



Waggaa 5th Lak. 1
 ዓመት ቁጥር ፩
 5th Year No. 1

Finfinnee, Ebla 1/1989
 ፊንፊን ቆይታ ፩ ቀን ፲፱፻፹፱
 Finfine, 9th April 1997

MAGALATA OROMIYAA

መ ገ ለ ተ ኦ ሮ ሚ ያ

MEGELETA OROMIA

Gatiin Tokkoo 3.20 የገዥ ዋጋ Unit Price:	Too'annaa Caffee Mootummaa Naannoo Oromiyaatiin Kan Bahe በኦሮሚያ ክልል የከተማ ቦታ ስለሚሰጠው ና በኪራይ ስለሚሰጠው የወጣ ደንብ (ማሻሻያ) ቁጥር ፩/፲፱፻፹፱	Lakk. S. Poostaa 101769 የፖ.ሣ.ቁጥር P.O.Box
---	--	--

QABEENTAA Dambii Lakk 3/1989 Naannoo Oromiyaatti Lafa Magaalaa Liiziidhaan kennuufi kiraadhaan bulchuuf dambii bahe lakk. 1/1997 fooyyeessyyf dambii bahe Fuula 1	ግዕዝ ደንብ ቁጥር ፩/፲፱፻፹፱ በኦሮሚያ ክልል የከተማ ቦታ ስለሚሰጠው ና በኪራይ ስለሚሰጠው የወጣ ደንብ (ማሻሻያ) ቁጥር ፩/፲፱፻፹፱ ገጽ 1	CONTENT Regulations No. 3/1997 Oromia Urban Lands Lease and Rent Holding (Amendment) Regulations No. 3/1997 Page 1
--	--	--

DAMBII LAKK 3/1989 NAANNOO OROMIYAATTI Lafa Magaalaa LIIZIIDHAAN KENNUU FI KIRAADHAAN BULCHUUF DAMBII BAHE LAKK 1/1987 FOOYYEESSUUF DAMBII BAHE 1. <i>Mataduree gabaabaa</i> Dambiin kun "Dambii Naannoo Oromiyaatti lafa magaalaa liizii- dhaan kennuu, fi kiiraadhaan bulchuuf (fooyyeessuuf) kan ba- he Lakk. 3/1989 jedhamee waa- mmamuu ni danda'a. 2. <i>Tumatoota Fooyyeessaman ykn</i> <i>Haqaman</i> Naannoo Oromiyaatti lafa maga- alaa Liiziidhaan kennuu fi kiraa- dhaan bulchuuf kan bahe Dambii Lakk. 1/1987 akka kanatti aanuun fooyya'eera. 1. Keewwatni 3(9) akkuma jiru- tti ta'ee kan kanatti aanu itti dabalameera; "Haa ta'u malee jechi kun mana jireenyaa akkaataa pil- aanii hayyamameen hinxu- muramin hindabalatu."	ደንብ ቁጥር ፩/፲፱፻፹፱ በኦሮሚያ ክልል የከተማ ቦታ ስለሚሰጠው ና በኪራይ ስለሚሰጠው የወጣ ደንብ (ማሻሻያ) ቁጥር ፩/፲፱፻፹፱ ተብሎ ሊጠቀስ ይችላል ። የተሻሻሉ ወይም የተሻሩ በኦሮሚያ ክልል የከተማ ቦታ ስለሚሰጠው ና በኪራይ ስለሚሰጠው የወጣ ደንብ ቁጥር ፩/ ፲፱፻፹፱ ከዚህ አንድራሻ ለተለው ተሻ- ሽሎአል ። ፩. አንቀጽ ፫(፱) አንዳለ ሆኖ ከዚህ የሚከተለው ተጨምሮአል ። «ሆኖም በተፈቀደው ጥላን መሠ- ረት ያልተጠናቀቀ መኖሪያ ቤትን አይጨምርም ።»	REGULATIONS NO 3/1997 REGULATIONS FOR THE AMENDMENT OF THE REGULATIONS TO PROVIDE FOR LEASE AND RENT HOLDING OF URBAN LANDS IN THE OROMIA REGION 1. <i>Short Title</i> These Regulations may be cited as the "Oromia Urban Lands Lease and Rent Holding (Amendment) Regulations No. 3/1997." 2. <i>Amendment and Repeal</i> The Oromia Urban Lands Lease and Rent Holding Regulations No. 1/ 1995 are hereby amended as follows: 1.) Article 3(9) shall, in addition to what it contains, read: " but it shall not include a dwelling house the construction of which is not completed."
---	--	---

- 2. Keewwanni 4 (3) fi (4) haqamanii kan kanatti aanuun bakka buusamaniiru:
 - “(3) Akkaataa keewwata kana keewwata xiqqaa (1) tiin sadarkaan kenamuuf hojii raawwachiiftuudhaan murtaa’a; yeroo yeroodhaan fooyya’uu nidanda’a.”
- 3. Keewwanni 5(1) (d) fi (e) haqamanii kan kanatti aanuun bakka buusamaniiru:
 - “d) Dhaalaan malee qabeenyi hojii daldalaa ture haala kamiyyuun nama biraatiif kan darbe yoo ta’e.
 - e) Keewwata kana keewwata xiqqaa 1(d) irratti kan katabame jiraatullee, qabeenyi mana jireenyaa ture akkataa pilaanii magaalaatiin ramaddii mana jireenyaan-ala yoo ta’e, dhaalaan malee haala kamiyyuun nama biraatiif kan darbe yoo ta’e.”
- 4. Keewwanni 6(1) haqamee kan kanatti aanuun bakka buusameera:
 - “(1) Dambii kanaan haala biraatiin yoo murtaa’e malee, gatiin Liizii kan murtaa’u caalbaasiin ta’ee, garuu gatii kiraa iddoo sanii gadi ta’uu hinqabu.”
- 5. Keewwanni 6(2) fi (6) haqamaniiru.
- 6. Keewwanni 6(3), (4), (5) fi (7) keewwata 6(2) hanga (5) ta’aniiti dubbifamu.
- 7. Keewwatni 7 haqamee kan kanatti aanuun bakka buusameera:
 - “7 Iddoowwan caalbaasii malee kennaman
 - (1) Iddoowwan kanaa gaditti ibsaman caalbaasii malee ni kennaman:
 - a) Mana jireenyaa kan hinqabne ta’anii, dhuunfaadhaanis ta’ee waldaan hojjechuuf hanga kaaree meetira 200 carraadhaan ni kennama.

- ፩. አንቀጽ ፩(፫) እና (፬) ተሠርዘው ከዚህ በሚከተለው ተተክተዋል፡፡
 - «፫ በዚህ አንቀጽ ንዑስ አንቀጽ (፩) መሠረት የሚሠጠው ደረጃ በሥራ አስፈጻሚ ኮሚቴ ይወሰናል፤ በየጊዜውም ሊሻሻል ይችላል።»
- ፪. አንቀጽ ፮(፩) (መ) እና (ሠ) ተሽረው ከዚህ በሚከተለው ተተክተዋል፡፡
 - «(መ) ከውርስ በስተቀር ነባር ይዞታ የሆነ የንግድ ሥራ በማንኛውም ሁኔታ ለሌላ ሰው የተላለፈ እንደሆነ፤
 - (ሠ) በዚህ አንቀጽ በንዑስ አንቀጽ ፩ (መ) ላይ የተጻፈው ቢኖርም ነባር የመኖሪያ ቤት ይዞታ በከተማው ፕላን መሠረት ከመኖሪያ ቤት ምደባው ጭኑ ከሆነ፤ ከውርስ በስተቀር በማንኛውም ሁኔታ ለሌላ ሰው የተላለፈ እንደሆነ።»
- ፫. አንቀጽ ፮(፩) ተሽሮ ከዚህ በሚከተለው ተተክቷል፡፡
 - «፩ በዚህ ደንብ በሌላ አካላት ካልተወሰነ በስተቀር፤ የሊዝ ዋጋ የሚወሰነው በጨረታ ሆኖ ነገር ግን ከቦታው ኪራይ ዋጋ በታች መሆን የለበትም።»
- ፬. አንቀጽ ፮(፪) እና (፮) ተሽረዋል፡፡
- ፭. አንቀጽ ፮(፫)፣ (፬)፣ (፭) እና (፮) አንቀጽ ፮(፪) እስከ (፭) ሆነው ይነበባሉ፡፡
- ፮. አንቀጽ ፯ ተሽሮ ከዚህ በሚከተለው ተተክቷል፡፡
 - «፯ ያለ ጨረታ የሚሠጡ ቦታዎች
 - ፩. ከዚህ ቀጥሎ የተገለፁት ቦታዎች ያለጨረታ ይሠጣሉ፡፡
 - ሀ) መኖሪያ ቤት የሌላቸው ሆነው በግልም ሆነ በማኅበር መኖሪያ ቤት ለመሥራት እስከ ፪፻ ካሬ ሜትር በቦጣ፡፡

- 2.) Sub/Articles (3) and (4) of Article 4 are hereby repealed and replaced as follows:
 - “(3) The grading to be made in accordance with sub-Article (1) of this Article shall be determined by the Executive Committee and may be modified from time to time.”
- 3. Sub-Articles (1) (d) and (e) of Article 5 is hereby repealed and replaced as follows:
 - “(d) where existing possession of a trading activity is transferred for any reason other than transfer by way of succession;
 - (e) Notwithstanding the provisions of Sub-Article (d) of this Article, where an existing possession which is not classified as an urban dwelling house in accordance with a master plan of a town is transferred by way of succession.”
- 4. Sub-Article (1) of Article 6 is hereby repealed and replaced as follows:
 - “(1) Unless expressly provided otherwise in these Regulations, a lease rate shall be determined by tender provided, however, that it shall not in any way be less than the fixed rent of the land.”
- 5. Sub-Articles (2) and (6) of Article 6 are hereby repealed.
- 6. Sub-Articles (3), (4), (5) and (7) of Article 6 shall be re-numbered to read as Sub-Articles (2) to (5) of Article 6.
- 7. Article 7 is hereby repealed and replaced as follows:
 - “7. *Lands Granted without tender*
 - 1) The following lands shall be granted without tender;
 - (a) Lands by lots for private dwelling houses to persons who do not have one, where they intend to construct dwelling houses individually or by forming cooperatives; provided the size of the land does not exceed 200 sq. meters;

- b) Qajeelfama hojii raawwachiiftuun baasuun piroojektoota battalumaan hojiiwwan faayidaa ummataatiif oolaniif;
- c) Qabeenya turerratti gaaffii iddoo bal'isuu dhiyeessanii qaama aangoo qabuun iddoon gaafatame piroojektii biraatiif ooluu kan hindandayne ta'uun mirkanaayee yoo hayyamameef;
- d) Iddoowwan manneen Mootuummaadhan dhaalaman irra jiran akkaataa pilaanii magaalaatiin tajaajila biraatiif kan ramadaman invastara manneen ijaaree bakka busuuf ykn tilmaama manneen bakka buussuuf barbaachisu kafaluuf ni kennamu.
- e) Qajeelfama hojii raawwachiiftuun baasuun investimintoota addaa kanneen jajjab-aachuu qabaniif.

- (2) Hojii raawwachiiftuun haala biraatiin yoo murteesse malee, namoonni bal'ina lafaa keewwata kana keewwata xiqqaa (1)(a) irratti katabamee olitti gaafatan kan keessumaa'an caalbaasiidhaan Liiziidhaan ta'a.
- (3) Keewwata kana, keewwata xiqqaa (2) irratti kan katabame jiraatullee, magaalota seera kiraatiin bulan keessatti bal'ina lafaa keewwata kana keewwata xiqqaa (1)(a) irratti katabameen olitti gaafatamu akkaataa qajeelfama Biirron baasuun hanga kaaree metira 500 nikennaama.
- (4) Akkaataa keewwata kana, keewwata xiqqaa (1)(a)(b) fi (c) tiin lafti kennamu, bu'ura dambii kanaatiin kiraadhaan bula.
- (5) Akkaataa keewwata kana, keewwata xiqqaa (1)(d) fi (e) lafti Liiziidhaan kennamu, gatii hojii raawwachiiftuun ykn qaamni hojii raawwachiiftuun bakka busuun waliigalteedhaan murteessuun ta'a.
- (6) Keewwata kana, keewwata xiqqaa (1)(b) dhaan kan katabame jiraatullee, hojii raawwachiiftuun hojiiwwan battalumaan faayidaa ummataatiif olaaniif iddoowwan barbaachisan kafaltii malee kennuuf ni danda'a.

- ለ) የሥራ አስፈጻሚ ኮሚቴ በሚያወጣው መመሪያ መሠረት በቀጥታ ለሕዝብ ጥቅም ለሚውሉ ሥራዎች የሚውል ቦታ፤
- ሐ) በነባር ደዞታ ላይ የቦታ ማስፋት ጥያቄ ቀርቦ አግባብ ባለው አካል የተጠየቀው ቦታ ለሌላ ፕሮጀክት ሊውል የማይችል መሆኑ ተረጋግጦ ከተፈቀደ፤
- መ) በመንግሥት የተወረሰቡ ቤቶች ያሉባቸው ቦታዎች በከተማው ፕላን መሠረት ለሌላ አገልግሎት የተመደቡ ከሆኑ ቤቶችን ሠርቶ ለሚተካ ወይም ቤቶችን ለመተካት የሚያስፈልገውን ግምት ለሚከፍል ኢንቨስተር የሚሰጥ ከሆነ ወይም
- ሠ) የሥራ አስፈጻሚ ኮሚቴ በሚያወጣው መመሪያ መሠረት ሊበረታቱ ለሚገባቸው የተለዩ ኢንቨስትመንቶች የሚሰጥ ቦታ።
- ጀ. ሥራ አስፈጻሚ ኮሚቴ በሌላ አኳኝ ካልወሰነ በስተቀር በዚህ አንቀጽ ንዑስ አንቀጽ ፩/ሀ ላይ ከተጠቀሰው የቦታ ስፋት በላይ የሚጠይቁ ሰዎች ጉዳይ የሚስተናገደው በጨረታ በሊዝ ይሆናል።
- ቸ. በዚህ አንቀጽ በንዑስ አንቀጽ (፪) ላይ የተጻፈው ቢኖርም በኪራይ ደንብ በሚተዳደሩት ከተሞች ውስጥ በዚህ አንቀጽ ንዑስ አንቀጽ ፩(ሀ) ላይ ከተጠቀሰው የቦታ ስፋት በላይ ለሚቀርብ ጥያቄ ቢሮው በሚያወጣው መመሪያ መሠረት እስከ ፭፻ ካሬ ሜትር ሊሰጥ ይችላል።
- ቫ. በዚህ አንቀጽ ንዑስ አንቀጽ ፩(ሀ) እና (ሐ) መሠረት የሚሰጥ ቦታ የሚተዳደረው በዚህ ደንብ መሠረት በኪራይ ይሆናል።
- ኧ. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) (መ) እና (ሠ) መሠረት በሊዝ የሚሠጥ ቦታ ኪራይ በሥራ አስፈጻሚ ወይም ሥራ አስፈጻሚ ኮሚቴው በሚወክለው አካል በድርድር በሚወሰነው ዋጋ ይሆናል።
- ገ. በዚህ አንቀጽ ንዑስ አንቀጽ ፩(ለ) ላይ የተጻፈው ቢኖርም ሥራ አስፈጻሚ ኮሚቴ በቀጥታ ለሕዝብ ጥቅም ለሚውሉ ሥራዎች የሚያስፈልጉ ቦታዎችን ከኪራይ ወይም ከሊዝ ክፍያ ነፃ ሊያደርግ ይችላል።

- (b) Subject to a directive to be issued by the Executive Committee, lands to be utilized directly for activities of public utility;
- (c) Where a request for expansion of an existing possession is granted by an appropriate organ upon verification that the land covered in the expansion is not destined for another project;
- (d) Where lands on which nationalized houses are built are destined for other purposes by a master plan of a town and where such lands are granted to an investor who undertakes to construct new houses or who agrees to cover the cost of construction of new houses;
- (e) Lands to be granted for desirable investments in accordance with a directive to be issued by the Executive Committee.
- 2) Unless otherwise decided by the Executive Committee, requests for lands in excess of the limit specified under Sub-Article (1) (a) of this Article shall be administered on lease and by tender.
- 3) Notwithstanding "the provisions of Sub-Article (5) of this Article, in towns that are administered" by regulations pertaining to rent holdings, the area of land to be granted in excess of the limit under Sub-Article (1)(a) of this Article shall, in accordance with a directive to be issued by the Bureau, be as high as 500 sq. meters.
- 4) Lands to be granted under Sub-Article (1)(a), (b) and (c) of this Article shall be administered by rent in accordance with these Regulations.
- 5) The lease price of lands to be granted under Sub-Article 1 (d) and (e) of this Article shall be determined on the basis of a rate to be negotiated by the Executive Committee or by an organ to be delegated for this purpose by the Executive Committee.
- 6) Notwithstanding the provisions of Sub-Article (1) (b) of this Article, the Executive Committee may exempt lands to be employed for direct public service activities from lease or rent payments.

7. Dhimma keewwata kana keewwata xiqqaa (6) keessatti ibsame qaama dhimmi ilaalu wajjin qoratee murtiif kan dhiyeessu Biiroodha.”

8. Keewwanni 9(2) (a) - (e) kan jiran haqamanii kan kanatti aanuun bakka buusamaniiru:

- a) Mana jirrenyaa kiraatiifwaggaa 30
- b) Industiriifwaggaa 30
- c) Aadaa, Isportii, fayyaa fi barnootaafwaggaa 20
- d) Daldaaafwaggaa 15
- e) Kan biraatiif...waggaa 10”

9. Keewwanni 9(4) haara'a kanatti aanuu dabalameera:

“4. Keewwata kana keewwata xiqqaa (1) keessatti kan ibsame jiraatullee, iddoowwan caalbaasiidhaan ala Liizidhaan kennaman ykn haala biraatiin liiziidhaan akka bulan taasifaman kafaltiin liizii bara keewwata kana keewwata xiqqaa (2) keessatti ibsameen qoodamee waggaa waggaadhaan kan raawwatamu ta'a.”

10. Keewwanni 16 (1)(e)n haqamee kan kanatti aanuun bakka buusameera.

“e) Labsichaan dura qotee bulaa ta'anii iddoon mana jireenyaa irratti ijaarratan pilaaniin magaalaa yoo bal'atu kan hammatamani fi pilaanii magaalaa kan hinfaalleessinee yoo ta'an bal'inni iddoo hanga kaaree metira 500 hin caalleetti.”

11. Keewwanni 17 haqamee kan kanatti aanuun bakka buusameera:

“17. Qabeenyota kiraan irratti raawwatamu

(1) Dambii kanaan keewwata 21 - 22 kan jiran akkuma eggamanitti ta'ee hojii raawwachiiftuun haala biraatiin yoo murteesse malee, kanaan gaditti kan ibsaman kiraadhaan bulu:

- a) Iddoowwan turan kan dambii kana keewwata 16 irratti ibsaman;

፯. በዚህ አንቀጽ ንዑስ አንቀጽ (፮) ውስጥ የተገለፀውን ጉዳይ አግባብ ካለው የክልሉ መንግሥት አካል ጋር በማጥናት ለሥራ አስፈጻሚ ኮሚቴ ለውሳኔ የሚያቀርበው ቢሮው ይሆናል።”

፰. አንቀጽ ፱(፪)(ሀ) እስከ (ሠ) ያሉት ተሽረው ከዚህ በሚከተለው ተተክተዋል፤

- ሀ/ ለሚከራይ መኖሪያ ቤት..... ፬ ዓመት
- ለ/ ለኢንዱስትሪ.....፱ ዓመት
- ሐ/ ለባሕል፣ ለሰፖርት፣ ለጤና እና ለትምህርት..... ፳ ዓመት
- መ/ ለንግድ..... ፲፮ ዓመት
- ሠ/ ለሌሎች ሥራዎች... ፲ ዓመት

፱. ከዚህ የሚቀጥለው አዲስ ንዑስ አንቀጽ (፬) በአንቀጽ ፱ ሥር ተጨምሯል፤

“፬. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) ውስጥ የተገለፀው ቢኖርም ያለጨረታ በሊዝ የሚሰጥ ቦታ ወይም በሌላ አኳኋን በሊዝ እንዲተዳደር የተደረገ ቦታ የሊዝ ክፍያ በዚህ አንቀጽ በንዑስ አንቀጽ (፪) ውስጥ በተገለፀው ዘመን ተከፍሎ በየዓመቱ የሚፈፀም ይሆናል።”

፲. አንቀጽ ፲፮(፩)(ሠ) ተሽሮ ከዚህ በሚከተለው ተተክቷል፤

«(ሠ) ከአዋጁ መውጣት በፊት የገጠር መሬት የነበረና አርሶ አደሩ የመኖሪያ ቤት የሠራበት ቦታ ማስተር ፕላን ሲሰፍ በከተማ ክልል ከተጠቃለለ የከተማ ፕላንን የማያፋልስ ከሆነ እስከ ፭፻ ካ.ሜ. የቦታ ስፋት»

፲፩. አንቀጽ ፲፯ ተሽሮ ከዚህ በሚከተለው ተተክቷል፤

«፲፯. ከራይ ተፈጻሚ የሚሆንባቸው ይዘታዎች

፩. በዚህ ደንብ ከአንቀጽ ፳፩-፳፪ ያሉት ድንጋጌዎች እንደተጠበቁ ሆነው ሥራ አስፈጻሚ ኮሚቴ በሌላ አኳኋን ካልወሰነ በስተቀር ከዚህ በታች የተገለፁት በከራይ ይተዳደራሉ፤

- ሀ/ በዚህ ደንብ አንቀጽ 16 የተገለፁትን ለውጥ የከተማ ቦታ ይዘታዎች፤

7) The Bureau shall, in consultation with the appropriate organ of the Regional Government, submit the matter under Sub-Article (6) of this Article to the Executive Committee for its appropriate action.”

8. The provisions of (a) through (e) of Sub-Article (2) of Article 9 are hereby repealed and replaced as follows:

- “(a)rental dwelling houses ... 30 years
- b)industry30”
- c) culture, sports, health and education20”
- d) trade15”
- e) other activities10”

9. There shall be added a new Sub-Article (4) under Article 9 to read as:

“(4) Notwithstanding the provisions of Sub-Article (1) of this Article, the lease rate of lands granted on lease without tender or lands subject to lease but under an arrangement other than tender, shall be payable annually within the period specified under Sub-Article (2) of the Article.”

10. Sub-Article (1) (e) of Article 16 is hereby repealed and replaced as follows:

“(e) Lands on which dwelling houses were built by peasants in areas considered as rural prior to the promulgation of the Proclamation and which later on have been included in a master plan of a town; provided they are not incompatible with the plan and the area does not exceed 500 sq. meters.”

11. Article 17 is hereby repealed and replaced as follows:

“17. Scope of Application of Rent Holdings

1) Without prejudice to the provisions of Article 21 and 22 of these Regulations and unless the Executive Committee decides otherwise, the following lands shall be administered on rent:

- (a) existing possessions of urban lands specified under Article 16 of these Regulations;

- b) Qabiyyee lafa, magaalaa mana hojii mootummaa galii mataa ofitiin bulan;
- c) Magaalota sadarkaa 3^{maa} fi 4^{maa} keessatti ramadaman.
- (2) Iddoowwan magaalaa keewwata kana, keewwata xiqqaa (1)(c) keessatti manneen motummaadhaan dhaalaman irra jiran akkaataa pilaanii magaalatiin tajaajila biraatiif ramadaman investara manneen ijaaree bakka buusuuf ykn tilmaama maneen bakka buusuuf barbaachisu kafaluuf yoo kennaman.”
- 12. Keewwanni 18 (4) haqameera.
- 13. Keewwanni 22 (3) haqamee kan kanatti aanuun bakka busameera:
“(3) Jijjiirraan yoo raawwatamu, gatiin Liizii iddoo sanii kafalamu, dambii kanaan gatii gadi aanaa caalbaasiidhaan argame ta'a, dambii kanaan gatii gadi aanaan yeroo sanatti yoo dhabame gatii kiraa iddoo saniif murtaa'e ta'a.”
- 14. Keewwanni 22 (4) haara'a kanatti aanuu dabalameera:
“(4) Barri Liizii iddoo keewwata kana keewwata xiqqaa (3) keessatti ibsame yeroo dambii kana keewwata 8 keessatti ibsame hincaalu.”
- 15. Keewwanni 24 (1) haqamee kan kanatti aanuun bakka busameera:
“(1) Dambii kana keewwata 7 (6) jallati kan ibsame akkuma eegametti ta'ee, iddoowwan waajjiroota mootummaatiin bulan, mana sagadaa, awwaalaaf kennaman ykn dhimma biraa kan hojii raawwachiiftuun murteessu Liizii ykn kiraarraa bilisa.”
- 16. Keewwanni 25 (2) fi (3) (a)n haqamanii kan kanatti aananiin baka buusamaniiru:
“(2) Akkaataa keewwata kana keewwata xiqqaa (1) tiin jijjiirraan tajaajilaa yoo hayyamamu:-
a) Qabeenya kiraadhaan bulu yoo ta'e gatiin kiraa bifa tajaajila itti jijjiiramu fi sadarkaa iddootii murtaa'e nita'a.

- ለ/ በራሳቸው ገቢ የሚተዳደሩ የመንግሥት የቦታ ይዞታዎች።
- ሐ/ በገዥና በገዥ ደረጃዎች ውስጥ የተመደቡ ቦታዎች።
- ፩. በዚህ አንቀጽ ንዑስ አንቀጽ ፩(ሐ) ውስጥ በመንግሥት የተወረሰ ቤቶች ያሉባቸው ቦታዎች ከሆኑና በከተማው ፕላን መሠረት ለሌላ አገልግሎት ተመድበው ቤቶችን ሠርቶ ለሚተካ ወይም ቤቶችን ለመተካት የሚያስፈልገውን ግምት ለሚከፍል ኢንቬስተር ሲሰጡ።”
- ፲፪. አንቀጽ ፲፰(፬) ተሰሯል።
- ፲፫. አንቀጽ ፳፪(፫) ተሰሯል ከዚህ በሚከተለው ተተክቷል፡
«፫. ለውጡ ሲፈጸም ለቦታው የሚከፈለው የሊዝ ዋጋ በዚህ ደንብ በጨረታ የተገኘው ዝቅተኛ ዋጋ ይሆናል። የወቅቱ የሊዝ ዝቅተኛ ዋጋ ካልተገኘ ለቦታው የተወሰነው የኪራይ ዋጋ ይሆናል።»
- ፲፬. የሚከተለው አዲስ ንዑስ አንቀጽ (፬) በአንቀጽ ፳፪ ሥር ተጨምሯል፡
«፬. በዚህ አንቀጽ በንዑስ አንቀጽ (፫) ውስጥ የተገለጸው ቦታ የሊዝ ዘመን በዚህ ደንብ አንቀጽ ፳ ሥር ከተገለጸው ጊዜ ሲበልጥ አይቸልም።»
- ፲፭. አንቀጽ ፳፯ (፩) ተሰሯል ከዚህ በሚከተለው ተተክቷል፡
«፩. በዚህ ደንብ አንቀጽ ፯ (፯) ሥር የተገለጸው እንደተጠበቀ ሆኖ፣ በመንግሥት በጀት የሚተዳደር መሥሪያ ቤት፣ ለማምለኪያ ወይም ለመቃብር የሚሰጥ ቦታ ወይም ሥራ አስፈጻሚ ኮሚቴ የሚወሰነው ሌላ ዓይነት አገልግሎት ከሊዝ ወይም ከኪራይ ነፃ ይሆናል።»
- ፲፮. አንቀጽ ፳፭(፪) እና (፲)(ሀ) ተሰሯው ከዚህ በሚከተሉት ተተክተዋል፡
«፪. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) መሠረት የአገልግሎት ለውጥ ሲፈቀድ፣
ሀ) በኪራይ የሚተዳደር ይዞታ ከሆነ ለተለወጠው የአገልግሎት ዓይነት እና በቦታው ደረጃ የተወሰነው የኪራይ ዋጋ ይሆናል።»

- (b) lands possessed by public enterprises;
- (c) urban lands classified as grades 3 and 4.
- 2) Lands under Sub-Article (1) (c) of this Article on which nationalized houses are built but destined for other purposes by a master plan of a town and which have been granted to an investor who undertakes to build new houses or who agrees to cover the cost of construction of new houses.”
- 12. Sub-Article (4) of Article 18 is hereby repealed.
- 13. Sub-Article (3) of Article 22 is hereby repealed and replaced as follows:
“3. Upon conversion, the lease price shall be the least price offered by tender in accordance with these Regulations; provided, however, that where the least lease price is not offered, the lease price shall be the rent of the land.”
- 14. The following new Sub-Article (4) is added to Article 22:
“4. The lease period of lands specified under Sub-Article (3) of this Article shall not exceed the maximum lease period fixed under Article 8 of these Regulations.”
- 15. Sub-Article (1) of Article 24 is hereby repealed and replaced as follows:
1. Without prejudice to the provisions of Sub-Article (6) of Article 7 of these Regulations, lands occupied by administrative bodies other than public enterprises, lands possessed for purposes of worship or burial or lands granted by the Executive Committee for other purposes, shall be exempted from payment of lease or rent.”
- 16. Sub-Articles (2) and (3) of Article 25 are hereby repealed and replaced as follows:
“(2) Where alteration of land use is authorized in accordance with Sub-Article (1) of this Article:
(a) Where the land is granted on a rent holding, the charge shall be the rent of the land fixed for the land grade;

b) Qabeenya Liiziidhaan bulu yoo ta'e kafaltii fi barri waliigaltee tajaajila itti jijjiiramuun ta'ee, gatiin Liizii gatii giddu galeessa yeroo tajaajilaa fi sadarkaa iddoo walfakkaataa caalbaasiidhaan ittiin kenname ta'a.

(3) Jijjiirraa tajaajila keewwata kanarratti katabame hayyamuun kan danda'u:-

a) Kiraa yoo ta'e, Biiroodhaan,"

17. Keewwata 27 (1) kessatti jechi "YKN kiraa" jedhamu haqameera.

18. Keewanni 28 (1) haqamee kan kanatti aanuun bakka buusameera:

"(1) Labsichi erga ragga'ee kaa-see magaalota Liiziidhaan bulan keessatti jijjiirraan maqaa iddoo qabeenya hojii daldalaa turaniif godhame Liiziidhaan bula."

19. Keewwanni 29 fi 30 haara'a kanatti aanan dambii kanatti dabalamaniiru:

"29. Waa'ee Lafa daangaa Finfinneerratti argamuu:

(1) Lafti daanga Finfinneerraa hanga kiilo meetira 10 tti jiru investimantii ilaalchisee dambii kannan akka magaalatti lakkaa'ama.

(2) Lafti keewwata kana keewwata xiqqaa (1) keessatti ibsame bulchiinsa magaalaa itti dhiyaatu jalatti kan bulu ta'a.

(3) Lafti keewwata kana keewwata xiqqaa (1) keessatti ibsame haalli ittiin kennamu akkaataa magaaloota liziin bulaniin ta'a.

30. Kafaltii Beenya (Kiisiin) Lafa Qotee Bulaa

(1) Labsichaan dura Lafti qotee bulaan qabamee, pilaanii magaalatiin hammatame akkaataa pilaaniitiin tajaajila biraatiif yoo oolu, akkaataa qajee lfama hojii raawwachiiftuun baasuun beenyaa (kiisiin) gahaa ta'e qotee bulaa buqqa'uf bulchiinsa magaalatiin nikafalama.

ለ) በሊዝ የሚተዳደር ይዘታ ከሆነ ከፍያውና የውል ዘመኑ ለተለወጠው አገልግሎት ሆኖ የሊዝ ተመኑ ግን በጊዜው ተመሳሳይ አገልግሎትና ደረጃ ያለው ቦታ በጨረታ የተሰጠበት አማካይ የሊዝ ዋጋ ይሆናል ።

፫. በዚህ አንቀጽ ላይ የተጠቀሰውን የአገልግሎት ለውጥ ለመፍቀድ የሚችለው፡-

ሀ) ኪራይ ሲሆን በቢሮው ይሆናል።

፲፯. በአንቀጽ ፳፯(፩) ሥር «ወይም ኪራይ» የሚለው ሐረግ ተሠርዟል ።

፲፰. አንቀጽ ፳፰(፩) ተሽሮ ከዚህ በሚከተለው ተተክቷል ፤

«፩. አዋጁ ከወደቀበት ጊዜ ጀምሮ በሊዝ በሚተዳደሩ ከተሞች ውስጥ ለነገር የገግድ ሥራ የቦታ ይዘታዎች የተደረገ የስም ለውጥ በሊዝ የሚተዳደር ይሆናል ።»

፲፱. ከዚህ ደንብ አንቀጽ ፳፰ ቀጥሎ የሚከተሉት አንቀጾች ተጨምረዋል ፤

«፳፱. በፊንፊኔ ደንበር ላይ ስለሚገኙ ቦታዎች ፤

፩. ከፊንፊኔ ደንበር እስከ ፲ ኪሎሜትር ያለው የኦሮሚያ ክልል የገጠር መሬት ለኢንቨስትመንት ሥራ የሚፈለግ ከሆነ በዚህ ደንብ እንደ ከተማ ቦታ ይቆጠራል ።

፪. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) ውስጥ የተገለጸው መሬት በአቅራቢያው በሚገኘው የኦሮሚያ ክልል የከተማ አስተዳደር ሥር የሚተዳደር ይሆናል ።

፫. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) ውስጥ የተገለጸው መሬት አስጣጥ ሁኔታ በሊዝ በሚተዳደሩ ከተሞች መሠረት ይሆናል ።

፬. ስለአርሶ አደሩ መሬት ይዘታ የካሳ አከፋፈል

፩. አዋጁ ከመፅደቁ በፊት በአርሶ አደሩ የተያዘ መሬት በከተማው ፕላን ከታቀፈና ለሌላ አገልግሎት የሚውል ከሆነ ሥራ አስፈጻሚ ኮሚቴው በሚያወጣው መመሪያ መሠረት ለሚፈናቀለው አርሶ አደር የከተማው አስተዳደር ተመጣጣኝ የሆነ ካሳ ይከፍላል ።

(b) Where the land is granted on a lease holding, the charge and the lease period shall be fixed on the basis of the altered service and having regard to the average lease price offered by tender for similar lands.

(3) Alteration under this Article shall be authorized by:-

(a) The Bureau in the case of rent holdings."

17. The phrase "rents or" under Sub-Article (1) of Article 27 is deleted.

18. Sub-Article (1) of Article 28 is hereby repealed and replaced as follows:

"(1) A transfer of ownership of a trading activity in towns administered on lease after the coming into force "of" the Proclamation shall be administered on lease"

19. The following Articles have been added after Article 28 of these Regulations:

"29. Lands Situate on the Boundary of Finfine

1) Rural lands in the Oromia Region situate within the 10 kilometer area next to the boundary of Finfine shall be deemed as urban lands in these Regulations where such lands are desired for investment activities.

2) The lands specified under Sub-Article (1) of this Article shall be administered by the nearest urban centre of the Oromia Region.

3) The modalities of granting the lands specified under Sub-Article (1) of this Article shall be subject to the provisions governing urban land lease holdings.

30. Payment of Compensation

1) Where land holdings of the peasantry prior to the coming into force of the Proclamation are included in a master plan of a town and are utilized for different purposes, the concerned urban administration shall, in accordance with a directive to be issued by the Executive Committee, pay fair compensation to the peasants affected by such a measure.

- (2) Keewwata kana 'keewwata xiqqaa (1) keessatti kan ibsame jiraatullee, qotee bulaa qabiyyeen lafaa irraa fudhatamu ganda qotee bulaa keessatti Caffee Aanaatiin lafa akka argatu gochuun nidanda'ama."
- 20. Keewwata 29 hanga 32 kan jiran 31-34 ta'ani jijjiiramaniiru.
- 3. Yeroo Dambiin kun itti ragga'u Dambiin kun har'a Ebla 1, bara 1989 jalqabee kan ragga'e ta'a.

Finfinnee, Ebla 1, 1989

Kumaa Dammaqsa
Pireezidaantii Mootummaa
Naannoo Oromiyaa

- ፩. በዚህ አንቀጽ ንዑስ አንቀጽ (፩) ውስጥ የተገለጸው ቢኖርም፣ የወረዳው ምክር ቤት መሬት የተወሰደበት አርሶ አደር በቀበሌ ገበሬዎች መንደር ውስጥ መሬት እንዲያገኝ ለማድረግ ይችላል ።
- ፪. በደንቡ ከአንቀጽ ፳፱ እስከ ፴፪ ያሉት ከአንቀጽ ፴፩ እስከ ፴፬ ሆነው ተስተካክለዋል ።
- ፫. ደንቡ የሚፀናበት ጊዜ ይህ ደንብ ከዛሬ ሚያዝያ ፩ ቀን ፲፱፻፹፱ ዓ.ም. ጀምሮ የፀና ይሆናል።

ፊንፊኔ ሚያዝያ ፩ ቀን ፲፱፻፹፱ ዓ.ም.

ከማ ደመቅሣ
የኦሮሚያ ክልላዊ መንግሥት
ፕሬዚዳንት

- 2) Notwithstanding the provisions of Sub-Article (1) of this Article; the appropriate Woreda Council may provide a peasant affected by such a measure with lands in the vicinity of Kebele peasants village."
- 20. Article 29 through 32 of these Regulations are re-numbered to read as Articles 31 through 34.
- 3. *Effective Date*
These Regulations shall enter into force as of the 9th day of April, 1997.
Done at Finfine,
this 9th day of April 1997.

KUMA DEMEKSA
PRESIDENT OF THE
REGIONAL STATE OF
OROMIA