and urban level; or
 - (c) Construction of diplomatic institutions; or
 - (d) Constructions to be undertaken on a possession size of 5001m2 and above; or
 - (e) Constructions above 80 residential houses at once.

40. Ijaarsa Jalqabuu

- 1) Namni lafti magaalaa hayyameef yeroon ijaarsa itti jalqabuu qabu guyyaa waliigalteen liizii itti mallattaae irraa eegalee ijaarsa xiqqaaf ji'a 9, ijaarsa giddugaleessaaf ji'a 12 fi ijaarsa ol'aanaaf ji'a 24 caaluu hin qabu.
- 2) Ejensiin bu'uura Labsii keewwata 22 kewwata xiqqaa 2 tiin daangaa yeroo ijaarsi itti jalqabamu ofeegannoo waliin yammuu dheeressu, ijaarsa xiqqaaf ji'a 6, ijaarsa giddugaleessaaf ji'a 9 fi ijaarsa ol'aanaaf waggaa 1 caaluu hin danda'u.
- 3) Akkaataa keewwata kana keewwata xiqqaa 2 tiin yeroon ijaarsi itti jalqabamu dabalataan hayyamamu, haala kamiiniyyuu gaaffii yeroo dabalataa xumura ijaarsaaf dhiyaatuuf sababa ta'uu hin danda'u.

41. Ijaarsa Xumuruu

- 1) Namni lafti liiziidhaan hayyameef kamiyyuu guyyaa waliigaltee mallatteesserraa eegalee akkaataa sadarkaa fi gosa ijaarsaatiin daangaa yeroo ijaarsicha xumuruuf kaa'ame keessatti ijaarsa xumuree tajaajilaaf qopheessuu qaba.
- 2) Ijaarsawwan sadarkaa xiqqaaf hanga ji'oota 24, ijaarsawwan giddugaleessaaf hanga ji'oota 36 fi ijaarsawwan ol'aanaaf hanga ji'oota 48 tti yeroo xumura ijaarsaa ni qabaatu.
- 3) Keewwata kana keewwata xiqqaa 2 jalatti kan tumame akkuma jirutti ta'ee, yeroon xumura ijaarsaa dabalataa yeroo tokko qofaaf ofeegannoo wajjin ijaarsa sadarkaa xiqqaaf ji'a 6, ijaarsa sadarkaa giddugaleessaa fi ol'aanaaf waggaa 1 hayyamamuu ni danda'a.

40. ግንባታ መጀመር

- 1) የከተማ መሬት የተፈቀደለት ሰው ግንባታ መጀመር ያለበት ጊዜ የሊዝ ስምምነቱ ከተፈረመበት ቀን አንስቶ ለዝቅተኛ ግንባታ 9 ወር፣ ለመካከለኛ ግንባታ 12 ወር እና ለከፍተኛ ግንባታ 24 ወር መብለጥ የለበትም።
- 2) በአዋጁ አንቀጽ 22 ንዑስ አንቀጽ 2 መሠረት ኤጀንሲው ግንባታ የሚጀምርበት ቀን ከማስጠንቀቂያ ጋር ሲያራዝም ለዝቅተኛ ግንባታ 6 ወር፣ ለመካከለኛ ግንባታ 9 ወር እና ለከፍተኛ ግንባታ 1 አመት መብለጥ የለበትም።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት የሚፈቀደው ተጨማሪ የግንባታ መጀመሪያ ቀን በማንኛውም ሁኔታ ተጨማሪ የግንባታ መጨረሻ ጊዜ ለመጠየቅ ምክንያት ሊሆን አይችልም።

41. ግንባታን ማጠናቀቅ

- 1) ማንኛውም መሬት በሊዝ የተፈቀደለት ሰው የሊዝ ውል ከፈረመበት ቀን አንስቶ በግንባታው ደረጃና አይነት መሠረት ግንባታውን ለማጠናቀቅ በተቀመጠው የጊዜ ገደብ ውስጥ ግንባታውን አጠናቅቆ ለአገልግሎት ማዘጋጀት አለበት።
- 2) ለአነስተኛ ደረጃ ግንባታዎች እስከ 24 ወራት፣ ለመካከለኛ ደረጃ ግንባታዎች እስከ 36 ወራት እና ለከፍተኛ ደረጃ ግንባታዎች እስከ 48 ወራት የሚደርስ የግንባታ ማጠናቀቂያ ጊዜ ይኖራቸዋል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ ተጨማሪ የግንባታ ጊዜ ማጠናቀቂያ አንድ ጊዜ ብቻ ከማስጠንቀቂያ ጋር ለአነስተኛ ደረጃ ግንባታ 6 ወር፣ ለመካከለኛ እና ከፍተኛ ደረጃ ግንባታ 1 አመት ሊፈቀድ ይችላል።

40. Commencement of Construction

- 1) The period for commencement of construction for any person permitted urban land shall not exceed 9 month for small construction, 12 month for medium construction and 24 month for large construction as of the date of conclusion of lease contract.
- 2) Where the Agency extend the period for commencement of construction with warning in accordance with sub article 2 of article 22 of the proclamation, it shall not exceed 6 months for small construction, 9 months for medium construction and 1 year for large construction;
- 3) Extension of period of construction commencement permitted under sub- Article 2 of this Article shall not by any means be used as a reason for requesting the extension of construction completion period.

41. Completion of Construction

- 1) Any person to whom land is permitted through lease shall complete the construction and make ready for service as per the standard and type of the construction within the time limit specified as of the date of signing the contract;
- 2) The constructions shall have completion periods of up to 24 months for small constructions, up to 36 months for medium constructions and up to 48 months for large constructions;
- 3) Without prejudice to the provisions of sub-article 2 of this article, additional construction completion period may be permitted only once up to six (6) months for small construction and one(1) year for medium and large construction;

- 4) Keewwata kana keewwata xiqqaa 3 jalatti kan tumame jiraatuyyuu, bu'uura Labsicha keewwata 23 keewwata xiqqaa 3 tiin guyyaa waliigalteen mallattaa'erraa eegalee haala kamiinuu yeroon xumura ijaarsaa, ijaarsawwan sadarkaa xiqqaaf waggaa 2 fi ji'a 6, ijaarsawwan giddu-galeessaaf waggaa 4 fi ijaarsawwan ol'aanaaf waggaa 5 ol hayyamamuu hin danda'u.
- 5) Keewwata kana kewwata xiqqaa 4 jalatti kan ibsame jiraatuyyuu, ijaarsa manneen waldaa ofgargaarsaa raawwataman, pirojektootni gurguddoo fi misooma qindaa'aa barbaadan, bal'inni lafa isaanii m2 100,000 ol ta'aniif dursee sagantaa ijaarsaa addaa qophaa'effii waliigalteen addaa ni taasifama. Tarreeffamni isaa qajeelfama bahuun kan murtaa'u ta'a.
- 6) Ijaarsawwan xumuramuu qaban yeroon hayyama ijaarsaa lakkaa'amuu kan jalqabu guyyaa waliigalteen liizii mallatteeffame irraa eegalee ta'a.

42. Qabiyyee Yeroon Ijaarsi Jalqabamuu Irra Darbe

- 1) Nama lafti hayyamameefii ijaarsa osoo hin jalqabiin tureef Ejensiin yeroon jalqabbii ijaarsaa osoo hin darbiin yoo xiqqaate ji'a 2 dura karaa mija'aa ta'een, bakka teessoo isaatti xalayaadhaan yookiin beeksisaa bakka lafichi itti argamutti maxxansuudhaan yookiin gabatee beeksisaa ummata naannichaatti argamu irratti maxxansuudhaan ofeeggannoo kennuu qaba.
- 2) Namni ijaarsa yeroo waliigaltee keessatti murtaa'een hin jalqabiin, yeroon ijaarsa itti jalqabuu qabu osoo hin xumuramiin yookiin yeroon ijaarsa itti jalqabuu qabu erga xumuramee booda yeroo ji'a 1 hin caalle keessatti sababa itti ijaarsa jalqabuu dadhabeef, fuulduratti ijaarsicha jalqabuuf qophii fi humna akka qabu Ejensii Magaalatiif barreeffamaan gaaffii yeroo dabalataa dhiyeessuu qaba.

- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 ሥር የተደነገገው ቢኖርም፤ በአዋጁ አንቀጽ 23 ንዑስ አንቀጽ 3 መሠረት ውሉ ከተፈረመ ቀን አንስቶ በምንም አይነት ሁኔታ የግንባታ ማጠናቀቂያ ጊዜ ለዝቅተኛ ደረጃ ግንባታ 2 አመት ከ6 ወር፣ ለመካከለኛ ግንባታ 4 አመት እና ለከፍተኛ ግንባታ 5 ዓመት በላይ ሊፈቀድ አይችልም።
- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 ሥር የተደነገገው ቢኖርም፤ በራስ አገዝ የመኖሪያ ቤት ማህበር የሚፈጸም ግንባታ፣ ትላልቅ ፕሮጀክቶችና የተቀናጀ ልማት የሚፈልጉ፣ ስፋታቸው ከ1000,000 ሜ2 በላይ ለሆኑ ቀድሞ የተለየ የግንባታ ፕሮግራም የተዘጋጀለቸው የተለየ ውል ይደረጋል። ዝርዝሩ በሚወጣው መመሪያ የሚወሰን ይሆናል።
- 6) ማለቅ የሚገባቸው ግንባታዎች የግንባታ ፈቃድ ጊዜያቸው መቆጠር የሚጀምረው የሊዝ ውሉ ከተፈረመበት ቀን አንስቶ ይሆናል።

42. የግንባታ መጀመሪያ ጊዜ ስላለፈባቸው ይዘታዎች

- 1) ኤጀንሲው በሊዝ መራት የተፈቀደለት ሰው የግንባታ መጀመሪያ ጊዜ ከማለቅ ቢያንስ ከ2 ወር ቀደም ብሎ እንደአመቺነቱ በደብዳቤ በአድራሻው ወይም ማስታወቂያ መራቱ በሚገኝበት ቦታ ላይ በመለጠፍ ወይም በአከባቢው በሚገኝ የአዝዘብ ማስታወቂያ ሰሌዳ ላይ በመለጠፍ ማስጠንቀቂያ መስጠት አለበት።
- 2) በውሉ ውስጥ በተወሰነው ጊዜ ውስጥ ግንባታን ያልጀመረ ሰው የግንባታ መጀመሪያ ጊዜ ሳይጠናቀቅ ወይም የግንባታ መጀመሪያ ጊዜ ከተጠናቀቀ በኋላ ከ1 ወር ባልበለጠ ጊዜ ውስጥ ግንባታውን ያልጀመረበት ምክንያትና ለወደፊት ግንባታውን ለመጀመር ዝግጅትና አቅም እንዳለው በመግለጽ ለከተማው ኤጀንሲ በጽሁፍ የተጨማሪ ጊዜ ጥያቄ ማቅረብ ይችላል።

- 4) Notwithstanding to the provisions of sub article 3 of this article, additional construction completion period shall not permitted, in any means, for a period exceeding two years and six month for small construction, four years for medium construction and five years for large constructions as of the signing of the contract as per article 23 sub article 3 of the proclamation;
- 5) Notwithstanding to the provisions of sub article 4 of this article, special construction program shall be prepared and special contractual agreement be entered into for the constructions house for cooperative associations, mega projects which need integrated development and whose land size is above 100,000m2; Its particulars shall be decided by the directive to be issued;
- 6) The construction permit period for constructions to be completed shall commence from the date of signing of lease contract.

42. Possessions Whose Construction Commencement period is expired

- 1) The Agency shall give warning to the person permitted with a land and fail to commence the construction prior to at least 2 months before the expiry of the period of construction commencement, in accessible means, through writing a letter in their address, or by affixing it a notice at the location of the land, or on the public notice board found in the locality;
- 2) A person whose time limit of construction commencement is expired shall submit to the urban center agency in writing the reason why he fails to commence construction and his readiness and capacity to commence construction in the future and his request of additional period prior to the expiry of the time limit for commencement of construction or not exceeding one month after the expiry of the time for commencement of construction;

- 3) Gaaffiin yeroon naaf haa dheer-atuu fudhatama yoo argate yeroon dabalataa Dambii kana keessatti ibsame hayyamamuufii ni danda'a.
- 4) Keewwata kana keewwata xiqqaa 3 jalatti kan ibsame akkuma eegametti ta'ee, gaaffiin yeroon naaf haa dheeratuu yeroo kana keessatti yoo hin dhiyaatiin rakkoon humnaa ol ta'e qunnamuu isaa ragaan mirkanaa'ee yoo dhiyaate malee fudhatama hin qabu.
- 5) Keewwata kana keewwata xiqqaa 4 jalatti kan ibsame akkuma jirutti ta'ee, daangaan yeroo ijaarsi itti jalqabuuf taa'e keessatti ragaa qabatamaa humnaa ol ta'een ijaarsi kan hin eegalle yoo ta'e, qaamni dhimmi ilaallatu dhim-micha qoratee yeroo ijaarsaa dheeressuu ni danda'a.
- 6) Keewwata kana keewwata xiqqaa 5 jalatti kan ibsame akku-ma jirutti ta'ee, kanneen armaan gaditti tarreeffaman rakkoolee humnaa olii jedhamanii fudhat- amuu ni danda'u:
 - (a) Lafa irratti falmiin ka'ee dhorki Mana Murtii yoo jiraate; yookiin
 - (b) Qaamni laficha ramaddiin yookiin caalbaasii baase iddicha bilisa godhee dabarsuu yoo hin dandeenye; yookiin
 - (c) Waliigaltee fudhataan qaama sadaffaa waliin ijaarsa laficha waliin walqabatee waliigaltee raawwatameen walqabatee wal-diddaan uumame yoo jiratee fi qaama seeraaf dhiyaatee ilaa-lamaa yoo ture; yookiin
 - (d) Waliigaltee fudhataa dhukubni qaamaa fi sammuu yoo qunname, kunis dhaabbata seera qabeessa ta'e irraa ragaa ogeessa fayyaatiin yoo mirkanaa'e; yookiin
 - (e) Waliigaltee fudhataan too'annoo seeraa jala yoo oole; yookiin
 - (f) Waliigaltee fudhataan kan du'e ta'ee, dhaaltotni kana mirkan-eessuuf yeroo kan itti fudhate yoo ta'e; yookiin
 - (g) Kan seera hariiroo hawaasaa keessatti ibsamani dha.

- 3) የጊዜ ይራዘምልኝ ጥያቄ ተቀባይነት ካገኘ በዚህ ደንብ ውስጥ የተገለፀው ተጨማሪ ጊዜ ሊፈቀድለት ይችላል።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 ስር የተገለፀው እንደተጠበቀ ሆኖ፤ የጊዜ ይራዘምልኝ ጥያቄ በዚህ ጊዜ ውስጥ ካልቀረበ ከአቅም በላይ የሆነ ችግር እንዳጋጠመው በማስረጃ ካላረጋገጠ በስተቀር ጥያቄው ተቀባይነት የለውም።
- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 ሥር የተገለፀው እንደተጠበቀ ሆኖ፤ ለግንባታ መጀመሪያ ተበሎ በተገደበው ጊዜ ውስጥ ግንባታ ያልጀመረው ከአቅም በላይ በሆነ ምክንያት መሆኑን በተጨማሪ ማስረጃ ካረጋገጠ የሚመለከተው አካል ጉዳዩን በመመርመር የግንባታ ጊዜ ሊያራዝም ይችላል።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 ሥር የተገለፀው እንደተጠበቀ ሆኖ፤ ከዚህ በታች የተዘረዘሩት ችግሮች ከአቅም በላይ የሆኑ ችግሮች ተብለው ይወሰዳሉ፡-
 - (ሀ) በመሬቱ ላይ ክርክር ተነስቶ የፍርድ ቤት ዕግድ ካለ፤ ወይም
 - (ለ) መሬቱን በምደባ ወይም በጨረታ ያወጣ አካል ቦታውን ነፃ በማድረግ ማስተላለፍ ካልቻለ ፤ ወይም
 - (ሐ) ውል ተቀባዩ ከመሬቱ ግንባታ ጋር ተያይዞ ከሶስተኛ ወገን ጋር የፈፀመው ውልን አስመልክቶ አለመግባባት ከተፈጠረና ይኼው ጉዳይ ለህግ አካል ቀርቦ እየታየ የቆየ ከሆነ፤ ወይም
 - (መ) ውል ተቀባዩን የአካልና የአዕምሮ በሽታ ካጋጠመውና ይኼው ህጋዊ ከሆነ ድርጅት በጤና ባለሙያ በተሰጠ ማስረጃ ሲረጋገጥ ፤ ወይም
 - (ሠ) ውል ተቀባዩ በህግ ጥበቃ ሥር የዋለ እንደሆነ፤ ወይም
 - (ረ) ውል ተቀባዩ የሞተ ሆኖ ወራሾቹ ይህንንን ለማረጋገጥ ጊዜ የወሰደባቸው ከሆነ፤ ወይም
 - (ሰ) በፍትህ-ባለሔር ህግ ውስጥ የተገለፁት ናቸው።

- 3) Where the request for the extension of time has got acceptance, he may be permitted additional period of time specified in this regulation ;
- 4) Without prejudice to the provisions of sub article 3 of this article, the request for the extension of time out of this period shall have no acceptance unless the occurrence of force majeure is proved with evidences;
- 5) Without prejudice to the provisions of sub article 4 of this article, where construction has not been commenced within the time limit specified for commencement of construction due to force majeure proved by concrete evidence, the concerned body may examine the issue and extend the time for construction;
- 6) Without prejudice to the provisions of sub article 5 of this article, the following shall be considered as force majeure:
 - (a) Where there arise a dispute on the land, and there is court prohibition; or
 - (b) Where the concerned body fail to transfer the land in allotment or tender by clearing such land; or
 - (c) Where the contract receiver enter in to a contract with a third party regarding construction on such land and there arise a dispute and is submitted to the justice body and is on examination; or
 - (d) Where the contract receiver has encountered with physical and mental sickness which is proved by the health professionals from legally recognized institution; or
 - (e) Where the contract receiver has been detained;
 - (f) Where the contract receiver died and the heirs have taken longer time to prove their being his successors; or
 - (g) Other issues specified in civil code.

7) Namni yeroo waliigalteen murtaa'e keessatti ijaarsa osoo hin eegaliin hafee yeroo dabalataa ijaarsa jalqabuuf hayyamameefii yeroo hayyamameef keessatti yoo ijaarsa hin eegalle yookiin gaaffiin yeroo dabalataa dhiyaate fudhatama kan hin argatiin yookiin dhiyaatee kan hin gaafanne yoo ta'e, waliigalteen addaan citee Ejensiin laficha deebiisee ni fudhata.

8) Namni sababa ijaarsa jalqabuu dhabuutiin waliigalteen jalaa addaan citee adabbiin Labsicha keewwata 22 keewwata xiqqaa 3 yookiin 4 jalatti tumame akkaataa maluun irratti ni raawwata.

43. Qabbiyyee Lafa Magaalaa Yeroon Ijaarsa Xumuruu Irra Darbe

1) Ejensiin namoota lafti hayyamameef odeeffannoo qabachuun yeroon raawwii ijaarsaa sadarkaa sadarkaan Dambii kana keessatti dhumuun dura adeemsa isaa hordofuu fi abbaa mirgaa akeekkachiisuuf dirqama qaba.

2) Bu'uura Dambii kana keewwata 41 keewwata xiqqaa 4 fi 5tiin namni ijaarsa daangaa yeroo kaa'ame keessatti osoo hin xumuriin irra darbe, yeroo ji'a tokko hin calle keessatti sababa xumuruu dhabeef ragaa qabu dhiyeessee akka ibsu Ejensiin beeksisaan waamicha gochuufii qaba.

3) Bu'uura keewwata kana keewwata xiqqaa 2tiin abbaan mirgaa akkaataa waamicha godhameefiin guyyoota hojii 10 keessatti dhiyaatee yoo iyyatee fi ijaarsicha kan hin xumurre sababoota humnaa olii ta'aniin ta'uu isaa raggaadhaan yoo mirkaneesse yeroon dabalataa ni hayyamamaaf.

4) Akkaataa keewwata kana keewwata xiqqaa 3tti sababootni humnaa ol jedhaman kanneen Dambii kana keewwata 42 (6)(a - g) jalatti tarreeffamani dha.

7) በውል ውስጥ በተወሰነው ጊዜ መሠረት ግንባታን ሳይጀምር የቀረ ሰው ግንባታን ለመጀመር ተጨማሪ ጊዜ ተፈቅዶለት በተፈቀደለት ጊዜ ውስጥ ግንባታውን ያልጀመረ እንደሆነ ወይም የተጨማሪ ጊዜ ጥያቄው ተቀባይነት ካላገኘ ወይም ቀርቦ ያልጠየቀ እንደሆነ ውሉ ተቋርጦ ኤጀንሲው መሬቱን መልሶ ይወስዳል።

8) ግንባታ ባለመጀመሩ ምክንያት ውሉ የተቋረጠበት ሰው ላይ በአዋጁ አንቀጽ 22 ንዑስ አንቀጽ 3 ወይም 4 ሥር የተደገገው ቅጣት መሆን በሚገባው ሁኔታ ይፈፀምበታል።

43. የግንባታ ማጠናቀቂያ ጊዜ ያለፈበት የከተማ መሬት ይዞታ

1) ኤጀንሲው መሬት የተፈቀደላቸውን ሰዎች መረጃ በመያዝ በዚህ ደንብ ውስጥ በተገለፀው መሠረት ደረጃ በደረጃ የግንባታ ጊዜው ከመጠናቀቁ በፊት አካሄዱን ለመከታተልና ባለሙብቱን ለማስጠንቀቅ ግዴታ አለበት።

2) በዚህ ደንብ አንቀጽ 41 ንዑስ አንቀጽ 4 እና 5 መሠረት በተቀመጠው የጊዜ ገደብ ውስጥ ግንባታውን ሳያጠናቅቅ ጊዜ ያለፈበት ሰው 1 ወር ባልበለጠ ጊዜ ውስጥ ሊያጠናቅቅ ያልቻለበት ምክንያት የሚገልጽ ማስረጃ በማቅረብ እንዲገልጽ ኤጀንሲው በማስታወቂያ ጥሪ ሊያደርግለት ይገባል ።

3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት ጥሪ የተደረገለት ባለሙብት በአሥር የሥራ ቀናት ውስጥ ቀርቦ ያመለከተና ግንባታውን ያላጠናቀቀው ከአቅም በላይ በሆነ ምክንያት መሆኑን በማስረጃ ያረጋገጠ እንደሆነ ተጨማሪ ጊዜ ይፈቀድለታል።

4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት ከአቅም በላይ ሊባሉ የሚችሉ ምክንያቶች በዚህ ደንብ አንቀጽ 42 ንዑስ አንቀጽ 6 (ሀ-ሰ) ሥር የተዘረዘሩት ናቸው።

7) The agency shall take land back by terminating the contract of a person who has been permitted with additional period for commencing construction but fail to commence such construction within the period permitted to him or whose request for additional time has not been accepted or where he failed to apply for additional period;

8) The penalty stipulated under provision sub article 3 or 4 of article 22 of the proclamation shall apply as appropriate on a person whose lease contract is terminated due to his failure to commence the construction.

43. Urban land Holdings Whose Completion of Construction is Expired

1) The agency, through recording the information of persons to whom land is permitted, shall follow up and notify the right holder before the expiry of the time for completion of construction specified step by step in this regulation;

2) The agency shall summon with notice the person who fail to complete construction within the specified time limit in accordance with article 41 sub articles 4 and 5 of this regulation to produce his evidences and express about the reasons for his failure to complete construction within a period not more than one month;

3) Where the lease right holder appears and apply within 10 working days in accordance with the summon made to him as per sub article 2 of this article and proves with evidence that the reason for his failure to completed the construction is due to force majeure, he shall be permitted with additional period;

4) The Force majeure claimed in accordance with sub article 3 of this article shall be those reasons listed out under article 42 sub article 6 (a-g) of this regulation;

- 5) Abbaan mirgaa guyyaa waamichi darbeef irraa eegalee guyyoota hojii 10 keessatti dhiyaatee rak-koo isaa yoo hin ibsine yookiin sababa amansiisaa dhiyeeffachuu yoo baate yookiin yeroo dabalataa kennameefiin ijaarsicha yoo xumuruu baate bu'uura Labsicha keewwata 23 (6) tiin Ejensiin waliigalticha addaan kutuudhaan laficha deebisee fudhachuu ni danda'a.
- 6) Bu'uura keewwata kanaa keewwata xiqqaa 3tiin namni gaaffiin isaa fudhatama hin arganne yookiin raawwii irratti komii qabu dhimmicha sirna Dambii kana keessatti komiin itti dhiyaatu hordofuun sadarkaa sadarkaan dhiyeeffachuu ni danda'a.
- 7) Akaataa keewwata kanaa keewwata xiqqaa 6 jalatti ibsameen qaamni komiin itti dhiyaate kamiyyuu dhimmicha qulqulleessee guyyoota hojii 10 keessatti murtee kennuu qaba. Murtee kennamee karaa mi-jaawaa ta'een abbaa mirgaaf beeksi-famuu qaba.
- 8) Bu'uura keewwata kanaa keewwata xiqqaa 7tiin namni gaaffiin isaa fudhatama hin arganne ta'ee kan fudhatama argate guyyoota hojii 10 keessatti dhiyaatee murtee kenname fudhachuu qaba.
- 9) Namni komiin isaa fudhatama hin arganne guyyaa keewwata kanaa keewwata xiqqaa 8 keessatti ibsametti yoo hin dhiyaanne waliigaltichi addaan cituun dura yookiin komii isaa dhiyeessuuf qofaaf yeroo isa gahu gaaffii barreeffamaan yoo dhiyeeffate qaamni dhimmi ilaalu yeroo dabalataa kennuufii ni danda'a.
- 10) Bu'uura keewwata kanaa keewwata xiqqaa 9 tiin yeroon dabalataan kennamuuf kan guyyoota 45 hin caalle ta'ee, Ejensichi hanga guyyoota 45 dabalataan kennameefitiin kaffaltii liizii waliigalaa irraa % 2 kan herregamee kaffalamu kaffaltii adabbii gaafachuu ni danda'a.
- 11) Keewwata kanaa keewwata xiqqaa 10 jalatti kan tumame jiraatus, qaamni kaffaltii kana raawwate komii dhiyeessee hanga murtiin itti kennamutti yeroo jiru kan dabalatu hin ta'u.

- 5) የጥሪ ወረቀት ደርሶት በአሥር የሥራ ቀናት ውስጥ ቀርቦ ችግሩን ያላስረዳ ወይም አሳማኝ ምክንያት ያላቀረበ ወይም ተጨማሪ ጊዜ ተሰፋት ግንባታውን ያላጠናቀቀ ባለመብት በአዋጁ አንቀጽ 23 ንዑስ አንቀጽ 6 መሰረት ኤጀንሲው ውሉን በማቋረጥ መራቱን መልሶ ሊወስድ ይችላል።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት ጥያቄው ተቀባይነት ያላገኘለት ወይም በአፈፃፀሙ ላይ ቅሬታ ያለው ሰው በዚህ ደንብ ውስጥ በተገለፀው የቅሬታ አቀራረብ ሥርዓትን በመከተል ደረጃ በደረጃ ቅሬታውን ሊያቀርብ ይችላል።
- 7) በዚህ አንቀጽ ንዑስ አንቀጽ 6 ሥር በተገለፀው መሠረት ቅሬታ የቀረበለት አካል በአሥር የሥራ ቀናት ውስጥ ውሳኔ ሊሰጥበት ይገባል፤ የተሰጠው ውሳኔም አመቺ በሆነ መንገድ ለባለመብቱ ሊገለጽለት ይገባል።
- 8) በዚህ አንቀጽ ንዑስ አንቀጽ 7 መሠረት ጥያቄው ተቀባይነት ያላገኘለትም ሆነ ተቀባይነት ያገኘለት ሰው በአሥር የሥራ ቀናት ውስጥ ቀርቦ የተሰጠውን ውሳኔ መወሰድ አለበት።
- 9) ቅሬታው ተቀባይነት ያላገኘለት ሰው በዚህ አንቀጽ ንዑስ አንቀጽ 8 ስር በተገለፀው ጊዜ ውስጥ ያልቀረበ እንደሆነ ውሉ ከመቋረጡ በፊት ወይም ቅሬታውን ለማቅረብ ብቻ በቂ ጊዜ እንዲሰጠው ጥያቄውን በጽሁፍ ያቀረበ እንደሆነ የሚመለከተው አካል ተጨማሪ ጊዜ ሊሰጠው ይችላል።
- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 9 መሠረት የሚሰጠው ተጨማሪ ጊዜ ከ45 ቀናት የማይበልጥ ሆኖ ኤጀንሲው እስከ 45 ቀናት ለሰጠው ተጨማሪ ጊዜ ከአጠቃላይ የሊዝ ክፍያ 2% ታስቦ የሚከፈል የቅጣት ክፍያ ሊጠይቀው ይችላል ።
- 11) በዚህ አንቀጽ ንዑስ አንቀጽ 10 ሥር የተደነገገው ቢኖርም ይህንን ክፍያ የፈፀመው አካል ቅሬታውን አቅርቦ ውሳኔ እስከሚያገኝበት ድረስ ያለውን ጊዜ የሚጨምር አይሆንም።

- 5) The agency may terminate the contract and take the land back in accordance with article 23 sub article 6 of the proclamation where the lease holder fail to appear and express his problems within 10 working days from the date that the summon served to him or where he fails to produce convincing reason or where he fails to complete the construction within the additional time given to him;
- 6) A person whose request presented as per sub article 3 of this article has not been accepted or has grievance on enforcement may lodge his complaint in its hierarchy following the procedures for presenting compliant established in this regulation;
- 7) Anybody to which a complaint has been lodged as specified under sub article 6 of this article shall examine the matter and decide within ten (10) working days. The decision passed shall also be notified to the lease holder through accessible means;
- 8) A person whose application has not been accepted or whose application has been accepted as per sub article 7 of this article shall appear and take the decision passed within 10 working days;
- 9) Where a person whose complaint has not been accepted fail to appear on the date specified under sub article 8 of this article, the concerned body may provide him of additional time where he presents an application in writing requiring the time sufficient only for presenting his complaint before termination of the contract;
- 10) The additional time provided to him in accordance with sub article 9 of this article shall not exceed 45 days; and the agency may require him pay penalty fees of 2% for the additional 45 days given to him which shall be calculated and paid from the total payment of lease;
- 11) Notwithstanding to the provision of sub article 10 of this article, the period shall not include the period from which a body effected such payment and present his complaint until the decision is passed;

- 12) Bu'uura keewwata kanaa keewwata xiqqaa 10 tiin yeroo daan-gaa kennameef keessatti murteen waliigalticha itti fufsiisu kan hin kennamnee fi mirga liizii kan hin dabarsine yoo ta'e, qaamni dhimmi ilaalu waliigalticha addaan kutuun bu'uura Labsichaa keewwata 23 (7) tiin kan raawwatu ta'a.
- 13) Bu'uura Labsichaa keewwata 23 (7) tiin abbaa caalbaasicha dorgomee moo'ateef qabiyyeen maqaa isaatti ni jijjiiramaaf. Qaama dhimmi ilaalu waliinis waliigaltee haaraa ni raawwata.
- 14) Yeroo raawwii ijaarsaa ilaalchisee sadarkaan ijaarsi irra jiru ilaalamee hojii ijaarsaa hafeef yeroon barbaachisu ogeessaan qoratamee Ejensichaan barbaachisummaan isaa mirkanaa'ee kan raawwatu ta'a.

44. Lafa Liiziin Yookiin Kiraan Kenname Irratti Jijjiirraa Tajaajilaa Hayyamuu

- 1) Akkaataa pilaanii magaalichaatiin lafa liiziin yookiin kiraan hayyamame irratti gosa tajaajilaa damee walfakkaatuu keessatti yookiin gosa tajaajilaa yookiin pirojektii iddichaaf pilaaniin hayyamutti gaaffiin jijjiirraa tajaajilaa yookiin gosa pirojektii dhiyaachuu ni danda'a.
- 2) Bu'uura keewwata kanaa keewwata xiqqaa 1 tiin gaaffiin jijjiirraa gosa tajaajila qabiyyee yammuu dhiyaatu;
- (a) Gosti tajaajilaa jijjiirraan itti gaafatame pilaanii magaalichaatiin kan walsimu,
- (b) Qabiyyee bu'uura waliigalteetiin ijaarsi yookiin misoomni irratti raawwatame yookiin raawwata-maa jiruu, fi
- (c) Faalama naannoo kan hin dh-aqqabsiifne yoo ta'e Ejensiin Naannoo jijjiirraa tajaajilaa eeyyamuu ni danda'a.

- 12) በዚህ አንቀጽ ንዑስ አንቀጽ 10 መሠረት በተሰጠው የጊዜ ገደብ ውስጥ ውሉን የሚያስቀጥል ውሳኔ ያልተሰጠና የሊዝ ባለሙሉነትን ያላስተላለፈ ከሆነ ጉዳዩ የሚመለከተው አካል ውሉን በማቋረጥ በአዋጁ አንቀጽ 23 ንዑስ አንቀጽ 7 መሠረት የሚፈጽም ይሆናል።
- 13) በአዋጁ አንቀጽ 23 ንዑስ አንቀጽ 7 መሠረት ጨረታውን ተወዳድሮ ላሽነፈ አካል ይዞታው ወደ ራሱ ስም ይዛወርለታል፤ ጉዳዩ ከሚመለከተው አካል ጋርም አዳስ ውል ይፈጽማል።
- 14) የግንባታ ጊዜን አስመልክቶ ግንባታው ያለበት ደረጃ ታይቶ ለቀረው ግንባታ የሚያስፈልግ ጊዜ በባለሙያ ተጠንቶ አስፈላጊነቱ በኤጀንሲው ተረጋግጦ የሚፈፀም ይሆናል።

44. በሊዝ ወይም በኪራይ በተሰጠ መሬት ላይ የአገልግሎት ለውጥ ስለመፍቀድ

- 1) በከተማው ፕላን መሠረት በሊዝ ወይም በኪራይ በተፈቀደ መሬት ላይ ተመሳሳይ የአገልግሎት ዘርፍ ባላቸው ውስጥ ወይም ፕላን ለቦታው በሚፈቅደው የአገልግሎት አይነት ወይም የፕሮጀክት አይነት መሠረት የአገልግሎት ለውጥ ወይም የፕሮጀክት ዓይነት ለውጥ ጥያቄ ሊቀርብ ይችላል።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የይዞታ የአገልግሎት ለውጥ ጥያቄ ሲቀርብ፦
 - (ሀ) ጥያቄ የቀረበበት የአገልግሎት ዓይነት ለውጥ ከከተማው ፕላን ጋር መስማማቱን፤
 - (ለ) በውሉ መሠረት በይዞታው ላይ ግንባታ ወይም ልማት የተከናወነበት ወይም እየተከናወነበት ያለ ስለመሆኑ፤ እና
 - (ሐ) የአካባቢ ብክለትን የማያስከትል ከሆነ የክልል ኤጀንሲው የአገልግሎት ለውጥ ሊፈቅድ ይችላል።

- 12) Where the decision of continuing the contract is not given and does not transfer the right of lease within the time limit given to him as per sub article 10 of this article, the concerned body shall terminate the contract and enforce in accordance with article 23 sub article 7 of the proclamation;
- 13) In accordance with article 23 sub article 7 of the proclamation, title deed of the possession shall be transferred to the bidder who has won the tender and conclude a new contract with the concerned body;
- 14) Regarding the period of completion of construction, it shall be implemented after the present stage of the construction is identified and the time required for the remaining construction is investigated by the professional and its significance is approved by the agency.

44. Permitting change of Service on a Land Provided by Lease or Rent

- 1) A request for change of service or project type may be submitted on a land permitted in lease or rent in accordance with the plan of the urban center in the service type of the same branch or service type or project type permitted for the place by the plan;
- 2) Where the request for the change of service type of a possession is submitted pursuant to sub article 1 of this article:
 - (a) The type of service for which change is requested shall be in conformity with the plan of the urban center;
 - (b) It shall be a possession on which construction or development activity has been implemented or is being implemented as per the contract;
 - (c) Where it does not cause environmental pollution, the regional agency may permit the change of service type.

- 3) Gaaffiin jijjiirraa tajaajilaa yookiin gosa pirojektii ulaagaalee keewwata kanaa keewwata xiqqaa 2 guutee dhiyaate, gosoota jijjiirraa armaan gaditti tarreeffaman irratti eeyyamamuu ni danda'a.
- (a) Tajaajila irraa gara tajaajila fooyya'aa birootti,
- (b) Tajaajila irraa gara manufaakcharingii fooyya'aa ta'etti, fi
- (c) Manufaakcharingii irraa gara manufaakcharingii fooyya'aatti dha.
- 4) Keewwata kana keewwata xiqqaa 3 jalatti kan tumame jiraatus, sababa pilaaniin magaalaa tajaajila iddichaa jijjiiruutii in pilaanichaan walsimsiisuuf gaaffii jijjiirraa pirojektii haala armaan gadiitiin dhiyaachuu fi hayyamuun ni danda'ama.
- (a) Jijjiirraan gaafatame gara gosa pirojektoota ramaddiin Labsii fi Dambii kanaan keessummeeffamaniitti yoo ta'e, dura lafa liiziiin hayyamame yoo ta'e gatii liizii duraaniitiin, lafa kiraan hayyamame yoo ta'e gatii liizii ka'umsaa yeroo magaalichaatiin ni hayyamama.
- (b) Jijjiirraan gaafatame gara gosa pirojektii yookiin tajaajila Labsii fi Dambii kanaan caalbaasiin keessummeeffamuutti yoo ta'e,
- (i) Dura lafa ramaddiin gatii liizii ka'umsaa yeroo saniitiin yookiin kiraan kan hayyamame yoo ta'e, gatii liizii caalbaasii wayitaawaa magaalichaatiin ni hayyamama.
- (ii) Dura lafa caalbaasiin hayyamame yoo ta'ee fi tajaajila kennuu kan jalqabe yoo ta'e jijjiiramni gatii osoo hin jiraatiin ni hayyamama.
- (iii) Keewwata kanaa keewwata xiqqaa 4 (b)(ii) jalatti kan tumame jiraatus, lafti caalbaasiin argame kun tajaajila duraan hayyamameef osoo hin eegaliin waggaa 5 booda gaaffii jijjiirraa tajaajilaa dhiyaate yoo ta'e, gatii liizii caalbaasii wayitaawaan hayyamama.

- 3) የቀረበው የአገልግሎት ወይም የፕሮጀክት ዓይነት ለውጥ ጥያቄ በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተጠቀሱትን መስፈርቶች አሟልቶ የቀረበ ከሆነ ከዚህ በታች በተዘረዘሩት የአገልግሎት ዓይነቶች ላይ ለውጥ ሊፈቀድ ይችላል፡-
- (ሀ) ከአገልግሎት ወደ ሌላ የተሻለ አገልግሎት፤
- (ለ) ከአገልግሎት ወደ ሌላ የተሻለ ማኑፋክቸሪንግ፤ እና
- (ሐ) ከማኑፋክቸሪንግ ወደ ሌላ የተሻለ ማኑፋክቸሪንግ ነው፡፡
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 ሥር የተደነገገው ቢኖርም፤ በከተማው ፕላን ምክንያት የቦታውን አገልግሎት ለውጥ ከፕላኑ ጋር ለማስማማት የፕሮጀክት ለውጥ ጥያቄ ከዚህ በታች ባለው ሁኔታ ሊቀርብና መፈቀድ ይቻላል፡፡
- (ሀ) የተጠየቀው ለውጥ በአዋጁና በዚህ ደንብ በምደባ ወደሚስተናገዱ የፕሮጀክቶች ዓይነት ከሆኑ በፊት በሊዝ የተፈቀደ መሬት ከሆነ በበሬቱ የሊዝ ዋጋ፤ በኪራይ የተፈቀደ ከሆነ በከተማው ወቅታዊ የሊዝ ጨረታ መነሻ ዋጋ ይፈቀዳል፡፡
- (ለ) የተጠየቀው ለውጥ በአዋጁና በዚህ ደንብ መሠረት በጨረታ ወደሚስተናገዱ የፕሮጀክት ወይም የአገልግሎት ለውጥ ከሆኑ፡-
- (i) በወቅቱ የሊዝ መነሻ ዋጋ በምደባ ወይም በኪራይ በፊት የተፈቀደ መሬት ከሆነ በከተማው ወቅታዊ የሊዝ ጨረታ ዋጋ ይፈቀዳል፡፡
- (ii) መሬቱ በፊት በጨረታ የተፈቀደና አገልግሎት መስጠት የጀመረ ከሆነ የዋጋ ለውጥ ሳይደረግበት ይፈቀዳል፡፡
- (iii) በዚህ አንቀጽ ንዑስ አንቀጽ 4(ለ) (ii) ሥር የተደነገገው ቢኖርም ይህ በጨረታ የተገኘ መሬት የተፈቀደለትን አገልግሎት ሳይጀምር ከ5 ዓመት በኋላ የአገልግሎት ለውጥ ጥያቄ የቀረበበት ከሆነ በወቅታዊ የሊዝ ጨረታ ዋጋ ይፈቀዳል፡፡

- 3) The request for change of service or type of a project submitted by fulfilling the criteria specified under sub article 2 of this article may be permitted on the types of change specified below:-
- (a) From a service in to another advanced service;
- (b) From a service in to an advanced manufacturing; and
- (c) From manufacturing in to advanced manufacturing.
- 4) Notwithstanding to the provision of sub article 3 of this article, for the reason that the urban center changes the service of the place to make it in conformity with the plan of the urban center may be submitted and be permitted as in the following manner:
- (a) Where the change requested is in to the type of projects treated as allotment by the proclamation and this regulation, where it is permitted by lease formerly, it shall be permitted with the prior lease price, where it is a land formerly permitted by rent, it shall be permitted with the current benchmark lease price of the urban center;
- (b) Where the change requested is in to the type of a project or service entertained by tender as per the proclamation and this regulation:
 - i) It shall be permitted in the current tender lease price of the urban center where it is a land formerly permitted in the then benchmark lease or rent price;
 - ii) Where it is a land formerly permitted with tender and has begun providing service, it shall be permitted without making a difference in price;
 - iii) Notwithstanding to the provision of sub article 4(b) (ii) of this article, where the request for the change of service type is the one submitted on the land acquired by tender which has not begun providing service it is formerly permitted for five(5) years, it shall be permitted with the current lease tender price.

- 5) Keewwata kana keewwata xiqqaa 3 (c) fi keewwata kana keewwata xiqqaa 6 (a) jalatti kan tumame jiraatus, gaaffiin jijjiirraa gosa pirojektii manufaakcharingii fooyyaa'aa ta'e irraa gara pirojektii gosa walfakkaatu fooyyaa'aa hin taaneetti kan dhiyaate yoo ta'e, gatii liizii caalbaasii wayitaawaa magaalichaatiin hayyamuun ni danda'ama.
- 6) Keewwata kana keewwata xiqqaa 1 - 3tti kan tumame jiraatus,
 - (a) Bal'inni lafaa jijjiirraan irratti hayyamamu, lafti caalmaan argame kan ofdanda'ee hin misoomne yoo ta'e malee, istaandardii tajaajilichaaf murtaa'e caaluu hin qabu.
 - (b) Lafti istaandardii murtaa'ee ol ta'ee argame kan tajaajila walfakkaatuuf ooluu fi ofdanda'ee misoomuu danda'u kamiyyuu gatii caalbaasii wayitaawaan abbaa qabiyyichaaf murtaa'uu ni danda'a.
 - (c) Aangoo jijjiirraa gosa tajaajilaa hayyamuuf Ejensiif kenname kana magaalotaaf bal'inaa fi gosoota pirojektii bu'uureffachuun bakka bu'iinsa kennuu ni danda'a.
- 7) Gaaffiin dhiyaate jijjiirraa ramaddii pilaanii (zooniingii) kan barbaadu yoo ta'e, qaama pilaanii hojjetutti dhiyaatee fudhatama yoo argate qofa Ejensiitti deebi'ee hayyamama.
- 8) Jijjiirraan tajaajilaa yammuu hayyamamu bu'uura waliigaltee duraaniitiinii fi Dambii kanaan akkaataa murtaa'een waliigalteen liizii ni mallatteeffama.
- 9) Jijjiirraan tajaajilaa eeyyamame lafa duraan kiraan argame irratti yoo ta'e, waliigalteen haaraan mallatteeffamu akkaataa seera liiziitiin guyyaa mallatteeffamer-
raa eegalee ta'a.

- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 3(ሐ) እና በዚህ አንቀጽ ንዑስ አንቀጽ 6 (ሀ) ሥር የተደነገገው ቢኖርም የቀረበው የፕሮጀክት ለውጥ ጥያቄ ከተሻለ የማኑፋክቸሪንግ ዓይነት ወደ ተመሳሳይ ያልተሻለ ፕሮጀክት ዓይነት ከሆነ በከተማው ወቅታዊ የሊዝ ጨረታ ዋጋ ሊፈቀድ ይችላል።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እስከ 3 የተደነገጉት ቢኖሩም፡-
 - (ሀ) ለውጥ የሚፈቀድበት የመሬት ስፋት በትርፍነት የሚገኘው መሬት ራሱን ችሎ የማይለማ ካልሆነ በስተቀር ለአገልግሎቱ የተወሰነውን ደረጃ መበለጥ የለበትም።
 - (ለ) ከተወሰነው ደረጃ በላይ ሆኖ ለተመሳሳይ አገልግሎት የሚውልና ራሱን ችሎ ሊለማ የሚችል ማንኛውም መሬት በወቅታዊ የሊዝ ጨረታ ዋጋ ለባለይዘታው ሊወሰን ይችላል።
 - (ሐ) የአገልግሎት ዓይነት ለውጥ ለመፍቀድ ለኤጀንሲው የተሰጠን ሥልጣን በፕሮጀክቶቹ ዓይነትና ስፋት ላይ በመመስረት ኤጀንሲው ለከተሞች በውክልና ሊሰጥ ይችላል።
- 7) የቀረበው ጥያቄ የፕላን ምደባ ለውጥ የሚያስፈልገው ከሆነ ፕላኑን ለሚሠራ አካል ቀርቦ ተቀባይነት ካገኘ ብቻ ወደ ኤጀንሲ ተመልሶ ይፈቀዳል።
- 8) የአገልግሎት ለውጥ ሲፈቀድ በበሬቱ ውልና በዚህ ደንብ በተወሰነው መሠረት የሊዝ ውል ይፈረማል።
- 9) የተፈቀደው የአገልግሎት ለውጥ በሬት በከራይ በተገኘ መሬት ላይ ከሆነ አዲስ የሚፈረመው ውል በሊዝ ህግ መሠረት ከተፈረመበት ቀን ጀምሮ ይሆናል።

- 5) Notwithstanding to the provisions of sub article 3(c) and 6(a) of this article, where the request for change submitted is from a project type of advanced manufacturing in to a similar project type which is not advance, it may be permitted with the current lease tender price;
- 6) Notwithstanding to the provisions of sub articles 1-3 of this article:
 - (a) Where the size of the land up on which change is permitted, unless more of the land acquired is that cannot be developed independently, it shall not exceed the standard decided for the service;
 - (b) Any independently developed land that can be used for similar service which is found to be more than the standard decided, may be decided for the possessor with the current tender price;
 - (c) The agency may delegate its power to permit change of service type to the urban centers depending on the size and types of projects;
- 7) Where the request submitted needs the change of allotment of plan (zoning), it shall be permitted by the agency only where it is submitted to plan designing body and get acceptance;
- 8) Lease contract shall be signed as decided by the prior contract and this regulation when change of service is permitted;
- 9) Where the change of service permitted is on the land formerly acquired by rent, the newly concluded contract shall begin from date of signing the contract in accordance with lease law;

- 10) Keewwata kana keewwata xiqqaa 5 fi 6 jalatti kan tumame akkuma eeggametti ta'ee, waliigalteen jijjiirraa tajaajilaa duraan mallatta'ae, daangaa bara liizii jijjiirameef kan caalu yoo ta'ee fi jijjiiramni gatii yoo jiraate akkaataa daangaa bara tajaajilichaaf kennamee fi gatii liizii haaraatiin waliigalteen kan raawwatamu ta'a.
- 11) Dambiin kun bahuun dura qa-amni dhimmi ilaallatu osoo hin beekiin yookiin osoo hin mirkan-eessiin jijjiirraan tajaajilaa raawwate kamiyyuu pilaaniin fudhataama yoo argate qofa, bu'uura Dambii kana keessatti murtaa'een tilmaama gatii liizii waliigalaa irraa kan shallagamu % 0.5 kaffalchiisuudhaan jijjiirrichi akka sirreeffamu ni taasifama.
- 12) Keewwata kana keewwata xiqqaa 11 jalatti kan tumame akkuma eegametti ta'ee, Dambiin kun erga raggaa'ee booda jijjiirraan tajaajilaa akkaataa keewwata kana keewwata xiqqaa 1 - 4 (a) jalatti kan tumameen ala raawwatamee yoo argame:
 - a) Pilaanii magaalichaan kan hayyamamu yoo ta'e qofa gatiin caalbaasii liizii wayitaawaa naanichaa bal'inaa fi bara liizii waliigalaa qabiyyichaatiin baay'ifamee % 1 adabbii yeroo tokkotti akka kaffalu taasifamee jijjiirraan hayyamamuu ni danda'a.
 - b) Kaffaltiin liizii raawwatamus gatii tajaajilaa jijjiirame haaraatiin sirreeffamee bara kaffaltiin liizii hafu keessatti bu'uura Labsii fi Dambii kanaatiin akka kaffalu ni taasifama.
- 13) Keewwata kana keewwata xiqqaa 11 fi 12 keessatti kan tumame akkuma eegametti ta'ee, kaffaltiin gatii jijjiirraa tajaajilichaaf kaffalamu gatii liizii gosa tajaajila kan duraa gadi yoo ta'e, tilmaama gatii liizii waliigalaa duraatiin shallagamee adabbiin Dambii kanaan murtaa'ae akka raawwatu gochuun ni danda'ama.

- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 5 እና 6 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ በፊት የተፈረመው የአገልግሎት ለውጥ ውል የተለወጠው የሊዝ የአገልግሎት ዘመን ገደብ የሚበልጥ ከሆነ እና የዋጋ ለውጥ ካለው ለአገልግሎቱ በተሰጠ የጊዜ ገደብና በአዲስ የሊዝ ዋጋ መሠረት ውሉ የሚፈፀም ይሆናል።
- 11) ይህ ደንብ ከመውጣቱ በፊት ጉዳዩ የሚመለከተው አካል ሳያውቅ ወይም ሳያረጋግጥ የተፈፀመው ማንኛውም የአገልግሎት ለውጥ በፕላኑ ተቀባይነት ካገኘ ብቻ በዚህ ደንብ ውስጥ በተወሰነው መሠረት ከአጠቃላይ የሊዝ ዋጋ ግምት ላይ የሚሰላው 0.5% (በመቶ) በማስከፈል አገልግሎቱ እንዲስተካከል ይደረጋል።
- 12) በዚህ አንቀጽ ንዑስ አንቀጽ 11 ሥር የደነገገው እንደተጠበቀ ሆኖ ይህ ደንብ ከፀና በኋላ በዚህ አንቀጽ ንዑስ አንቀጽ 1 እስከ 4 (ሀ) ሥር ከተደነገገው ውጭ የአገልግሎት ለውጥ ተፈጽሞ የተገኘ እንደሆነ፡-
 - (ሀ) የከተማው ፕላን የሚፈቅድ ከሆነ ብቻ በአከባቢው ወቅታዊ የሊዝ ጨረታ ዋጋ መሠረት በይዘታው ስፋትና በአጠቃላይ የሊዝ ዘመን ተባዝቶ 1% (በመቶ) ቅጣት በአንድ ጊዜ እንዲከፍል ተደርጎ ለውጡ ሊፈቀድለት ይችላል።
 - (ለ) የሊዝ ክፍያው የሚፈፀመውም አዲስ በተለወጠው የአገልግሎት ለውጥ ዋጋ ተስተካክሎ በቀረው የሊዝ ክፍያ ዘመን ውስጥ በአዋጁና በዚህ ደንብ መሠረት እንዲከፈል ይደረጋል።
- 13) በዚህ አንቀጽ ንዑስ አንቀጽ 11 እና 12 ሥር የተደነገገው እንደተጠበቀ ሆኖ ለአገልግሎቱ ለውጥ የሚከፈለው ዋጋ ከበፊቱ አገልግሎት ዓይነት የሊዝ ዋጋ በታች ከሆነ በበፊቱ አጠቃላይ የሊዝ ዋጋ ግምት ተሰልቶ በዚህ ደንብ የተወሰነውን ቅጣት እንዲፈጽም ማድረግ ይቻላል።

- 10) Without prejudice to the provisions of sub articles 5 and 6 of this article, where the contract of change of service formerly signed exceeds the limit of lease period to which it is changed and where there is change of price, the contract shall be performed in accordance with the limit of period given for the service and the new lease price;
- 11) Any change of service made without the knowledge or approval of the concerned body before the issuance of this regulation. only where it has got acceptance by the plan; the change shall be corrected by paying 0.5 which is to be calculated from the total lease prices as decided in this regulation;
- 12) Without prejudice to the provision of sub article 11 of this article, where change of service is found to be performed except as stipulated under sub article 1-4 (a) of this article after the approval of this regulation:
 - (a) Only where permitted by the plan of the urban center, the current lease tender price of the region shall be multiplied by the size and the total lease period of the possession, and made to pay 1% penalty at once and the change may be permitted;
 - (b) Regarding the payment of lease to be effected, the price of service shall be adjusted in line with the remaining lease period in accordance with the proclamation and this regulation;
- 13) Without prejudice to the provisions of sub articles 11 and 12 of this article, where the payment made for the change of service price is less than the former service type of lease price, it may be made to pay penalty specified under this regulation by calculating with former total lease price;

45. Qabiyyeewwan Rammaddii Pilaanii Jijjiirraan Tajaajilaa Akka Irratti Hin Raawwanne Dhorkame

- 1) Qabiyyee lafa magaalaa ramaddiin pilaanii kanatti aanan irratti jijjiirraan tajaajilaa raawwatamuu hin danda'u.
- (a) Iddoowwan magariisuu, bosona, paarkii fi tuttuqaa irraa bilisa akka ta'an daangeeffaman;
- (b) Iddoowwan arkiyoolojikaala ta'an yookiin haala teessuma uumamaa isaaniitiin bifa addaatiin kan qabaman; fi
- (c) Tajaajilawwan faalama naannoo uumuu danda'ani dha.
- 2) Qabiyyeewwan lafa magaalaa gosa tajaajilaa kamiifuu kanaan dura hayyamaman gara tajaajila amantaa fi tajaajila nageenyaa fi tasgabbbii jiraattotaa faallesaan kamittuu jijjiiruun hin danda'amu.

46. Rammaddiiwwan Haala Addaatiin Jijjiirraan Tajaajilaa Irratti Raawwatamuu

- 1) Ramaddii pilaanii armaan gadiitti tarreeffaman irratti haalli dirqisiisaan yoo jiraatee fi hawaasni dhimmi ilaallatu mari'atee yoo irratti waliigaleen ala jijjiirraan tajaajilaa hayyamamuu hin danda'u.
- (a) Dirree ispoortii;
- (b) Lafa gabaa;
- (c) Buufata konkolaataa; fi
- (d) Iddoo amantaa fi iddoo awwaalaa ti.
- 2) Keewwata kana keewwata xiqqaa 1 jalatti kan tumame irratti jijjiirraan ramaddii hayyamamuu kan danda'u, qaama pilaanii magaalaa qorachuuf aangoon kennameefiin qoratamee yaadni dhiyaatee Ejensiin yoo mirkanaa'e qofa ta'a.

45. የአገልግሎት ለውጥ እንዳይደረግባቸው የተከለከሉ የጥላን ምደባ ይዘታዎች

- 1) በሚከተሉት የከተማ መሬት ይዘታ የጥላን ምደባ ላይ የአገልግሎት ለውጥ ሊደረግበት አይችልም፡፡
 - (ሀ) ለአረንጓዴ፣ ለደን፣ ለፓርክ እና ከንክኪ ነፃ እንዲሆኑ በተከለሉ ቦታዎች፤
 - (ለ) አርኪዮሎጂካል የሆኑ ወይም በተፈጥሮ አቀማመጣቸው በልዩ ሁኔታ የሚጠበቁ ቦታዎች እና
 - (ሐ) የአካባቢ ብክለት ሊያስከትሉ የሚችሉ አገልግሎቶች ናቸው፡፡
- 2) ከዚህ በፊት ለማንኛውም የአገልግሎት ዓይነት ተፈቅዶ የነበሩ የከተማ መሬት ይዘታዎችን ወደ እምነት አገልግሎት እና የነዋሪዎችን ፀጥታና ሰላም ወደ ሚያፋልሱ ማንኛውም አገልግሎት መለወጥ አይቻልም፡፡

46. በልዩ ሁኔታ የአገልግሎት ለውጥ የሚፈፀምበት ምደባዎች

- 1) ከዚህ በታች በተዘረዘሩት የጥላን ምደባዎች ላይ ልዩ የሆነ ሁኔታ ካልኖረና ጉዳዩ የሚመለከተው ህብረተሰብ ተወያይቶ ካልተግባባበት በስተቀር የአገልግሎት ለውጥ ሊፈቀድ አይችልም፡-
 - (ሀ) የስፖርት ሜዳ፤
 - (ለ) የገበያ ቦታ፤
 - (ሐ) የመናኸሪያ እና
 - (መ) የእምነትና የቀብር ቦታ ናቸው፡፡
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር በተደነገጉት ቦታዎች ላይ ለውጥ ሊፈቀድ የሚቻለው የከተማውን ጥላን ለማጥናት ሥልጣን በተሰጠው አካል ተጠንቶ ሃሳብ ቀርቦ በኤጀንሲው ሲረጋገጥ ብቻ ነው፡፡

45. Urban land possession allotments up on which change of service change is prohibited

- 1) Change of service shall not be allowed on the following urban land possession allotments:
 - (a) Places reserved for green areas, forest, parks and places protected from intervention;
 - (b) Archeological places or places protected in special way due to of their natural topography;
 - (c) Services causing environmental pollution.
- 2) It is prohibited to change urban land possessions previously permitted for any type of services in to religious services and to any services which is against the peace and security of the society.

46. Allotments up on which service change be performed in special way

- 1) Change of services may be allowed on the following allotments where there is compelling circumstances and the concerned part of the society discussed and agreed on it:
 - (a) Sport field,
 - (b) Market place,
 - (c) Transport station, and
 - (d) Religious and cemeteries places.
- 2) Change of allotment shall only be permitted on the provision of sub article 1 of this article where it is studied by the body authorized to study the plan of urban center and recommend same and approved by the agency.

Kutaa Saddeet

Mirga Liizii Dabarsuu

47. Mirga Liizii Lafa Ijaarsi Irratti hin Jalqabamne Dabarsuu

Raawwiin mirga liizii dabarsuu bu'uura Labsicha keewwata 24 tiin hojiirra kan oolu ta'ee:

- 1) Abbaan qabiyyee liizii kamiyyuu yeroon ijaarsa jalqabuu Dambii kana keewwata 40 keewwata xiqqaa 1 jalatti ibsame osoo hin darbiin dura mirga liizii qaama 3ffaaf dabarsuu ni danda'a.
- 2) Abbaan mirgaa liizii kamiyyuu dhaalaan ala bu'uura keewwata kana keewwata xiqqaa 1tiin mirga isaa yammuu dabarsu, akkaataaa Labsicha keewwata 24 (2) keessatti tumameen kan raawwatamu ta'a.
- 3) Shallaggiin gatii mirgi liizii ittiin darbu yookiin gurguramu, akkaataa Dambii kana keewwata 48 irratti ibsameen bu'uura gatii qaamni dhimmi ilaalu murteessuun ta'a.
- 4) Adeemsa mirga liizii dabarsuu yookiin gurguruu irratti qaamni komii qabu, komii isaa qaama dhimmi ilaallatuuf barreeffamaan dhiyeessuu ni danda'a.
- 5) Qaamni dhimmi ilaallatus guyyaa hojii 15 keessatti laficha caalbaasiif dhiyeessuun akkaataa Labsicha keewwata 24 (2) fi (3) (a fi c) keessatti ibsameen mirga isaa kan eegsisuuf ta'a.
- 6) Keewwata kana keewwata xiqqaa 4 fi 5 keessatti kan tumame akkuma eegametti ta'ee, abbaan mirgaa gatii itti gurguramutti waliigaluu yoo baatee fi lafti caalbaasiin akka bahu feedhii kan hin qabne yoo ta'e, qaamni dhimmi ilaallatu bu'uura Labsicha keewwata 24 (3)(a) keessatti ibsameen kaffaltii dursee raawwachuun laficha deebisee fudhachuu ni danda'a.

ክፍል ስምንት

የሊዝ መብትን ስለማስተላለፍ

47. ግንባታ ያልተጀመረበት የሊዝ መሬት መብትን ማስተላለፍ

የሊዝ መብትን ማስተላለፍ በአዋጁ አንቀጽ 24 መሠረት አፈፃፀሙ በሥራ ላይ የሚውል ሆኖ፡-

- 1) ማንኛውም የሊዝ ይዘታ ባለመብት በዚህ ደንብ አንቀጽ 40 ንዑስ አንቀጽ 1 ሥር የተገለፀው የግንባታ መጀመሪያ ጊዜ ከማለፉ በፊት የሊዝ መብቱን ለ3ኛ አካል ማሳለፍ ይችላል።
- 2) ማንኛውም የሊዝ ባለመብት ከውርስ ውጭ በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት መብቱን ሲያስተላልፍ በአዋጁ አንቀጽ 24 ንዑስ አንቀጽ 2 ሥር በተደነገገው መሠረት የሚፈፀም ይሆናል።
- 3) የሊዝ መብት ማስተላለፊያ ወይም መሸጫ ዋጋ የሚሰላው በዚህ ደንብ አንቀጽ 48 ላይ በተገለፀው መሠረት ጉዳዩ የሚመለከተው አካል በሚወስነው ዋጋ ነው።
- 4) የሊዝ መብት በማስተላለፍ ወይም በመሸጥ ሂደት ላይ ተቃውሞ ያለው አካል ተቃውሞውን ጉዳዩ ለሚመለከተው አካል በጽሁፍ ማቅረብ ይችላል።
- 5) ጉዳዩ የሚመለከተው አካልም በ15 የሥራ ቀናት ውስጥ በአዋጁ አንቀጽ 24 ንዑስ አንቀጽ 2 እና ንዑስ አንቀጽ 3(ሀ)ና(ሐ) ሥር በተገለጸው መሠረት መሬቱን ለጨረታ አቅርቦ መብቱን የሚያስከብርለት ይሆናል ።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 4 እና 5 ሥር የተደነገገው እንደተጠበቀ ሆኖ ባለመብቱ በመሸጫ ዋጋው መግባባት ካልቻለና መሬቱ ለጨረታ እንዲቀርብ ፍላጎት ከሌለው በአዋጁ አንቀጽ 24 ንዑስ አንቀጽ 3(ሀ) ሥር በተገለፀው መሠረት አስቀድሞ ክፍያ በመፈፀም መሬቱን መልሶ ሊወስድ ይችላል።

Part Eight

Transfer of Leasehold Right

47. Transfer of leasehold right of lands on which construction is not commenced

The application for transfer of leasehold right shall be implemented in accordance with article 24 of the proclamation; and

- 1) Any lease holder may transfer his leasehold right to the third party before the due date of commencing construction specified under article 40 sub article 1 of this regulation;
- 2) Where any lease holder transfer his right as per sub article 1 of this article in a way other than inheritance, it shall be implemented in accordance with article 24 sub article 2 of the proclamation;
- 3) The calculation of lease right price may be transferred or sold shall be in accordance with article 48 of this regulation depending on the price determined by concerned body;
- 4) Any party who has a complaint on the procedure of transfer or sell of lease right price may submit his complaint in writing to the concerned body;
- 5) The concerned body shall present the land for tender within 15 working days and protect lease holder's right as per article 24 sub article 2 and 3(a) and (c) of the proclamation.
- 6) Without prejudice to provisions of sub article 4 and 5 of this article, where the right holder does not agree on the sell price and is not interested to be sold on tender, the concerned body may take back the land after effecting payment according to article 24 sub articles 3(a) of the proclamation.

- 7) Keewwata kana keewwata xiqqaa 6 jalatti kan tumame akkuma eegametti ta'ee, tilmaama kaffaltii ijaarsa laficha irratti qubate ilaalchisee lafichi qaama 3ffaatti erga darbee booda gatii caalbaasii liizii ol'aanaa lafa naannoo sanaa, baasiwwan adeemsichaaf bahanii fi akkaataa seeraatiin adabbiin hir'ifamee garaagarummaan kan hafu abbaa mirgaatiif ni deebi'a. Raawwiin isaa qajeelfama bahuun kan murtaa'u ta'a.
- 8) Bu'uura keewwata kana keewwata xiqqaa 6 tiin qaamni dhimmi ilaallatu daangaa yeroo seeraan murtaa'e osoo hin gahin dura laficha deebisee fudhachuu kan danda'u abbaan mirgaa waliigaluu isaa barreeffamaan yoo dhiyeesse qofa ta'a.
- 9) Bu'uura keewwata kana keewwata xiqqaa 1 tiin mirgi liizii gurgurtaan gara qaama 3ffaatti darbe, jijjiirraan maqaa kan raawwatamu gatii bulchiinsi magaalaa shallagee yookiin irratti waliigale irraa,
 - (a) Gurguraan kaffaltii duraa yookiin kaffaltii duraa ol kaffaltii kan raawwate yoo ta'e, maallaqni kun Baankii Daldalaa Itiyoophiyaa herrega qusannaa keessa osoo taa'era ta'ee dhala argachuu qabu wajjin garaagarummaa gatii liizii duraanii fi gatii gurgurtaan amma argame irraa % 5 ni kennameaf.
 - (b) Kaffaltiin keewwata kana keewwata xiqqaa 9 (a) jalatti ibsame kan raawwatamu garaagarummaa gatii gurgurtaan argame irra % 95 mootummaaf galii ta'ee bitataan kaffaltii liizii barbaachisaa raawwachuuf bulchiinsa magaalichaa waliin waliigaltee erga raawwate booda ta'a.
- 10) Bu'uura keewwata kana keewwata xiqqaa 9 (b) tiin qaamni dhimmi ilaalu maallaqa galii taasifamuuf haala waliigaltee isaaniitiin bitataa yookiin gurgurataa irraa fudhachuu ni danda'a.

- 7) በዚህ አንቀጽ ንዑስ አንቀጽ 6 ሥር የተደነገገው እንደተጠበቀ ሆኖ በመሬቱ ላይ ያረፈው የግንባታ ዋጋ ግምትን አስመልክቶ መሬቱ ለ3ኛ አካል ከተላለፈ በኋላ በአከባቢው ባለው የሊዝ ጨረታ ክፍተኛ ዋጋ፣ ለሃይቱ የወጡ ወጪዎች እና በሀገር መሠረት ቅጣቱ ተቀንሶ የቀረው ልዩነት ለባለሙያው ይመለከታል።
- 8) በዚህ አንቀጽ ንዑስ አንቀጽ 6 መሠረት ጉዳዩ የሚመለከተው አካል በህግ የተወሰነው ጊዜ ሳይደርስ መሬቱን መልሶ መወሰድ የሚችለው ባለሙያው ስለመስማማቱ በጽሁፍ ካቀረበ ብቻ ነው።
- 9) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የሊዝ መብት በሺያጭ ለ3ኛ ወገን የተላለፈው የስም ዝውውሩ የሚፈፀመው የከተማው አስተዳደር ከሚያስለው ወይም ከሚስማማበት ዋጋ ላይ፡-
 - (ሀ) ሻጩ ቅድመ ክፍያ ወይም ከቅድመ ክፍያ በላይ ክፍያ የፈፀመ እንደሆነና ይህም ገንዘብ በኢትዮጵያ ንግድ ባንክ የቁጠባ ሂሳብ ተቀምጦ ቢሆን ኖሮ ያገኝ ከነበረው ወለድ ጋር የበሬቱ የሊዝ ዋጋ እና አሁን በሺያጭ ከተገኘው ዋጋ መካከል ያለውን ልዩነት 5% ይሰጠዋል።
 - (ለ) በዚህ አንቀጽ ንዑስ አንቀጽ 9(ሀ) ሥር የተገለፀው ክፍያ የሚፈፀመው ከሺያጭ ከተገኘው ዋጋ ልዩነት ላይ ለመንግሥት 95% ገቢ ሆኖ ገዢው የሚያስፈልገውን የሊዝ ክፍያ ለመከፈል ከከተማው አስተዳደር ጋር ውል ከፈፀመ በኋላ ይሆናል።
- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 9(ለ) መሠረት ጉዳዩ የሚመለከተው አካል ገቢ የሚደረግለትን ገንዘብ በስምምነታቸው መሠረት ከገዢ ወይም ከሻጭ ሊወስድ ይችላል።

- 7) Without prejudice to the provisions of sub article 6 of this article, concerning estimated price of construction placed on the land, after the land is transferred to the third party, the remaining balance shall be returned to the right holder after deducting the maximum tender price for such place, costs incurred for the process and penalties according to the law. Its implementation shall be decided by the directive to be issued.
- 8) According sub article 6 of this article, the concerned body may take back land before the due date decided by the law where only the right holder present his consent in writing;
- 9) Change of title deed of leasehold right transferred to third party by sell in accordance with sub article 1 of this article shall be from the price that urban administration has valued or agreed upon:
 - (a) Where the seller has paid down payment or more than down payment, he shall be given 5% of the difference of previous lease price and the price gained from present sell with interest he could get had the money been deposited in the saving account of Commercial Bank of Ethiopia.
 - (b) Payments specified under sub article 9(a) of this shall be effected after 95% of the difference obtained from the sell is deposited to the government and the buyer concludes an agreement with the urban administration to effect necessary lease payment;
- 10) According to sub article 9(b) of this article, the concerned body may take the money which is to be deposited for it from the buyer or the seller according to their agreement;

11) Keewwata kana keewwata xiqqaa 9 (a fi b) keessatti kaffaltiiwwan ibsaman raawwatiinsa kan qabaatan gatii gurgurtaa irraa argame qofa irratti ta'a.

48. Mirga Liizii Lafa Ijaarsi Walakkaa Gadii Irra Qubate Darbsuu

1) Abbaan qabiyyee liizii kamiyyuu yeroon ijaarsa xumuramuuf murtaa'e osoo hin darbiin mirga liizii lafa ijaarsi walakkaa gadii irra qubate qaama 3ffaatti dabarsuu ni danda'a.

2) Keewwata kana keewwata xiqqaa 1 jalatti kan ibsame jiraatus, misooma riil-isteetii ilaalchisee manneen tokkoon tokkoon ijaarsi isaa xumuramee abbaan qabeenyaa qabiyyicha misoomse akkaataa waliigaltee seeneen itti fayyadamaaf dabarsuuf mirga ni qaba.

3) Keewwata kana keewwata xiqqaa 2 irratti kan tumame akkuma eegametti ta'ee, dhaalaan ala riil-isteeticha guutummaa guuttutti gara qaama 3ffaatti dabarsuu yoo barbaade, bu'uura Dambii kanaa keewwata 2 (24)(c) jalatti ibsameen bilookii hunda irratti ijaarsa raawwachuu qaba.

4) Bu'uura keewwata kana keewwata xiqqaa 1 tiin gatiin mirgi liizii ittiin darbe qaama dhimmi ilaallatuuf kan dhiyaatu, gatii gurgurtaa mirga liizii fi gatii ijaarsaa kan jedhuun addaan bahee ta'a.

5) Bu'uura keewwata kana keewwata xiqqaa 1 tiin lafa liizii ijaarsi walakkaa gadi irratti raawwate qaama 3ffaaf dabarsuun kan danda'amu, abbaan mirgaa gatii gurgurtaa mirga lafa liizii qaama dhimmi ilaallatu murteessu irratti yoo waliigale qofa ta'a.

6) Bu'uura keewwata kana keewwata xiqqaa 1 - 5 tti ibsameen mirgi liizii dhaalaan ala gara qaama 3ffaatti darbe jijjiirraan maqaa kan raawwatamu namni mirga isaa dabarsu;

11) በዚህ አንቀጽ ንዑስ አንቀጽ 9 (ሀ) እና (ለ) ሥር የተጠቀሱት ክፍያዎች ተፈጻሚነት የሚኖራቸው ከሺያጭ ከተገኘዎ ላይ ብቻ ነው።

48. ከግማሽ በታች ግንባታ ያረፈበትን የሊዝ መሬት መብት ማስተላለፍ

1) ግንኙኛውም የሊዝ ይዞታ ባለቤት ለግንባታ ማጠናቀቂያ የተወሰነው ጊዜ ሳያልፍ ከግማሽ ግንባታ በታች ያረፈበትን የሊዝ መሬት ለ3ኛ ወገን ማስተላለፍ ይችላል።

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተገለፀው ቢኖርም የሪል ስቴት ልማትን በሚመለከት ይዞታውን ያለማው ባለንብረት ግንባታቸው የተጠናቀቁ እያንዳንዱን ቤት በገባው ውል መሠረት ለተጠቃሚ ለማስተላለፍ መብት አለው።

3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ላይ የተደነገገው እንደተጠበቀ ሆኖ ከውርስ በስተቀር ሪል ስቴትን ሙሉ በሙሉ ለ3ኛ ወገን ለማስተላለፍ ቢፈልግ በዚህ ደንብ አንቀጽ 2 ንዑስ አንቀጽ 24 (ሐ) ላይ በተገለፀው መሠረት የሁሉም ቢሉኮች ግንባታ መፈፀም አለበት።

4) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የተላለፈው የሊዝ መብት ዋጋ ጉዳዩ ለሚመለከተው አካል የሚቀርበው የሊዝ መብት ሺያጭ ዋጋና የግንባታ ዋጋ ተብሎ ተለይቶ ይሆናል።

5) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት ከግማሽ ግንባታ በታች የተፈፀመበት የሊዝ መሬት ለ3ኛ ወገን ማስተላለፍ የሚቻለው ባለ መብቱ ጉዳዩ የሚመለከተው አካል በሚወስነው የሊዝ መሬት መብት መሸጫ ዋጋ ከተስማማበት ብቻ ነው።

6) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እስከ 5 በተገለፀው መሠረት ከውርስ በስተቀር ስም ማዛወር የሚፈፀመው መብቱን የሚያስተላልፈው ሰው።

11) Payments specified under sub article 9(a) and (b) of this article shall have application only on prices gained from the sell.

48. Transferring of Leasehold Right of a land which below half of its construction is situated

1) Any leaseholder may transfer his leasehold right of the land on which below half of its construction is situated to third party before the due date decided to complete the construction.

2) Notwithstanding to the provisions of sub article 1 of this article, concerning real estate developments, the owner who has developed such holding have the right to transfer each houses which their construction has been completed to the users according to the agreement he entered into.

3) Without prejudice to the provisions sub article 2 of this article, where he wants to transfer the entire real estate to the third party in a way other than inheritance, he shall complete construction on all blocks pursuant to the provisions of article 2(24)(c) of this regulation;

4) According to sub article 1 of this article, price of leasehold right transfer shall be submitted to the concerned body by dividing it into the sell price of leasehold right and construction price;

5) According to sub article 1 of this article, transfer of leasehold right of a land on which below half of its construction is situated to the third party shall only be possible where the right holder agrees on the sell price of the leasehold right determined by the concerned body;

6) In accordance with sub article 1-5 of this article, transfer of title deed to third party in a way other than inheritance, shall be performed where the person who transfers his right:

- (a) Kafaltii duraa;
- (b) Kaffaltii biroo qaama dhimmi ilaallatuuf kaffale, mallaqni kanaa fi maallaqichi herrega qusannoo Baankii Daldalaa Itiyoophiyaa osoo ta'ee dhala argachuu qabu;
- (c) Galiin garaagartummaa gurguurtaa irraa argame % 95 hir'ifamee mootummaaf galuu qabu yammuu galiin ta'uu fi
- (d) Bitataan fuulduratti kaffaltii liizii barbaachisaa ta'e raawwachuuf qaama dhimmi ilaallatu waliin waliigaltee erga mallatteesse booda ta'a.
- 7) Kaffaltiin liizii hafe yoo jiraate hanga bal'ina qabiyyee darbeetiin yeroo liizii hafeef qaama qabiyyichi darbeefii waliin waliigalteen mallatteeffamee waraqaan abbaa qabiyyummaa ni kennamaaf.
- 8) Waliigalteen haaraa bitataa waliin yammuu raawwatamu, abbaan qabiyyee duraa yeroo lafichatti fayyadame yaada keessa akka galu ni taasifama. Tarreeffamni isaa qajeelfama bahuun kan murtaa'uu ta'a.
- 9) Bu'uura keewwata kana keewwata xiqqaa 5 jalatti ibsameen mirga liizii dabarsuu irratti qaamni komii qabu qaama dhimmi ilaallatuuf barreeffamaan dhiyeessuu ni danda'a.
- 10) Bu'uura keewwata kana keewwata xiqqaa 7 jalatti ibsameen komii dhiyaateef qaamni dhimmi ilaallattus dhimmicha gadi faageenyaan ilaalee komiin dhiyaate sirrii ta'uu isaa yoo itti amane guyyoota hojii 15 keessatti laficha caalbaasiif dhiyeessee bu'uura Labsicha keewwata 24 (3) tiin mirgi isaa kan eegsisuuf ta'a.
- 11) Bu'uura keewwata kana keewwata xiqqaa 8 tiin gatiin ka'umsa caalbaasii gatii gurgurtaa mirga lafa liizii fi gatiin ijaarsaa ida'amee firii argame ta'a.

- (ሀ) የቅድሚያ ክፍያ፤
- (ለ) ጉዳዩ ለሚመለከተው አካል የከፈለው ሌሎች ክፍያዎች፤ ይህ ገንዘብ እና ገንዘብ በኢትዮጵያ ንግድ ባንክ የቁጠባ ሂሳብ ውስጥ ተቀምጦ በሆነ ኖሮ ማግኘት የሚገባው ወለድ፤
- (ሐ) ከሺያጭ ልዩነት ከተገኘ ገቢ ላይ 95% ተቀንሶ ለመንግሥት ገቢ መሆን ያለበት ገቢ ሲሆን እና
- (መ) ገዢው ለወደፊት አስፈላጊ የሆነ የሊዝ ክፍያ ለመፈፀም ጉዳዩ ከሚመለከተው አካል ጋር ውል ከፈረመ በኋላ ይሆናል።
- 7) የቀረ የሊዝ ክፍያ ካለ በተላለፈው የመሬት ስፋት ልክ በቀሪው የሊዝ ዘመን ይዞታው ከተላለፈለት አካል ጋር ውል ተፈርሞ የባለይዞታነት መረጋገጫ ወረቀት ይሰጠዋል።
- 8) ከገዢው ጋር አዲስ ውል ሲፈፀም የፊተኛው የይዞታ ባለቤት በመሬቱ የተጠቀመበት ጊዜ ከግምት ውስጥ እንዲገባ ይደረጋል፤ ዝርዝሩ በሚወጣ መመሪያ የሚወሰን ይሆናል።
- 9) በዚህ አንቀጽ ንዑስ አንቀጽ 5 ሥር በተገለፀው መሠረት የሊዝ መብት በማስተላለፍ ሂደት ላይ ቅሬታ ያለው አካል ያለውን ቅሬታ በጽሁፍ ጉዳዩ ለሚመለከተው አካል ማቅረብ ይችላል።
- 10) በዚህ አንቀጽ ንዑስ አንቀጽ 7 ሥር በተገለፀው መሠረት ቅሬታ የቀረበለት አካልም ጉዳዩን በጥልቀት በመመልከት የቀረበው ቅሬታ ትክክል መሆኑን ካመነበት በአዋጁ አንቀጽ 24 ንዑስ አንቀጽ 3 መሠረት በ15 የሥራ ቀናት ውስጥ መሬቱን ለጨረታ አቅርቦ መብቱን የሚያስጠብቅለት ይሆናል።
- 11) በዚህ አንቀጽ ንዑስ አንቀጽ 8 መሠረት የጨረታው መሻጃ ዋጋ የሚሆነው የሊዝ መብት መሻጫ ዋጋና የግንባታ ዋጋ አንድ ላይ ተደምሮ የሚገኘው ውጤት ይሆናል።

- (a) Pays the down payment,
- (b) After paying other payments to the concerned body, the interest he could get if he has deposited this money in the saving account of Commercial Bank of Ethiopia,
- (c) Where %95 of the price gained from sell is deducted and deposited to the government account;
- (d) After the buyer concludes a contract with the concerned body to pay any necessary lease payments in the future.
- 7) Where there is lease payment remaining, lease holding certificate shall be given after signing a contract with the body to which the possession is transferred to the extent of the size of the possession for the remaining lease period;
- 8) Where a new contract is concluded with the buyer, the period at which the previous holder has used the land shall be made to taken into consideration. Its particulars shall be decided by the directive to be issued;
- 9) A party who has a complaint on transfer of leasehold right as per to sub article 5 of this article may take its complaint to the concerned body in writing;
- 10) The concerned body to which the compliant is lodged as per sub article 7 of article shall examine the matter thoroughly and protect the complaints right by presenting the land for tender within fifteen days as per article 24(3) of the proclamation where it believes that the compliant lodged is appropriate;
- 11) According to sub article 8 of this article, the benchmark lease tender price is the sum of the sale of leasehold right price and construction price;

- 12) Bu'uura keewwata kana keewwata xiqqaa 9 tiin tilmaamni ijaarsaa qaama dhimmi ilaaluun haala ifa ta'een kan tilmaamamu ta'a.
- 13) Ijaarsicha tilmaamuuf baasiwwan bahan yoo jiraatan gurgurtaa irraa akka hir'ifamu ni taasifama. Tarreeffamni isaa qajeelfama baahuun kan murtaa'u ta'a.

49. Dhorkaawwan Mirga Qabiyyee Lafa Liizii Ijaarsi Irratti Hin Xu-muramiin Irratti Jiran

- 1) Bu'uura Labsii keewwata 24 keewwata xiqqaa 7 tiin faayidaa gabaa yeroo lafaa irraa argamu argachuuf jecha namni lafa qabatee ijaarsa osoo hin jalqabiin yookiin ijaarsa walakkaa fi walakkaa ol osoo hin ijaariin waggaa 3 keessatti yeroo 3 mirga liizii isaa yoo dabarse waggaa lamaaf caalbaasii lafaa hunda irraa ni dhorkama.
- 2) Bu'uura keewwata kana keewwata xiqqaa 1 tiin namni dhorkaan irratti murtaa'e yeroo dhorkame keessatti caalbaasii lafaa irratti hirmaatee yoo argame, caalbaasicha irraa haqamee qarshiin kabachiisa caalbaasii qabsiise bulchiinsa magaalaaf galii ni ta'a.
- 3) Adabbiin keewwata kana keewwata xiqqaa 2 irratti ibsame akkuma jirutti ta'ee, caalbaasii irratti akka hin hirmaanne yeroo dabalataa waggaa tokkoof turtiin dhorkaa ni dheerata.

50. Gatii Mirgi Liizii Ittiin Gurguramu Yookiin Ittiin Darbu

- 1) Abbaan mirgaa liizii kamiyyuu lafa ijaarsi irratti hin eegalamiin yookiin ijaarsi walakkaa gadi irratti raawwate gara qaama 3ffaatti yoo dabarsu gatiin mirgichi ittiin darbu Ejensiin kan murtaa'u yookiin mirkanaa'u ta'a.

- 12) በዚህ አንቀጽ ንዑስ አንቀጽ 9 መሠረት የግንባታ ዋጋ ግምት ጉዳዩ በሚመለከተው አካል ግልፅ በሆነ ሁኔታ የሚገመት ይሆናል።
- 13) ግንባታውን ለመገመት የወጡ ወጪዎች ካሉ ከሺያጩ ላይ እንዲቀነስ ይደረጋል፤ ዝርዝሩ በሚወጣው መመሪያ የሚወሰን ይሆናል።

49. ግንባታ ባልተጠናቀቀባቸው የሊዝ መሬት የይዘታ መብት ላይ ያሉ እገዳዎች

- 1) በአዋጁ አንቀጽ 24 ንዑስ አንቀጽ 7 መሠረት ከመሬት የሚገኝ የወቅቱን የገበያ ጥቅም ለማግኘት ሲል በያዘው መሬት ላይ ግንባታ ሳይጀምርበት ወይም ግማሽና ከግማሽ በላይ ግንባታ ሳይካሄድበት በ3 ዓመት ውስጥ 3 ጊዜ የሊዝ መብቱን ያስተላለፈ ማንኛውም የሊዝ ባለመብት ለሁሉን ዓመት በማንኛውም የመሬት ጨረታ ላይ እንዳይሳተፍ ይታገዳል።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት እገዳ የተወሰነበት ሰው በታገደበት ጊዜ ውስጥ በመሬት ጨረታ ላይ ተሳትፎ ቢገኝ ከጨረታው ታግዶ ለጨረታ ማስከበሪያ ያስያዘው ገንዘብ ለከተማ አስተዳደር ገቢ ይሆናል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተገለፀው እንደተጠበቀ ሆኖ ለተጨማሪ አንድ ዓመት በጨረታ ላይ እንዳይሳተፍ እገዳው ይራዘማል።

50. የሊዝ መብት የሚሸጥበት ወይም የሚተላለፍበት ዋጋ

- 1) ማንኛውም የሊዝ ባለመብት ግንባታ ያልተጀመረበት ወይም ከግማሽ ግንባታ በታች የጀመረበት መሬት ለ3ኛ ወገን ሲያስተላለፍ መብቱ የሚተላለፍበት ዋጋ በኢጀንሲው የሚወሰን ወይም የሚረጋገጥ ይሆናል።

- 12) According to sub article 9 of this article, valuation of construction price shall be performed transparently by the concerned body;
- 13) Where there is any cost incurred for the valuation of construction price, it shall be deducted from the sell price. Its particulars shall be decided by the directive to be issued.

49. Prohibitions on Leasehold right Possessions whose construction is not completed

- 1) According to article 24(7) of the proclamation, where a leaseholder transfers his leasehold right three times within three years before commencing construction or before constructing half or more than half of it anticipating market benefits, he shall be suspended from participating on any land tender for two years.
- 2) Where a person who is suspended from participating on tender according to sub article 1 of this article is found to be participated on the tender during his suspension time, he shall be disqualified from the tender and the money he has attached as a guarantee deposited to the urban administration;
- 3) Without prejudice to the penalty specified under sub article 1 of this article, the period of his suspension from participating on tender of land may be extended for one additional year.

50. Price of Sell or Transfer of Leasehold Right

- 1) Where any leasehold right holder transfers a land up on which construction is not commenced or less than part of the construction is carried out on it to the third party, the price of transfer of such right shall be decided or approved by the Agency;

- 2) Gatiin gurgurtaa mirgi liizii kan murtaa'u naannoo laftichi dar-betti gatii caalbaasii wayitaawaa yeroo sanatti jiruu fi gatii kanaan dura ittiin fudhate walitti ida'uun lamatti qoodamee firii giddu-galeessaan argamuun ta'a.
- 3) Gatii bitataan kenne akkaataa keewwata kana keewwata xiqqaa 2 tiin firii giddugaleessaan argameen walqixa yookiin isaa ol yoo ta'e laficha dabarsuun ni danda'ama.
- 4) Bitataan gatii yoo hin kenniin gatiin bittaa mirga liizichaa keewwata kana keewwata xiqqaa 2 jalatti haala tumameen kan raawwatamu ta'a.
- 5) Bu'uura keewwata kana keewwata xiqqaa 2tiin firii giddugaleessaan argame gatii kanaan dura abbaa mirgaatiif ittiin darbee gadi yoo ta'e, Ejensiin ida'ama lamaanii irraa gatii gurgurtaa fooyya'een ni murteessa.
- 6) Keewwata kana keewwata xiqqaa 3 jalatti kan tumame akkuma eeggametti ta'ee, gatii bitataan dhiyeesse firii giddugaleessaan argamee gadi yoo ta'e, Ejensiin firii giddugaleessaan argame ka'umsa gochuudhaan laficha caalbaasiif ni dhiyeesa.

- 2) የሊዝ መብት መሸጫ ዋጋ የሚወሰነው የሚተላለፈው መሬት ባለቤት አካባቢ ባለው ወቅታዊ የጨረታ ዋጋ እና ከዚህ በፊት የተወሰደበት ዋጋ አንድ ላይ ተደምር ለሁለት ተካፍሎ በሚገኘው አማካይ ውጤት ይሆናል።
- 3) ገዢው የሰጠው ዋጋ በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር ከተጠቀሰው አማካይ ውጤት ጋር አኩል ወይም ከዚያ በላይ ከሆነ መሬቱን ማስተላለፍ ይቻላል።
- 4) ገዢው ዋጋ ያልሰጠ እንደሆነ የሊዝ መብት መሸጫ ዋጋ በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር በተደነገገው ሁኔታ መሠረት የሚፈፀም ይሆናል።
- 5) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት የተገኘው አማካይ ውጤት ከዚህ በፊት መሬቱ ለባለመብቱ ከተላለፈበት ዋጋ በታች ከሆነ ኤጀንሲው ከሁለቱ ተደማሪ በላይ የሆነ የተሻለ መሸጫ ዋጋ ይወስናል።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 3 ሥር የተደነገገው እንደተጠበቀ ሆኖ ገዢው ያቀረበው ዋጋ ከተገኘው አማካይ ውጤት ዋጋ በታች ከሆነ ኤጀንሲው በአማካይ የተገኘውን ውጤት የመነሻ ዋጋ በማድረግ መሬቱን ለጨረታ ያቀርባል።

- 2) The price of sale of leasehold right shall be decided by the average result obtained by adding the then tender price of the place where the land is transferred and the price in which he has taken the land previously and dividing it into two;
- 3) The land may be transferred where the price offered by the buyer as per sub article 2 of this article is equal to the average price or more than the average price;
- 4) Where buyer does not offer a price, the leasehold right price shall be determined according to the provision stipulated under sub article 2 of this article;
- 5) Where the average result obtained as per sub article 2 of this article is less than the price by which the right is previously transferred to the leaseholder, the agency shall decide the better price from the sum of the two sell prices;
- 6) Without prejudice to the provision of sub article 3 of this article, where the price offered by the buyer is less than the average result obtained, the Agency shall present the land for tender by using the average price evaluated as a benchmark price.

Kutaa Sagal

Mirga Qabiyyee Liizii Wabummaan Qabsiisuu

51. Mirga Qabiyyee Lafa Liizii Ijaarsi Irratti Hin Raawwatamiin Wabummaan Qabsiisuu Yookiin Gumaacha Kaappitaalaaf Fayyadamuu

1) Namni qabiyyee lafa liizii bu'uura Labsicha keewwata 24 tiin hayyamameef irratti ijaarsa osoo hin jalqabiin mirga qabiyyicha irraa qabu wabummaan qabsiisuu yookiin kaffaltii duraa kaffale akka gumaacha kaappitaalaatti fayyadamuu ni danda'a.

ክፍል ዘጠኝ

የሊዝ ይዞታ መብትን በዋስትና ስለማስያዝ

51. ግንባታ ያልተጀመረበት የሊዝ መሬት ይዞታን በዋስትና ማስያዝ ወይም ለካፒታል አስተዋጽዖነት የመጠቀም መብት

1) በአዋጁ አንቀጽ 24 መሠረት የሊዝ መሬት ይዞታ የተፈቀደለት ማንኛውም ሰው ግንባታ ከመጀመሩ በፊት ያለውን የይዞታ መብት በዋስትና ማስያዝ ወይም የከፈለውን የሊዝ ቅድመ ክፍያ እንደ ካፒታል አስተዋጽዖነት ሊጠቀምበት ይችላል።

Part Nine

The Right to Pledge Leasehold Right

51. The Right to pledge or use as a contribution of capital of a land leasehold right on which construction is not undertaken

1) A person may pledge his leasehold right which he is permitted with as per article 24 of the proclamation as guarantee or use as a contribution of capital after paying the down payment before commencing construction;

2) Bu'uura keewwata kana keewwata xiqqaa 1 keessatti tumameen mirga liizii wabiidhaan qabsiisuun kan danda'amu kaffaltii liizii duraa yookiin kaffaltii duraa irratti dabalataan kan kaffale yoo ta'e hanga kafaltii dabalataan raawwatee irraa akkaataa Labsicha keewwata 22 keewwata xiqqaa 3tiin kaffaltiiwan hir'ifamuu qabanii fi kaffaltiin yeroo lafichatti fayyadame irraa herregamee maallaqa hafe qofa irratti ta'a.

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር እንደተደነገገው የሊዝ መብትን በዋስትና ማስያዝ የሚቻለው የሊዝ ቅድመ ክፍያ ወይም በቅድመ ክፍያ ላይ ተጨማሪ ክፍያ ክፍሎ ከሆነ በተጨማሪነት የፈፀመው ክፍያ ያህል ላይ በአዋጅ አንቀጽ 22 ንዑስ አንቀጽ 3 መሠረት መቀነስ የሚገባቸው ክፍያዎችና በመሬቱ የተጠቀመበት ጊዜ ክፍያ ታስቦ በቀረው ገንዘብ ብቻ ላይ ይሆናል።

2) According to the provision of article 1 of this article, leasehold right may be pledged as a guarantee where he has paid the lease down payment or additional payment to down payment only on the remaining money by calculation the payments to be deducted from the additional payment he has effected as per article 22(3) of the proclamation and from the payments made when he used the land.

52. Lafa Ijaarsi Irra Jiru Wabiin Qabsiisuu Yookiin Akka Gumaacha Kappitaalaatti Fayyadamuu

52. ግንባታ ያለበት የሊዝ መሬትን በዋስትና ማስያዝ ወይም እንደ ካፒታል አስተዋጽዖነት ስለመጠቀም

52. Pledging a Land on which there is a construction as a guarantee or using as a contribution of capital

1) Namni qabiyyee lafaa mirga liizii qabuu fi ijaarsa qabiyyee isaa irra jiru sadarkaa kamirrattuu wabiin qabsiisuu yookiin akka gumaacha kaappitaalaatti fayyadamuu ni danda'a.

1) ግንባታ ያለበት የሊዝ መሬት የይዘታ መብት ያለው ሰውና ግንባታ በይዘታው ላይ ያለ በማንኛውም ደረጃ በዋስትና ለማስያዝ ወይም እንደ ካፒታል አስተዋጽዖነት ሊጠቀምበት ይችላል።

1) A person who has leasehold right on a land on which there is a construction which is on any stage may pledge as a guarantee or use as contribution of capital;

2) Bu'uura keewwata kana keewwata xiqqaa 1 jalatti tumameen mirga liizii wabiidhaan qabsiisuun kan danda'amu, kaffaltii duraa irraa yookiin kaffaltii dabalataa biroon raawwate yoo jiraate hanga kaffalamerraa bu'uura Labsicha keewwata 22 keewwata xiqqaa 3 tiin kan hir'ifamuu qabuu fi kaffaltii yeroo lafichatti fayyadame irraa herregamee qarshii hafuu fi tilmaama ijaarsa shallagamee qofaa irratti ta'a.

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የሊዝ መብትን በዋስትና ማስያዝ የሚቻለው ከሊዝ ቅድመ ክፍያ ላይ ወይም የፈፀመው ሌላ ተጨማሪ ክፍያ ካለ በተከፈለው ያህል ላይ በአዋጅ አንቀጽ 22 ንዑስ አንቀጽ 3 መሠረት መቀነስ ያለበት ተቀንሶ እና በመሬቱ የተጠቀመበት ጊዜ ክፍያ ታስቦ የቀረው ገንዘብ እና በተሰላው የግንባታ ዋጋ ግምት ላይ ብቻ ነው።

2) Pursuant to sub article 1 of this article, leasehold right may pledge be as a guarantee where down payment or additional payment has been effected, only on the remaining money left after calculating the payments to be deducted from the down payments and additional payment effected as per article 22(3) of the proclamation and from the payments made when he used the land and the cost of construction valued;

3) Ragaan hanga mirga liizii qaama gaafatuuf kan kennamuu qabu Ejensiitiin ta'ee, hanga gatii ijaarsa qabiyyicharra jiruu tilmaama-meef itti gaafatamummaan kan qaama wabiidhaan qabatuu yookiin gumaacha kappitaalaan galmeessuu ta'a.

3) የሊዝ መብት መጠንን ማስረጃ ለሚጠይቅ አካል ማስረጃው በኤጀንሲ የሚሰጥ ሆኖ በይዘታው ላይ ላለው የግንባታ ዋጋ ግምት ተጠያቂነቱ በዋስትና የሚይዘው ወይም በካፒታል አስተዋጽዖነት የሚመዘግብ አካል ነው።

3) The Agency shall provide the evidence extent of leasehold right to the body requesting it; and the responsible for estimated price of construction undertaken on the possession shall be the body which has taken it as a guarantee or registers it as a contribution of capital;

4) Qaamni qabiyyicha wabiidhaan qabatu yookiin gumaacha kappitaalaan galmeeffatu tilmaama qabeenyaa fi hanga maallaqa liqeessee Ejensiif barreeffamaan beeksisuu qaba.

4) ይዘታውን በዋስትና የሚይዘው ወይም ለካፒታል አስተዋጽዖነት የሚመዘግበው አካል የንብረቱን ግምትና ያበደረውን የገንዘብ መጠን ለኤጀንሲው በጽሁፍ ማሳወቅ አለበት።

4) The body which has taken the land possession as a guarantee or register it as its contribution of capital shall notify the Agency in writing the estimated price of the property and the amount of money it has lent;

- 5) Qabiyyeen wabiidhaan qabame yookiin gumaacha kappitaalaa ta'ee kuufamni kaffaltii liizii kan irra jiru ta'ee ijaarsi kan irratti hin jalqabamne yookiin ijaarsi isaa walakkaadhaa gadi kan irra qubate, kuufama kaffaltii liizii irra jiru osoo hin xumuriin kan gurguramu yookiin qaama biroof kan darbu yoo ta'e, Ejensiin kuufama kaffaltii liizii hafe dursa gurgurtaa irraa yoo argate yookiin qaamni darbuuf kaffaluuf kan waliigale yoo ta'e malee jijjiirraan maqaa abbaa qabiyyummaa haala kamiinuu raawwatamuu hin danda'u.
- 6) Akkaataa Dambii kanaatiin qabiyyeen liizii haala kamiinuu yoo darbu mirgii fi dirqamni waligaltee liizii bu'uura Labsicha keewwata 24 keewwata xiqqaa 8 tiin qaama sadaffaa qabiyyichi darbeeffitti ni darba.

- 5) በዋስትና የተያዘ ወይም ለካፒታል አስተዋጽኦነት የተደረገ ይዞታ ውዝፍ የሊዘ ክፍያ ያለበትና ግንባታ ያልተጀመረበት ወይም ከግማሽ ግንባታ በታች ያረፈበት ሆኖ ውዝፍ ክፍያው ተከፍሎ ሳይጠናቀቅ የሚሸጥ ወይም ለሌላ አካል የሚተላለፍ ከሆነ ኤጀንሲው የቀረውን የሊዘ ክፍያ ከሻጩ ካገኘ ወይም የተላለፈለት አካል ውዝፍ ክፍያውን ለመክፈል ካልተስማማ በስተቀር በምንም ሁኔታ የባለቤትነት የስም ዝውውር ሊፈጽም አይችልም ።
- 6) በዚህ ደንብ መሠረት የሊዘ ይዞታ በምንም ሁኔታ ሲተላለፍ በሊዘ ውሉ ውስጥ ያለ መብትና ግዴታ በአዋጁ አንቀጽ 24 ንዑስ አንቀጽ 8 መሠረት ይዞታው ለተላለፈለት 3ኛ ወገን ይተላለፋል።

- 5) Transfer of title deed of lease holding shall not be performed by any means unless the possession pledged as a guarantee or used as a contribution of capital and has arrears of lease payment on it and its construction has not been commenced or bellow half of its construction is situated on and where it is to be sold or transferred to other party before completing its arrear lease payment, the Agency has gained the remaining arrear lease payment from the sell or a body to whom it is transferred agrees to pay;
- 6) Where leasehold right is transferred by any means in accordance with the provisions of this regulation, the rights and duties provided under the lease contract shall also transferred to the third party to whom the leasehold right is transferred as per article 24 sub article 8 of the proclamation.

Kutaa Kudhan

Waliigaltee Liizii Haaromsuu fi Addaan Kutuu

- 53. Haaromsa Waliigaltee Liizii**
- 1) Haalli haaromsa bara liizii bu'uura Labsicha keewwata 19 tiin kan raawwatamu ta'a.
- 2) Keewwata kana keewwata xiqqaa 1 jalatti kan tumame akkuma eegametti ta'ee, waliigalteen liizii sababa armaan gadiitiin hin haaromsamu.
- (a) Jijjiirama gosa itti fayyadama lafaa pilaanii magaalaa yoo jiraatee fi akkaataa keewwata kana keewwata xiqqaa 2 (c) tiin raawwachuun kan hin danda'amne yoo ta'e,
- (b) Lafichi faayidaa ummataatiif yammuu barbaadamu, yookiin
- (c) Abbaan qabiyyee misooma duraanii sadarkaa fi haala misoomaa lafichi gaafatutti jijjiiruu kan hin dandeenye yoo ta'e dha.
- 3) Haaromsa liizii kan fudhatama qabaatu yoo ta'e, dhimmootni Labsichaa fi Dambii kanaan tumaman akka eegamanitti ta'ee, gatiin liizii ittiin murtaa'u gatii liizii caalbaasii wayitaawaa tajaajilichaatiin ta'a.

ክፍል አስር

የሊዘ ውል ስለማደስና ማቋረጥ

53. የሊዘ ውል ዕድሳት

- 1) የሊዘ ዘመን ዕድሳት ሁኔታ በአዋጁ አንቀጽ 19 መሠረት የሚፈጸም ይሆናል።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ የሊዘ ውል በሚከተሉት ምክንያቶች አይታደስም፡-
 - (ሀ) የከተማው የመሬት አጠቃቀም የፕላን ዓይነት ለውጥ ሲኖርና በዚህ አንቀጽ ንዑስ አንቀጽ 2 (ሐ) መሠረት መፈጸም የማይቻል ከሆነ፤
 - (ለ) መሬቱ ለህዝብ ጥቅም ሲፈለግ ወይም
 - (ሐ) የነባሩ ልማት ባለይዞታ ቦታው ወደ ሚጠይቀው የልማት ደረጃና አግባብ ለመቀየር የማይችል ከሆነ ነው።
- 3) የሊዘ ዕድሳት ተቀባይነት የሚያገኝ ከሆነ በአዋጁና በዚህ ደንብ የተደነገጉት ጉዳዮች እንደተጠበቁ ሆኖ ሊዘ የሚወሰንበት ዋጋ በአገልግሎቱ በወቅታዊ የሊዘ ጨረታ ዋጋ ይሆናል።

**Part Ten
Renewal And Termination
Of Lease Contract**

- 53. Renewal of Lease Contract**
- 1) Conditions for renewal of lease period shall be implemented as per article 19 of the proclamation;
- 2) Without prejudice to sub article 1 of this article, a lease contract shall not be renewed for the following reasons:
 - (a) Where exists change of service of land by the plan of the urban center and where it is impossible to perform it as per sub article 2(c) of this article; or
 - (b) When the land is needed for public interest; or
 - (c) Where the leaseholder is unable change the previous development according to the level and condition of development which the land requires;
- 3) Where renewal of lease has got an acceptance, without prejudice to matters stipulated under the proclamation and this regulation, the lease price shall be decided by the current lease tender price of the service.

54. Haaromsa Waliigaltee Liizii Yeroo Gabaabaa

- 1) Lafti duraan waliigaltee liizii yeroo gabaabaatiin qabamee ture misooma birootiif kan hin barbaadamne ta'uu Ejensiin yoo mirkaneesse yeroo tokko qofaaf haaromsuun ni danda'ama.
- 2) Waliigalteen haaromsamu waggaa 5 caaluu hin danda'u.
- 3) Lafti gabatee beeksisaa dhaabuuf kenname yeroof kan hin barbaadamnee fi sochii tiraafikaa irratti rakkoo kan hin uumne yoo ta'e, yeroo tokkoo ol haaromsuun ni danda'ama.

55. Waliigaltee Liizii Addaan Kutuu fi Kaffaltii Beenyyaa

- 1) Waliigalteen qabiyyee liizii lafa magaalaa bu'uura Labsicha keewwata 25 (1)(a) tiin yeroo addaan citu, baasii fi adabbiin barbaachisu hir'ifamee kaffaltiin liizii kaffalamee ture keessaa kan hafe abbaa mirgaatiif akka deebi'u ni taasifama.
- 2) Waliigalteen liizii bu'uura Labsicha keewwata 25 (1)(b) tiin lafichi faayidaa ummataatiif yoo murtaa'e, waliigalteen addaan citee abbaa qabiyyeetiif akkaataa seeraatiin beenyaan madaalawaa ta'e ni kaffalamaaf.
- 3) Waliigalteen qabiyyee liizii lafa magaalaa bu'uura Labsicha keewwata 25 (1)(c) tiin yammuu addaan citu, abbaan qabiyyee yeroo waggaa tokko hin caalle keessatti qabeenyaa laficha irra jiru kaafatee laficha Ejensiif deebisuu qaba.
- 4) Abbaan qabiyyichaa akkaataa keewwata kana keewwata xiqqaa 3 jalatti ibsameen daangaa yeroo kennameef keessatti qabeenya isaa yoo kaasuu baate, Bulchiinsi Magaalichaa kaffaltii osoo hin raawwatiin lafichaa fi qabeenyicha fudhachuu ni danda'a. Raawwii isaaf barbaachisaa ta'e yoo argame poolisii ajajuu ni danda'a.

54. የአጭር ጊዜ የሊዝ ውል ዕድሳት

- 1) የአጭር ጊዜ የሊዝ ውል መራቱ ለሌላ ልማት እንደማይፈለግ ኤጀንሲው ካረጋገጠ ለአንድ ጊዜ ብቻ ማደስ ይቻላል።
- 2) የሚታደሰው ውል ከ5 ዓመት ሊበልጥ አይችልም።
- 3) ለማሰታወቂያ ሠሌዳ መትከያ የተሰጠ መራት ለጊዜው የማይፈለግ እና በትራፍክ እንቅስቃሴ ላይ ችግር የማይፈጥር ከሆነ ከአንድ ጊዜ በላይ ሊታደስ ይችላል።

55. የሊዝ ውል ስለ ማቋረጥና የካሳ ክፍያ

- 1) የከተማ መራት የሊዝ ይዞታ ውል በአዋጅ አንቀጽ 25 ንዑስ አንቀጽ 1 (ሀ) መሠረት ሲቋረጥ ተገቢው ወጪና መቀጫ ለሊዝ ተከፍሎ ከነበረው ክፍያ ላይ ተቀንሶ ቀሪው ለባለመብቱ ተመላሽ ይሆናል።
- 2) የከተማ መራት የሊዝ ይዞታ ውል በአዋጅ አንቀጽ 25 ንዑስ አንቀጽ 1(ለ) መሰረት መራቱ ለህዝብ ጥቅም እንዲሆን ከተወሰነ ውሉ ተቋርጦ ለባለይዞታው በህግ መሠረት ተመጣጣኝ የሆነ ካሣ ይከፈላል።
- 3) የከተማ መራት የሊዝ ይዞታ ውል በአዋጅ አንቀጽ 25 ንዑስ ቁጥር 1(ሐ) መሰረት ሲቋረጥ ባለይዞታው ከአንድ ዓመት ባልበለጠ ጊዜ ውስጥ በመራት ላይ ያለውን ንብረት በማንሳት መራቱን ለኤጀንሲው መልሶ ማስረከብ አለበት።
- 4) ባለይዞታው በዚህ አንቀጽ ንዑስ አንቀጽ 3 ሥር በተመለከተው የጊዜ ገደብ ውስጥ ንብረቱን ካላነሳ የከተማ አስተዳደሩ ክፍያ ላይፈጽም መራቱንና ንብረቱን ሊወስድ ይችላል፤ ለአፈፃፀሙም አስፈላጊ ሆኖ ከተገኘ ፖሊስን ማዘዝ ይችላል።

54. Renewal of short term lease contract

- 1) It is possible to renew a short term lease contract only once where the land which is formerly possessed by a short term lease price is approved by the Agency such land is not needed for another development;
- 2) The renewed of the contract shall not exceed 5 years.
- 3) It is possible to renew for more than once where a land permitted for the purpose of fixing notice board is not required for the time being and does not create traffic problems;

55. Termination of Lease contract and Payment of Compensation

- 1) Where a contract of urban leasehold is terminated as per article 25 sub article 1(a) of the proclamation, the amount remaining after deducting necessary expenses and penalties and previously paid lease price shall be returned to the right holder;
- 2) Where the land is decided for the public interest as per article 25 sub articles 1(b) of the proclamation, the lease contract shall be terminated and fair compensation shall be paid to the possessor according to the law;
- 3) Where contract of leasehold right is terminated as per article 25 sub articles 1(c) of the proclamation, the possessor shall remove his property from such land within one year and return back the land to the agency;
- 4) Where the possessor failed to remove his property within the time limit specified under sub article 3 of this article, the urban administration may take back the land and the property without paying compensation; it may order the police for its implementation where deemed necessary.

Kutaa Kudha Tokko

Lafa Magaalaa Gadilakkisiisuu

56. Aangoo Lafa Magaalaa Gadilakkisiisuu

- 1) Ejensiin bu'uura Labsicha keewwata 26 (1)tiin faayidaa ummataaf jecha qabeenya laficha irra jiruuf beenyaa walgitu dursee kaffaluun laficha gadilakkisiisee fudhachuuf aangoo ni qaba.
- 2) Akkaataa keewwata kana keewwata xiqqaa 1 tiin nama qabiyyee magaalaa gadilakkisuuf, lafa bakka bu'iinsaa qabiyyeewwan qonnaan bulaa yookiin horsiisee bulaa yookiin gamisa horsiisee bulaa fi kireeffattoota mana daldalaa mootummaa qabiyyee isaanii gadilakkisaniif lafti bakka bu'insaa akkaataa Dambii kana keewwata 27 jalatti tumameen kan raawwatamu ta'a.
- 3) Keewwata kana keewwata xiqqaa 2 jalatti kan ibsame akkuma jirutti ta'ee, qabiyyeewwan lafa magaalaa kanneen hafaniif gosa sirna qabiyyichi ittiin argamee, iddoo argamaa fi tajaajila isaa irratti hundaa'uun lafti bakka bu'iinsaa ni kennamaaf. Tarreeffamni isaa qajeelfama bshuun kan murtaa'u ta'a.
- 4) Ejensiin lafa magaalaa karaa seeraan alaa qabame akkaataa Labsii keewwata 27 (4) fi Dambii kana keewwata 57 tti ajaja gadilakkisiisuu kennuufi beenyaa kaffaluun otoo hin barbaachisiin akeekkachiiisa barreeffamaa guyyaa hojii 7 abbaa qabiyyeef qaamaan kennuun yookiin qabeenya qabiyyicharra jirutti maxxansuun gadilakkisiisuuf aangoo ni qabaata.

57. Kenniinsa Ajaja Lafa Magaalaa Gadilakkisiisuu

- 1) Bu'uura Labsicha keewwata 26 (1) fi Dambii kana keewwata 56 (1) tiin qabiyyeen faayidaa ummataaf jedhamee akka gadilakkifamu yammuu murtaa'u, abbaa qabiyyichaaf yeroo lafichi itti gadilakkifamuu qabu, hanga beenyaa kaffalamuu fi bal'inaa fi naannoo lafti bakka bu'iinsaan kennamu itti argamu ajajni barreeffamaan gahuu qaba.

ክፍል አሥራ አንድ

የከተማ መሬት ስለማስለቀቅ

56. የከተማን መሬት የማስለቀቅ ሥልጣን

- 1) ኤጅንሲው በአዋጁ አንቀጽ 26 ንዑስ አንቀጽ 1 መሠረት ለሀዝብ ጥቅም ሲባል በመሬቱ ላይ ላለው ንብረት ፍትህዊ የሆነ ካሳ አስቀድሞ በመክፈል መሬቱን በማስለቀቅ ለመወሰድ ሥልጣን አለው።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የከተማ መሬት ይዞታን ለለቀቀ ሰው፣ አርሶ አደር፣ አርብቶ አደር፣ ከፊል አርብቶ አደርና የመንግስት የንግድ ቤት ተከራይ ለሆነ ሰው በዚህ ደንብ አንቀጽ 27 ሥር በተደነገገው መሠረት ተተኪ የሚሆን መሬት በመስጠት የሚፈፀም ይሆናል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 ሥር የተመለከተው እንደተጠበቀ ሆኖ፣ ለቀሩት የከተማ መሬት ይዞታዎች ይዞታው እንደተገኘበት ሥርዓት ዓይነት፣ የሚገኝበት ቦታና አገልግሎት ላይ በመመስረት ተተኪ መሬት ይሰጣል፤ ዝርዝሩ በሚወጣ መመሪያ የሚወሰን ይሆናል።
- 4) ኤጅንሲው በህገ ወጥ መንገድ ለተያዘ የከተማ መሬት በአዋጁ አንቀጽ 27 ንዑስ አንቀጽ 4 እና በዚህ ደንብ አንቀጽ 57 መሠረት የማስለቀቂያ ትዕዛዝ መስጠትና ካሳ መክፈል ሳያስፈልገው በ7 የሥራ ቀናት ውስጥ የጽሁፍ ማስጠንቀቂያ ለባለይዞታው በካሳ በመገኘት በመስጠት ወይም በይዞታው ላይ ባለ ንብረት ላይ በመለጠፍ ለማስለቀቅ ሥልጣን አለው።

57. የከተማን መሬት ለማስለቀቅ ስለሚሰጥ ትዕዛዝ

- 1) በአዋጁ አንቀጽ 26 ንዑስ አንቀጽ 1 እና በዚህ ደንብ አንቀጽ 56 ንዑስ አንቀጽ 1 መሠረት መሬቱ ለሀዝብ ጥቅም ሲባል እንዲለቀቅ ሲወሰን ለባለይዞታው መሬቱ ልለቀቅ የሚገባው ጊዜ፣ የሚከፈለው የካሳ መጠን እና በምትክ የሚሰጠው መሬት ስፋትና የሚገኝበት አካባቢ ትዕዛዝ በጽሁፍ ሊደርሰው ይገባል።

Part Eleven

Clearing Urban Land

56. Power to Clear Urban Land

- 1) The Agency shall have power to clear and take over urban land upon payment of commensurate compensation in advance for the properties to be removed from the land where it is in public interest pursuant to article 26(1) of the proclamation;
- 2) A substitute land shall be permitted for a person who has been evicted from an urban land as per sub article 1 of this article; the substitute land for the possessions of the farmers, pastoralists, semi-pastoralists and for those who rented government business buildings who are evicted from their possession shall be implemented as stipulated under article 27 of this regulation;
- 3) Without prejudice to the provisions of sub article 2 of this article, a substitute land shall be provided for the remaining urban land possessions based on the ways the land was possessed, its location, and the service it renders. Its particulars shall be decided by the directive to be issued.
- 4) The Agency shall have the power to clear urban land possessed illegally only by serving a written clearing notice to the possessor in person or by posting it on the property on the possession within seven working days as per as per article 27(4) of the Proclamation and article 57 of this regulation without the need to give clearing order and pay compensation;

57. Issuing Clearing Order of Urban Land

- 1) Where urban land holding is decided for the public interest pursuant to sub article 1 of article 26 of the proclamation and article 56 sub article 1 of this regulation; the possessor of the land shall be served with a written clearing order stating the time the land shall be cleared, the amount of compensation to be paid, and the size and location of the substitute of land;

- 2) Yeroon raawwii ajaja gadilak-kisiisuu yookiin ofeeggannoon kennamu guyyoota 90 dura ta'ee, haala qabatamaa qabeenya la-ficha irra jiruun guyyaan dabalataa hanga guyyoota 30tti kennamuu ni danda'a.
- 3) Ajajni yookiin ofeeggannoon akkaataa keewwata kana keewwata Xiqqaa 1 tiin kennamu haala armaan gadiitiin abbaa qabiyyichaa akka gahu ni taasifama:
 - (a) Barreeffamaan teessoo isaatti dhaqqabsiisuudhaan;
 - (b) Teessoo isaatti kan hin argamne yoo ta'e bakka qabiyyee gadilakkifamu irratti maxxansuudhaan;
 - (c) Gabatee beeksisaa Bulchiinsa Magaalaa fi iddoowwan ummanni itti walgahutti maxxansuudhaan ta'a.
- 4) Bu'uura keewwata kana keewwata xiqqaa 2 (b) fi (c) tiin beeksifni maxxanfame abbaa qabiyyichaa akka gaheetti fudhatama.
- 5) Qabbiyyeen gadilakkifamu kan qabeenyi mootummaa irra jiru yoo ta'e, ajajni gadilakkisiisuu qaama mootummaa qabeenyicha bulchu dhaqqabuu qaba.
- 6) Bu'uura keewwata kana keewwata xiqqaa 3 jalatti tumameen qabiyyeen ajajni gadilakkisiisuu irratti kenname kan kireeffame yoo ta'e qaamni ajajni isa dhaqqabe yeroon ofeeggannoo xumuramuun dura waliigaltee kiraa addaan kutuun Ejensii beeksisuu qaba.

58. Iyyata Ajaja Yookiin Ofeeggannoo Lafa Magaalaa Gadilakkisiisuu Irratti Dhiyyeessuu fi Bu'aa Isaa

- 1) Bu'uura Labsicha keewwata 27 (1) fi Dambii kana keewwata 57 (1) jalatti tumameen namni ajajni qabiyyee gadilakkisuu isa gaheen yookiin qabeenya qabiyyicharra jiruun walqabatee faayidaan yookiin mirgi kiyya tuqamuu danda'a kan jedhu kamiyyuu ajajni guyyaa gaherraa eegalee guyyoota hojii 15 keesatti sababaa fi ragaalee tarreeffamaa isaa Ejensiif dhiyeeffachuu ni danda'a.

- 2) የማስለቀቂያው ትዕዛዝ ወይም የሚሰጠው ማስጠንቀቂያ የመፈጸሚያ ጊዜ ከ90 ቀናት በፊት ሆኖ በተጨማሪም በይዘታው ላይ ባለው ንብረት ሁኔታ ላይ በመመሥረት የ30 ቀናት ተጨማሪ ጊዜ ሊሰጥ ይችላል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የሚሰጠው ትዕዛዝ ወይም ማስጠንቀቂያ በሚከተለው ሁኔታ ለባለይዘታው እንዲደርሰው ይደረጋል፡-
 - (ሀ) በአድራሻው በጽሁፍ በማድረስ፣
 - (ለ) በአድራሻው የማይገኝ ከሆነ በሚለቀቀው ይዘታ ላይ በመሰጠ፣ ፣
 - (ሐ) በከተማው አስተዳደር የማስታወቂያ ሠሌዳ እና ህዝብ በሚሰበሰቡበት ቦታዎች ላይ በመሰጠ፣ ይሆናል።
- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 (ለ) እና(ሐ) መሠረት የተለጠፈ ማስታወቂያ ባለይዘታውን እንደደረሰው ይቆጠራል።
- 5) በሚለቀቀው ይዘታ ላይ የመንግስት ንብረት ያለበት ከሆነ የማስለቀቂያ ትዕዛዙ ንብረቱን ለሚያስተዳድር የመንግስት አካል መድረስ አለበት።
- 6) በዚህ አንቀጽ ንዑስ አንቀጽ 3 ሥር በተደነገገው መሠረት የማስለቀቂያ ትዕዛዝ የተሰጠበት ንብረት የተከራየ ከሆነ ትዕዛዙ የደረሰው አካል የማስጠንቀቂያው ጊዜ ከማግባታቱ በፊት የኪራይ ውሉን አጻርጦ ኤጀንሲውን ማሳወቅ አለበት።

58. የከተማ መሬት ለማስለቀቅ በተሰጠው ትዕዛዝ ወይም ማስጠንቀቂያ ላይ አቤቱታ ስለማቅረብና ውጤቱ

- 1) በአዋጁ አንቀጽ 27 ንዑስ አንቀጽ 1 እና በዚህ ደንብ አንቀጽ 57 ንዑስ አንቀጽ 1 ሥር በተደነገገው መሠረት የይዘታ ማስለቀቂያ ትዕዛዝ ወይም በይዘታው ላይ ከሚገኝ ንብረት ጋር ተያይዞ ጥቅሜ ወይም መብቴ ሊካክብኝ ይችላል የሚል ማንኛውም ሰው ትዕዛዙ በደረሰው በ15 የሥራ ቀናት ውስጥ ምክንያቱንና የማስረጃውን ዝርዝር ለኤጀንሲው ማቅረብ ይችላል።

- 2) The period for the implementation of clearing order or provision of notification shall be before 90 days and additional 30 days may be provided taking into account the real conditions of the property found on the land;
- 3) The order or notification issued as per sub article 1 of this article shall be served to the possessor of the land in the following ways:
 - (a) Serving him in his address in writing,
 - (b) Where he is not found at his address, by affixing on the possession to be evicted.
 - (c) By Posting it on the notice board of the urban administration and on places where there is public gatherings.
- 4) Notification posted as per sub article 3(b) and (c) of this article is considered as it is served to the possessor;
- 5) Where the possession to cleared has government property on it, clearing order shall be served to government body which administers such property;
- 6) Where the possession on which clearing order is given as per sub article 3 of this article is rented, the party who received the notification shall terminate the contract of rent and notify the agency before the due date of the order.

58. Submission of complaint against order or notification issued on urban land and its results

- 1) Any person who alleges infringement of his right or benefit due to clearing order served to him pursuant to article 27 sub article 1 of the proclamation and article 57 sub article 1 of this regulation or any other person alleging infringement of his right or benefit due to the properties found on the land may submit to the Agency his reasons and list of evidences within 15 working days after receipt of the order.

- 2) Akkaataa Labsicha keewwata 26 (4) fi Dambii kana keewwata 56 (4) tiin namni ajajni qabiyyee gadilakkisuu isa dhaqqabe guyyaa ajajni kennamerraa eegalee guyyoota hojii 7 keessatti iyyata isaa sababa waliin ragaa qabuun deeggaree Ejensiif dhiyeessuu ni danda'a.
- 3) Ejensiin iyyannoo akkaataa keewwata kana keewwata xiqqaa 1 yookiin 2 tiin dhiyaate gadifageenyaan xiinxaluun murteessuu qaba. Murtii isaas barreeffamaan iyyattootaaf beeksisuu fi iyyatichi fudhatama kan hin arganne yoo ta'e sababa isaa murticha keessatti ibsuu qaba.

59. Ol'iyyannoo Murtii Ejensichaa Irratti Dhiyaatu

- 1) Murtii Ejensiin bu'uura Dambii kana keewwata 58 (3) tiin kennu irratti namni komii qabu akkaataa Labsicha keewwata 29 fi 30 tiin ol'iyyachuu ni danda'a.
- 2) Bu'uura Labsicha keewwata 30 tiin gumiin ol'iyyannoo Naannicha keessatti hanga hundaa'utti namni murtii Ejensichaa akkaataa Dambii kana keewwata 58 (3) tiin kenname irratti komii qabu tumaa adeemsa Dambii kana keessatti komii keessummeessuuf tumameen ilaalamuu ni danda'a.

60. Gumii Ol'iyyannoo Dhagahu Hundeessuu

Gumiin ol'iyyannoo dhagahu bu'uura Labsicha keewwata 30 tiin ni hundeeffama. Raawwiin isaa Qajeelfama bahuun kan murtaa'u ta'a.

**Kutaa Kudha Lama
Tumaalee Adda Addaa**

- 61. **Sirna Komiiwwan Lafa Magaalaan Walqabatani Dhiyaatan Itti Ilaalamu**
Dambii kana keewwata 58, 59 fi 60 keessatti lafa magaalaa gadilakkisiisuun wal qabatee haala iyyatni itti dhiyaatu irratti kan tumame akkuma eegametti ta'ee;

- 2) በአዋጁ አንቀጽ 26 ንዑስ አንቀጽ 4 እና በዚህ ደንብ አንቀጽ 56 ንዑስ አንቀጽ 4 መሠረት የይዘታ ማስለቀቂያ ትዕዛዝ የደረሰው ሰው ትዕዛዙ ከተሰጠበት ቀን ጀምሮ በ7 የሥራ ቀናት ጊዜ ውስጥ ምክንያቱን ባለው ማስረጃ በማስደገፍ አቤቱታውን ለኤጀንሲው ማቅረብ ይችላል።

- 3) ኤጀንሲው በዚህ አንቀጽ ንዑስ አንቀጽ 1 እና 2 መሠረት አቤቱታ ሲቀርብለት አቤቱታውን በጥልቀት በማየት መወሰን አለበት፤ ውሳኔውንም በጽሁፍ ለአቤት ባዮች ማሳወቅና አቤቱታው ተቀባይነት ካላገኘም ተቀባይነት ያላገኘበትን ምክንያት በውሳኔው ውስጥ መግለጽ አለበት።

59. በኤጀንሲው በተሰጠ ውሳኔ ላይ ስለሚቀርብ ይግባኝ

- 1) በዚህ ደንብ አንቀጽ 58 ንዑስ አንቀጽ 3 መሠረት በኤጀንሲው በተሠጠው ውሳኔ ላይ ቅሬታ ያለው ማንኛውም ሰው በአዋጁ አንቀጽ 29 እና 30 መሠረት ይግባኝ ሊጠይቅ ይችላል።
- 2) በአዋጁ አንቀጽ 30 መሠረት በክልሉ ውስጥ የይግባኝ ሰሚ ጉባኤ እስከሚመሠረትበት ጊዜ ድረስ በዚህ ደንብ አንቀጽ 58 ንዑስ አንቀጽ 3 መሠረት በኤጀንሲው በተሰጠ ውሳኔ ላይ ቅሬታ ያለው ሰው በዚህ ደንብ ውስጥ ቅሬታ ለማስተናገድ በተደነገገው ሥርዓት መሠረት መታየት ይችላል።

60. ይግባኝ ሰሚ ጉባኤን ስለማቋቋም
የይግባኝ ሰሚ ጉባኤ በአዋጁ አንቀጽ 30 መሠረት ይቋቋማል፤ ዝርዝሩ በሚወጣ መመሪያ የሚወሰን ይሆናል።

**ክፍል አስራ ሁለት
ልዩ ልዩ ድንጋጌዎች**

- 61. **ከከተማ መሬት ጋር ተያይዞ የሚቀርቡ**
ቅሬታዎች የሚታዩበት ሥርዓት በዚህ ደንብ አንቀጽ 58, 59 እና 60 ሥር የከተማ መሬት ከማስለቀቅ ጋር ተያይዞ አቤቱታ ስለሚቀርብበት ሁኔታን አስመልክቶ የተደነገገው እንደተጠበቀ ሆኖ፡-

- 2) A person is who served with clearing order pursuant to article 26 sub article 4 of the proclamation and article 56 sub article 4 of this regulation may submit his grievances with his reasons supported by evidence the Agency within 7 working days after the date of the order issued;
- 3) The Agency shall thoroughly analyze and decide on grievances submitted to it pursuant to sub article 1 or 2 of this article and shall notify its decision to the applicants in writing and where the complaints not accepted, it shall state the reasons in its decision.

59. Appeal Against the decision of the Agency

- 1) Any person who is aggrieved of the decision of the Agency provided as per article 58(3) of this regulation may appeal as per article 29 and 30 of the proclamation.
- 2) Any person who is aggrieved of the decision of the Agency provided as per article 58 sub article 3 of this regulation may be entertained accordance with the stipulations this regulation to entertain complaints until the appellate council is established in the region pursuant to article 30 of the proclamation.

- 60. **Establishing Appellate Council**
An Appellate council shall be established as per article 30 of the proclamation. Its particulars of implementation shall be decided by the directive to be issued.

**Part Twelve
Miscellaneous Provisions**

61. Procedures of Entertaining Complaints regarding decisions of urban land

Without prejudice to the provisions of articles 58, 59, and 60 of this regulation concerning the procedure of submitting complaints in relation to clearing urban land:

- 1) Komiiwwan dhiyaatan jalqaba sadarkaa itti uumamanitti ilaalamuu qabu.
- 2) Bu'uura keewwata kana keewwata xiqqaa 1 tiin sadarkaa magaalatti komiiwwan uumaman sadarkuma itti uumaman sanatti dhiyaachuun murtee argachuu danda'u.
- 3) Sadarkaa naannootti komii uumame yoo ta'e walduraa duubaan Biiroo fi Waajjira Pirezidaantiif dhiyaatanii murtii argachuu danda'u.
- 4) Dhimmi Pirezidaantiif dhiyaatee murtee argate murtii bulchiinsaa isa dhumaa ta'a. Tarreefamni isaa qajeelfama bahuun kan murtaa'u ta'a.

62. Qabiyyee Lafa Magaalaa Kanaan Dura Liiziidhaan Yookiin Kiraadhaan Qabamanii Ijaarsi Isaanii Hin Xumuraminii fi Waliigaltee Hin Mallatteessiin

- 1) Qabiyyeewwan lafa magaalaa Dambiin Lakk. 155/2005 gaafa guyyaa 24/05/2005 ragga'uun dura liiziidhaan yookiin kiraadhaan fudhatamanii akkaataa dizaayinii eeyyamameetiin ijaarsi jalqabame osoo hin xumuramiin yeroon ijaarsa xumuruu irra darbe guyyaa Dambiin kun ragga'e irraa eegalee yeroo ji'a lama hin caalle keessatti ijaarsa itti fufuuf iyyannoo Ejensiitti dhiyeeffachuu qabu.
- 2) Akkaataa keewwata kana keewwata Xiqqaa 1 tiin yeroon ijaarsa jalqabame xumuruuf kennamu, ijaarsa sadarkaa xiqqaaf hanga ji'oota 24, giddugaleessaaf hanga ji'oota 36 fi ol'aanaaf hanga ji'oota 48 yeroo tokko qofaaf dabalammuu ni danda'a.
- 3) Keewwata kana keewwata xiqqaa 1 fi 2 jalatti kan tumamu akkuma jirutti ta'ee, qabiyyeewwaan akkaataa dizaayinii eeyyamameetiin ijaarsi irratti hin jalqabamneef yeroon dabalataa hin eeyyamamu. Lafichis harkaa fuudhamee mootummaaf kan deebi'u ta'a.

- 1) የሚቀርቡ ቅሬታዎች በመጀመሪያ ደረጃ ቅሬታው በተፈጠረበት ቦታ መታየት አለበት።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት በከተማ ደረጃ የተፈጠሩ ቅሬታዎች በዚያው በተፈጠሩበት ደረጃ በመቅረብ ውሳኔ ማግኘት ይችላሉ።
- 3) በክልል ደረጃ የተፈጠሩ ቅሬታዎች ከሆኑ በቅደም ተከተል ለቢሮና ለፕሬዚዳንት ጽ/ቤት በመቅረብ ውሳኔ ማግኘት ይችላሉ።
- 4) ለፕሬዚደንቱ በመቅረብ ውሳኔ ያገኘ ጉዳይ የመጨረሻ አስተዳደራዊ ውሳኔ ይሆናል፤ ዝርዝሩ በሚወጣ መመሪያ የሚወሰን ይሆናል።

62. ከዚህ በፊት በሊዝ ወይም በኪራይ ተይዘው ግንባታ ያልተጠናቀቀውና ውል ያልተፈረመባቸው የከተማ መሬት ይዞታዎች፡-

- 1) ደንብ ቁጥር 155/2005 በ25/05/2005 ከመጽናቴ በፊት በሊዝ ወይም በኪራይ የከተማ መሬት የወሰዱ ባለይዞታዎች በተፈቀደው ዲዛይን መሠረት ግንባታ ጀምረው ሳያጠናቅቁ የግንባታ ማጠናቀቂያ ጊዜ ያለፈባቸው ባለይዞታዎች ይህ ደንብ ከፀናበት ቀን ጀምሮ ሁለት ወር ባለበለጠ ጊዜ ውስጥ ግንባታውን ለመቀጠል አቤቱታቸውን ለኤጀንሲው ማቅረብ አለባቸው።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የተጀመረውን ግንባታ ለማጠናቀቅ የሚሠጠው ጊዜ ለአነስተኛ ደረጃ ግንባታ እስከ 24 ወራት፣ ለመካከለኛ ደረጃ ግንባታ እስከ 36 ወራት እና ለከፍተኛ ደረጃ ግንባታ እስከ 48 ወራት ለአንድ ጊዜ ብቻ ሊጨመር ይችላል።
- 3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እና 2 ሥር የተደነገጉት እንደተጠበቁ ሆነው በተፈቀደው ዲዛይን መሠረት ግንባታ ያልተጀመረባቸው ይዞታዎች ተጨማሪ ጊዜ አይፈቀድላቸውም፤ መሬቱም ተወስዶ ለመንግሥት እንዲመለስ ይደረጋል።

- 1) The complaint submitted shall be priory examined at a level where they have occurred;
- 2) Complaints created at urban level as per sub article 1 of this article may be submitted and get decision at the level where they have occurred;
- 3) Where it is a complaint created at regional level, it shall get decisions at the Bureau and office of the President respectively;
- 4) The matter submitted to the President and gets decisions shall be final administrative decision. Its particulars shall be decided by the directive to be issued.

62. Urban Land holdings formerly possessed by lease or rent whose construction has not been completed and contract is not signed

- 1) Urban land holdings possessed by lease or rent before the approval of Regulation No. 155/2013 on the date of 01/02/2013 as per whose construction is commenced as per the design permitted and its completion of construction period is due without completion of construction, shall submit an application to the Agency to continue construction within the period not more than two months from the date of approval of this regulation;
- 2) The additional time to be provided to complete the commenced construction as per sub-article 1 of this article, shall only be provided once and up to 24 months for small level construction, 36 months for medium construction and 48 months for large construction;
- 3) Without prejudice to the provision of sub article 1 and 2 of this article, no additional time shall be permitted for possessions on which construction has not been commenced as per the design permitted. The land shall also be taken over and returned to the government;

- 4) Keewwata kana keewwata xiqqaa 3 jalatti kan tumame jiraatus, namootni rakkoo humnaa oliitiin yookiin rakkoo caasaan mootummaa uumeen ijaarsa osoo hin jalqabiin kan hafan ta'uu ragaan amansiisaan yoo dhiyaate, Ejensiin qulqullaa'ee dhiyaatee Biiron fudhatama yoo argate qofa waliigalteen akka haaromu gochuun ni danda'ama.
- 5) Qabiyyeewwan lafa magaalaa osoo murtee qaama aangoo qabuun hin argatiin waliigalteen bulchiinsa sadarkaan jiru waliin taasifamee waraqaa abbaa qabiyyummaa qaban tilmaama kaffaltii gatii lafaa kiraas ta'ee liizii yeroo sanaatiin akka kaffalan gochuun tajaajila akka argatan taasisuun ni danda'ama.
- 6) Namootni lafa magaalaa mana gandaa ijaaranii bakka buusuun lafti osoo harka hin gahinii fi waliigaltee osoo hin raawwatiin jiran murteen jiraachuun mirkanaa'ee gatii liizii yookiin kiraa ammaatiin waliigaltee raawwachuun akka lafti harka gahu ni taasifama.
- 7) Keewwata kana keewwata xiqqaa 6 jalatti kan tumame akkuma jirutti ta'ee, qaamni gaaffii kana qabu kan kanaan walii hin galle yoo ta'e bulchiinsi magaalaa maallaqa ijaarsa mana gandaa bakka buusuuf baase kan deebiisuuf ta'a.

63. Adabbii

Namni Dambii kanaa fi Qajeelfama Dambii kana bu'uureffatanii bahan irra darbuun gocha Labsii keewwata 35 jalatti ibsaman raawwate, adabbiin Labsicha jalatti tumame kan irratti raawwatu ta'a.

64. Dirqama Deeggarsa Kennuu

Namni kamiyyuu Dambii kana raawwachiisuuf sochii godhamu keessatti deeggarsa akka godhu yoo gaafatame deeggarsa kennuuf dirqama ni qabaata.

65. Aangoo Qajeelfama Baasuu

Dambii kana hojiirra oolchuuf Ejensiin qajeelfama baasuu ni danda'a.

- 4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 ሥር የተደነገገው ቢኖርም ከአቅም በላይ በሆነ ችግር ወይም የመንግሥት መዋቅር በፈጠረባቸው ችግር ምክንያት ግንባታውን እንዳልጀመሩ አሰማኝ ማስረጃ ከቀረበ በኤጀንሲው ተጣራቶ ቀርቦ በቢሮው ተቀባይነት ካገኘ ብቻ ውሱ እንዲታደስ ማድረግ ይቻላል ።
- 5) ጉዳዩ በሚመለከተው አካል በከተማ መሬት ይዞታዎች ላይ ውሳኔ ሳይሰጥባቸው በደረጃው ካለ አስተዳደር ጋር ውል ፈጽመው የባለይዞታ ማረጋገጫ ወረቀት ያላቸው ሰዎች በወቅቱ በነበረው የመሬት ኪራይ ዋጋም ይሁን የሊዝ ዋጋ ግምት እንዲከፍሉ ተደርጎ አግልግሎት እንዲያገኙ ማድረግ ይቻላል።
- 6) መሬት በእጃቸው ሳይደርስ ወይም ውል ሳይፈጽሙ በከተማ መሬት ላይ ተለዋጭ የቀበሌ ቤቶችን ገንብተው ላሉ ሰዎች ውሳኔ መኖሩ ተረጋግጦ በአሁኑ የሊዝ ወይም የኪራይ ዋጋ ውል በመፈፀም መሬቱ በእጃቸው እንዲደርስ ይደረጋል።
- 7) በዚህ አንቀጽ ንዑስ አንቀጽ 6 ሥር የተደነገገው እንደተጠበቀ ሆኖ ይህን በሚመለከት ጥያቄ ያለው አካል በዚህ የማይሰማ ስህተት የከተማው አስተዳደር ለቀበሌ ቤት ግንባታ ያወጣውን ገንዘብ ተክቶ የሚመልስለት ይሆናል።

63. ቅጣት

ማንኛውም ሰው ይህን ደንብና ደንቡን መሠረት በማድረግ የሚወጡ መመሪያዎችን በመተላለፍ በአዋጁ አንቀጽ 35 ሥር የተገለፁትን ተግባራት የፈፀመ እንደሆነ በአዋጁ ውስጥ የተደነገገ ቅጣት ይፈፀምበታል።

64. የመተባበር ግዴታ

ማንኛውም ሰው ይህንን ደንብ ለማስፈፀም በሚደረግ ማናቸውም እንቅስቃሴ ውስጥ ትብብር እንዲያደርግ ሲጠየቅ የመተባበር ግዴታ አለበት።

65. መመሪያ የማውጣት ሥልጣን

ይህንን ደንብ ሥራ ላይ ለማዋል ኤጀንሲው መመሪያ ማውጣት ይችላል።

- 4) Notwithstanding to the provision of sub article 3 of this article, the contract may be renewed where convincing evidence is presented indicating persons failed to commence construction due to force majeure or problems created by government structure and where only it is investigated and submitted by the Agency and approved by the Bureau;
- 5) It may be possible to make them get service for urban land possession which get title deed certificate by the agreement made with administration of each level without being decided by the authorized body, by making them pay the estimated payment of price of land rent as well as lease of that time;
- 6) The land shall be handed over to persons who have replaced urban lands by constructing kebele houses without possessing the land and undertaking agreement, by concluding contract with the current lease or rent price and approving that there is a decision to this effect.
- 7) Without prejudice to the provision of sub article 6 of this article, where the body requesting this does not agree with this decision, the urban administration shall return the of construction for replacing the kebele houses.

63. Penalty

A person who commits acts specified under article 35 of the proclamation by violating this regulation and directive issued depending on this regulation shall be punished with penalties specified under the proclamation.

64. Duty to Cooperate

Any person shall have a duty to cooperate where he is requested so in the process of implementation this regulation.

65. Power To Issue Directive

The Agency may issue directive necessary to implement this Regulation.

66. Seerota Haqamanii fi Raawwatiinsa Hin Qabaanne

- 1) Dambii Lafa Magaalaa Naannoo Oromiyaa Liiziin Bulchuuf Bahe Lakk. 155/2005 (akka fooyya'etti), Lakk. 166/2006 fi Lakk. 171/2007 Dambii kanaan haqamanii jiru.
- 2) Dambii Lafa Magaalota Naannoo Oromiyaa Liizii fi Kiraan Bulchuuf Bahe Lakk.128/2002 lafa magaalaa sirna liiziitiin qabamu kamiiniyyuu irratti raawwatiinsa hin qabaatu.
- 3) Dambii Bulchiinsa Investimentii Mootummaa Naannoo Oromiyaa Lakk. 141/2004 lafa magaalaa irratti raawwatiinsa hin qabaatu.
- 4) Dambiin, qajeelfamnii fi hojmaatni Dambii kanaan walfaallessan kamiyyuu dhimma Dambii kana keessatti hammataman irratti raawwatiinsa hin qabaatan.

67. Tumaalee Ce'umsaa

- 1) Kan Dambii kana keewwata 66 (1) jalatti tumame jiraatus, magaalotni kanaan dura Dambii lakk. 155/2005 tiin sirna liizii keessa akka galan murtaa'e, hanga akkaataa Dambii kana keewwata 6 jalatti tumameen ibsi tarreeffamaa ummataa bahutti itti fufuun sirna liiziin kan bulan ta'a.
- 2) Keewwata kana keewwata xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, magaalotni sirna liizii keessa galaniif gatiin liizii ka'umsaa kanaan dura murtaa'e akkaataa Dambii kanaatiin qorannoon taasifamee hanga fooyya'utti hojiirra oolmaan isaa kan itti fufu ta'a.

68. Yeroo Dambiin Kun Hojii Irra Itti Oolu

Dambiin kun Caamsaa 16, Bara 2008 irraa eegalee hojiirra kan oolu ta'a.

Finfinnee
Caamsaa 16, Bara 2008
Muktaar Kadir
Prezidaantii Mootummaa Naannoo Oromiyaa

66. የተሻሩና ተፈጻሚነት የማይኖራቸው ህጎች

- 1) የኦሮሚያ ክልል ከተሞች መሬትን በሊዝ ለማስተዳደር የወጣ ደንብ ቁጥር 155/2005 (እንደተሸሻለ)፣ ደንብ ቁጥር 166/2006 እና ደንብ ቁጥር 171/2007 በዚህ ደንብ ተሸሯል።
- 2) የኦሮሚያ ክልል ከተሞች መሬትን በሊዝና በኪራይ ለማስተዳደር የወጣ ደንብ ቁጥር 128/2002 በማንኛውም በሊዝ በሚያዙ የከተማ መሬት ይዞታዎች ላይ ተፈጻሚነት አይኖረውም።
- 3) የኦሮሚያ ክልል መንግሥት የኢንቨስትመንት አስተዳደር ደንብ ቁጥር 141/2004 በከተማ መሬት ላይ ተፈጻሚነት አይኖረውም።
- 4) ከዚህ ደንብ ጋር የሚቃረን ማናቸውም ደንብ፣ መመሪያና አሠራር በዚህ ደንብ ውስጥ በተሸፈኑ ጉዳዮች ላይ ተፈጻሚነት አይኖራቸውም።

67. የመሸጋገሪያ ደንጋጌ

- 1) በዚህ ደንብ አንቀጽ 66(1) ሥር የተደነገገው ቢኖርም ከዚህ በፊት በደንብ ቁጥር 155/2005 መሠረት በሊዝ ሥርዓት ውስጥ እንዲገቡ የተወሰኑ ከተሞች በዚህ ደንብ አንቀጽ 6 ሥር በተደነገገው መሠረት ለሕዝብ ዝርዝር መግለጫ እስከሚወጣ ድረስ በቀጣይነት በሊዝ ሥርዓት የሚተዳደሩ ይሆናሉ።
- 2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንዳለ ሆኖ በሊዝ ሥርዓት ውስጥ ለገቡ ከተሞች ከዚህ በፊት የተወሰነው የሊዝ መነሻ ዋጋ በዚህ ደንብ መሠረት ጥናት ተካሂዶበት እስከሚሻሻል ድረስ ተፈጻሚነቱ የሚቀጥል ይሆናል።

68. ደንቡ የሚፀናበት ጊዜ

ይህ ደንብ ከግንቦት 16 ቀን 2008 ዓ.ም ጀምሮ ሥራ ላይ የሚውል ይሆናል።

ፊንፊኔ
ግንቦት 16 ቀን 2008 ዓ.ም.
ሙክታር ከዲር
የኦሮሚያ ክልላዊ መንግሥት ፕሬዚዳንት

66. Repealed and Inapplicable Laws

- 1) A Regulation to Administer Urban Land of Oromia Region by Lease No. 155/2013, (as amended) and No.166/2014, and No.171/2015 are hereby repealed;
- 2) A Regulation issued to Administer Urban Land of Oromia Region by Lease and rent No.128/2010 shall not be applicable on any urban land leasehold tenure;
- 3) The Regulation to Administer Oromia Regional Government Investment No.141/2012 shall not be applicable on urban lands;
- 4) Any regulation, directive and customary practices inconsistent with this regulation shall not be applicable with respect to matters covered by this regulation.

67. Transitory Provisions

- 1) Notwithstanding to the provision of article 66(1) of this regulation, Urban centers decided to be incorporated into lease tenure by regulation no 155/2013 shall continue to be administered by same until its details explanation is publicized to the public as per article 6 of this regulation;
- 2) Without prejudice to the provision of sub article 1 of this article, the implementation of the benchmark lease price previously decided for urban centers incorporated in to lease tenure shall continue until it is amended through conducting study as per this regulation.

68. Effective Date

This regulation shall come into force as of May 24, 2016.

Finfine
May 24, 2016.
Muktar Kadir
The President of the Oromia National Regional State