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MAGALATA OROMIYAA
L µ E p ‰ Z M ¦
MEGELETA OROMIA

Gatiin Tokkoo .... Qarshii 33.40 የአ¿«ÿ "¶ .... ብር 33.40 Unit Price .... Birr 33.40	To'annoo Caffee Mootummaa Naannoo Oromiyaatiin Kan Bahe l‰Z M¦ ብሔራዊ ŒGF" L¿·R r በጨፌ ኦሮሚያ ºmf}r £'»	Lak. S. Poostaa .... 21383-1000 £Þ.Q.e¼Y ....21383-1000 P.O.Box 21383-1000

QABIYYEE

Labsii Lakk. 231/2013

Labsii Misooma, Bulchiinsaa fi Dabarsa Manneenii Naannoo Oromiyaa Murteessuuf Bahe, Lakkoofsa 231/2013 ....Fuula 1

ማውጫ

አዋጅ ቁጥር 231/2013

የኦሮሚያ ክልል የቤቶች ልማት፣ አስተዳደር እና ማስተላለፍ ለመወሰን የወጣ አዋጅ ቁጥር 231/2013 ....ገጽ 1

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Labsii Misooma, Bulchiinsaa fi Dabarsa Manneenii Naannoo Oromiyaa Murteessuuf Bahe, Lakkoofsa 231/2013

Sirna misooma manaa filannoo bal'aa qabu, dhaqqabamaa ta'ee fi haala qabatamaa magaalota naannoo keenyaatiin walsimu diriirsuun rakkoo mana jireenyaa jiraattota magaalotaa ittifufiinsaan akka furamu gochuun barbaachisaa ta'ee waan argameef;

Misoomni manaa lafa kan qusatu, dalga babal'ina magaalotaa kan ittisuu fi hirmaannaan dhimmaamtootaa fi qooda fudhattootaa misooma manaa keessatti qabanii iftoominaa fi qindoomina akka qabaatu taasisuun waan barbaachiseef;

የኦሮሚያ ክልል የቤቶች ልማት፣ አስተዳደር እና ማስተላለፍ ለመወሰን የወጣ አዋጅ ቁጥር 231/2013

ሰፊ አማራጭ ያለው፣ ተደራሽ የሆነ እና ከክልላችን ከተሞች ተጨባጭ ሁኔታ ጋር የሚጣጣም የቤት ልማት ሥርዓትን በመዘርጋት የከተማ ነዋሪዎች የቤት ችግር በዘላቂነት እንዲፈታ ማድረግ አስፈላጊ ሆኖ በመገኘቱ፤

የቤት ልማትን መሬት ቆጣቢ፣ የከተሞችን የአግድሞሽ መስፋፋት የሚከላከል እና ደንበኞችና ባለድርሻዎች በቤት ልማት ውስጥ ያላቸው ተሳትፎ ግልፅነት እንዲኖረው ማድረግ በማስፈለጉ፤

Proclamation to Determine Oromia Region Housing Development, Administration and Transfer, Number 231/2021

WHEREAS, it is found necessary to sustainably solve the housing problem of urban dwellers by establishing a comprehensive and accessible housing development system which is compatible with the realities of the cities in our region.

WHEREAS, it is necessary to make the housing development to be land saving, that prevents horizontal expansion of cities and make the participation of customers and stakeholders in housing development to be transparent and coordinated;

Sirna bulchiinsaa fi dabarsa manneenii iftoomina qabu, loogii maleessa, haqa qabeessa ta'ee fi ittigaafatamummaa mirkaneessuu danda'u diriirsuun manneen mootummaan yookiin qaamoolee adda addaatiin misooman gatii madaalawaan fayyadamtootaaf akka darbanii fi sirnaan akka bulan taasisuun barbaachisaa waan ta'eef;

Akkaataa Heera Mootummaa Naannoo Oromiyaa Fooyya'ee Bahe, Labsii Lakkoofsa 46/1994 Keewwataa 49 (3) (a) tiin kan kanatti aanu labsamee jira.

Kutaa Tokko
Tumaalee Waliigalaa

1. Mata Duree Gabaabaa

Labsiin kun "Labsii Misooma, Bulchiinsaa fi Dabarsa Manneenii Naannoo Oromiyaa Lakkoofsa 231/2013" jedhamee waamamuu ni danda'a.

2. Hiika

Akkaataan jechichaa hiika biraa kan kennisiisuuf yoo ta'e malee, Labsii kana keessatti:

1) "Appaartaamaa" jechuun mana abbaa darbii afurii (G+4) fi isaa olii ta'ee, akkaataa pilaanii itti fayyadama lafa hayyamameen mana waliinii qabeenyummaan isaa kan tokkoo tokkoon miseensa waldichaa yookiin dhuunfaa ta'e jechuudha.
2) "Biiroo" jechuun Biiroo Misooma Magaalaa fi Manneen Oromiyaati.
3) "Bulchiinsa Magaalaa" jechuun Magaalota Naannoo Oromiyaa Mana Maree mataa isaanii qaban jechuudha.
4) "Dizaayinii yookiin Saxaxa" jechuun ragaa ibsa gamoo, akaakuu, bal'ina, akkasumas meeshaa fi tooftaa ijaarsa gamoo agarsiisu jechuudha.
5) "Galmee Haadhoo" jechuun galmee guddicha sadarkaa magaalaa fi gandaatti dhaabbatee ragaan yookiin seenaan manneen mootummaa magaalicha keessatti argaman irratti galmaa'u jechuudha.

ግልፅነት ያለው፣ የማያዳላ፣ ፍትሃዊ የሆነ እና ተጠያቂነትን ለማረጋገጥ የሚያስችል የቤቶች አስተዳደርና ማስተላለፍ ሥርዓትን በመዘርጋት በመንግስት ወይም በተለያዩ አካላት የሚለሙ ቤቶች በተመጣጣኝ ዋጋ ለተጠቃሚዎች እንዲተላለፉ እና በአግባቡ እንዲተዳደሩ ማድረግ አስፈላጊ በመሆኑ፤

ተሻሽሎ በወጣው የኦሮሚያ ክልላዊ መንግሥት ሕገ መንግስት፣ አዋጅ ቁጥር 46/1994 አንቀጽ 49 (3) (ሀ) መሠረት የሚከተለው ታውጇል፡፡

ክፍል አንድ
ጠቅላላ ድንጋጌዎች

1. አጭር ርዕስ

ይህ አዋጅ "የኦሮሚያ ክልል የቤቶች ልማት፣ አስተዳደርና ማስተላለፍ አዋጅ ቁጥር 231/2013" ተብሎ ሊጠቀስ ይችላል፡፡

2. ትርጓሜ

የቃሉ አገባብ ሌላ ትርጉም የሚያሰጠው ካልሆነ በስተቀር በዚህ አዋጅ ውስጥ፡-

1) "አፓርትመንት" ማለት ባለ አራት ፎቅ (G + 4) እና ከዚያ በላይ ቤት ሆኖ በተፈቀደው የመሬት አጠቃቀም ፕላን መሠረት የሚገነባ ንብረትነቱ የእያንዳንዱ የማህበር አባል ወይም ግለሰብ የሆነ የጋራ ቤት ማለት ነው፡፡
2) "ቢሮ" ማለት የኦሮሚያ የከተማና ቤቶች ልማት ቢሮ ነው፡፡
3) "የከተማ አስተዳደር" ማለት የራሳቸው ምክር ቤት ያላቸው የኦሮሚያ ክልል ከተሞች ማለት ነው፡፡
4) "ዲዛይን" ማለት የህንፃ መገለጫ ማስረጃ ፣ዓይነት፣ የስፋት እንዲሁም የህንጻ ግንባታን የሚያሣይ ቁሳቁስ እና ሥልት ማለት ነው፡፡
5) 'ባሕር መዝገብ' ማለት በከተማ እና በቀበሌ ደረጃ ተቋቁሞ በከተማው ውስጥ የሚገኙ የመንግሥት ቤቶች ማስረጃ/መረጃ ወይም ታሪክ የሚመዘገብበት ታላቁ መዝገብ ማለት ነው፡፡

WHEREAS, it is imperative to ensure transfer of the houses constructed by the government or various bodies to the beneficiaries in reasonable prices and make them managed properly through establishing a transparent, impartial, fair and responsible housing management and transfer system;

NOW, THEREFORE, in accordance with Article 49 (3) (a) of Oromia Regional State Revised Constitution, Proclamation Number 46/2001, it is hereby proclaimed as follows:

Part One
General Provisions

1. Short Title

This Proclamation may be cited as "Oromia Region Housing Development, Administration and Transfer Proclamation Number 231/2021."

2. Definition

In this proclamation, unless the context requires otherwise:

1) "Apartment" means a house with four floors (G+4) and above which is a communal house as per the land use plan permitted which its ownership is each member of the association or individual.
2) "Bureau" means Oromia Urban and Housing Development Bureau.
3) "City Administration" means Oromia cities having their own Council.
4) "Design" means evidence that indicates description of building, type, size as well as materials and techniques of building construction.
5) "Main Register" means the big file situated at the city and kebele level on which evidences or history of government houses found in the city is registered.

6) “Ganda” jechuun bu’uura Labsii magaalota naannichatiin mana maree mataa isaa kan qabuu fi caasaa bulchiinsa magaalaa isa jalqaba jechuudha.

7) “Herrega Cufaa” jechuun herrega hin sochoone waldaa ijaarsa manneeniitiif maqaa waldichaatiin baasii ijaarsaa manneen isaaniif akka ooluuf dhaabbata faayinaansii filatame keessa kan taa’u jechuudha.

8) “Hojjetaa Mootummaa” jechuun namoota mana hojii mootummaa yookiin dhaabbilee misoomaa mootummaa naannichaa keessatti mindeeffamanii hojjechaa jiran jechuudha.

9) “Horsiisee Bulaa” jechuun nama naannoo gammoojjiittti lafa margaa fi bishaan barbaachaaf bakka bakkaatti sochoo’uudhaan beeyiladaa kan horsiisu, jireenyi isaa fi maatii isaa irra caalaan beeyiladaa fi bu’aa beeyiladaa irratti kan hundaa’e jechuudha.

10) “Labsii” jechuun Labsii Lafa Magaalaa fi Manneen Dabalataa Qabeenya Mootummaa Taasisuuf Bahe, Lakkoofsa 47/1967 jechuudha.

11) “Magaala” jechuun Magaala qaamni seerummaa magaalummaa kennameef jechuudha.

12) “Mana Amaanaa” jechuun mana dhuunfaa kan namni tokko yookiin maatiin isaa sababa adda addaatiin iddoo jiraatu yoo gadi lakkisu waliigalteen bulchiinsa manichaa amaanaan mootummaatti kennatee gaafa deebi’u akkaataa waliigaltichaatiin fudhachuu danda’u jechuudha.

13) “Mana Dhaalame” jechuun mana akkaataa Labsichaatiin dhaalamee magaalaan yookiin gandaan bulaa jiru jechuudha.

14) “Mana Gamoo Waliinii” jechuun manneen shanii fi isaa ol kan dhuunfaatti qabamanii fi walcinaatti yookiin wal irratti ijaaramanii fi qabeenya waliinii ta’uudhaan iddoo tajaajila waliinii kennuu of keessaa qabu kan jireenyaaf yookiin tajaajila birootiif oolu ta’ee, lafa gamoon waliinii irratti ijaaraman ni dabalata.

6) “ቀበሌ” ማለት በክልሉ የከተሞች በአዋጅ መሠረት የራሱ የአስተዳደር ምክር ቤት ያለው እና የመጀመሪያው የከተማ መዋቅር ማለት ነው፡፡

7) “ዝግ ሂሳብ” ማለት ለቤቶቸ ግንባታ ማህበሩ ለቤቶቻቸው ግንባታ ወጪ እንዲውል በተመረጠ የፋይናንስ ተቋም ውስጥ በማህበሩ ስም የሚቀመጥ የማይንቀሳቀስ ሂሳብ ማለት ነው፡፡

8) “የመንግስት ሠራተኛ” ማለት በክልሉ መንግሥት መሥሪያ ቤት ወይም በመንግሥት የልማት ድርጅቶች ውስጥ ተቀጥረው እየሰሩ ያሉ ሰዎች ማለት ነው፡፡

9) “አርብቶ አደር ’ ማለት በቆላማ አካባቢ የግጦሽ መሬት እና ውሃ ፍለጋ ከቦታ ወደ ቦታ በመዘዋወር እንስሳትን የሚያረባ እና የራሱና የቤተሰቡ ኑሮ በአመዛኙ በእንስሳት እና እንስሳት ውጤቶች ላይ የተመሠረተ ሰው ማለት ነው፡፡

10) “አዋጅ” ማለት የከተማ ቦታና ትርፍ ቤቶችን የመንግስት ለማድረግ የወጣ አዋጅ ቁጥር 47/1967 ማለት ነው፡፡

11) ‘’ከተማ’’ ማለት የከተማነት የህግ ሰውነት የተሰጠው ከተማ ማለት ነው፡፡

12) "የአደራ ቤት’’ ማለት አንድ ሰው ወይም ቤተሰቡ በተለያዩ ምክንያቶች መኖሪያ ቦታውን ሲለቅ የቤቱን አስተዳደር በዉል ለመንግስት በአደራ በመስጠት ሲመለስም ቤቱን በውሉ መሰረት መውሰድ የሚችለው የግል ቤት ማለት ነው፡፡

13) "የተወረሰ ቤት" ማለት በአዋጁ መሠረት የተወረሰ እና በከተማ ወይም በቀበሌ የሚተዳደር ቤት ማለት ነው፡፡

14) ‘’የጋራ ሕንጻ ቤት’’ ማለት አምስት እና ከዚያ በላይ የሆኑ በግል የተያዙ እና ጎን ለጎን ወይም አንዱ በሌላው ላይ የተሠሩ እና የጋራ ንብረት በመሆን የጋራ አገልግሎት የሚሰጥ ቦታ በውስጡ ያሉት ለመኖሪያነት ወይም ለሌላ አገልግሎት የሚውል ቤት ሆኖ የጋራ መኖሪያ ሕንጻ የተገነቡበት መሬትን ይጨምራል፡፡

6) "Kebele" means structure having its own council which is the initial or lowest urban administrative structure in accordance with the proclamation of the cities in the region.

7) "Closed Account" means immovable account situated in the selected financial institution in the name of the housing construction association to be used for their housing construction cost. .

8) "Public servant" means persons who are employed and working in government offices or public enterprises of the region.

9) "Pastoralist" means person rearing livestock in the desert areas by moving from place to place in search of grazing land and water whose livelihood and his families' livelihood is largely dependent on livestock and livestock products.

10) "Proclamation" means proclamation for confiscation of urban land and extra housing by the government number 47/1974.

11) "Urban” means a city which is given with legal personality of being city.

12) 'Trust House" means a house that when a person or his family leaves his residence for various reasons gives administration of such house to the government in trust by concluding contract to take it back in accordance with such contract upon his return.

13) "Inherited House" means houses inherited in accordance with the proclamation and being administered by the city administration or kebele.

14) "Communal Building/Condominium" means five and more houses held privately being constructed side-by-side or one over the other upwards having a place providing common service.

15) “Mana Magaalaa” jechuun mana abbaa darbii tokkoo (G+1) fi isaa olii ta’ee mooraa karra seensaa fi bahiinsaa of danda’e kan qabu jechuudha.

16) “Mana Mootummaa” jechuun manneen akkaataa Labsiidhaan dhaalaman, manneen qusannoo mootummaatiin ijaaramanii Magaalaa yookiin Ganda Magaalaa jalatti bulan, manneen dhaabbata miti mootummaa yookiin nama dhuunfaatiin ijaaramanii mootummaaf dabarfamanii mootummaan bulan yookiin manneen qabeenyummaan isaanii karaa kamiinuu kan mootummaa ta’ee qaama mootummaa naannichaa kamiinuu bulu jechuudha.

17) “Mootummaa” jechuun Mootummaa Naannoo Oromiyaati.

18) “Nama” jechuun nama uumamaa yookiin qaama mirgi namummaa seeraan kennameef jechuudha.

19) “Qonnaan Bulaa” jechuun nama mirga itti fayyadama lafa baadiyyaa qabaatee galii dhuma laficha irraa argamuun ofii isaa fi maatii isaas kan bulchu jechuudha.

20) “Shariikummaa Mootummaa fi Nama yookiin Dhaabbilee Dhuunfaa” jechuun waliigaltee misooma manaa mootummaa fi nama yookiin dhaabbata dhuunfaa gidduutti yeroo murtaa’eef taasifamu jechuu dha.

21) “Suphaa yookiin Haaromsa Manaa” jechuun mana dulloome yookiin mana sababa biroo kamiinuu suphaa barbaadu bu’uura tilmaama ogeessi dhiyeesseen hayyama Waajjira Mana Qopheessaa Magaalaa irraa barreeffamaan argameen suphaa yookiin haaromsa gaggeessu jechuudha.

22) “Viillaa” jechuun akkaataa ramaddii iddoo pilaanii magaalichaatiin mana bilookkeettii, dhakaa yookiin meeshaa naannootiin ijraaramee mooraa of danda’e qabu jechuudha.

15) "የከተማ ቤት" ማለት ባለ አንድ ፎቅ እና ከዚያ በላይ ቤት ሆኖ ራሱን የቻለ መግቢያና መውጫ በር ያለው ግቢ ማለት ነው፡፡

16) “የመንግሥት ቤት” ማለት በአዋጁ መሰረት የተወረሱ፣ በመንግስት ተገንብተው በከተማ ወይም በከተማ ቀበሌ ሥር የሚተዳደሩ የቁጠባ ቤቶች፣ መንግስታዊ ባልሆኑ ድርጅቶች ወይም በግለሰብ ተሰርተው ለመንግስት በመተላለፍ በመንግስት የሚተዳደሩ ቤቶች ወይም በማንኛውም መንገድ ባለቤትነታቸው የመንግስት ሆኖ በማንኛውም የክልሉ መንግስት አካል የሚተዳደር ማለት ነው፡፡

17) “መንግስት” ማለት የኦሮሚያ ክልላዊ መንግስት ማለት ነው፡፡

18) “ሰው” ማለት የተፈጥሮ ሰው ወይም በህግ የሰውነት መብት የተሰጠው አካል ማለት ነው፡፡

19) “አርሶ አደር’ ማለት የገጠር መሬትን የመጠቀም መብት ኖሮት ከመሬቱ በሚገኘው ገቢ እራሱንና ቤተሰቡን የሚያስተዳድር ሰው ማለት ነው፡፡

20) “የመንግሥት እና የግለሰብ ወይም የግል ድርጅት ሽርክና” ማለት በመንግሥት እና በግለሰብ ወይም በግል ድርጅት መካከል ለተወሰነ ጊዜ የሚደረግ የቤት ልማት ስምምነት ማለት ነው፡፡

21) “የቤት ጥገና ወይም ዕድሳት” ማለት ያረጀ ወይም በማንኛውም ምክንያት ጥገና የሚፈልግ ቤትን ባለሙያ ባቀረበው ግምት መሠረት ከከተማ ማዘጋጃ ቤት ጽሕፈት ቤት በፅሁፍ በተገኘ ፈቃድ ጥገና ወይም እድሳት ማካሄድ ማለት ነው፡፡

22) “ቪላ” ማለት በከተማው ፕላን የቦታ ምደባ መሠረት በብሎኬት፣በድንጋይ ወይም በአካባቢው ቁሳቁስ ተገንብቶ ራሱን የቻለ ግቢ ያለው ቤት ማለት ነው፡፡

15) "Urban House" is a one floor (G+1) and above building having its own compound with entrance and exit.

16) “Government House” means houses inherited as pert the proclamation, houses constructed from the government savings and administered under the city or city kebele, houses constructed by non- governmental organization or private person, transferred to the government, and administered by government or any way government-owned houses and being administered by the government.

17) "Government" means Oromia Regional Government.

18) "Person" means a natural or juridical person.

19) "Farmer" means person who has the right to use rural land and manages himself and his family from the income he earns from such land.

20) "Partnership of Government and Individual or Private Organizations” means agreement of housing development between the government and individual or private organizations concluded for a fixed period.

21) "Maintenance or Renewal of House” means conducting maintenance or renewal of an old house or a house that needs maintenance for any reason in accordance with the estimation presented by the professional and permit issued from the city municipality.

22) "Villa" means a house constructed of blocks, stones or local materials in accordance with city plans' plot allotment having its independent compound.

23) “Waldaa” jechuun walda ijaarsa mana jireenyaatiif gurmaa’ee, galmaa’ee qaama seerummaa argate jechuudha.
24) “Waliigaltee Kiraa Manaa” jechuun waliigaltee kiraa manneen mootummaa kireessaa fi kireeffataa gidduutti taasifamu jechuudha.

3. Ibsa Koorniyaa

Labsii kana keessatti jechi koorniyaa dhiiraatiin ibsame dubartiis ni dabalata.

4. Daangaa Raawwatiinsaa

1) Labsiin kun Magaalootaa Bulchiinsa Mootummaa Naannoo Oromiyaa keessatti qaama seerummaa magalummaan kennameef hunda irratti raawwatiinsa ni qabaata.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma eegameetti ta’ee, Labsiin kun akkaataa barbaachisummaa isaatti manneen qabeenyummaan isaanii kan Mootummaa Naannoo Oromiyaa ta’ee naannichaan alatti argaman irratti raawwatiinsa ni qabaata.

Kutaa Lama
Misooma Manneenii
Kutaa Xiqqaa Tokko
Haala Waliigalaa Misooma Manneenii

5. Qajeeltoowwan Misoomni Manneenii Ittiin Gaggeeffamu

Misoomni manaa kamiiyyuu:

1) Pilaanii magaalaa eegee karaa qabeenya lafaa qusatuu fi babal’ina magaalaa dalgee ittisuun raawwatamuu qaba.
2) Karaa carraa hojii babal’isuu fi aadaa qusannoo hawaasaa gabbisuun raawwatamuu qaba.
3) Eegumsa naannoo fi magariisummaaf xiyyeeffannoo ol’aanaa kan kennuu ta’uu qaba.

23) “ማህበር’ ማለት ለመኖሪያ ቤት ግንባታ ተደራጅቶና ተመዝግቦ ሕጋዊ ሰውነት ያገኘ ማህበር ማለት ነው፡፡
24) “የቤት ኪራይ ውል” ማለት በአከራይና በተከራይ መካከል የሚደረግ የመንግስት ቤት ኪራይ ውል ማለት ነው፡፡

3. የፆታ አገላለጽ

በዚህ አዋጅ ውስጥ በወንድ ፆታ የተገለጸ ማንኛውም ቃል የሴት ፆታንም ይጨምራል፡፡

4. የተፈፃሚነት ወሰን

1) ይህ አዋጅ በኦሮሚያ መንግሥት መስተዳድር ውስጥ የከተማነት ሕጋዊ ሰውነት በተሰጣቸው ከተሞች ሁሉ ላይ ተፈጻሚነት ይኖረዋል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ ይህ አዋጅ እንዳስፈላጊነቱ ንብረትነታቸው የኦሮሚያ ክልላዊ መንግሥት የሆነ እና ከክልሉ ውጪ በሚገኙ ቤቶች ላይ ተፈጸሚነት ይኖረዋል፡፡

ክፍል ሁለት
የቤቶች ልማት
ንዑስ ክፍል አንድ
የቤቶች ልማት ጠቅላላ ሁኔታ

5. የቤት ልማት የሚመራበት መርሆዎች

ማንኛውም የቤት ልማት፡-

1) የከተማ ፕላኑን በመጠበቅ የመሬት ሃብትን በሚቆጥብ እና የከተማን አግድሞሽ መስፋፋት በሚገድብ መንገድ መፈጸም አለበት፡፡
2) የሥራ ዕድልን በሚያስፋፋ እና የማህበረሰቡን የቁጠባ ባህል ለማዳበር በሚያስችል መንገድ መፈጸም አለበት፡፡
3) ለአካባቢ ጥበቃ እና ለአረንጓዴነት ከፍተኛ ትኩረት የሚሰጥ መሆን አለበት፡፡

23) "Association" means an association which is organized and registered for housing construction and has acquired legal personality.
24) "Housing Rent Agreement" means renting agreement of government houses concluded between the lessor and lessee

3. Gender Reference

In this proclamation, any expression in masculine gender shall include the feminine gender.

4. Scope of Application

1) This proclamation shall apply to all cities in Oromia Regional State that have been given with legal personality of being city.
2) Without prejudice to the provisions of sub-article 1 of this Article, this Proclamation shall apply to government houses found outside the region as may be necessary.

Part Two
Housing Development
Sub Section One
General Conditions of Housing Development

5. Guiding Principles of Housing Development

Any housing development:

1) Be performed conforming with the urban plan in a way that economizes the land resource and that prevents horizontal expansion of urban.
2) Be performed in a way that expands employment opportunities and that enhances saving culture of the society.
3) Give due emphasis for protection of the environment and greenery.

4) Teeknoloojii hammayyaa kan hojiirra oolchu ta'uu qaba.
5) Fedhii, dandeettii kutaa hawaasaa hunda giddugaleessa kan godhate, aadaa fi safuu ummataa kan hin faallessinee fi aadaa waliin jiraachuu hawaasaa kan jajjabeessu ta'uu qaba.
6) Karaa iftoomina, hirmaachisummaa, haqa qabeessummaa fi ittigaafatamummaa qabuun raawwatamuu qaba.

6. Qaamolee Misooma Manneenii Gaggeessan

Misoomni manneenii qaamolee armaan gadiitiin gaggeeffamuu ni danda'a:
1) Mootummaan;
2) Shariikummaa Mootummaa fi nama yookiin dhaabbilee dhuunfaan;
3) Waldaan;
4) Qonnaan bulaa yookiin horsiisee bulaan;
5) Nama yookiin dhaabbilee dhuunfaan;
6) Dhaabbilee miti Mootummaa yookiin dhaabbilee tola ooltotaan; yookiin
7) Hirmaannaa hawaasaan.

7. Dhiyeessii Lafa Misoomni Manneenii Irratti Gaggeeffamu

Dhiyeessiin lafa misoomni manneenii irratti gaggeeffamu bu'uura seerota rogummaa qabaniin akkaataa murtaa'een kan raawwatamu ta'a.

8. Dhiyeessii Faayinaansii Misooma Manneenii

1) Maddi faayinaansii misooma manneenii qaamolee misoomicha gaggeessan irraa ta'a.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma eegametti ta'ee, mootummaan akkaataa barbaachisummaa isaatti haala qaamoleen misooma manaa irratti hirmaatan faayinaansii itti argatan dhaabbilee faayinaansii mootummaa fi dhuunfaa waliin ta'uun haala mijeessuu ni danda'a. Haalli raawwii isaa Dambii bahuun kan murtaa'u ta'a.

4) ዘመናዊ ቴክኖሎጂን ተግባራዊ የሚያደርግ መሆን አለበት፡፡
5) ሁሉንም የማኅበረሰብ ክፍል ፈቃደኝነትና ችሎታን ማዕከል ያደረገ፣ የህዝቡን ባህልና ወግ የማይቃረን እና የህብረተሰቡን በአብሮነት የመኖር ባህልን የሚያበረታታ መሆን አለበት፡፡
6) ግልጽነት፣ አሳታፊነት፣ ፍትሃዊነት እና ተጠያቂነት ባለው መንገድ መፈጸም አለበት፡፡

6. የቤቶች ልማት የሚያካሄዱ አካላት

የቤቶች ልማት በሚከተሉት አካላት ሊካሄድ ይችላል፦
1) በመንግስት፤
2) በመንግስትና በግለሰብ ወይም የግል ድርጅት ሽርክና፤
3) በማህበር፤
4) በአርሶ አደር ወይም አርብቶ አደር፤
5) በግለሰብ ወይም የግል ድርጅቶች፤
6) መንግስታዊ ባልሆኑ ወይም በበጎ አድራጎት ድርጅቶች፤ ወይም
7) በህብረተሰቡ ተሳትፎ፡፡

7. የቤቶች ልማት የሚካሄድበት መሬት አቅርቦት

የቤቶች ልማት የሚካሄድበት መሬት አቅርቦት አግባብነት ባላቸው ህጎች በተወሰነው መሰረት የሚፈጸም ይሆናል፡፡

8. የቤቶች ልማት የፋይናንስ አቅርቦት

1) የቤቶች ልማት የፋይናንስ ምንጭ ቤቱን የሚያካሄዱት አካላት ይሆናል፡፡
2) በዚህ አንቀጽ ንዑስ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ እንደ አስፈላጊነቱ መንግስት በቤቶች ልማት ላይ የሚሳተፉ አካላት ፋይናንስ ያገኙ ዘንድ ከመንግስት እና ከግል የፋይናንስ ድርጅቶች ጋር በመሆን ሁኔታዎችን ሊያመቻች ይችላል፡፡ የአፈጻጸሙ ሁኔታ በሚወጣ ደንብ የሚወሰን ይሆናል፡፡

4) Implement modern technology.
5) Center the interests and abilities of all segments of the society; shall not contradict with the culture and norms of the people and it shall promote the culture of peaceful coexistence of the society.
6) Be implemented in transparent, participatory, fairness and responsible manner

6. Housing Development Bodies

Housing development may be undertaken by the following bodies:
1) By the government;
2) Partnership of the government and private individual or private enterprise/organization;
3) By Association;
4) Farmer or pastoralist;
5) By Private individual or private organization;
6) By Non-governmental organizations or Charitable Organizations;
7) By Community participation.

7. Land supply Used for Housing Development

Land supply for housing development shall be performed as decided under the relevant laws.

8. Supply of Housing Development Fund

1) Sources of housing development finance shall be from the bodies conducting the development.
2) Subject to the provisions of sub-article (1) of this Article, the Government may, as may be necessary, facilitate conditions whereby the bodies participating on housing development may get finances by working in cooperation with the public and private financial institutions. Its implementation particulars shall be determined by regulation to be issued.

Kutaa Xiqqaa Lama
Misooma Manneenii Mootummaa yookiin Shariikummaa Mootummaa fi Nama yookiin Dhaabbilee Dhuunfaatiin Gaggeeffaman

9. Gosa Misooma Manneenii Mootummaa Gaggeeffaman

Gosti misooma manneenii mootummaan gaggeeffamanii kanneen armaan gadiiti:

1) Mana Qusannoo;
2) Manneen Gamoo Waliinii Sagantaalee 10/90, 20/80 fi 40/60;
3) Manneen Dhaabbilee Mootummaan Hojjettootaa isaaniitiif ijaaraman;
4) Sagantaalee misooma manaa gara fuulduraatti mootummaan gaggeeffamuu danda'an kan biroo.

10. Manneen Qusannoo Mootummaan Dhiyaatu

Manneen qusannoo mootummaan dhiyaatu kanneen armaan gadii ta'u:

1) Mana jireenyaa bulchiinsi magaalaa baajata ofiitiin ijaare.
2) Mana qaamolee tola-ooltummaatiin yookiin miti mootummaatiin ijaaramee bulchiinsa magaalaatiif darbe.
3) Manneen akkaataa barbaachisummaa isaatti qaamni biraa ijaaree bulchiinsa magaalaatiif dabarsu.

11. Fayyadamtoota Manneen Qusannoo

1) Jiraattota harka qalleeyyii fi galii gadaanaa qabanii fi akkaataa barbaachisummaa isaatti namoota galii giddugaleessa qabanis fayyadamtoota manneen qusannoo taasifamuu ni danda'u.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, ulaagaan mana qusannoo itti kireeffamu bu'uura Labsii kana Keewwata 52'tiin kan calalaman ta'a.

ንዑስ ክፍል ሁለት
በመንግስት ወይም በመንግስት እና በግለሰብ ወይም በግል ድርጅቶች ሽርክና የሚካሄዱ የቤቶች ልማት

9. በመንግስት የሚካሄዱ የቤቶች ልማት ዓይነት

በመንግስት የሚካሄድ የቤቶች ልማት ዓይነት የሚከተሉት ናቸው፡-

1) የቁጠባ ቤት፤
2) የ10/90፣ 20/80 እና 40/60 ፕሮግራሞች የጋራ ቤቶች ሕንጻ፤
3) በመንግስት ድርጅቶች ለሠራተኞቻቸው የሚሠሩ ቤቶች፤
4) ለወደፊቱ በመንግስት ሊገነቡ የሚችሉ ሌሎች የቤት ልማት ፕሮግራሞች፡፡

10. በመንግስት የሚቀርቡ የቁጠባ ቤቶች

በመንግስት የሚቀርቡ የቁጠባ ቤቶች የሚከተሉት ይሆናሉ፡-

1) የከተማ አስተዳደር በራሱ በጀት የሚገነባው መኖሪያ ቤት፡፡
2) በበጎ አድራጎት ወይም መንግስታዊ ባልሆኑ አካላት ተገንብቶ ለከተማ አስተዳደር የተላለፈ ቤት፡፡
3) እንደ አስፈላጊነቱ ሌላ አካል ገንብቶ ለከተማ አስተዳደሩ የሚያስተላልፋቸው ቤቶች፡፡

11. የቁጠባ ቤት ተጠቃሚዎች

1) ደሃ እና ዝቅተኛ ገቢ ያላቸው እና እንደ አስፈላጊነቱ መካከለኛ ገቢ ያላቸው ነዋሪዎች የቁጠባ ቤት ተጠቃሚዎች ሊደረጉ ይችላሉ፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ የቁጠባ ቤት የሚከራይበት መስፈርት በዚህ አዋጅ አንቀጽ 52 መሠረት የሚጣሩ/የሚመረጡ ይሆናል፡፡

Sub Section Two
Housing Development Undertaken by the Government or by Partnership of Government and Individual or Private Organizations

9. The type of Housing Development Undertaken by the Government

The type of housing developments undertaken by the government shall be the following:

1) Saving houses;
2) Communal Buildings of program 10/90, 20/80 and 40/60;
3) Houses constructed by government institutions for their employees;
4) Other housing development programs to be undertaken by the government in the future.

10. Government-Provided Saving Houses

The types of housing developments conducted by the government shall be the following:

1) Residential houses constructed by the city administration in its own budget.
2) Houses built by charitable organizations or non-governmental organizations and transferred to the city administration.
3) Any other houses built by other bodies as necessary and to be transferred to the city administration.

11. Beneficiaries of Saving Houses

1) The poor residents earning low income and as necessary persons having middle-income may be made to be beneficiaries of saving houses.
2) Without prejudice to the provision under sub-article 1 of this Article, the criteria for renting savings house shall be screened in accordance with Article 52 of this proclamation.

12. Iddoo Manneen Qusannoo Itti Misooman

Manneen qusannoo iddoowwan armaan gadiitti misoomfamuu ni danda'u:

1) Iddoowwan manneen mootummaa dulloomanii suphamuu hin dandeenye irraa diigaman;
2) Iddoowwaan mana qusannoo irratti ijaaruudhaaf pilaanii magaalaatiin adda bahan;
3) Lafa duwwaa mana mootummaan dhaalamee waliin jiru kan bal'inni isaa istaandaardii kenniinsa lafa magaalichaa guutu irratti.

13. Misooma Manneen Gamoo Waliinii

1) Misoomni ijaarsa manneen gamoo waliinii hojiirra kan oolu qindoomina mootummaa, hirmaannaa fayyadamtootaa fi dhaabbilee faayinaansiitiin ta'a.
2) Fayyadamtoonni misooma manaa bu'uura Keewwata kana Keewwata Xiqqaa 1'tiin gaggeeffamu gatii ijaarsa manaa waliigalaa keessaa %10, %15, %20, %25 fi %40 yeroo seeraan murtaa'e keessatti kan qusatan yoo ta'u, kan hafe immoo dhaabbata faayinansii liqii yeroo dheeraa dhiyeessu yookiin hayyamu waliin kan mallatteessan ta'a.
3) Manneen waliinii ijaaraman keessaa akkaataa dizaayinii manaatiin kutaalee lafa irraa (G+0'n) mana daldalaa ta'ee caalbaasiin kan gurguramu ta'a.
4) Keewwata kana Keewwata Xiqaa 1-3 jalatti kan tumame akkuma jirutti ta'ee, misoomni manneen waliinii adda durummaan bu'uura seera dhimmichaaf rogummaa qabuun kan raawwatamu ta'a.

14. Iddoo Misoomni Manneen Gamoo Waliinii Itti Gaggeeffamu

Misoomni manneen gamoo waliinii pilaanii magaalaa irratti hundaa'ee iddoowwan armaan gadii irratti gaggeeffamuu ni danda'a:

12. ቁጠባ ቤቶች የሚለሙበት ቦታ

የቁጠባ ቤቶች በሚከተሉት ቦታዎች ሊለሙ ይችላሉ፡-

1) ያረጁና ሊጠገኑ የማይችሉ የመንግስት ቤቶች የፈረሱባቸው ቦታዎች፤
2) የቁጠባ ቤቶች ለመገንባት በከተማ ፕላን የተለዩ ቦታዎች፤
3) በመንግስት ከተወረሰ ቤት ጋር ያለ እና ስፋቱ የከተማውን የመሬት መስጠት ስታንዳርድ የሚያማላ ክፍት ቦታ፡፡

13. የጋራ መኖሪያ ቤቶች ሕንጻ ልማት

1) የጋራ መኖሪያ ቤት ሕንጻ ግንባታ ልማት ሥራ ላይ የሚውለው በመንግስት ቅንጅት፣ በተጠቃሚዎችና በፋይናንስ ተቋማት ተሣትፎ ይሆናል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀፅ 1 መሠረት የሚካሄደው የቤት ልማት ተጠቃሚዎች ከጠቅላላ የቤት ግንባታ ወጪ ውስጥ በህጉ በተወሰነው ጊዜ ውስጥ 10% ፣ 15% ፣ 20% ፣ 25% እና 40% የሚከፍሉ ሲሆን ቀሪውን ደግሞ የረጅም ጊዜ ብድር ከሚያቀርብ ወይም ከሚፈቅድ የፋይናንስ ተቋም ጋር ውል የሚፈራረሙ ይሆናል፡፡
3) ከሚገነቡት የጋራ መኖሪያ ቤቶች መካከል በቤቱ ዲዛይን መሠረት ከመሬት ላይ (G+0) ክፍሎች የንግድ ቤት ሆኖ በጨረታ የሚሸጥ ይሆናል፡፡
4) በዚህ አንቀጽ ንዑስ አንቀጽ 1-3 ሥር የተደነገገው እንደተጠበቀ ሆኖ የጋራ መኖሪያ ቤቶች ግንባታ ልማት በዋናነት ለጉዳዩ አግባብነት ባለው ሕግ መሠረት የሚፈጸም ይሆናል፡፡

14. የጋራ መኖሪያ ቤቶች ሕንጻ ልማት የሚካሄድበት ቦታ

የጋራ መኖሪያ ቤቶች ሕንጻ ልማት በከተማ ፕላን ላይ በመመስረት በሚከተሉት ቦታዎች ሊካሄድ ይችላል፡-

12. Places Where Saving Houses Be Developed

Saving houses may be developed at the following places:

1) On places from which old government houses that cannot be maintained are removed;
2) On places identified by the city plan for construction of saving houses.
3) On a vacant plot of land inherited together with the house by the government which its size meets the standard of land provision of the city.

13. Communal Building House Development

1) Condominium housing development shall be implemented through the collaboration of the government, participation of the beneficiaries and financial institutions.
2) Beneficiaries of the housing development undertaken as per sub-article 1 of this article shall save 10%, 15%, 20%, 25% and 40% of the total construction costs of the house within the period decided by the law; and they also agree with a financial institution that provides long-term loans for the rest of the payment.
3) Among condominiums or communal houses constructed, the rooms at floor of (G+0) from the ground as per the design of the house shall be sold through auction as commercial house.
4) Without prejudice to the provisions under sub-article 1-3 of this Article, the development of communal building houses or condominiums shall be carried out primarily by the laws relevant to such issue.

14. Place Where Communal Building Houses Development be Undertaken

Depending on the urban plan, Communal building house or condominium development, may be undertaken on the following locations:

1) Iddoowwan magaalaa manneen dullooman irraa diigaman irratti, sagantaa deebisanii misoomsuutiin yookiin iddoo duwwaa magaalli baankii lafaa keessaa qabu irratti; yookiin
2) Iddoowwaan mana gamoo waliinii irratti ijaaruudhaaf pilaanii magaalaatiin adda bahan irratti.

15. Fayyadamtoota Manneen Gamoo Waliinii

1) Jiraattota magaalaa, hojjettoota mootummaa fi qonnaan bultoota yookiin horsiisee bultoota daangaa magaalaa jiraatan fayyadamtoota manneen gamoo waliinii taasifamuu ni danda'u.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, haalli calallii fi dabarsi manneen gamoo waliinii bu'uura Labsii kana Keewwata 69'tiin kan calalaman ta'a.

16. Misooma Manneen Dhaabbilee Mootummaatiin Hojjettoota Isaaniitiif Ijaaraman

Dhaabbileen mootummaa hojjettoota isaaniitiif mana jireenyaa ijaaruun dhiyeessii manaa keessatti hirmaachuu ni danda'u. Tarreeffamni dhaabbilee mootummaa Dambii bahuun kan ibsamu ta'a.

17. Iddoo Misoomni Manneen Dhaabbilee Mootummaatiin Taasifamu Itti Gaggeeffamu

Dhaabbileen Mootummaa hojjettoota isaaniitiif mana jireenyaa ijaaruu barbaadan:

1) mooraa dhaabbatichaa keessatti; yookiin
2) Mooraadhaan ala lafa bulchiinsa magaalaa yookiin qaama aangoo qabu irraa argatan irratti misooma manaa gaggeessuu ni danda'u.

1) ያረጁ የመንግስት ቤቶች የፈረሱባቸው የከተማ ቦታዎች ላይ፣ በመልሶ ማልማት ፕሮግራም ወይም ከተማው በመሬት ባንክ ውስጥ ባለው ባዶ ቦታ ላይ፤ ወይም
2) የጋራ መኖሪያ ቤቶች ሕንጻ ለመገንቢያ በከተማ ፕላን የተለዩ ቦታዎች ላይ፡፡

15. የጋራ መኖሪያ ቤቶች ሕንጻ ተጠቃሚዎች

1) የከተማ ነዋሪዎች፣ የመንግሥት ሠራተኞች እና በከተማ አዋሣኝ የሚኖሩ አርሶ አደሮች ወይም አርብቶ አደሮች የጋራ መኖሪያ ቤት ሕንጻ ተጠቃሚዎች ሊደረጉ ይችላሉ፡፡
2) በዚህ አንቀጽ ንዑስ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ ለጋራ መኖሪያ ቤት ሕንጻ ተጠቃሚነት ማጣራትና ማሳለፊያ ሁኔታ በዚህ አዋጅ አንቀጽ 69 መሠረት የሚፈጸም ይሆናል፡፡

16. በመንግሥት ድርጅቶች ለሰራኞቻቸው የሚገነቡ ቤቶች ልማት

የመንግሥት ድርጅቶች ለሰራተኞቻቸው የመኖሪያ ቤት በመገንባት በቤት አቅርቦት ላይ መሳተፍ ይችላሉ፡፡ የመንግሥት ድርጅቶች ዝርዝር በሚወጣ ደንብ የሚወሰን ይሆናል፡፡

17. በመንግሥት ድርጅቶች የሚደረግ የቤቶች ልማት የሚካሄድበት ቦታ

ለሰራተኞቻቸው የመኖሪያ ቤት መገንባት የሚፈልጉ የመንግሥት ድርጅቶች፡-

1) በተቋሙ/ድርጅቱ ቅጥር ግቢ ውስጥ፤ ወይም
2) ከቅጥር ግቢ ውጭ ከከተማ አስተዳደር ወይም ሥልጣን ካለው አካል ባገኙት መሬት ላይ የቤቶች ልማት ሊያካሄዱ ይችላሉ፡፡

1) On places from which old government houses are removed or demolished, through redevelopment program or on vacant space found in the city's land bank; or
2) On places identified by the city plan for constructing communal building houses.

15. Beneficiaries of Communal Building Houses

1) Urban dwellers, government employees and farmers or pastoralists residing on the boarders of urban centers may be made the beneficiaries of the communal building houses or condominiums.
2) Without prejudice to the provisions of sub-article 1 of this Article, the screening and transfer of communal building houses or condominiums shall be carried out in accordance with Article 69 of this Proclamation.

16. Housing Development by Government Institutions for their Employees

Government institutions may participate in the supply of housing by constructing residential houses for their employees.

17. Places Where Housing Development by Government Institutions Be Undertaken

Government institutions wishing to construct residential houses for their employees:

1) In the premises of the institutions; or
2) Outside the premises on the land they have got from the city administration or from other authorized body.

18. Misooma Manaa Shariikummaa Mootummaa fi Nama yookiin Dhaabbilee Dhuunfaatiin Gaggeeffamu

1) Misoomni manaa shariikummaa mootummaa fi nama yookiin dhaabbilee dhuunfaa biyya keessaa fi biyya alaatiin gaggeeffamuu ni danda'a.
2) Shariikummaan misooma manaa mootummaa fi nama yookiin dhaabbilee dhuunfaa biyya keessaas ta'e biyya alaa gidduutti gaggeeffamu seera rogummaa qabu irratti kan hundaa'u ta'a.
3) Mirgaa fi dirqamni mootummaa fi nama yookiin dhaabbilee dhuunfaa shariikummaan misooma manaa irratti hirmaatanii bu'uura Dambii bahuutiin kan murtaa'u ta'a.

Kutaa Xiqqaa Sadi
Misooma Mana Jireenyaa Waldaan Gaggeeffamu

19. Misooma Mana Jireenyaa Waldaan Gaggeeffamu

1) Jiraattoonni magaalaa akkaataa fedhii fi dandeettii kaffaltii isaaniitiin beekumsaa fi qabeenya isaanii walitti gurmeessanii waldaadhaan mana jireenyaa ijaarachuu ni danda'u.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, qonnaan bulaan yookiin horsiisee bulaan fedhii fi dandeettii kaffaltii isaaniitiin qabeenya isaanii walitti gurmeessaanii waldaadhaan mana jireenyaa magaalaatti ijaarrachuu ni danda'u. Haalli raawwii isaa Dambii bahuun kan murtaa'u ta'a.
3) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, Manni Marii Bulchiinsaa Mootummaa Naannichaa haala Diyaaspooraan waldaan gurmaa'anii lafa mana jireenyaa itti argachuu danda'an Dambii baasuun murteessuu ni danda'a.

18. በመንግስት እና በግለሰብ ወይም በግል ድርጅቶች ሽርክና የሚካሄድ የቤት ልማት

1) የቤት ልማት በመንግስት እና በሃገር ውስጥና በውጭ ሃገር ግለሰብ ወይም የግል ድርጅት ሽርክና ሊካሄድ ይችላል፡፡
2) በመንግስት እና በሃገር ውስጥም ሆነ በውጭ ሃገር ግለሰብ ወይም የግል ድርጅቶች መካከል የሚካሄደው የቤት ልማት ሽርክና አግባብነት ባለው ህግ ላይ የሚመሰረት ይሆናል፡፡
3) በሽርክና በቤት ልማት ላይ የሚሳተፉ የመንግሥትና የግለሰብ ወይም የግል ድርጅቶች መብትና ግዴታዎች በሚወጣው ደንብ መሰረት የሚወሰን ይሆናል፡፡

ንዑስ ክፍል ሦስት
በማህበር የሚካሄድ የመኖሪያ ቤት ልማት

19. በማህበር የሚካሄድ የመኖሪያ ቤት ልማት

1) የከተማ ነዋሪዎች ባላቸው ፍላጎትና የመክፈል ዓቅማቸው መሠረት ዕውቀት እና ሃብታቸውን በአንድ ላይ በማደራጀት በማህበር የመኖሪያ ቤት ሊሰሩ ይችላሉ፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ አርሶ አደሮች ወይም አርብቶ አደሮች ባላቸው ፍላጎትና የመክፈል ኣቅማቸው መሰረት ሃብታቸውን በአንድ ላይ በማደራጀት በማህበር የመኖሪያ ቤት በከተማ ሊሰሩ ይችላሉ፡፡ የአፈጻጸም ሁኔታው በሚወጣው ደንብ የሚወሰን ይሆናል፡፡
3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደ ተጠበቀ ሆኖ የክልሉ መንግስት መስተዳድር ምክር ቤት ዲያስፖራዎች በማህበር በመደራጀት የመኖሪያ ቤት መስሪያ መሬት ሊያገኙ የሚችሉበትን ሁኔታ በሚያወጣው ደንብ ሊወስን ይችላል፡፡

18. Housing Development Undertaken By Partnership of Government and Individual or Private Organizations

1) Housing development may be undertaken by partnership of the government and domestic or foreign individual or private organizations.
2) Housing development partnerships made between the government and domestic or foreign private individual and private organizations shall be made based on the appropriate laws.
3) The rights and obligations of the government and private individual or private organizations involved in housing development through partnership agreements shall be determined by the regulation to be issued.

Sub Section Three
Housing Development Undertaken By Association

19. Housing Development Undertaken By Association

1) Urban dwellers may organize themselves in association as per their needs and paying capacity and construct residential housing through such association consolidating their knowledge and resources.
2) Without prejudice to the provisions of sub-article 1 of this Article, farmers or pastoralists may construct houses in the city by consolidating their property according to their needs and ability to pay. Its implementation shall be determined by the regulation to be issued.
3) Without prejudice to Sub-Article (1) of this Article, the State Council may decide on the conditions under which the Diaspora may acquire residential land through forming association.

4) Hojjettonni mana hojii tokko keessa jiranii fi walbeekan yookiin manneen hojii adda addaa keessaa walitti dhufuun fedhii manaa walfakkaatuu fi dandeetiin isaanii kan walsimu waliin gurmaa'uu ni danda'u.

5) Hojjettonni mootummaa fi Dhaabbilee Misoomaa Mootummaa sadarkaa naannoo keessa hojjechaa jiranii fi ulaagaa kan guutan xalayaa deeggarsaa mana hojii isaanii irraa yoo dhiyeeffatan, Biirichi Magaalota Godina Addaa Oromiyaa Naannawa Finfinnee keessa iddoo isaan filatan tokkootti xalayaa barreessuun akka gurmaa'an ni taasisa.

20. Gosa Waldaa

1) Waldaan ijaarsa mana jireenyaa Waldaa Buleeyyii yookiin Waldaa Haaraa ta'uu ni danda'a.

2) Kaayyoo Keewwata kana Keewwata Xiqqaa 1'tiif Waldaa Buleeyyii jechuun waldaa Labsiin kun bahuun dura hundeeffame yoo ta'u, Waldaa Haaraa jechuun waldaa erga Labsiin kun bahee booda hundeeffame jechuudha.

21. Ulaagaa Miseensummaa Waldaa Haaraan Gurmaa'uu Dandeessisu

1) Namni kamiiyyuu waldaa keessatti gurmaa'uuf ulaagaalee armaan gadii guutuu qaba:

(a) Umuriin isaa waggaa kudha saddeetii (18) fi isa ol yoo ta'ee fi seeraan kan hin dhorkamne;

(b) Waldaadhaan gurmaa'uuf fedhii fi madda galii kan qabu;

(c) Magaalicha keessaa waggaa lamaa fi isa ol kan jiraate;

(d) Waraqaa eenyummaa ganda magaalichaa keessaa jiraatu kan haaromfame yoo qabaate;

(e) Iddoon jireenya isaa dhaabbataan magaalicha keessa ta'ee, waggaa walitti aanan lamaaf Magaalicha keessa yoo jiraachuu baate ragaa gahaa dhiyeeffachuu kan danda'uu; fi

4) በአንድ መስሪያ ቤት ያሉና የሚተዋወቁ ወይም ከተለያዩ መስሪያ ቤቶች አንድ ላይ በመሆን ተመሳሳይ የቤት ፍላጎት ያላቸው እና አቅማቸው የሚመጣጠነው በጋራ መደራጀት ይችላሉ፡፡

5) በክልል ደረጃ ባሉ የመንግስት መስሪያ ቤቶች እና የመንገግስት ልማት ድርጅቶች ውስጥ እየሰሩ ያሉና መስፈርቱን የሚያሟሉ ሰራተኞች ከመስሪያ ቤቶቻቸው የድጋፍ ደብዳቤ የሚያቀርቡ ከሆነ ቢሮው ከኦሮሚያ ልዩ ዞን ፊንፊኔ ዙሪያ ካሉት ከተሞች ውስጥ እነሱ ወደመረጡት አንዱ ቦታ ደብዳቤ በመጻፍ እንዲደራጁ ያደርጋል፡፡

20. የማህበር ዓይነት

1) የመኖሪያ ቤት ግንባታ ማህበር ነባር ወይም አዲስ ማህበር ሊሆን ይችላል፡፡

2) ለዚህ አንቀጽ ንዑስ አንቀጽ 1 ዓላማ ነባር ማህበር ማለት ይህ አዋጅ ከመውጣቱ በፊት የተመሰረተ ማህበር ሲሆን አዲስ ማህበር ማለት ይህ አዋጅ ከወጣ በኂላ የተመሰረተ ማህበር ማለት ነው፡፡

21. በአዲስ ማህበር አባልነት ለመደራጀት የሚያስችል መስፈርት

1) ማንኛውም ሰው በማህበር ውስጥ ለመደራጀት የሚከተሉትን መስፈርቶች ማሟላት አለበት፡-

(ሀ) እድሜው አስራ ስምንት (18) ዓመትና ከዚያ በላይ ከሆነና በህግ ያልተከለከለ፤

(ለ) በማህበር ለመደራጀት ፍላጎትና የገቢ ምንጭ ያለው፤

(ሐ) በከተማው ውስጥ ሁለት ዓመትና ከዚያ በላይ የኖረ፤

(መ) የታደሰ የሚኖርበት ከተማ ቀበሌ መታወቂያ ካለው፤

(ሠ) ቋሚ የመኖሪያ ቦታው በከተማው ውስጥ ሆኖ ለሁለት ተከታታይ አመታት በከተማው ውስጥ ካልኖረ በቂ ማስረጃ ማቅረብ የሚችል ከሆነ፤ እና

4) Those who are in the same office and knows each other or coming together from different offices based on having same housing needs and capabilities.

5) When Employees of government and government-owned enterprises working at the state level and fulfill the requirements brings letter of support from their office, the Bureau may let them to be organized by writing a letter to one of the city of their choice in Oromia Special Zone Surrounding Finfinne.

20. Type of Association

1) Housing association may be an existing or new association.

2) For the purposes of sub-article 1 of this Article, an existing association means an association which is established before the promulgation of this Proclamation, and a new association means an association established after promulgation of this proclamation.

21. Criteria Enabling to be Organized in New Membership Association

1) Anybody shall fulfill the following criteria be organized thereof:

(a) Be eighteen (18) years old and above and not prohibited by law.

(b) Have interest and means of income to form an association

(c) Has lived in the city for 2 years and above

(d) Have a renewed city kebele ID

(e) Being Permanent resident of the city and if he has not been residing therein for two consecutive years and provide sufficient evidence to that effect; and

(f) Maqaa isaatiinis ta'ee maqaa haadha warraa yookiin abbaa warraatiin magaalota naannichaa keessaa mana yookiin lafa mana jireenyaa kan hin qabne yookiin waldaan kan hin gurmoofne yookiin fudhatee qaama sadaffaatti kan hin dabarsine yoo ta'e.

2) Keewwata kana Keewwata Xiqqaa 1 (c) irratti kan ibsame jiraatus, magaalichi rakkoo qophii lafaa ijaarsa manaa kan hin qabne yoo ta'e, gurmaa'uudhaaf turtii waggaa lama (2) eeguuf hin dirqamu.

3) Ulaagaan Keewwata kana Keewwata Xiqqaa 1 (f) jalatti kan tumame jiraatus, Manni Marii Bulchiinsaa Mootummaa Naannichaa hojjetaa mootummaa sababaa hojii mootummatiif fagaatanii bakka biraatti jijjiiramaniif haala addaatiin akka waldaan gurmaa'an murteessuu ni danda'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

4) Qonnaan bulaan yookiin horsiisee bulaan ulaagaa Keewwata kana Keewwata Xiqqaa 1(c) fi (d) tiin ala jiran kan guutu yoo ta'e, akkaataa Labsii kana Keewwata 19 (2) tiin gurmaa'uu ni danda'a.

5) Ulaagaalee Keewwata kana Keewwata Xiqqaa 1 - 4 keessatti tumameen ala waldaan gurmeessuu fi gurmaa'uun dhorkaadha.

22. Murteewwan Itti Fayyadamummaa Dursaa Argachiisu

Waldaan qonnaan bulaa yookiin horsiisee bulaa yookiin dubartootaa yookiin qaama miidhamtootaa qofaan gurmaa'an tartiiba malee dursi ni kennamaaf.

(ረ) በራሱ ወይም በባለቤቱ ስም ከክልሉ ከተሞች ውስጥ የመኖሪያ ቤት ወይም መሬት የሌለው ወይም በማህበር ያልተደራጀ ወይም ወስዶ ለሶስተኛ አካል ያላስተላለፈ እንደሆነ፤

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1(ሐ) ሥር የተገለጸው ቢኖርም፣ ከተማው የመኖሪያ ቤት መስሪያ መሬት ዝግጅት ችግር የሌለበት እንደሆነ፣ ለመደራጀት የሁለት አመት ቆይታ ለመጠበቅ አይገደድም፡፡

3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 (ረ) የተደነገገው ቢኖርም የክልሉ መንግስት መስተዳድር ምክር ቤት በመንግስት ስራ ምክንያት ርቆ ሌላ ሥፍራ ለተቀየረ የመንግስት ሰራተኛ በልዩ ሁኔታ በማህበር እንዲደራጅ ሊወስን ይችላል፡፡ አፈጻጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

4) አርሶ አደር ወይም አርብቶ አደር ከዚህ አንቀጽ ንዑስ አንቀጽ 1 (ሐ) እና (መ) ውጪ ያሉ መስፈርቶችን የሚያሟላ ከሆነ በዚህ አዋጅ አንቀጽ 19 (2) መሰረት መደራጀት ይችላል፡፡

5) በዚህ አንቀጽ ንዑስ አንቀጽ 1-4 ሥር ከተደነገገው መስፈርት ውጪ በማህበር ማደራጀትም ሆነ መደራጀት የተከለከለ ነው፡፡

22. የቅድሚያ ተጠቃሚነትን የሚያስገኙ ውሳኔዎች

በአርሶ አደር ወይም በአርብቶ አደር ወይም በሴቶች ወይም በአካል ጉዳተኞች ብቻ የተደራጀ ማህበር ያለ ቅደም ተከተል ቅድሚያ ይሰጠዋል፡፡

(f) Do not have house or land in the name of himself or his wife in the cities of the region, or not organized in an association or and did not transferred to a third party.

2) Notwithstanding the provisions of sub-article 1 (c) of this Article, if the city does not have a problem with the preparation of residential land, it is not mandatory to wait two years to be organized.

3) Notwithstanding the provisions of sub-article 1 (f) of this Article, the State Council may decide to form association in special manner for government employees who have been transferred to a far place due to government work. The details will be determined by the regulation to be issued.

4) A farmer or pastoralist may be organized in accordance with Article 19 (2) of this Proclamation if he meets the requirements of sub-article 1 (c and d) of this Article.

5) It is prohibited to form or organize an association outside the requirements of sub-article 1-4 of this Article.

22. Decisions on Acquiring Priority

Priority will be given to an association organized exclusively by farmers or pastoralists or by women or people with disabilities.

23. Waldaa Galmeessuu, Gurmeessuu fi Mirkaneessuu

Haalli gurmaa'insa waldaa, gosa gurmaa'insa waldaa, qaama galmeessu, gurmeessuu fi mirkaneessu, iddoo itti gurmaa'u, akkaataa kaffaltii, haalaa qusannoo, bal'ina lafaa, gosa manneen ijaaramanii, tilmamaa gatii ijaarsaa fi baay'ina miseensota waldaa Dambii bahuun kan murtaa'u ta'a.

24. Haala Waldaan Itti Diigamuu fi Miseensummaan Itti Haqamu

1) Waldaan kamiiyyuu haalota armaan gadiitti ibsamaniin diigamuu ni danda'a:
(a) Fedhii miseensota waldichaatiin;
(b) Lakkoofsi miseensotaa ulaagaa taa'een gadi yoo ta'e;
(c) Murtii mana murtiitiin.
2) Miseensi waldichaa sababoota armaan gadiitti ibsamaniin waldaa keessaa haqamuu ni danda'a:
(a) Waldaa biraa keessatti gurmaa'ee yoo argame;
(b) Dirqama miseensummaa bahachuu yoo baate.

25. Haala Kaffaltii Lafa Mana Jireenyaa Waldaaf Kennamu

Miseensi waldichaa magaalaa liiziin bulu keessatti ka'umsa gatii liiziitiin, magaalaa kiraadhaan bulu keessatti kaffaltii kiraa lafaa kaffalee iddoo ijaarsa manaa kan argatu ta'a.

26. Kaartaa Manaa Waldaa Miseensoonni Dhuunfaan Fudhachuu

Miseensi waldaa dhuunfaadhaan kaartaa manaa gaafatee fudhachuu kan danda'u akkaataa waliigaltee fi pilaanii hayyamameen mana ijaaree %50 xumuruun isaa Abbaa Taayitaa Konstiraakshiiniitiin kan mirkanaa'e yoo ta'e qofa ta'a.

23. ማህበርን ስለ መመዝገብ፣ ማደራጀት እና ማረጋገጥ

የማህበር አደረጃጀት ሁኔታ፣ የማህበር አደረጃጀት ዓይነት፣ መዝጋቢ፣ አደራጅና የሚያረጋግጥ አካል፣ የሚደራጅበት ቦታ፣ የክፍያ ሁኔታ፣ የመሬት ስፋት፣ የሚሰሩት ቤቶች አይነት፣ የግንባታ ዋጋ ግምት እና የማህበር አባላት ብዛት በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

24. ማህበር የሚፈርስበት እና አባልነት የሚሰረዝበት ሁኔታ

1) ማንኛውም ማህበር ከዚህ በታች በተገለጹት ሁኔታዎች ሊፈርስ ይችላል፡-
(ሀ) በማህበሩ አባላት ፍላጎት፤
(ለ) የአባላት ቁጥር ከተቀመጠው መስፈርት በታች ከሆነ፤
(ሐ) በፍርድ ቤት ውሳኔ፡፡
2) የማህበሩ አባላት ከዚህ በታች በተዘረዘሩት ምክንያቶች ከማህበሩ ሊሰረዙ ይችላሉ፡-
(ሀ) በሌላ ማህበር ውስጥ ተደራጅቶ ከተገኘ፤
(ለ) የአባልነት ግዴታን ያልተወጣ እንደሆነ፡፡

25. ለማህበር የሚሰጥ የመኖሪያ ቤት መሬት አከፋፈል ሁኔታ

የማህበሩ አባል በሊዝ በሚተዳደር ከተማ ውስጥ በሊዝ መነሻ ዋጋ፣ በኪራይ በሚተዳደሩ ከተማ ውስጥ የመሬት ኪራይ ክፍያን በመክፈል የቤት መስሪያ ቦታ የሚያገኝ ይሆናል፡፡

26. የማህበር ቤት ካርታን አባላት በግል ስለመውሰድ

የማህበሩ አባል የቤት ካርታን በግሉ ጠይቆ መውሰድ የሚችለው በውሉና በተፈቀደው ፕላን መሰረት የቤቱን ግንባታ 50% ሰርቶ ማጠናቀቁ በኮንስትራክሽን ባለስልጣን ሲረጋገጥ ብቻ ይሆናል፡፡

23. Registering, Organizing and Approving Association

Conditions as to forming association, type of association , registering body, organizing and approval, place, payment, saving conditions, plot size, type of housing to be constructed, construction estimate and number of members of the association shall be determined by the regulation to be issued.

24. Conditions of Dissolution of Association and Cancellation of Membership

1) Any association may be dissolved based on the following conditions:
(a) By the interest of the members of the association;
(b) If the number of members is below the set standard;
(c) By decision of court.
2) The members of the association may be cancelled from the association for the following reasons
(a) If he is organized in another association;
(b) If the membership obligation has not been fulfilled.

25. Payment Conditions of land for Housing Association

A member of an association may receive a plot for housing at minimum lease price in an urban administered under lease system, or by paying land rental in an urban administered under rental system.

26. Receiving Association House Plan Privately

The members of the association can request a private house plan only when the construction authority has confirmed that he have completed 50% of the house in accordance with the contract and the approved plan.

Kutaa Xiqqaa Afur
Misooma Manaa Qonnaan Bulaa yookiin Horsiisee Bulaa

27. Misooma Manaa Qonnaan Bulaa yookiin Horsiisee Bulaan Gaggeeffamu

1) Qonnaan bulaa yookiin horsiisee bulaan gara investimantiitti ce'an dhuunfaan yookiin waldaadhaan gurmaa'ee misooma manaa keessatti hirmaachuuf fedhii qabu kamiiyyuu qama dhimmi ilaalu irraa hayyama barbaachisu fudhachuun misooma manneenii keessatti hirmaachuu ni danda'a.
2) Qonnaan bulaa yookiin horsiisee bulaan lafti isaa daangaa magaalaa keessatti hammatame bu'uura pilaanii magaalichaatiin misooma manaa irratti hirmaachuu barbaadauuf dursi kan kennamuuf ta'a.
3) Qonnaan bulaa yookiin horsiisee bulaa cimsuudhaaf deeggarsi taasifamuu qabu Dambii bahuun kan murtaa'u ta'a.

28. Kaayyoo Misooma Manneenii Qonnaan Bulaan yookiin Horsiisee Bulaan Gaggeeffamuu

Qonnaan bulaa yookiin horsiisee bulaan kaayyoowwan armaan gadiitiif mana misoomsuu ni danda'a:

1) Mana jireenyaa yookiin daldalaaf oolu ijaaree keessa jiraachuuf yookiin kireessuuf; yookiin
2) Mana jireenyaa hammayyaa (riil isteetii) ijaaree gurguruuf.

Kutaa Xiqqaa Shan
Misooma Manaa Nama yookiin Dhaabbata Dhuunfaan Gaggeeffamu

29. Haala Misoomni Manaa Nama Yookiin Dhaabbata Dhuunfaatiin Itti Gaggeeffamu

1) Namni yookiin Dhaabbanni dhuunfaa misooma manaa keessatti hirmaachuuf fedhii fi dandeettii qabu kamiiyyuu qama dhimmi ilaalu irraa hayyama barbaachisu fudhachuun misooma ijaarsa manneenii keessatti hirmaachuu ni danda'a.

ንዑስ ክፍል አራት
የአርሶ አደር ወይም አርብቶ አደር የቤት ልማት

27. በአርሶ አደር ወይም አርብቶ አደር ስለሚካሄድ የቤት ልማት

1) ወደ ኢንቨስትመንት ተሸጋግሮ በግሉ ወይም በማህበር በመደራጀት በቤት ልማት ውስጥ ለመሳተፍ ፍላጎት ያለው ማንኛውም አርሶ አደር ወይም አርብቶ አደር ከሚመለከተው አካል አስፈላጊውን ፈቃድ በመውሰድ በቤት ልማት ላይ መሳተፍ ይችላል፡፡
2) መሬቱ ወደ ከተማው ድንበር የተካተተበት አርሶ አደር ወይም አርብቶ አደር በከተማው ፕላን መሰረት በቤት ልማት ላይ መሳተፍ የሚፈልግ ከሆነ ቅድሚያ የሚሰጠው ይሆናል፡፡
3) አርሶ አደሩን ወይም አርብቶ አደሩን ለማጠናከር የሚደረገው ድጋፍ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

28. በአርሶ አደር ወይም አርብቶ አደር ስለሚካሄድ የቤቶች ልማት ዓላማ

አርሶ አደር ወይም አርብቶ አደር በሚከተሉት ዓላማዎች ቤትን ሊያለማ ይችላል፡-

1) የመኖሪያ ቤት ወይም ለንግድ የሚውል ቤት በመስራት ሊኖርበት ወይም ለማከራየት፤ ወይም፤
2) ዘመናዊ የመኖሪያ ቤት (ሪል ስቴት) በመገንባት ለመሸጥ፡፡

ንዑስ ክፍል አምስት
በግለሰብ ወይም በግል ድርጅት ስለሚካሄድ የቤት ልማት

29. የቤት ልማት በግለሰብ ወይም በግል ድርጅት የሚካሄድበት ሁኔታ

1) በቤት ልማት ውስጥ ለመሳተፍ ፍላጎትና ችሎታ ያለው ማንኛውም ግለሰብ ወይም የግል ድርጅት ከሚመለከተው አካል አስፈላጊውን ፈቃድ በመውሰድ በቤቶች ግንባታ ልማት ላይ መሳተፍ ይችላል፡፡

Sub Section Four
Farmer or Pastoralist Housing Development

27. Housing Development Undertaken by Farmer or Pastoralist

1) Any farmer or pastoralist who is transformed to investment and has interest in housing development through association may participate in housing development by obtaining the necessary permission from the relevant body.
2) The farmer or pastoralist whose land is included in the city boundary, if he wants to participate in housing development according to the city plan first priority shall be given to him.
3) To strengthen a farmer or pastoralist support to be given shall be determined by the regulation to be issued.

28. The purpose of Housing Development by Farmer or Pastoralist

A farmer or pastoralist can carry out housing development for the following purposes:

1) To construct house for residence or business and to rent it.
2) To build and sell modern real estate

Sub Section Five
Housing Development by Private Person or Organization

29. Housing Development by Private Person or Organization

1) Any person or private organization who is interested or able to participate in housing development can participate in housing development by obtaining the necessary permission from the relevant body.

2) Namni yookiin Dhaabbanni dhuunfaa kamiiyyuu kaayyoowwan armaan gadiitiif mana ijaaruu ni danda'a:
(a) Mana jireenyaa ijaaree keessa jiraachuuf;
(b) Mana jireenyaa yookiin daldalaaf oolu ijaaree kireessuuf;
(c) Mana jireenyaa hammayyaa (riil isteetii) ijaaree gurguruuf.

30. Mirga Nama Yookiin Dhaabbata Dhuunfaa Mana Misoomsuu

Namni yookiin Dhaabbanni dhuunfaa misooma manaa irratti hirmaatu kamiyyuu mirgoota armaan gadii ni qabaata:
1) Dhuunfaan yookiin qaamolee biroo waliin gurmaa'uun misooma manaa irratti hirmaachuu;
2) Iddoo misooma manaa itti gaggeessu filachuu; fi
3) Gosa manaa misoomsuu barbaadu filaachuu.

31. Dirqama Nama Yookiin Dhaabbata Dhuunfaa Misooma Manaa Irratti Hirmaatuu

Namni yookiin dhaabbanni dhuunfaa misooma manaa irratti hirmaatu kamiiyyuu dirqamoota armaan gadii ni qabaata:
1) Mana ijaaru kamiyyuu pilaanii magaala eegee ijaaruu;
2) Manni inni ijaaru istaandardii barbaachisu kan eeggate ta'uu;
3) Ijaarsi manaa gaggeessu qulqullina naannoo fi magaarisummaa magaalaa kan eeggate ta'uu;
4) Odeeffannoo fi ragaa misooma manaatiin walqabatu yeroo barbaadametti dhiyeessuu;
5) Lafa misooma manaatiif fudhate kaayyoo hayyamameef qofaaf oolchuu; fi
6) Lafa misooma manaa Riil Isteetiitiif fudhate mana irratti ijaaree nama sadaffaaf dabarsuuf yoo xiqqaate ijaarsi isaa % 50 raawwachuu qaba.

2) ማንኛውም ግለሰብ ወይም የግል ድርጅት በሚከተሉት አላማዎች ቤትን ሊገነባ ይችላል፦
(ሀ) የመኖሪያ ቤት በመስራት ሊኖርበት፤
(ለ) ለመኖሪያ ወይም ለንግድ የሚውል ቤት በመስራት ለማከራየት፤ ወይም
(ሐ) ዘመናዊ የመኖሪያ ቤት (ሪል ስቴት) በመገንባት ለመሸጥ።

30. ቤትን የሚያለማ ግለሰብ ወይም የግል ድርጅት መብት

በቤት ልማት ውስጥ የሚሳተፍ ማንኛውም ግለሰብ ወይም የግል ድርጅት የሚከተሉት መብቶች ይኖረዋል፦
1) በግል ወይም ከሌሎች አካላት ጋር በመደራጀት በቤት ልማት ላይ የመስተፍ፤
2) የቤት ልማት የሚከሄድበትን ቦታ የመምረጥ፤ እና
3) ማልምት የሚፈልገውን የቤት አይነት የመምረጥ።

31. በቤት ልማት ላይ የሚሳተፍ ግለሰብ ወይም የግል ድርጅት ግዴታ

ማንኛውም በቤት ልማት የሚሳተፍ ግለሰብ ወይም የግል ድርጅት የሚከተሉት ግዴታዎች ይኖረዋል፦
1) የሚሰራውን ማንኛውም ቤት የከተማውን ፕላን ጠብቆ የመስራት፤
2) የሚሰራው ቤት ስታንዳርዱን የጠበቀ መሆን፤
3) የሚያካሄደው የቤት ግንባታ የአካባቢውን ንጽህና እና የከተማውን አረንጓዴነት የጠበቀ መሆን፤
4) ከቤት ልማት ጋር የተያያዙትን መረጃና ማስረጃ በተፈለገው ጊዜ የማቅረብ
5) ለቤት ልማት የወሰደውን መሬት ለተፈቀደው ዓላማ ብቻ የማዋል፤ እና
6) ለሪል ስቴት ቤት ልማት የወሰደውን መሬት ቤት ሰርቶበት ለሶስተኛ አካል ለማስተለለፍ ቢያንስ የግንባታውን 50% መፈፀም አለበት።

2) A person or a private organization may develop a house for the following purposes
(a) To construct residential house and live therein.
(b) To construct house for residence or business and to rent it.
(c) To construct and sell modern real estate.

30. Right of Private Person or Organization Developing Housing

Any person or private organization engaged in housing development has the following rights:
1) To participate in the housing development in a person or by associating with other
2) To choose the location of the housing development, and
3) Choose the type of house he wants to build.

31. Obligation of Private Person or Organization Engaged in Housing Development

Any person or private organization involved in housing development has the following obligations:
1) To build house as per the plan of the city
2) To meet the standards of the house to be built
3) Housing development he undertakes should Keep the environment clean and the city green
4) Provide information and evidence related to housing development in a timely manner
5) To use a plot of land he takes for housing development only for the permitted purpose
6) To transfer housing developed on the land acquired for real estate to the third person at least he shall complete 50% of the construction.

Kutaa Xiqqaa Jaha
Misooma Manaa Hirmaannaa Tola Ooltummaatiin Gaggeeffamu

32. Qaamolee Tola Ooltummaan Misooma Manaa Irratti Hirmaachuu Danda'an

Qaamoleen armaan gadii tola ooltummaan misooma manaa irratti hirmaachuu ni danda'u:

1) Dhaabbilee amantii;
2) Dhaabbilee miti-mootummaa;
3) Dhaabbilee faayinaansii;
4) Dhaabbilee arjoomtota biyya keessaa fi biyya alaa;
5) Nama dhuunfaa;
6) Hawaasa;
7) Waldaalee adda addaa; fi
8) Dhaabbilee kanneen biroo.

33. Misooma Manneenii Tola Ooltotaan Gaggeeffamu

1) Qaamoleen tola ooltotaa akkaataa armaan gadiitiin misooma mana keessatti hirmaachuu ni danda'u:
(a) Mana haaraa ijaaruun;
(b) Mana bituun dhiyeessuun; fi
(c) Mana duraan jiru suphuu yookiin deebisanii haaromsuun ta'a.
2) Bulchiinsi magaalaa bu'uura Keewwata kana Keewwata Xiqqaa 1 (c) tiin ragaa manneen hirmaannaa tola ooltummaatiin suphamuu qabanii dursee adda baasee galmeessuun yeroo hirmaannaa tola ooltummaatiif barbaadametti dhiyeesuu qaba.
3) Manni akkaataa Keewwata kana Keewwata Xiqqaa 1(a fi b) tiin tola ooltotaan ijaaramuu fi bitamu bulchiinsa magaalaatiif kan dabarfamu ta'a.
4) Haala addaatiin mootummaan yoo murteesse malee, manni tola ooltotaan ijaarame fayyadamtootaaf kan dabarfamu karaa bulchiinsa magaalaatiin ta'a.
5) Bu'uura Keewwata kana Keewwata Xiqqaa 1'tiin manni hirmaannaa tola ooltotaatiin ijaaramu, bitamu yookiin suphamu beekkamtii bulchiinsa magaalaatiin qofa ta'uu qaba.

ንዑስ ክፍል ስድስት
በበጎ አድራጎት ተሳትፎ ስለሚካሄድ የቤት ልማት

32. በበጎ አድራጎት የቤት ልማት ላይ መሳተፍ የሚችሉ አካላት

የሚከተሉት አካላት በበጎ አድራጎት የቤት ልማት ላይ መሳተፍ ይችላሉ፡

1) የእምነት ተቋማት፤
2) መንግስታዊ ያልሆኑ ድርጅቶች፤
3) የፋይናንስ ተቋማት፤
4) የሀገር ውስጥና የውጭ ሃገር ለጋሽ ተቋማት፤
5) ግለሰብ፤
6) ማህበረሰብ፤
7) ልዩ ልዩ ማህበራት፤ እና
8) ሌሎች ተቋማት፡፡

33. በበጎ አድራጊዎች የሚካሄድ የቤት ልማት

1) የበጎ አድራጎት አካላት በሚከተሉት ሁኔታዎች በቤት ልማት ውስጥ መሳተፍ ይችላሉ፡-
(ሀ) አዲስ ቤት በመገንባት፤
(ለ) ቤት ገዝቶ በማቅረብ፤
(ሐ) ነባር ቤትን በመጠገን ወይም መልሶ በማደስ ይሆናል፡፡
2) የከተማ መስተዳድሩ በዚህ አንቀፅ ንዑስ አንቀፅ 1 (ሐ) መሰረት በበጎ አድራጊዎች ተሳትፎ መጠገን ያለበቻውን ቤቶች ማስረጃ ቀድሞ ለይቶ በመመዝገብ ለበጎ አድራጎት ተሳትፎ በሚፈለግበት ጊዜ ማቅረብ ይኖርበታል፡፡
3) በዚህ አንቀፅ ንዑስ አንቀፅ 1 (ሀ እና ለ) መሰረት በበጎ አድራጊዎች የሚገነባና የሚገዛ ቤት ለከተማ መስተዳድሩ የሚተላለፍ ይሆናል፡፡
4) በልዩ ሁኔታ መንግስት ካልወሰነ በስተቀር በበጎ አድራጊዎች የተገነባ ቤት ለተጠቃሚዎች የሚተላለፈው በከተማ መስተዳድሩ በኩል ይሆናል፡፡
5) በዚህ አንቀፅ ንዑስ አንቀፅ 1 መሰረት በበጎ አድራጊዎች የሚገነባ፣ የሚገዛ ወይም የሚጠገን ቤት በከተማ መስተዳድሩ እዉቅና ብቻ መሆን አለበት፡፡

Sub Section Six
Housing Development Undertaken Through Charitable Engagement

32. Bodies that May Engage in Charitable Housing Development

The following bodies may engage in housing development in the form of charity:

1) Religious institutions;
2) Non-governmental organizations;
3) Financial institutions;
4) Foreign and domestic charitable organizations;
5) Individual person;
6) Community;
7) Different associations; and
8) Other institutions or organizations.

33. Housing Development Undertaken By Charitable Organizations

1) Charitable organizations may participate on housing development in the following manner:
(a) By building a new house;
(b) By purchasing and providing houses;
(c) Maintaining or renovating an existing home.
2) Pursuant to sub-article 1 (c) of this Article, the city administration shall pre-register the houses that need maintenance by the charities and provide them at the desired time.
3) A house constructed and purchased by charities in accordance with sub-article 1 (a) and (b) of this Article shall be handed over to the city administration.
4) Unless decided otherwise by the government houses constructed by charities shall be transferred to the beneficiaries through the city administration.
5) Subject to sub-article 1 of this Article, house to be constructed, purchased or repaired by charities shall only be with the approval of the city administration.

6) Bulchiinsi magaalaas ta'e qaamni dhimmi ilaalu biroo qaama tola ooltummaan ijaarsa, bittaa yookiin suphaa manaa irratti hirmaatuuf deeggarsa barbaachisu taasisuufii qaba.
7) Manni jireenyaa tola ooltummaan ijaaramu yoo xiqqaate mana nyaatni itti qophaa'u, mana fincaanii, saaloonii fi kutaa ciisichaa qabaachuu qaba.

34. Fayyadamtoota Manneen Tola Ooltotaan Ijaaramanii

Fayyadamtoonni manneen tola ooltotaan ijaaramanii kanneen armaan gadii ta'u:

1) Maanguddoota nama isaan gargaaru hin qabnee fi harka qalleeyyii ta'an;
2) Qaama miidhamtoota yookiin namoota harka qalleeyyii dhukkuba hin fayyineen qabaman;
3) Dubartoota harka qalleeyyii ta'an;
4) Ijoollee harka qalleeyyii abbaa fi haadha hin qabne; yookiin
5) Namoota jiraattota magaalaa yookiin magaalaatiin alaa ta'anii sababa balaa uumamaa yookiin namtolcheetiin qe'ee isaanii irraa buqqa'an ta'a.

Kutaa Sadii
Bulchiinsa Manneenii
Kutaa Xiqqaa Tokko
Qaamolee fi Haala Bulchiinsa Manneenii

35. Qaamolee Bulchiinsa Manneenii

Qaamoleen bulchiinsa manneenii kanneen armaan gadii ta'u:

1) Mootummaa fi Dhaabbilee Mootummaa;
2) Waldaa Abbootii Qabeenya Manneen Jireenyaa Gamoo Waliinii; fi
3) Nama yookiin Dhaabbata Dhuunfaa.

6) የከተማ መስተዳድሩም ሆነ ጉዳዩ የሚመለከተው ሌላ አካል በበጎ አድራጎት በቤት ግንባታ፣ ግዢ ወይም ጥገና ላይ ለሚሳተፍ አካል አስፈላጊውን ድጋፍ ሊያደርግለት ይገባል፡፡
7) በበጎ አድራጎት የሚገነባ ቤት ቢያንስ ማድ ቤት፣ ሽንት ቤት፣ ሳሎን እና መኝታ ክፍል ያለው መሆን አለበት፡፡

34. በበጎ አድራጊዎች የተሰሩ ቤቶች ተጠቃሚዎች

በበጎ አድራጊዎች የተሰሩ ቤቶች ተጠቃሚዎች የሚከተሉት ይሆናሉ፡-

1) ጧሪ ወይም ደጋፊ የሌላቸውና ድሃ አረጋውያን፤
2) በማይድን በሽታ የተያዙ አካል ጉዳተኞች ወይም በድህነት ያሉ ሰዎች፤
3) ድሃ የሆኑ ሴቶች፤
4) አባትና እናት የሌላቸው ድሃ ልጆች፤ ወይም
5) በተፈጥሮ ወይም በሰው ሰራሽ አደጋ ከቀዬያቸው የተፈናቀሉ የከተማ ነዋሪ ወይም ከከተማ ወጭ የሚኖሩ ሰዎች ይሆናሉ፡፡

ክፍል ሶስት
የቤቶች አስተዳደር
ንዑስ ክፍል አንድ
የቤቶች አስተዳደር አካላት እና ሁኔታ

35. የቤቶች አስተዳደር አካላት

የቤቶች አስተዳደር አካላት የሚከተሉት ይሆናሉ፡-

1) መንግስትና የመንግስት ድርጅቶች፤
2) የኮንዶሚኒየም (የጋራ መኖሪያ ቤቶች) ህንጻ ባለንብረቶች ማህበር፤ እና
3) ግለሰብ ወይም የግል ድርጅት፡፡

6) The city administration and other relevant bodies should provide the necessary support to those charities involved in the construction, procurement or maintenance.
7) Residential house constructed by charities shall contain at least a kitchen, bathroom, saloon and bedroom.

34. Beneficiaries of Houses Undertaken by Charities

Listed below are the beneficiaries of the charitable houses

1) The poor elderly having no supporter;
2) Person with disabilities or poor persons suffering from incurable diseases;
3) Poor women;
4) Poor orphans;
5) Urban dwellers or outsiders who have been displaced by natural or man-made disasters.

Part Three
Administration of Houses
Sub-Section One
Bodies and Conditions of Housing Administration

35. Housing Administration Bodies

The following are the housing management bodies:

1) Government and government agencies;
2) Association of Condominium owners; and
3) A person or private organization.

36. Manneen Mootummaa fi Dhaabbilee Mootummaatiin Bulan

1) Manneen Mootummaan bulan kanneen armaan gadii ta'u:

(a) Manneen bu'uura Labsichaan dhaalaman;

(b) Manneen qusannoo;

(c) Manneen Dhaabbilee Misoomaa Mootummaan misooman;

(d) Manneen qaamooleen adda addaa tola ooltummaan misoomsanii mootummaaf dabarsan.

2) Manneen Keewwata kana Keewwata Xiqqaa 1 jalatti tumaman kan bulan Mana Qopheessaa yookiin Bulchiinsa Gandaatiin ta'ee, tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

3) Keewwata kana Keewwata Xiqqaa 2 jalatti kan ibsame akkuma jirutti ta'ee, Manni Qopheessaa Bulchinsa Gandaa manneen Mootummaa bulchan ni deeggara; ni hordofa; ni to'ata; tarkaanfii sirreeffamaa ni fudhata.

4) Manneen dhaabbilee mootummaa adda addaatiin hojjettootaa isaaniitiif ijaaraman dhaabbatichumaan kan bulan ta'a.

37. Bulchiinsa Manneen Gamoo Waliinii

1) Manneen jireenyaa waliinii akkaatuma seeraa Abbaa Qabeenyummaa Kondominiyeemii Mootummaa Naannoo Oromiyaatiin Waldaa Abbootii Qabeenyaa Kondominiyeemiitiin kan bulan ta'a.

2) Waldaa Abbootii Qabeenyaa Kondominiyeemii magaalota Oromiyaa kan gurmeessu Ejensii Babal'ina Waldaalee Hojii Gamtaa Oromiyaatiin ta'a.

38. Bulchiinsa Manneen Nama yookiin Dhaabbata Dhuunfaatiin Misoomanii

Manneen Bu'uura Labsii kana Keewwata 29 (2) (a, b fi c) tiin misoomaan akkaatuma seera hariiroo hawaasaatiin yookiin waliigaltee gidduu isaanii jiruutiin kan bulan ta'a.

36. በመንግስት እና በመንግስት ድርጅቶች የሚተዳደሩ ቤቶች

1) በመንግስት የሚተዳደሩ ቤቶች የሚከተሉት ይሆናሉ፡-

(ሀ) በአዋጁ መሰረት የተወረሱ ቤቶች፤

(ለ) የቁጠባ ቤቶች፤

(ሐ) በመንግስት ልማት ድርጅቶች የለሙ ቤቶች፤

(መ) በተለያዩ በጎ አድራጎት አካላት ለምተው ለመንግስት የተላለፉ ቤቶች፡፡

2) በዚህ አንቀፅ ንዑስ አንቀፅ 1 ሥር የተገለጹት ቤቶች በማዘጋጃ ቤት ወይም በቀበሌ አስተዳደር የሚተዳደሩ ሆኖ፤ ዝርዝሩ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

3) በዚህ አንቀፅ ንዑስ አንቀፅ 2 ሥር የተደነገገው እንደተጠበቀ ሆኖ ማዘጋጃ ቤቱ የመንግስት ቤቶችን ለሚያስተዳድሩ የቀበሌ አስተዳደሮች ድጋፍ ያደርጋል፤ ይከታተላል፤ ይቆጣጠራል፤ የዕርምት እርምጃ ይወስዳል፡፡

4) በተለያዩ የመንግስት ድርጅቶች ለሰራተኞቻቸው የተገነቡ ቤቶች በነዚሁ ድርቶች የሚተዳደሩ ይሆናል፡፡

37. የጋራ መኖሪያ ቤቶች ሕንጻ አስተዳደር

1) የጋራ መኖሪያ ቤቶች በኦሮሚያ ክልላዊ መንግስት ኮንዶሚኒየም ቤቶች ባለንብረትነት ህግ መሰረት በኮንዶሚኒየም ባለንብረት ማህበር የሚተዳደር ይሆናል፡፡

2) የኦሮሚያ ከተሞች የኮንዶሚኒየም ቤቶች ባላንብረቶች ማህበርን የሚያደራጀው በኦሮሚያ የህብረት ሥራ ማህበራት ማስፋፊያ ኤጀንሲ ይሆናል፡፡

38. በግለሰብ ወይም በግል ድርጅት የለሙ ቤቶች አስተዳደር

በዚህ አዋጅ አንቀፅ 29(2)(ሀ፣ ለ እና ሐ) መሠረት የለሙ ቤቶች በፍትሐ ብሔር ህግ ወይም በመካከላቸው ባለው ውል መሠረት የሚተዳደሩ ይሆናል፡፡

36. Houses Administered by Government and Government Agencies

1) The following houses are administered by the government:

(a) Houses confiscated in accordance with the Proclamation;

(b) Saving houses;

(c) Houses developed by public enterprises;

(d) Houses developed by various charitable organizations and transferred to the government.

2) The houses specified under sub-article 1 of this Article shall be managed by the municipality or the kebele administration; and its particulars shall be determined by the regulation to be issued.

3) Without prejudice to the provisions of sub-article 2 of this Article, the municipality shall provide support to the kebele administration that manages public housing; monitors, controls and takes the necessary measures thereby.

4) Houses built by various government organizations for their employees shall be managed by the organization themselves.

37. Administration of Communal Building/Condominiums

1) Condominium houses shall be administered as in Oromia Regional State Condominium ownership law, by Condominium owners Association.

2) Oromia Cooperative Association Expansion Agency shall organize condominium house owners Association of Oromia Cities.

38. Administration of Houses Developed by Private Person or Organization

Houses developed under Article 29 (2) (a, b and c) of this Proclamation shall be governed in accordance with the Civil Code or the contract between them.

Kutaa Xiqqaa Lama

Qabiinsa Ragaa Manneen Mootummaa

39. Gosa Ragaa Manneen Mootummaa

1) Gosootni ragaa manneen mootummaa kanneen armaan gadii ta'u:

(a) Unkaalee ragaa bu'uura Labsiitiin manneen mootummaa ittiin dhaalaman;

(b) Unkaalee Labsii kana waliin bahan;

(c) Galmee Haadhoo manneen mootummaa irratti galmaa'an;

(d) Kaartaa fi saayit pilaanii manichaa;

(e) Nagahee kaffaltii kiraa manaa;

(f) Waliigaltee kiraa manichaa;

(g) Manneen Mootummaa ragaa barreeffamaan qindaa'e hin qabneef ragaa namoota seenaa manichaa beekan irraa qulqulaa'ee manichi ittiin galmaa'e;

(h) Ragaalee rogummaa qaban kan biroo.

2) Gosoota ragaa manaa mootummaa Keewwata kana Keewwata Xiqqaa 1 (a - f) jalatti ibsaman walfaana jiraachuun isaanii akkuma eegametti ta'ee, ragaalee ibsaman keessaa tokko yoo jiraate manichi mana mootummaa akka ta'ettii kan lakkaa'amu ta'a.

3) Unka Labsii kana waliin bahan itti fayyadamuun dirqama bulchiinsa magaalotaa fi ganda magaalotaa manni mootummaa keessatti argamuu ta'a. Ta'us Biiroon barbaachisaadha jedhee yoo itti amane unkaalee Labsii kana waliin bahan irratti dabalataan unka biroo qopheessee itti akka fayyadamamu gochuu ni danda'a.

4) Manni mootummaa hanga ammaatti galmee haadhoo irratti hin galmaa'in guyyaa Labsiin kun ragga'ee hojiirra oole irraa eegalee galmeeffamee ragaan isaa qabamuu qaba.

ንዑስ ክፍል ሁለት

የመንግስት ቤቶች ማስረጃ አያያዝ

39. የመንግስት ቤቶች ማስረጃ ዓይነት

1) የመንግስት ቤቶች ማስረጃ ዓይነቶች የሚከተሉት ይሆናሉ፡-

(ሀ) በአዋጁ መሰረት የመንግሰት ቤቶች የተወረሱባቸው ቅፆች፤

(ለ) ከዚህ አዋጅ ጋር የወጡ ቅፆች፤

(ሐ) የመንግስት ቤቶች የተመዘገቡበት ባህር (ዋና) መዝገብ፤

(መ) የቤቱ ካርታና ሳይት ፕላን፤

(ሠ) የቤት ኪራይ ደረሰኝ፤

(ረ) የቤቱ ኪራይ ውል፤

(ሰ) በጽሁፍ የተደራጀ ማስረጃ ለሌላቸው የመንግሰት ቤቶች የቤቱን ታሪካዊ ዳራ ከሚያቁት ሰዎች ተጣርቶ ቤቱ የተመዘገበበት ማስረጃ፡፡

(ሸ) አግባብነት ያላቸው ሌሎች ማስረጃዎች፡፡

2) በዚህ አንቀፅ ንዑስ አንቀፅ 1 (ሀ-ረ) መሠረት የተገለፁት የመንግስት ቤቶች ማስረጃ ዓይነቶች በአንድ ላይ መኖራቸው እንደተጠበቀ ሆኖ ከተገለጹት ማስረጃዎች አንዱ ከኖረ ቤቱ የመንግስት ቤት እንደሆነ ይቆጠራል፡፡

3) የመንግስት ቤቶች የሚገኙባቸው የተማና የቀበሌ መስተዳድሮች ከዚህ አዋጅ ጋር የወጡትን ቅፆች የመጠቀም ግዴታ አለባቸው፡፡ ቢሆንም ቢሮው አስፈላጊ ነው ብሎ ካመነ ከዚህ አዋጅ ጋር ተያይዞ ከወጡት ቅፆች በተጨማሪ ሌሎች ቅፆችን በማዘገጀት ጥቅም ላይ ሊያውል ይችላል፡፡

4) እስከ አሁን ድረስ በባሕር መዝገብ ላይ ያልተመዘገበ የመንግስት ቤት ይህ አዋጅ ከጸናበት ቀን ጀምሮ ተመዝግቦ ማስረጃው መያዝ አለበት፡፡

Sub Section Two

Evidence Management of Government Houses

39. Type of Evidence of Government Houses

1) The type of evidence of government houses shall be as follows:

(a) Form of inherited government houses in accordance with the proclamation;

(b) Forms issued with this Proclamation;

(c) Main registry of government houses;

(d) Map and site plan of the house

(e) House rent receipt

(f) House Lease Agreement

(g) Proof of registration of government houses without written evidence from people who know the historical background of the house.

(h) Other appropriate evidences.

2) Subject to the cumulative evidences under the provisions of sub-article 1 (a-f) of this article, houses shall be deemed as government house if one of mentioned evidence existed.

3) The city and kebele administrations in which government houses are located shall be obliged to use the form attached to this Proclamation. However, if the Bureau deems it necessary, it may prepare and use other forms in addition to the form attached to this Proclamation.

4) Government House, which has not yet been registered in the main register, shall be registered forthwith the effective date of this proclamation.

40. Haala Qabiinsa Ragaa Manneen Mootummaa

1) Ragaan manneen mootummaa kamiiyyuu bifa ammayyaa'aa ta'een haala walfakkaatuun qabamuu qaba. Qabiyyeen isaa fi haalli qabiinsa isaa Dambii bahuun kan murtaa'u ta'a.
2) Ragaan bu'uura Keewwata kana Keewwata Xiqqaa 1'tiin galmaa'ee haardi kooppii fi soofti kooppiin qabamee sirnaan kaa'amuu qaba.
3) Biiroon qabiyyee galmee haadhoo manneen mootummaa irratti galmaa'an qopheessee magaalonni hundi bifa walfakkaatuun akka hojiirra oolchan ni taasisa; raawwii isaa ni hordofa; yeroo barbaadametti ni fooyyessa.
4) Ragaan manneen mootummaa bifa ammayyaa'an erga galmaa'ee booda Biirichi ragaa manneen mootummaa ibsu kana qindeessee giddugaleessa odeeffannoo tokkotti ni qabata.

41. Odeeffannoo Galmee Haadhoo Irratti Guutamuu Qabu

Galmeen haadhoo qabiyyee armaan gadii ni qabaata:

1) Bal'ina mooraa manni irra dhaabbatu, bal'ina manaa fi baay'ina kutaalee;
2) Tajaajila manichi kennaa jiru;
3) Akaakuu ijaarsa manichaa;
4) Lakkoofsa manichaa fi ragaalee biroo koodii manichaa ibsuu danda'an;
5) Ragaa meeshaa manni irraa ijaarame ibsu kan akka dhakaa, dhoqqee, biyyee, bolokkeettii, xuubii fi kan biroo;
6) Lakkoofsa kaartaa qabiyyee lafa mana mootummaa agarsiisuu fi guyyaa kaartichi hojjetame itti kenname ibsu;
7) Ragaalee bakka manichi itti argamu koordineetii manichaa, magaalaa, gandaa, gooxii fi kallattii afraniin daangaa manichaa kan ibsu;

40. የመንግስት ቤቶች ማስረጃ አያያዝ ሁኔታ

1) ማንኛውም የመንግስት ቤቶች ማስረጃ አያያዝ በዘመናዊ መልኩ በተመሳሳይ ሁኔታ መያዝ አለበት፡፡ ይዘትና የያያዙ ሁኔታ በሚወጣው ደምብ የሚወሰን ይሆናል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተመዘገበ ማስረጃ በሶፍት ኮፒ እና በሀርድ ኮፒ በአግባቡ ተይዞ መቀመጥ አለበት፡፡
3) ቢሮው የመንግስት ቤቶች የሚመዘገቡበት ባሕር (ዋና) መዝገብ ይዘት በማዘጋጀት ሁሉም ከተሞች በተመሳሳይ መልኩ ስራ ላይ እንዲያውሉ ያደርጋል፡፡ አፈጻጸሙን ይከታተላል፤ አስፈላጊ በሚሆንበት ጊዜም ያሻሽላል፡፡
4) የመንግስት ቤቶች መረጃ በዘመናዊ መልክ ከተመዘገበ በኋላ ቢሮው ይህን የመንግስት ቤቶችን የሚገልጸውን ማስረጃ በማቀናጀት በአንድ የመረጃ ማዕከል (ቋት) ይይዛል፡፡

41. በባህር (ዋና) መዝገብ ላይ መሞላት ያለበት መረጃ

የባህር መዝገብ የሚከተለው ይዘት ይኖረዋል፡-

1) ቤቱ የሚገነባበት ግቢ ስፋት፣ የቤቱ ስፋት እና የክፍሎቹ ብዛት፤
2) ቤቱ እየሰጠ ያለው አገልግሎት፤
3) የቤቱ አሰራር ዓይነት፤
4) የቤቱ ቁጥር እና የቤቱን ኮድ ሊለዩ የሚችሉ ሌሎች ማስረጃዎች፤
5) ቤቱ የተሰራበትን ቁስ የሚገልጽ ማስረጃ እንደ ድንጋይ፣ጭቃ፣አፈር፣ብሎኬት፣ ጡብ እና ሌሎች፤
6) የመንግስት ቤትን የሚያሳይ መሬት ይዞታ ካርታ ቁጥር እና ካርታው ተሰርቶ የተሰጠበት ቀን የሚገልጽ፤
7) ቤቱ የሚገኝበትን ሥፍራ ማለትም የቤቱን ኮርድኔት፣ ከተማ፣ ቀበሌ፣ ጎጥ እና በአራቱም አቅጣጫ የቤቱን ወሰን የሚገልጽ ማስረጃ፤

40. Government Houses Evidence Management

1) All government housing records should be treated in the same manner in a modern way. Content and related conditions will be determined by the regulation
2) Evidence registered in accordance with sub-article 1 of this Article shall be properly maintained in soft copy and hard copy.
3) The Bureau shall prepare the contents of the main register of government houses and make sure that all cities implement it uniformly; follow up its application; amend it when necessary.
4) After recording information of government houses in modern system, the Bureau shall compiles evidences that exhibit the government house and keeps it in central database.

41. Contents of the Main Register

The Main Register shall contain the following information:

1) The size of the plot on which the house is built, the size of the house and the number of rooms;
2) The service the house is providing;
3) The type of the constructed house;
4) House number and other evidences that can identify the house code;
5) Evidence of the material from which the house is constructed such as stone, mud, soil, blocks, bricks and others;
6) Map number of the plot showing ownership of the government house and the date the map was issued;
7) Evidences of the location of the house, the corridor of the house, the city, the kebele, the locality and the boundaries of the house in all four directions;

8) Ragaa sadarkaa manichi irra jiru kanneen akka dulloomaa haaromsa barbaadu, haarawa ijaarame yookiin kan suphame ta'uu agarsiisuu;
9) Bulchiinsi magaalaa yookiin gandaa ragaalee haala qabatamaa magaalichaatiin qabiinsa ragaa manichaatiif barbaachisaadha jedhee itti amane dabalee qabiyyee galmichaa taasisuu ni danda'a.

42. Haala Lakkoofsi Manneen Mootummaatiif Itti Kennamu

1) Manneen mootummaatiif lakkoofsi manaa adda ta'e ni kennamaaf.
2) Lakkoofsa manneen mootummaa al tokko kenname jijjiiruun hin danda'amu.

43. Walharkaa Fuudhiinsa Ragaa fi Manneen Mootummaa

1) Hojjetaan sadarkaa kamittuu ragaa manneenii irratti ramadame jijjiirraan yookiin guddinaan yookiin hojii gadilakkisuun yookiin sababa biroo kamiiniyyuu yoo deemu, hojjetaa bakka bu'u yookiin mana hojichaa waliin walharkaa fuudhiinsa ragaa manneen mootummaa taasisuu qaba.
2) Bulchiinsi gandaa yookiin manni qopheessaa walharkaa fuudhiinsi ragaa manneen mootummaa akka raawwatamu ni taasisa. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

44. Kaartaa Mana Mootummaa

1) Manni qopheessaa yookiin qaamni dhimmi ilaallatu kaartaa mana mootummaa qaama seeraan aangoon kennameefiin akka hojjetamu ni taasisa.
2) Kaartaan manneen mootummaaf yammuu qophaa'u iddoo abbaa qabeenyaa jedhu irratti mana qopheessaa, bulchiinsa magaalaa yookiin bulchiinsa gandaa jedhamee barreeffamuu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

8) ቤቱ ያለበትን ደረጃ እንደ ዕድሳት የሚፈልግ ያረጀ፣ አዲስ የተሰራ ወይም የተጠገነ መሆኑን የሚያሳይ ማስረጃ፤
9) የከተማ ወይም ቀበሌው አስተዳደር በከተማው ተጨባጭ ሁኔታ አንጻር ለቤቱ ማስረጃ አያያዝ አስፈላጊ ነው ብሎ ያመነበትን በመጨመር የመዝገቡ አካል ማድረግ ይችላል፡፡

42. ለመንግስት ቤቶች ቁጥር የሚሰጥበት ሁኔታ

1) ለመንግስት ቤቶች ልዩ የቤት ቁጥር ይሰጣቸዋል፡፡
2) ለመንግስት ቤቶች አንድ ጊዜ የተሰጠ የቤት ቁጥር መቀየር አይቻልም፡፡

43. የማስረጃ እና የመንግስት ቤቶች ርክክብ

1) በማንኛውም ደረጃ በቤቶች ማስረጃ/መረጃ አያያዝ ላይ የተመደበ ሰራተኛ በቅያሬ ወይም በዕድገት ወይም ስራ በመልቀቅ ወይም በማናቸውም ሌላ ምክንያት በሚሄድበት ጊዜ ከተተኪው ሰራተኛ ወይም ከመስሪያ ቤቱ ጋር የመንግስት ቤቶች ማስረጃ ርክክብ ማካሄድ አለበት፡፡
2) የቀበሌ አስተዳደር ወይም ማዘጋጃ ቤት የመንግስት ቤቶች ማስረጃ ርክክብ እንዲፈጸም ያደርጋል፡፡ ዝርዝሩ በሚወጣ ደንብ የሚወሰን ይሆናል፡፡

44. የመንግስት ቤት ካርታ

1) ማዘጋጃ ቤት ወይም የሚመለከተው አካል የመንግስት ቤት ካርታ በህግ ስልጣን በተሰጠው አካል እንዲሰራ ያደርጋል፡፡
2) የመንግስት ቤት ካርታ ሲዘጋጅ ባለንብረት በሚለው ቦታ ላይ ማዘጋጃ ቤት፣ የከተማ አስተዳደር ወይም የቀበሌ አስተዳደር ተብሎ መጻፍ አለበት፡፡ አፈጻጸሙ በሚወጣ ደንብ የሚወሰን ይሆናል፡፡

8) Evidence showing the current status of the house such as whether it is old requiring renewal, newly built or renewed;
9) The city or kebele administration may, when it deemed necessary for the administration of the house, add other information to the contents of the Register in accordance with the realities of the city.

42. Giving House Number to Government House

1) Government house shall be given distinct house number.
2) The house number once given to government houses may not be altered.

43. Delivery of Evidence and Government Houses

1) The worker assigned to manage the evidence of government houses at any level, upon his departure due to resigning, transfer, promotion or for any other reason, shall handover such evidences to the substituted worker or to the office.
2) The kebele administration or municipality shall cause handover of evidences of government house to happen. The particulars shall be determined by a regulation to be issued.

44. Site Plan of Government House

1) The municipality or the relevant body shall cause a government house site plan to be prepared by a body authorized by law.
2) When site plan of government houses is prepared, in the space requesting for the owner, it shall be written as municipality, city administration or kebele administration. Its implementation shall be determined by a regulation to be issued.

3) Manni qopheessaa, bulchiinsi magaalaa fi gandaa guyyaa Labsiin kun ragga'ee hojiirra oole irraa eegalee ji'a jaha (6) keessatti manneen mootummaa kaartaa hin qabneef bu'uura Labsii kanaatiin kaartaa itti baasisuu qabu.

4) Keewwata kana Keewwata Xiqqaa 3 jalatti tumamee jiraatus, manneen mootummmaa kaartaa hojjechuuf rakkisoo ta'an manni qopheessaa yookiin bulchiinsi magaalaa qoratee adda baasuun furmaata ni kaa'a.

5) Manni mootummaa abbaan qabeenyummaa isaa seeraan ala gara nama dhuunfaatti naanneeffamuun isaa ragaalee jiraniin kan mirkanaa'e yoo ta'e manni qopheessaa, bulchiinsi magaalaa yookiin gandaa ragaan seeraan ala kenname akka haqamu ni taasisu.

45. Gaaffii Manni Dhaalame Naaf Haa Deebi'uu

Manneen Labsichaanis ta'ee Labsichaan ala dhaalaman gaaffii naaf haa deebi'uu dhiyaatu kamiiyyuu qaama mootummaa kamiinuu ilaalamee abbaa gaafateef haala kamiinuu deebi'uu hin danda'u.

46. Lafa Manni Mootummaa Irraa Ka'e

1) Qaamni kamiiyyuu lafa manni mootummaa irraa diigamerratti yookiin lafa duwwaa manni mootummaa waliin dhaalame irratti ijaarsa dhuunfaa raawwachuus ta'e akka raawwatamu taasisu hin danda'u.

2) Ijaarsi lafa manni mootummaa irraa diigame yookiin lafa duwwaa manni mootummaa waliin dhaalame irratti hayyama mootummaatiin ala raawwatame kamiiyyuu akkaataa seera rogummaa qabuutiin kan diigamu ta'a.

3) ማዘጋጃ ቤት፣የከተማ እና የቀበሌ አስተዳደር ይህ አዋጅ ጸንቶ ስራ ላይ ከዋለበት ቀን ጀምሮ በስድስት ወር ውስጥ ካርታ ለሌላቸው የመንግስት ቤቶች በዚህ አዋጅ መሰረት ካርታ ማስወጣት አለበት፡፡

4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 የተደነገገው ቢኖርም፣ ማዘጋጃ ቤት ወይም የከተማ አስተዳደር ካርታ ለማሰራት አስቸጋሪ የሆኑ የመንግስት ቤቶችን በጥናት በመለየት መፍትሄ ያስቀምጣል፡፡

5) የመንግስት ቤት ባለንብረትነቱ በህገ-ወጥ መንገድ ወደ ግል መዞሩ ባሉት ማስረጃዎች የተረጋገጠ እንደሆነ ማዘጋጃ ቤት፣የከተማ አስተዳደር ወይም የቀበሌ አስተዳደር በህገ ወጥ የተሰጠው ማስረጃ እንዲሰረዝ ያደርጋሉ፡፡

45. የተወረሰ ቤት ይመለስልኝ ጥያቄ

በአዋጁም ሆነ ከአወጁ ውጭ የተወረሱ ቤቶች ይመለስልኝ በማለት የሚቀርብ ማንኛውም ጥያቄ በማንኛውም የመንግስት አካል ታይቶ ለጠያቂው አካል በማንኛውም ሁኔታ ሊመለስ አይችልም፡፡

46. የመንግስት ቤት የተነሳበት መሬት

1) ማንኛውም አካል የመንግስት ቤት በፈረሰበት መሬት ላይ ወይም ከመንግስት ቤት ጋር አብሮ በተወረሰ ባዶ መሬት ላይ የግል ግንባታ ማካሄድም ሆነ እንዲካሄድ ማድረግ አይችልም፡፡

2) የመንግስት ቤት በፈረሰበት መሬት ላይ ወይም ከመንግስት ቤት ጋር አብሮ በተወረሰ ባዶ መሬት ላይ ከመንግስት ፍቃድ ውጪ የተከናወነ ማንኛውም ግንባታ አግባብነት ባለው ህግ መሠረት የሚፈርስ ይሆናል፡፡

3) Municipalities, city administrations and kebele administrations shall issue site plan to government houses that do not have site plans within six months from the effective date of this proclamation.

4) Notwithstanding the provisions of sub-article 3 of this Article, the municipality or city administration, by conducting investigation, shall identify government houses that are problematic to prepare site plan for them and forward solution to it.

5) When the existing evidences show that the ownership of government house has been illegally transferred to individual, the municipality, city administration or kebele administration shall cause the illegally given evidence to be cancelled.

45. Claim for the Return of Inherited Houses

Any claim for the return of confiscated houses, whether confiscated by proclamation or without proclamation, may not be considered by any government body and may not be returned to the claimant under any circumstances.

46. Government House Vacated Land

1) Nobody shall carry out or cause to carry out private construction on the land a government house is demolished from or on the vacant land confiscated with the house owned by government.

2) Any construction carried out without the permission of the government on the land the government house is demolished from or on the vacant land confiscated with the house owned by the government shall be demolished in accordance with appropriate law.

3) Qaamni ijaarsa seeraan ala lafa mootummaa irratti ijaare yeroo bulchiinsi magaalaa akka inni kaafatu beeksise irraa eegalee guyyoota walitti aanan 60 (jaatama) gidduutti kaafachuu yoo baate, bulchiinsi magaalaa baasi abbaa ijaarsaatiin diiguun akkuma jirutti ta'ee, nama badii raawwate seera yakkaatiin akka gaafatamu ni taasisa.
4) Manni qopheessaa yookiin gandi lafa duwwaa manni mootummaa irraa diigamee jiru yookiin lafa duwwaa manni mootummaa waliin dhaalame irratti mana biraa pilaanii magaalichaa eegee ijaaree tajaajila ummataatiif oolchuu yookiin kireessuu ni danda'a.

Kutaa Xiqqaa Sadii
Ragaalee Manneen Amaanaa Mirkaneessan

47. Mana Amaanaa

1) Ragaan manneen amaanaa magaalaa keessatti argamanii addaan bahee galmaa'uu qaba.
2) Namni mana amaanaa kennate kamiiyyuu gaaffii manni naaf haa deebi'uu dhiyeeffachuuf mirga qaba.
3) Namni mana amaanaa kennatee jijjiirraan mana mootummaa kiraan keessa jiraatu gara maqaa isaatti jijjiirachuu hin danda'u.

48. Ragaalee Manneen Amaanaa Ta'uu Isanii Mirkaneessan

Manni tokko Mana Amaanaa ta'uun kan mirkanaa'u ragaaleen armaan gadii yoo dhiyaataniidha:

1) Waliigaltee yookiin unka namni dhuunfaa mana isaa amaanaa mootummaatti ittiin kenne;
2) Qaboo yaa'ii manichi amaanaan kennamuu isaa ibsu;
3) Nagahee kiraan ittiin kaffalamaa ture yookiin jiru ibsu.

3) በመንግስት የመሬት ይዞታ ላይ ህገ ወጥ ግንባታ የገነባ አካል የከተማ አስተዳደሩ እንዲያነሳ ካሳወቀበት ቀን ጀምሮ ባሉት 60 (ስልሳ) ተከታታይ ቀናት ውስጥ ካላነሳ፣ የከተማ አስተዳደሩ በግንባታው ባለቤት ወጪ ማፍረሱ እንደተጠበቀ ሆኖ፣ ጥፋት የፈጸመው ሰው በመንጀል ህግ እንዲጠየቅ ያደርጋል፡፡
4) ማዘጋጃ ቤቱ ወይም ቀበሌው የመንግስት ቤት የፈረሰበት ባዶ መሬት ወይም ከመንግስት ቤት ጋር አብሮ በተወረሰ ባዶ መሬት ላይ የከተማ ፕላኑን ጠብቆ ሌላ ቤት በመገንባት ለህዝብ አገልግሎት ማዋል ወይም ማከራየት ይችላል፡፡

ንዑስ ክፍል ሶስት
የአደራ ቤቶችን የሚያረጋግጡ ማስረጃዎች

47. የአደራ ቤት

1) በከተማ ውስጥ የሚገኙ የአደራ ቤቶች ማስረጃ ተለይቶ መመዝገብ አለበት፡፡
2) ቤት በአደራ የሰጠ ማንኛውም ሰው ቤቱ ይመለስልኝ ጥያቄ የማቅረብ መብት አለው፡፡
3) ቤት በአደራ በመስጠት በቅያሪው የመንግስት ቤት ውስጥ በኪራይ የሚኖር ሰው የሚኖርበትን ቤት ወደ ራሱ ስም ማዛወር አይችልም፡፡

48. የአደራ ቤቶች መሆናቸውን የሚያረጋግጡ ማስረጃዎች

አንድ ቤት የአደራ ቤት መሆኑ የሚረጋገጠው የሚከተሉት ማስረጃዎች ከቀረቡ ነው፡-

1) ግለሰቡ ቤቱን በአደራ ለመንግስት የሰጠበት ውል ወይም ቅጽ፤
2) ቤቱ በአደራ መሰጠቱን የሚያሳይ ቃለ-ጉባኤ፤
3) ኪራይ ሲከፈል የቆየበት ወይም እየተከፈለበት ያለ መሆኑን የሚገልጽ ደረሰኝ፡፡

3) Subject to demolition at the expense of a person who construct it, if anybody fails to take away the construction he carried out on government land within 60 (sixty) consecutive days from being notified by the city administration, the city administration shall cause the person who commit such act liable in accordance with criminal law.
4) By constructing another house compatible with city plan on the land from which a government house is demolished or on the vacant land confiscated with the house, the municipality or kebele may make it available for government service or rent the same.

Sub Section Three
Evidences of Trust House

47. Trust House

1) Evidence of trust house in the city shall be registered separately.
2) Anyone who entrusts the house to government shall have the right to request the return of the house.
3) A person who entrusts the house to government and in exchange resides in a rented government house may not transfer the government house to his own name.

48. Evidence of Trust House

A house shall be proven a trust if the following evidence is presented:

1) The contract or form in which the individual entrusted his house to the government;
2) Minutes indicating the house has been given by trust;
3) Receipt stating that the rent has been paid or is being paid;

49. Haala Manni Amaanaa Mootummaatti Kenname Ittiin Deebi'uu Danda'u

1) Manni amaanaan kenname kan hin diigamnee fi harka mootummaa kan jiru yoo ta'e, namni mana amaanaan kennee ture akka deebi'uuf gaafachuu ni danda'a.
2) Iyyataan mana amaanaaf kennee fi kireeffatee keessa jiraatu keessaa tokko kan filatu yoo ta'e manni inni filate irratti kaartaan abbaa qabeenyummaa ni kennamaaf.
3) Manni amaanaan kennamee ture sababa tajaajila misoomaaf barbaadamee kan diigamee fi harka mootummaa kan hin jirre yoo ta'e, gaaffiin manni naaf haa deebi'uu jechuun dhiyaatu mana keessa jiraatu yookiin iddoo mana amaanaa itti kennate keessaa kan walmadaalu kan kennamuuf ta'a.

Kutaa Xiqqaa Afur

Sirna Kireeffama Manneen Mootummaa

50. Mana Mootummaa Kireessuu

1) Manni mootummaa kamiiyyuu waliigalatee barreeffamaa kireessaa fi kireeffataa malee haala kamiinuu kireeffamuu hin danda'u.
2) Manni mootummaa bu'uura Labsii kanaatiin mana jireenyaaf, daldalaaf, waajjiraaf yookiin dhaabbataaf kireeffamuu ni danda'a.
3) Yeroo turtii kiraa manichaa, haala qabiinsa manaa, miidhaan sirnaan qabamuu dhabuun manichaarra dhaqqabuuf ittigaafatamummaan jiru akkaataa waliigaltee kireessaa fi kireeffataatiin kan murtaa'u ta'a.

51. Qaama Manneen Mootummaa Kireessu

Manni mootummaa kan kireeffamu karaa Mana Qopheessaa yookiin Bulchiinsa Gandaatiin ta'a. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

49. ለመንግስት በአደራ የተሰጠ ቤት መመለስ ስለሚችልበት ሁኔታ

1) በአደራ የተሰጠው ቤት ያልፈረሰና በመንግስት እጅ የሚገኝ ከሆነ ቤት በአደራ ሰጥቶ የነበረው ሰው እንዲመለስለት ሊጠይቅ ይችላል፡፡
2) አመልካች በአደራ ከሰጠው እና ተከራይቶ ከሚኖርበት ቤት መካከል አንዱን የመረጠ እንደሆነ በመረጠው ቤት ላይ የባለቤትነት ካርታ ይሰጠዋል፡፡
3) በአደራ ተሰጥቶ የነበረ ቤት ለልማት ተፈልጎ የፈረሰ እና በመንግስት እጅ የሌለ እንደሆነ፣ ቤት ይመለስልኝ በማለት የሚቀርብ ጥያቄ የሚኖርበት ቤት ወይም ቤቱን በአደራ ከሰጠበት ቦታ መካከል ተመጣጣኝ የሆነው የሚሰጠው ይሆናል፡፡

ንዑስ ክፍል አራት

የመንግስት ቤቶች ኪራይ ሥርዓት

50. የመንግስትን ቤት ማከራየት

1) ማንኛውም የመንግስት ቤት በአከራይና በተከራይ የጽሑፍ ውል ውጭ በማናቸውም ሁኔታ ሊከራይ አይችልም፡፡
2) የመንግስት ቤት በዚህ አዋጅ መሰረት ለመኖሪያ ቤት፣ለንግድ፣ ለቢሮ ወይም ለድርጅት ሊከራይ ይችላል፡፡
3) የቤቱ ኪራይ ቆይታ ጊዜ፣ የቤቱ አያያዝ ሁኔታ፣ የቤቱ በአግባቡ አለመያዝ በቤቱ ላይ ለሚደርስ ጉዳት ያለው ተጠያቂነት በአከራይና ተከራይ ስምምነት መሠረት የሚወሰን ይሆናል፡፡

51. የመንግስት ቤቶችን የሚያከራይ አካል

የመንግስት ቤት የሚከራየው በማዘጋጃ ቤት ወይም በቀበሌ አስተዳደር ይሆናል፡ ፡ ዝርዝሩ በሚወጣ ደንብ የሚወሰን ይሆናል፡፡

49. Conditions of Returning House Entrusted to the Government

1) If the rented house is not demolished and is in the hands of the government, a person who entrusts the house to government may apply for its return.
2) If an applicant prefers the house he in return rented instead of the entrusted one, he shall be given a title deed to the house he chooses.
3) If a house that has been entrusted is demolished for development purpose and is not in the hands of the government, the applicant shall be given the house he is living in or the house equivalent to the one he entrusted around that area.

Sub Section Four

Rent System of Government House

50. Renting Government House

1) No government house shall be rented under any circumstances other than the written agreement of the lessor and lessee.
2) Government house may, in accordance with this Proclamation, be rented for housing, business, office or organization.
3) The duration of the rent, handling of the house and the liability for damage incurred on the house for mishandling shall be determined by the rent agreement.

51. Lessor of Government House

The government houses shall be rented through municipality or the kebele administration. The particulars shall be determined by a regulation to be issued.

52. Ulaagaa Calallii Manni Mootummaa Jireenyaaf Ittiin Kireeffamu

Namni mana mootummaa jireenyaaf kireeffatu ulaagaa calallii armaan gadiitti tarreeffaman guutuu qaba:

1) Jiraataa magaalichaa yookiin gandichaa ta'uu isaa ragaa yoo dhiyeesse;
2) Magaalicha yookiin gandicha keessaa mana dhuunfaa kan hin qabnee fi manni mootummaa karaa isaatiinis ta'e karaa haadha warraa isaatiin harka kan hin jirre ta'uu isaa ragaa yoo dhiyeesse;
3) Magaalicha keessa waggaa lamaa fi sanaa ol kan jiraate yoo ta'e;
4) Mana mootummaa jireenyaaf magaalaa birootti kireeffatee kan hin qabne yookiin kireeffatee ture yoo ta'e manicha mootummaaf deebisuu isaa ragaa agarsiisu yoo dhiyeesse;
5) Keewwata kana Keewwata Xiqqaa 3 jalatti kan tumame jiraatus turti waggaa lamaa namoota Keewwata 53 jalatti ibsaman irratti raawwatiinsa hin qabaatu.
6) Kireeffataan akkaataa Keewwata kana Keewwata Xiqqaa 1-5 tiin ulaagaa calallii guute bu'uura Labsii kana Keewwata 50 tiin manichi kan kireeffamuuf ta'a.

53. Haalota Kireeffataaf Dursa Kennisiisan

Namoottan akkaataa Labsii kana Keewwata 52 tiin ulaagaa calallii darbaniif manni kan kireeffamu ta'us, namoonni armaan gaditti ibsaman mirga dursaa ni qabaatu:

1) Dhibee hin fayyine kan akka HIV/AIDS, kaanseeriin dhukkubsatanii fi jireenya gadaanaa kan jiraatan;
2) Qaama miidhama ta'ee jireenya gadaanaa kan jiraatuuf;
3) Dubartoota harka qalleeyyii ta'an;

52. ለመኖሪያ የሚከራይ የመንግስት ቤት የሚጣራበት መመዘኛ

የመንግስርት ቤትን ለመኖሪያ የሚከራይ ሰው ከዚህ በታች የተዘረዘሩትን የማጣሪያ መስፈርቶች ማሟላት አለበት፡-

1) የከተማው ወይም ቀበሌው ነዋሪ መሆኑን ማስረጃ ካቀረበ፤
2) የከተማው ወይም ቀበሌው የግል ቤት የሌለውና የመንግስትን ቤት በራሱም ሆነ በባለቤቱ በኩል በእጁ የሌለ ስለመሆኑ ማስረጃ ካቀረበ፤
3) በከተማው ሁለት ዓመትና ከዚያ በላይ የኖረ እንደሆነ፤
4) በሌላ ከተማ የመንግስትን ቤት ለመኖሪያነት ተከራይቶ በእጁ የሌለ ወይም ተከራይቶ የነበረ ከሆነም ቤቱን ለመንግስት መመለሱን የሚያሳይ ማስረጃ ካቀረበ፤
5) በዚህ አንቀጽ ንዑስ አንቀጽ 3 የተደነገገው ቢኖርም፣ የሁለት አመት ቆይታ በአንቀጽ 53 ስር በተጠቀሱት ሰዎች ላይ ተፈፃሚነት አይኖረውም፡፡
6) በዚህ አንቀጽ ንዑስ አንቀጽ 1-5 መሰረት የማጣሪያ መመዘኛ ያሟላ ተከራይ በዚህ አዋጅ አንቀጽ 50 መሰረት ቤቱ የሚከራይለት ይሆናል፡፡

53. ለተከራይ ቅድሚያ የሚያሰጡ ሁኔታዎች

በዚህ አዋጅ አንቀጽ 52 መሰረት የማጣሪያ መመዘኛ ላለፉት ሰዎች ቤት የሚከራይ ቢሆንም የሚከተሉት ሰዎች ቅድሚያ የማግኘት መብት ይኖራቸዋል፡-

1) በማይድን በሽታ እንደ ኤች አይ ቪ ኤድስ፣ የካንሰር ታማሚ የሆኑ እና ዝቅተኛ ኑሮ የሚኖሩ፤
2) የአካል ጉዳተኛ ሆኖ ዝቅተኛ ኑሮ የሚኖር፤
3) ድሃ ለሆኑ ሴቶች፤

52. The Criteria of Renting Government House for Housing

A person who rents the government house for housing shall fulfill the selection criteria listed below:

1) Providing evidence that he is a resident of the town or kebele;
2) Providing evidence that he does not own a private house in the city or kebele and not in possession of a government house by his name or through his spouse;
3) That he lived in the city for two years or more;
4) If he has rented a government house in another city for housing or if he has rented it, evidence that he has returned the house to the government;
5) Notwithstanding the provisions of sub-article 3 of this Article, a two-year stay shall not apply to those specified under Article 53.
6) A lessee that meets the screening criteria in accordance with sub-article 1-5 of this Article shall be rented the house pursuant to Article 50 of this Proclamation.

53. Right of Priority

Although the persons who passed the screening criteria pursuant to Article 52 of this Proclamation have the right, the following persons shall have the right of priority:

1) Live with incurable diseases such as HIV / AIDS, cancer and low standard of living;
2) Disabled person with low standard of living;
3) poor women:

4) Ijoollee harka qalleeyyii umriin isaanii waggaa 18 (kudha saddeetii) gadi ta'anii:

(a) Kanneen maatiin isaanii mana mootummaa keessa jiraataa turanii sababa adda addaatiin maatii isaanii dhabanii fi jireenya gadaanaa jiraatan;

(b) Ijoollee umuriin isaanii waggaa 18 (kudha saddeetii) gadi ta'anii maatii hin qabne yookiin deeggarsa maatii kan hin qabnee fi jireenya gadaanaa jiraatan;

5) Namoota sababa misooma magaalaatiin buqqa'anii magaalicha keessaa manas ta'ee lafa mana jireenyaa hin qabne;

6) Namoota sababa balaa uumamaatiin yookiin namtolcheetiin miidhaan irra gahe;

7) Manguddoota harka qaleeyyii yookiin namoota biraa deeggarsa walfakkataa barbaadan koreen bulchiinsa magaalaa dursa akka argatan itti amaneedha.

54. Waliigaltee Kiraa Manaa Addaan Kutuu

1) Waliigalteen kiraa mana mootummaa kireessaan kireeffataa waliin qabu sababa armaan gadiitiin kan addaan citu ta'a:

(a) Magaalicha gadi lakkisee deemuun isaa yoo mirkanaa'e;

(b) Mana mootummaa karaa kamiinuu qaama sadaffaatti yoo dabarse;

(c) Mana mootummaa kireeffate irratti bakka bu'iinsa nama biraatiif yoo kenne;

(d) Magaalicha keessaa maqaa isaatiin yookiin haadha warraan yookiin galii isaatiin ijoollee umuriin isaanii waggaa18 (kudha saddeetii) gadi ta'aniin mana yoo qabaate;

(e) Kiraa manaa akkaataa waliigalteen dhiyaatee kan hin kaffalle yookiin waliigalticha kan hin haaromsine yoo ta'e;

4) ዕድሜያቸው ከ18 (አስራ ስምንት) ዓመት በታች የሆኑ ህጻናት ሆነው፡-

(ሀ) ቤተሰቦቻቸው በመንግስት ቤት ውስጥ ሲኖሩ ቆይተው በተለያዩ ምክንያት ቤተሰቦቻቸውን ያጡና ዝቅተኛ ኑሮ የሚኖሩ፤

(ለ) ዕድሜያቸው ከ18 (አስራ ስምንት) ዓመት በታች ሆነው ቤተሰብ የሌላቸው ወይም የቤተሰብ ድጋፍ የሌላቸውና ዝቅተኛ ኑሮ የሚኖሩ ልጆች፡፡

5) በከተማ ልማት ምክንያት የተፈናቀሉ ሆነው በከተማው ቤትም ይሁን የቤት መስሪያ ቦታ የሌላቸው ሰዎች፤

6) በተፈጥሮ ወይም ሰው ሰራሽ አደጋ ጉዳት የደረሰባቸው ሰዎች፤

7) ደሃ የሆኑ አረጋውያን ወይም የከተማው አስተዳደር ኮሚቴ ቅድሚያ እንዲያገኙ ያመነበት ተመሳሳይ እርዳታ የሚፈልጉ ሌሎች ሰዎች ናቸው፡፡

54. የቤት ኪራይ ውልን ስለማቋረጥ

1) አከራይ ከተከራይ ጋር ያለው የመንግስት ቤት ኪራይ ውል በሚከተሉት ምክንያቶች የሚቋረጥ ይሆናል፡-

(ሀ) ከተማውን ለቆ መሄዱ ከተረጋገጠ፤

(ለ) የመንግስትን ቤት ለሶስተኛ ወገን ያስተላለፈ እንደሆነ፣

(ሐ) በተከራየው የመንግስትን ቤት ላይ ለሌላ ሰው ውክልና የሰጠ እንደሆነ፣

(መ) በከተማው ውስጥ በስሙ ወይም በባለቤቱ ስም ወይም በራሱ ገቢ ዕድሜያቸው ከ18 (አስራ ስምንት) ዓመት በታች በሆኑ ልጆቹ ስም ቤት ካለው፤

(ሰ) የቤት ኪራዩን በውሉ መሰረት ቀርቦ ያልከፈለ ወይም ውሉን ያላሳደሰ እንደሆነ፤

4) Children under the age of 18 (eighteen):

(a) Whose families have been lived in a government house and lost their families for various reasons and with low standard of living;

(b) Children under 18 (eighteen) who are without a family or lack family support and with low standard of living;

5) Displaced by urban development and lack home to reside in or land in the city;

6) People injured by natural or man-made disasters;

7) Poor old people or other people who need the same help that the city administration council has given priority to.

54. Termination of Rent Agreement

1) A lessor's rental agreement on government house with a lessee shall be terminated for the following reasons:

(a) If it is confirmed that lessee has left the city;

(b) If lessee has transferred the Government House to a third party;

(c) If lessee has delegated the rented government house to another person;

(d) If lessee has a house in the city in the name of his or her spouse or children under the age of 18 (eighteen);

(e) If lessee has not paid the rent in accordance with the contract or has not renewed the contract;

(f) Magaalaa tokko keessatti mana mootummaa tokkoo ol qabatee yoo argame;
(g) Mana mootummaatiin liqeeffachuufis ta'ee liqii duraan qabuuf qabsiisuuf kan yaale yookiin kan qabsiise yoo ta'e;
(h) Maddi galii kireeffataa mana dhuunfaa kireeffachuu, bitachuu yookiin ijaarrachuu kan danda'u yoo ta'ee; yookiin
(i) Kaayyoo kireeffateef ala osoo hin heyyamaminiif kan itti fayyadame yookiin tajajila manichaa kan jijjiire yoo ta'eedha.

2) Kireessaan bu'uura Keewwata kana Keewwata Xiqqaa 1'tiin waliigaltee kiraa manaa addaan kutuun dura kireeffataaf xalayaa ofeeggannoo barreeffamaa manicha guyyaa 30 (soddoma) keessatti akka gadilakkisu ibsu harkatti itti kennuun beeksisuu qaba.
3) Bu'uura Keewwata kana Keewwata Xiqqaa 2'tiin xalayaa harka kireeffataatti kennuun yoo hin danda'amne gabatee beeksisaa waajjirichaa fi mana kireeffataa yookiin dallaa isaa irratti maxxanfamee guyyoota walitti aanan 30f (soddomaaf) akka turu taasifamuu qaba.
4) Guyyaa xalayaa ofeeggannoo keessatti ibsameen booda waliigalteen kiraa manaa kan addaan citu ta'a.
5) Manni Qopheessaa yookiin gandi magaalichaa kireeffataan keessa jiraatu akkaataa Keewwata kana Keewwata Xiqqaa 2 fi 3'tiin kireeffataan manicha keessaa kan hin baane yoo ta'e, bu'uuruma waliigaltee isaaniitii fi adeemsaa Dambii bahu keessatti ibsamuun dirqisifamee kan keessaa bahu ta'a.

55. Mana Mootummaa Tajaajila Daldalaatiif Kireessuu

1) Manni mootummaa tajaajila daldalaatiif kireeffamu namoota waldaa Intarpiraayizii Maayikiroo fi Xixiqqaan gurmaa'anii teessoon isaanii magaalicha yookiin ganda magaalichaa keessa ta'eef ta'a.

(ረ) በአንድ ከተማ ውስጥ ከአንድ በላይ የመንግስት ቤት ይዞ ከተገኘ፣
(ሠ) የመንግስትን ቤት ለመበደርም ሆነ ለነበረበት ብድር ማስያዣ ለማድረግ የሞከረ ወይም ያስያዘ እንደሆነ፤
(ሸ) የተከራይ የገቢ ምንጭ የግል ቤት ለመከራየት፣ ለመግዛት ወይም ለመስራት የሚያስችል እንደሆነ፤ ወይም
(ቀ) ከተከራየበት ዓላማ ውጭ ሳይፈቀድለት ከተጠቀመበት ወይም የቤቱን አገልግሎት የቀየረ እንደሆነ ነው፡፡

2) አከራይ በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሰረት የቤት ኪራይ ውል ከማቋረጡ በፊት ለተከራይ በ30 (ሰላሳ) ቀን ውስጥ ቤቱን እንዲለቅ የሚገልጽ የማስጠንቀቂያ ደብዳቤ በእጁ በመስጠት ማሳወቅ አለበት፡፡
3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሰረት ደብዳቤውን በተከራይ እጅ መስጠት ካልተቻለ በጽህፈት ቤቱ የማስታወቂያ ቦርድ እና በተከራዩ ቤት ወይም በአጥሩ ላይ ተለጥፎ ለተከታታይ 30(ሰላሳ) ቀናት እንዲቆይ መደረግ አለበት፡፡
4) በማስጠንቀቂያ ደባዳቤው ላይ ከተገለጸው ቀን በኋላ የቤት ኪራይ ውሉ የሚቋረጥ ይሆናል፡፡
5) ማዘጋጃ ቤት ወይም ተከራዩ የሚኖርበት የከተማ ቀበሌ በዚህ አንቀጽ ንዑስ አንቀጽ 2 እና 3 መሰረት ተከራዩ ከቤቱ የማይወጣ ከሆነ በውላቸውና በሚወጣ ደምብ በሚገለጽ ሂደት መሰረት ተገዶ የሚወጣ ይሆናል፡፡

55. የመንግስትን ቤት ለንግድ አገልግሎት ማከራየት

1) ለንግድ አገልግሎት የሚከራይ የመንግስት ቤት በጥቃቅን እና አነስተኛ ኢንተርፕራይዝ በማህበር ለተደራጁ አድራሻቸው በከተማው ወይም በከተማው ቀበሌ ወስጥ ለሆኑ ሰዎች ይሆናል፡፡

(f) If the lessee possesses more than one government house in a city;
(g) If lessee has attempted to lend or mortgage a government house;
(h) If the lessee's source of income allows him to rent, buy or build a private house; or
(i) If lessee has used the house contrary to terms of agreement without permission or changed the service of the house.

2) Prior to terminating the rent agreement in accordance with sub-article 1 of this Article, the lessor shall give a written letter to the hand of the lessee warning him to leave the house within 30 (thirty) days.
3) If the letter cannot be delivered to the hand of lessee in accordance with sub-article 2 of this Article, it shall be posted in the office's notice board and on the lessee's house or fence for 30 (thirty) consecutive days.
4) The rent contract shall be terminated after the expiration of the date specified in the letter of warning.
5) If the lessee does not vacate the house in accordance with sub-articles 2 and 3 of this Article, the municipality or the kebele where the lessee resides shall compel him to evacuate the house in accordance with the terms of their contract and procedure to be described in regulation to be issued.

55. Renting Government House for Commercial Use

1) A government house for commercial purpose shall be rented for people living in the city or kebele who are organized by a micro and small enterprise association.

2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, eebbifamtoonni kanneen:
(a) Yuuniversiitiiwwan adda addaa;
(b) Kolleejjootaa; fi
(c) Dhaabbata Leenjii Teekniikaa fi Ogummaa irraa eebbifamanii bulchiinsa magaalaa irraa sheedii kan hin arganne yoo ta'an mana mootummaa daldalaaf kireeffachuu ni danda'u.
3) Manni mootummaa waldaalee Intarpiraayizii Maayikiroo fi Xixiqqaa yookiin eebbifamtoota gurmaa'aniif kan kireeffamu waggaa sadii (3) hanga shanii (5) tiif ta'a.
4) Gatiin ka'umsa kiraa mana daldalaa haala qabatamaa magaalaa fi iddoo manni itti argamu irratti hundaa'uun Waajjirri Mana Qopheessaa qoratee murteessiseen ta'a.

56. Haala Manni Mootummaa Daldaalaaf Itti Kireeffamu

Manni mootummaa daldalaaf kan kireeffamu kanneen Labsii kana Keewwata 57 jalatti ulaagaa tarreeffaman guutaniif waggaa shan (5) qofaaf ta'a;

57. Ulaagaa Manni Daldalaa Ittiin Kireeffamu

1) Namoonni jiraata magaalaa yookiin Aanichaa ta'anii waldaalee Intarpiraayizii Maayikiroo fi Xixiqqaan gurmaa'an mana daldalaa kiraan argachuu kan danda'an:
(a) Maqaa abbaa warraa yookiin haadha warraatiin mana daldalaa kan hin qabne yoo ta'e;
(b) Nama dhuunfaa irraa mana daldalaa kireeffachuu kan hin dandeenye yoo ta'e.
2) Eebbifamtoota jiraattota magaalaa yookiin Aanichaa ta'anii:
(a) Yuniversiitiiwwan adda addaa irraa kan eebbifaman;
(b) Kolleejjota irraa kan eebbifamanii; fi
(c) Dhaabbata Leenjii Teekniikaa fi Ogummaa irraa kanneen eebbifaman yoo ta'an, mana daldalaa kireeffachuu ni danda'u.

2) በዚህ አንቀጽ ንዕስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣
(ሀ) ከተለያዩ ዩኒቨርሲቲዎች፤
(ለ) ኮሌጆች፤ እና
(ሐ) ቴክኒክና ሙያ ተቋማት የተመረቁ ምሩቃን ከከተማ አስተዳደሩ ሼድ ያላገኙ እንደሆኑ የመንግስትን ቤት ለንግድ ሊከራዩ ይችላሉ፡፡
3) የመንግስት ቤት ለጥቃቅን እና አነስተኛ ኢንተርፕራይዝ ማህበር ወይም ለተደራጁ ተመራቂዎች የሚከራየው ለሶስት(3) አመት እስከ አምስት(5) አመት ይሆናል፡፤
4) የንግድ ቤት መነሻ የኪራይ ዋጋ በከተማው ተጨባጭ ሁኔታ እና ቤቱ የሚገኝበትን ስፍራን ታሳቢ በማድረግ ማዘጋጃ ቤቱ በጥናት በሚወስነው መሰረት ይሆናል፡፡

56. የመንግስት ቤት ለንግድ የሚከራይበት ሁኔታ

የመንግስት ቤት ለንግድ የሚከራየው በዚህ አዋጅ አንቀጽ 57 ስር የተዘረዘሩትን መስፈርቶች ለሚያሟሉ ሆኖ ለአምስት አመት ብቻ ይሆናል፡፡

57. የንግድ ቤት የሚከራይበት መስፈርት

1) የከተማው ወይም ወረዳው ነዋሪ የሆኑ ሰዎች በጥቃቅን እና አነስተኛ ኢንተርፕራይዝ ማህበር ተደራጅተው የንግድ ቤት በኪራይ ማግኘት የሚችሉት፡-
(ሀ) በትዳር አጋሯ ወይም አጋሩ ስም የንግድ ቤት የሌለው እንደሆነ፤
(ለ) ከግለሰብ የንግድ ቤት መከራየት የማይችል እንደሆነ፡፡
2) ተመራቂ የከተማው ወይም ወረዳው ነዋሪ ሆነው፡-
(ሀ) ከተለያዩ ዩኒቨርሲቲዎች የተመረቁ፤
(ለ) ከኮሌጆች የተመረቁ፤ እና
(ሐ) ከቴክንክና ሞያ ተቋማት የተመርቁ እንደሆኑ የንግድ ቤት ሊኪራዩ ይችላሉ፡፡

2) Without prejudice to the provisions of sub-article 1 of this Article, graduates of:
(a) Various universities;
(b) Colleges; and
(c) Technical and vocational Training Institutions may rent a Government House for commercial purposes if they do not receive a house from the city administration.
3) Government house shall be rented to associations of micro and small enterprises or associated graduates for a period of three (3) to five (5) years.
4) The initial price of a commercial house shall be fixed depending on the realities of the city and the location of the house, by the municipality through assessment it undertakes.

56. Renting Government House for Commercial Purpose

Government house shall be rented for commercial purposes to those who fulfill the criteria set out in Article 57 of this Proclamation only for a period of five (5) years.

57. Criteria to Get Commercial Home by Rent

1) residents of the town or District organized in a micro and small enterprise association shall get a house through rent if they:
(a) do not own a commercial house in the name of the spouse;
(b) Lack capacity to rent commercial house from a private individual.
2) Graduates who are residents of the city or district who are:
(a) Graduates of various universities;
(b) Graduates of Colleges; and
(c) Graduates of technical and vocational training institutions may rent a commercial house.

3) Qonnaan bulaan yookiin horsiisee bulaan adda duree kara investimantiitti ce'an mana daldalaa kireeffachuu ni danda'u.

58. Haala Kireeffataan Mana Daldalaa Itti Gadi Lakkisuu

Bu'uura Labsii kana Keewwata 56'tiin manni mootummaa waggaa shan (5) qofaaf kan kireeffamu ta'us, haallan armaan gadiitiin waliigalteen kiraa waggaa shan (5) osoo hin guunne kan addaan cituu danda'u:

1) Nama mana daldalaa kireeffachuu danda'u yookiin magaalicha keessaa mana daldalaa maqaa abbaa warraa yookiin haadha warraa isaatiin kan qabu yoo ta'e;
2) Waldaan Intarpiraayizii Maayikiroo fi Xixiqqaa mana daldalaa mootummaa tokkoo ol yoo qabaate;
3) Namni yookiin waldaan mana daldalaa kireeffatee qaama sadaffaatti dabarsee kan kireessee yoo ta'eedha.

59. Manneen Mootummaa Tajaajila Waajjiraatiif Kireessuu

Manneen mootummaa tajaajila waajjiraa mootummaatiif yookiin dhaabbilee tajaajjila haawaasummaatiif kireeffamuu ni danda'u.

60. Haaromsa Waliigaltee Kiraa Manaa

1) Kireeffataan waliigaltee kiraa manaa waggaa waggaan dhiyaatee haaromsuu qaba.
2) Waliigalteen kiraa manaa kan haaromfamu bara baajataa keessatti ta'ee:

(a) Adoolessa 1 hanga Hagayya 30tti ni haaromfama.
(b) Namni akkaataa Keewwata kana Keewwata Xiqqaa 2 (a) tiin waliigalticha hin haaromsine Fulbaana 2 hanga Onkoloolessa 30tti qarshii kuufama kiraa manaa irratti adabbiin %10 dabalamee yeroo dhumaatiif haromfamuu ni danda'a.

3) ወደ ኢንቨስትመንት የተሻገሩ ግንባር ቀደም አርሶ አደሮች ወይም አርብቶ አደሮች የንግድ ቤት ሊከራዩ ይችላሉ፡፡

58. ተከራይ የንግድ ቤት ስለሚለቅበት ሁኔታ

በዚህ አዋጅ አንቀጽ 56 መሰረት የመንግስት ቤት ለአምስት ዓመት (5) ብቻ የሚከራይ ቢሆንም፣ የቤት ኪራይ ውል በሚከተሉት ሁኔታዎች አምስት አመት (5) ሳይሞላ ሊቋረጥ ይችላል፡-

1) የንግድ ቤትን መከራየት የሚችል ሰው ወይም በከተማው ውስጥ በራሱ ወይም በትዳር አጋሩ ስም የንግድ ቤት ያለው እንደሆነ፤
2) የጥቃቅንና አነስተኛ ኢንተርፕራይዝ ማህበር ከአንድ በላይ የመንግስት የንግድ ቤት ካለው፤
3) የንግድ ቤት የተከራው ሰው ወይም ማህበር ለሶስተኛ ወገን አሳልፎ ያከራየ እነደሆነ ነው፡፡

59. የመንግስት ቤቶችን ለጽሕፈት ቤት አገልግሎት ማከራየት

የመንግስት ቤቶች ለመንግስት ጽሕፈት ቤት አገልግሎት ወይም ለማህበራዊ አገልግሎት ድርጅቶች ሊከራዩ ይችላሉ፡፡

60. የቤት ኪራይ ውል እደሣ

1) ተከራይ የቤት ኪራይ ውልን በየዓመቱ በመቅረብ ማሳደስ አለበት፤
2) የቤት ኪራይ ውል የሚታደሰው በበጀት ዓመቱ ውስጥ ሆኖ፡-

(ሀ) ከሃምሌ 1 እስከ ነሃሴ 30 ይታደሳል፤
(ለ) በዚህ አንቀጽ ንዑስ አንቀጽ 2 (ሀ) መሠረት ውሉን ያላሣደሠ ሰው ከመስከረም 1 እስከ ጥቅምት 30 ድረስ በቤት ኪራይ ውዝፍ ገንዘብ ላይ 10% ቅጣት ታክሎበት ለመጨረሻ ጊዜ ሊያሳድስ ይችላል፤

3) Prominent farmers or pastoralists who have transformed to investment may be rented a commercial house.

58. Conditions Whereby Lessee Leaves Commercial House

Though government house shall be rented only for five (5) years as per Article 56 of this Proclamation, the rent agreement may be terminated before the end of five (5) in the following conditions:

1) If lessee can rent commercial house from private individual or have commercial house in the city by his own name or the name of his spouse;
2) If the micro and small enterprise association has more than one commercial house from government.
3) If a person or association who rented the commercial house has transferred it to a third party.

59. Renting Government Houses for Office Services

Government houses may be rented for government office services or for social services organizations.

60. Renewal of House Rent Contracts

1) The renter shall renew his house rent contract annually.
2) House rent contracts shall be renewed in the fiscal year;

(a) Renewed from Hamle 1 up to Nehase 30.(E.C)
(b) Any person who fail to renew the contract as per sub article 2 (a) of this article may renew it from Meskerem 1 up to Tikimt 30 (E.C) including the 10% addition as penalty on the house rent surfeit.

(c) Keewwata kana Keewwata Xiqqaa 2 (b) jalatti kan tumame akkuma jirutti ta'ee; kireeffataan rakkoo humnaa oliitiin osoo hin haaromsiin kan ture yoo ta'e adabbii malee hanga Sadasaa 30 tti haromfamuufii ni danda'a.

(d) Waliigalteen Sadaasa 30 booda haala kamiinuu haromfamuu hin danda'u.

3) Sababni kireeffataan bu'uura Keewwata kana Keewwata Xiqqaa 2'tiin dhiyeesse fudhatama kan hin qabne yoo ta'e, bu'uura Labsii kanaa Keewwata 54 (1) (e), (4) fi (5) waliigalteen addaan cite manichi akka gadi lakkifamu ni tasifama.

61. Yeroo Kaffaltii Kiraa Manaa

1) Namni mana kireeffate kamiiyyuu guyyaa waliigaltee keessatti kaa'ame keessatti kiraa manaa isa irraa eegamu kaffaluu qaba.

2) Bu'uraa Keewwata kana Keewwata Xiqqaa 1'tiin kireeffatan kiraa manaa osoo hin kaffalin:

(a) Ji'a tokko (1) yoo dabarse kuufama kiraa manaa adabbii % 5 waliin ni kaffala.

(b) Ji'a lama (2) yoo dabarse kuufama kiraa manaa adabbii % 8 waliin ni kaffala.

(c) Ji'a sadi (3) yoo dabarse akeekkachiisni barreeffamaa kennameefii guyyaa akeekkachiisni dhaqqabe irraa eegalee guyyaa hojii shan (5) keessatti dhiyaatee kuufama kiraa manaa adabbii %10 waliin kaffaluu qaba.

3) Kuufama kiraa manaa ji'a sadii (3) qabu akkaataa Keewwata kana Keewwata Xiqqaa 2'tiin kan hin kaffalle yoo ta'e, kireessaan bu'uuruma waliigaltee isaaniitiin fi adeemsa Dambii bahu keessatti ibsamuun dirqisiisee gadi lakkisisuun kaffaltii irraa eegamu dhala isaa waliin seeraatti dhiyeessuun kaffalchisuu ni danda'a.

(ሐ) በዚህ አንቀጽ ንዑስ አንቀጽ 2 (ለ) ስር የተደነገገው እንደተጠበቀ ሆኖ ተከራዩ ከአቅም በላይ በሆነ ምክንያት ሳያሣድስ ቆይቶ ከሆነ ያለቅጣት እስከ ህዳር 30 ድረስ ሊታደስለት ይችላል፤

(መ) አንድ ውል ከህዳር 30 በኋላ በማንኛውም ሁኔታ ሊታደስ አይችልም፡፡

3) ተከራዩ በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት ያቀረበው ምክንያት ተቀባይነት የሌለው ከሆነ በዚህ አዋጅ አንቀጽ 54 (1) (ሠ) ፣ (4) እና (5) መሠረት ውሉ ተቋርጦ ቤቱ እንዲለቀቅ ይደረጋል፡፡

61. የቤት ኪራይ መክፈያ ጊዜ

1) ቤት የተከራየ ማንኛውም ሰው የሚጠበቅበትን የቤት ኪራይ በውሉ ውስጥ በተቀመጠው ጊዜ ውስጥ መክፈል አለበት፡፡

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት ተከራይ የቤት ኪራይ ሣይከፍል፦

(ሀ) አንድ (1) ወር ካሳለፈ ውዝፍ የቤት ኪራይ ከ5% ቅጣት ጋር ይከፍላል፡፡

(ለ) ሁለት (2) ወር ካሳለፈ ውዝፍ የቤት ኪራይ ከ8% ቅጣት ጋር ይከፍላል፡፡

(ሐ) ሦስት (3) ወር ካሳለፈ የጽሁፍ ማስጠንቀቂያ ተሰጥቶት ማስጠንቀቂያው ከደረሰው ቀን ጀምሮ በአምስት (5) የስራ ቀናት ውስጥ በመቅረብ ውዝፍ የቤት ኪራይ ከ10% ቅጣት ጋር መክፈል አለበት፡፡

3) የሦስት (3) ወር ውዝፍ የቤት ኪራይ ያለበት ሰው በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት ያልከፈለ እንደሆነ አከራይ በውላቸው መሠረት እና በሚወጣው ደንብ ውስጥ በሚገለጸው አካሄድ አስገድዶ በማስለቀቅ ለህግ በማቅረብ የሚጠበቅበትን ክፍያ ከወለዱ ጋር ሊያስከፍለው ይችላል፡፡

(c) Without prejudice to the provision under sub article 2 (b) of this article, if the renter fail to renew the contract due to force majeure, it may be renewed for him up to November 30 without penalty.

(d) The contract shall not in any way be renewed as of 30 November.

3) If the reason presented by the renter as per sub article 2 of this article is not acceptable, the contract shall be terminated and the house shall be relinquished as per Article 54 (1) (e), (4) and (5) of this proclamation.

61. Period for Payment of House Rent

1) Any person who has rented house shall pay the rent required from him on the date provided in the contract.

2) The renter who delayed to pay the rent as per sub article 2 of this article:

(a) For one (1) month, he shall pay the house rent deposit including 5% penalty.

(b) For two (2) months, he shall pay the house rent deposit including 8% penalty.

(c) For three (3) months, he shall be given written reprimand and shall appear and pay the house rent deposit including 10% penalty within five working days as from the date he has received the reprimand.

3) If the renter who has three (3) months deposit of house rent fails to pay it as per sub article 2 of this article, the lessor of house may evict the renter from the house in accordance with their contractual agreements and as per the process to be specified in the regulation to be issued and make him pay the payment required from him with its interest by bringing him before court of law.

62. Sassaabbii Kiraa Manaa

1) Kiraan manaa kan sassaabamu Mana Qopheessaa yookiin Bulchiinsa Gandaatiin ta'ee, akkaataan qoodinsa sassaabbii isaa Dambii bahuun kan murtaa'u ta'a.
2) Kiraan manaa sadarkaa Bulchiinsa Gandaattis ta'ee, sadarkaa Mana Qopheessatti sassaabamu nagahee galii Mana Qopheessaa magaalaatiin qophaa'uun ta'a.

63. Kiraa Manaa Fooyyessuu

1) Magaalaan kamiiyyuu kiraa mana mootummaa haala qabatamaa magaalichaatiin akka fooyya'u waggaa shan shaniin (5, 5n) qoratamee mana maree magaalichaatiif dhiyeessuun mirkaneessisuun hojiirra ni oolcha. Tarreefamni isaa Dambii bahuun kan murtaa'u ta'a.
2) Kireessaan kiraa manaa bu'uura Keewwata kana Keewwata Xiqqaa 1'tiin mirkanaa'e ji'a lama (2) keessatti kireeffataa beeksisuu qaba.
3) Akkaataa Keewwata kana Keewwata Xiqqaa 2'tiin kireeffataan yaada fooyya'insaa irratti komii qabu guyyaa hojii kudhan (10) keessatti komii isaa qaama komii ilaaluuf aangoo qabuuf dhiyeessuu ni danda'a.
4) Kireeffataan bu'uura Keewwata kana Keewwata Xiqqaa 3'tiin guyyaa jedhame keessatti komii hin dhiyeeffanne akka yaada fooyya'iinsa kiraa manaa fudhateetti lakkaa'ama.

62. የቤት ኪራይ መሰብሰብ

1) የቤት ኪራይ የሚሰበሰበው በማዘጋጃ ቤት ወይም በቀበሌ መስተዳድር ሆኖ የአሰባሰቡ ክፍፍል በሚወጣው ደንብ የሚወሰን ይሆናል፡፡
2) በቀበሌ መስተዳድር ደረጃም ሆነ በማዘጋጃ ቤት ደረጃ የሚሰበሰበው የቤት ኪራይ በከተማ ማዘጋጃ ቤት በሚዘጋጅ የገቢ ደረሰኝ የሚሰበሰብ ይሆናል፡፡

63. የቤት ኪራይን ሥለማሻሻል

1) ማንኛውም ከተማ የመንግስት ቤት ኪራይ እንደ ከተማው ተጨባጭ ሁኔታ እንዲሻሻል በየአምስት (5) ዓመቱ ተጠንቶ ለከተማው ምክር ቤት አቅርቦ በማስጸደቅ ሥራ ላይ ያውላል፡፡ ዝርዝሩ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡
2) አከራይ በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የጸደቀውን የቤት ኪራይ በሁለት (2) ወር ለተከራይ ማሳወቅ አለበት፡፡
3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት በማሻሻያ ሃሣቡ ላይ ቅሬታ ያለው ተከራይ በአስር (10) የሥራ ቀናት ውስጥ ቅሬታውን ቅሬታ የማየት ሥልጣን ላለው አካል ማቅረብ ይችላል፡፡
4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት በተጠቀሰው ቀን ውስጥ ቅሬታውን ያላቀረበ ተከራይ የቤት ኪራይ ማሻሻያ ሃሣቡን እንደተቀበለው ይቆጠራል፡፡

62. Collection of House Rent

1) House rent shall be collected by the Municipality or Village Administration; and division of its collection shall be determined by the regulation to be issued.
2) The house rent to be collected at Village Administration and Municipality levels shall be implemented with the income receipt prepared by the city Municipality.

63. Revision of House Rent

1) Any City shall cause the government house rent to be studied and revised at each five years interval as per the actual situation of the city and implement same up on submitting it to and cause to be approved by the city council. Its implementation shall be determined by the regulation to be issued.
2) The lessor shall notify the house rent approved pursuant to sub article 1 of this article to the renter within two (2) months.
3) The renter who is aggrieved of the improvement on rent that he is notified as per sub article 2 of this article may present his complaint to the body having power for handling complaint within ten (10) working days.
4) The renter who fails to present his complaint within the dates mentioned in accordance with sub article 3 of this article shall be considered as he has accepted the improvement made on the house rent.

Kutaa Xiqqaa Shan
Manneen Mootummaa Suphuu fi Tajaajila Manaa Jijjiiruu

64. Suphaa Manaa

1) Suphaan manneen mootummaa kan gaggeeffamu qaama manicha bulchuun ta'a.
2) Keewwata kana Keewwwata Xiqqaa 1 jalatti kan tumame akkuma eegameetti ta'ee, suphaan nama kamiiniiyyuu gaggeeffamu hayyama mana qopheessaa yookiin gandaatiin ta'uu qaba.
3) Kireeffataan fedhii fi baasii mataa isaatiin haala ogeessi tilmaamee dhiyeesseen suphuu yoo barbaade suphaa salphaan hayyamamuufii ni danda'a. Tarreeffamni suphiinsa salphaa Dambii bahuun kan murta'uu ta'a
4) Kireeffataan akkaataa Keewwata kana Keewwata Xiqqaa 3'tiin fedhii fi baasii mataa isaatiin mana suphuuf hayyama argate, unka gaaffii suphaa manaa bu'uura Labsii kanaatiin bahan guutuu qaba.
5) Manni Qopheessaa yookiin gandi magaalichaa gatii kireeffataan suphaa manaatiif baase bu'uura waliigaltee suphiinsaa gidduu isaanitti taasifamuutiin kiraa manaa irraa shallaguun yookiin yeroo tokkotti guutuu kaffaluun kan deebisuuf ta'a.
6) Suphaan mana mootummaa kamiiyyuu haala qaama mana bulchuun hayyamameen alatti kutaa manaa dabaluun yookiin hir'isuun yookiin dizaayinii fi sadarkaa yookiin boca yookiin bifa manichaa jijjiiruun raawwatamuu hin danda'u.

65. Manneen Suphamuu Hin Dandeenye

1) Manneen mootummaa dulloomanii suphamuu hin dandeenye yookiin suphamuuf baasii guddaa gaafatan Manni Qopheessaa qoratee akka lafa irraa ka'u murtee bulchiinsa magaalaaf ni dhiyeessa; yoo murtaa'e akka ka'u ni taasisa.

ንዑስ ክፍል አምስት
የመንግስት ቤቶችን መጠገን እና የቤት አገልግሎትን መቀየር

64. የቤት ጥገና

1) የመንግስት ቤቶች ጥገና የሚካሄደው ቤቱን በሚያስተዳድረው አካል ይሆናል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ በማንኛውም ሰው የሚካሄድ የቤት ጥገና በማዘጋጃ ቤት ወይም በቀበሌ መስተዳድር ፈቃድ መሆን አለበት፡፡
3) ተከራይ በራሱ ፍላጎትና ወጪ ባለሙያ ገምቶ ባቀረበው መሠረት መጠገን ከፈለገ ቀላል ጥገና እንዲያደርግ ሊፈቀድለት ይችላል፡፡ የቀላል ጥገና ዝርዝር በሚወጣው ደንብ የሚወሰን ይሆናል፡፡
4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 መሠረት በራሱ ፍላጎትና ወጪቤት ለመጠገን ፈቃድ ያገኘ ተከራይበዚህ አዋጅ መሰረት የወጡትን የቤት ጥገና ጥያቄ ቅጽ መሙላት አለበት፡፡
5) ማዘጋጃ ቤቱ ወይም የከተማው ቀበሌ ተከራይ ለቤት ጥገና ያወጣውን ወጪ በመካከላቸው በሚደረገው የጥገና ውል ከቤት ኪራዩ በመገመት ወይም በአንድ ጊዜ በሙሉ በመክፈል የሚመልስለት ይሆናል፡፡
6) ማንኛውም የመንግስት ቤት ጥገና ቤቱን በሚያስተዳድረው አካል ከተፈቀደው ሁኔታ ውጪ የቤቱን ክፍል መጨመር ወይም መቀነስ ወይም ዲዛይንና ደረጃውን ወይም ቅርጹን ወይም መልኩን በመለወጥ መፈጸም የለበትም፡፡

65. መጠገን የማይችሉ ቤቶች

1) ማዘጋጃ ቤቱ አርጅተው መጠገን የማይችሉ ወይም ለመጠገን ከፍተኛ ወጪ የሚጠይቁ የመንግስት ቤቶችን በማጥናት ከመሬቱ ላይ እንዲነሱ ለከተማ አስተዳደሩ ውሳኔ ያቀርባል፤ ከተወሰነም እንዲነሱ ያደርጋል፡፡

Sub Section Five
Maintenance of Government House and Change of Its Service

64. Maintenance of Houses

1) Maintenance of government houses shall be conducted by the body administering such house.
2) Without prejudice to the provision under sub article 1 of this article, maintenance of any house shall be conducted by the authorization of the municipality or village.
3) If the renter needs to maintain as estimated and presented by the professional in his own interest and cost, he may be permitted to conduct simple (minor) maintenance. Particulars of minor maintenance shall be determined by the regulation to be issued.
4) The renter who has got authorization to maintain a house in his own interest and cost pursuant to sub article 3 of this article, he shall fill the questionnaire form for maintenance of house issued in accordance with this proclamation.
5) The municipality or village administration shall reimburse the expense that the renter has spent for maintenance of house by calculating from the rent or by lump sum payment as per the contractual agreement of maintenance to be made between them.
6) Maintenance of any house of the government shall not be performed by adding or reducing sections of the house or by changing the design and level or shape or appearance/form of the house in a manner not permitted by the house administration body.

65. Houses That Cannot be Maintained

1) Government houses which cannot be maintained for they become older or which demands high expenses for maintenance shall be studied by the municipality and submitted to the city administration for decision of their removal from the land; cause to be removed up on its decision.

2) Lafti duwwaan manni mootummaa bu'uura Keewwaata kana Keewwata Xiqqaa 1 tiin irraa ka'e akkaataa sagantaa misoomaa manneenii magaalli yookiin gandichi baasuutiin deebi'ee misoomuun tajaajila ummataatiif kan oolu ta'a.
3) Akkaataa Keewwata kana Keewwata Xiqqaa 1'tiin manichi akka diigamu yoo murtaa'e, Bulchiinsi magaalaa namoota manneen kana keessa jiraatan osoo manni hin diigamin dura jijjiirraan mana biraatti dabarsuu qaba.
4) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

66. Tajaajila Manaa Jijjiiruu

1) Manni mootummaa tajaajila mana jireenyaatiin yookiin daldalaatiin galmaa'ee jiru tajaajila biraatti hin jijjiiramu.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee; tajaajila manaa jijjiiruuf haalli dirqisiisu kan jiraatu yoo ta'e, Manni Qopheessaa qoratee bulchiinsa magaalaaf yookiin qaama dhimmi ilaaluutti dhiyeessuun yoo hayyamame jijjiiruu ni danda'a.
3) Kireeffataa mana gara daldalaatti jijjiirame keessa tureef, manni jireenyaa kan biraa bakka buufameefii manichi caalbaasiin kan kireeffamu ta'a.

67. Manneen Mootummaa Misoomaaf Barbaadaman

1) Manni mootummaa misoomaaf yoo barbaadame, magaalicha keessatti mana biraa sadarkaa isaa eeggate bulchiinsa magaalaatiin yookiin abbaa qabeenyaa laficha akka misoomsuuf kennameefiin misoomuun bakka buufamuu qaba.

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የመንግስት ቤት የተነሣለት ባዶ መሬት ከተማው ወይም ቀበሌው በሚያወጣው የቤቶች ልማት ፕሮግራም መሰረት እንደገና በመልማት ለህዝብ ጥቅም የሚውል ይሆናል፡፡
3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት ቤቱ እንዲፈርስ ከተወሰነ የከተማ አስተዳደሩ በነዚህ ቤቶች ውስጥ የሚኖሩትን ሰዎች ቤቱ ከመፍረሱ በፊት በቅያሬ መልክ ወደ ሌላ ቤት ማዛወር አለበት፡፡
4) የዚህ አንቀጽ አፈጻጸም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

66. የቤት አገልግሎትን መቀየር

1) በመኖሪያ ወይም በንግድ ቤትነት ተመዝግቦ ያለየመንግስት ቤትወደ ሌላ አገልግሎትአይቀየርም፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ የቤት አገልግሎትነ ለመቀየር የሚያስገድድ ሁኔታ የሚኖር ከሆነ፣ ማዘጋጃ ቤቱ ይህንኑ በማጥናት ለከተማ አስተዳደሩ ወይም ለሚመለከተው አካል በማቅረብ ከተፈቀደ ሊቀይረው ይችላል፡፡
3) ወደ ንግድ ቤት በተቀየረው ቤት ውስጥ ለነበረው ተከራይ ሌላ ቤት ተተክቶለት ቤቱ በጨረታ የሚከራይ ይሆናል፡፡

67. ለልማት የሚፈለጉ የመንግስት ቤቶች

1) የመንግስት ቤት ለልማት ከተፈለገ፣ በከተማው ውስጥ ደረጃውን የጠበቀ ሌላ ቤት በከተማ አስተዳደሩ ወይም መሬቱን እንዲያለማ ተፈቅዶለት በሚያለማው ባለሃብት መተካት አለበት፡፡

2) The open land from which government house is removed pursuant to sub article 1 of this articles shall be redeveloped in accordance with the houses development program to be issued by the municipality or village and used for the services of the people.
3) If the house is decided to be demolished pursuant to sub article 1 of this article, the city administration shall transfer persons that have been residing in these houses to other alternative houses before demolition of such house.
4) Implementation of this article shall be determined by the regulation to be issued.

66. Changing the Service of the House

1) Government house which is registered in residential or commercial house service shall not be changed in to another service.
2) Without prejudice to the provision under sub article 1 of this article, if there exist compelling circumstance for changing the service of the house, the municipality may investigate and submit to the city administration or to the concerned body and make such change up on its authorization.
3) Another substitute residential house shall be provided for the renter who has been residing in the house changed to commercial house and the house shall be rented through auction.

67. Government Houses Required for Development Purposes

1) If the government house is required for development purpose, it shall be replaced with another house having the required standard in the city by the city administration or the investor provided with such land to develop it.

2) Namni mana mootummaa misoomaaf barbaadame keessa jiraachaa ture manni biraa bakka bu'iinsaan ni kennamaaf.
3) Kireeffataan mana daldalaa mootummaa misoomaaf barbaadame keessa ture waliigalteen isaa osoo hin xumuramne akka kaafamu yammuu taasifamu mana daldalaa biraa akka kennamuuf gaafachuu ni danda'a.

Kutaa Shan
Dabarsa Manneenii

68. Dabarsa Manneen Qusannoo

1) Manni Qusannoo waliigaltee kiraatiin fayyadamaaf kan darbu ta'a.
2) Labsii kana Keewwata 53 jalatti kan tumame akkuma eegameetti ta'ee, kireeffataan mana qusannoo akkaataa tartiiba galmee haadhoo irratti galmaa'een kan keessummeeffamu ta'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

69. Adeemsaa fi Dabarsa Manneen Gamoo Waliinii

1) Manneen jireenyaa gamoo waliinii fayyadamtootaaf kan darbu carraadhaan yoo ta'u, manneen daldalaa immoo akkaataa seeraa caalbaasii naannichaatiin kan darbu ta'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, baay'ina manneen jiranii bu'uura godhachuudhaan:

(a) Namoonni mana barbaadan kan sababa misoomaatiin ka'aniif gaaffii bulchiinsa magaalaatiin dhiyaatu ka'umsa godhaachuudhaan akkaataa murtii Mana Marii Bulchiinsaa Mootummaa Naannichaatiin haala adda ta'een mirga dursa argachuu ni qabaatu;

2) ለልማት በተፈለገው የመንግስት ቤት ውስጥ ሲኖር የነበረው ሰው በምትኩ ሌላ ቤት ይሰጠዋል፡፡
3) ለልማት በተፈለገው የመንግስት የንግድ ቤት ውስጥ የነበረው ተከራይ ውሉ ሣይጠናቀቅ እንዲነሳ በሚደረግበት ጊዜ ሌላ የንግድ ቤት እንዲሰጠው ሊጠይቅ ይችላል፡፡

ክፍል አምስት
የቤቶች መተላለፍ

68. የቁጠባ ቤቶችን ማስተላለፍ

1) የቁጠባ ቤት በኪራይ ውል ለተጠቃሚ የሚተላለፍ ይሆናል፡፡
2) በዚህ አዋጅ አንቀጽ 53 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ የቁጠባ ቤት ተከራይ በባህር መዝገብ ላይ በተመዘገበበት ቅደም ተከተል መሰረት የሚስተናገድ ይሆናል፡ ፡ አፈጻጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

69. የጋራ ሕንጻ መኖሪያ ቤቶች ሂደት እና ማስተላለፍ

1) የጋራ ሕንጻ መኖሪያ ቤቶች ለተጠቃሚዎች የሚተላለፊው በዕጣ ሲሆን፣ የንግድ ቤቶች ግን በክልሉ የጨረታ ህግ መሰረት የሚተላለፍ ይሆናል፡፡ አፈጻጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ ያሉት ቤቶች ብዛትን መሠረት በማድረግ፡-

(ሀ) በልማት ምክንያት የተነሱ ቤት ፈላጊ ሰዎች በከተማው አስተዳደር የሚቀርብ ጥያቄን መነሻ በማድረግ በክልሉ መንግስት አስተዳደር ምክር ቤት ውሳኔ መሠረት በተለየ ሁኔታ ቅድሚያ የማግኘት መብት ይኖራቸዋል፡

2) The person who has been residing in the house required for development purpose shall be provided with another substitute house.
3) When the renter who has been in the government commercial house required for development purpose is made to be evicted before completion or expiry of his contract, he may request for another commercial house to be given for him.

Part Five
Transfer of Houses

68. Transfer of Saving Houses

1) Saving house shall be transferred to the beneficiary through contract of rent.
2) Without prejudice to the provision under article 53 of this proclamation, the renter of saving house shall be entertained in accordance with the order of his registration on the principal/original registry. Its implementation shall be determined by the regulation to be issued.

69. Process and Transfer of Communal Building Houses

1) Residential houses of communal building shall be transferred to the beneficiaries through lot/chance; whereas commercial houses s shall be transferred in accordance with the auction law of the region. Its implementation shall be determined by the regulation to be issued.
2) Without prejudice to the provision under sub article 1 of this article, based on the number of houses made ready:

(a) The house seekers for their being evicted for development purpose shall be entitled to get priority rights depending on the request submitted by the city administration as per the decision of the Regional State Administrative Council.

(b) Namoota mana gamoo waliinii argachuuf galmaa'an keessaa dubartootaa maatii qabatanii abbaa warraa hin qabne maatii bulchaniif dursi ni kennama.

3) Fayyadamaan manni darbeef baankii waliin waliigaltee liqii erga mallatteessee kaffaltii kaffaluu eegale yookiin kaffalee xumureen booda gatiin dabalataa kamiyyuu dhiyaatu fudhatama hin qabaatu.

4) Manneen daldalaa gamoo waliinii caalbasiin akkataa seeraa caalbaasitiin yeroo adda addaa itti bahee gurguramuu hin dandeenye gatii ka'umsaa manichaatiin gara mana jireenyaatti jijjiiruun dabarsuun ni danda'ama.

5) Manneen waliinii ijaarsi isaanii %80 gadi ta'ee osoo hin xumuramin hafan gatii ka'umsaa idaa haadhoo fi dhalaa hanga guyyaa caalbaasiin bahutti jiru shallagamee caalbaasiin akka gurguraman taasifamuu ni danda'a.

6) Keewwata kana Keewwata Xiqqaa 5 jalatti kan tumame akkuma jirutti ta'ee:

(a) Bulchiinsi magaalaa idaa isaa waggaa sadii (3) hanga shanii (5) keessatti kaffalee xumuruu kan danda'u yoo ta'e, manicha bitatee mana qusannaa taasisuun ijaarsa isaa xumuree qabeenya isaa taasisuu ni danda'a.

(b) Bu'uura Keewwata kana Keewwata Xiqqaa 6 (a) tiin bulchiinsi magaalaa bitachuu kan hin dandeenye yoo ta'e, yookiin namni yookiin dhaabbanni biroo caalbaasiin yookiin waliigalteen manicha bituu kan hin dandeenye yoo ta'e, mootummaan baajata ramadee akka xumuramu ni taasisa.

7) Namni mana gamoo waliinii bitate kamiiyyuu turtii waggaa sadii (3) booda gatii manichaa guutuu kaffaluun yoo xumure qaama sadaffaatti dabarsuu ni danda'a.

(ለ) የጋራ ሕንጻ መኖሪያ ቤት ለማግኘት ከተመዘገቡ ሰዎች ውስጥ ቤተሰብ የያዙ ባል የሌላቸውና ቤተሰቡን ለሚያስተዳድሩ/ ለሚመሩ ሴቶች ቅድሚያ ይሰጣቸዋል፡፡

3) ቤቱ የተላለፈለት ተጠቃሚ ከባንክ ጋር የብድር ውል ፈርሞ ክፍያ መክፈል ከጀመረ ወይም ከፍሎ ካጠናቀቀ በኋላ ሚቀርብ ማንኛውም ተጨማሪ ዋጋ ተቀባይነት አይኖረውም፡፡

4) የጋራ ሕንጻ ንግድ ቤቶች በጨረታ ህግ መሰረት በተለያየ ጊዜ ወጥቶ መሸጥ ካልቻለ በቤቱ መነሻ ዋጋ ወደ መኖሪያ ቤት በመለወጥ ማስተላለፍ ይቻላል፡፡

5) ግንባታቸው ከ80% በታች የሆነ ሳይጠናቀቁ የቀሩ የጋራቤቶች ጨረታው እስከሚወጣበት ቀን ያለው ዋና እዳ እና ወለድ መነሻ ዋጋ ተገምቶ በጨረታ እንዲሸጡ ሊደረግ ይችላል፡፡

6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣

(ሀ) የከተማ አስተዳደሩ ከሦስት (3) እስከ አምስት (5) ዓመት ውስጥ ዕዳውን ከፍሎ ማጠናቀቅ የሚችል ከሆነ ቤቱን ገዝቶ የቁጠባ ቤት በማድረግ ግንባታውን በማጠናቀቅ የራሱ ንብረት ማድረግ ይችላል፡፡

(ለ) የከተማ አስተዳደሩ በዚህ አንቀጽ ንዑስ አንቀጽ 6 (ሀ) መሠረት መግዛት የማይችል እንደሆነ ወይም ሌላ ሰው ወይም ድርጅት በጨረታ ወይም በውል ቤቱን መግዛት የማይችል እንደሆነ መንግስት በጀት በመመደብ እንዲጠናቀቅ ያደርጋል፡፡

7) የጋራ ሕንጻ ቤት የገዛ ማንኛውም ሰው ከሦስት (3) ዓመት ቆይታ በኋላ የቤቱን ሙሉ ክፍያ ከፍሎ ካጠናቀቀ ለሦስተኛ ወገን ማስተላለፍ ይችላል፡፡

(b) Among persons registered to get communal building, the females who have families but do not have husbands shall be given priority to help them administer their families.

3) Any additional cost/price presented shall not have any acceptance for the beneficiary for whom the house is transferred after he has signed credit contract with the bank and started to pay or after he has completed his payment.

4) The communal building commercial houses which cannot be sold although auction has been issued on them at various times in accordance with the auction law may be transferred by changing them in to residential houses with the initial price of the house.

5) The communal houses that have left unfinished their construction being less than 80% may be sold in auction by calculating the initial price of principal and interest debt for the period up to the date of the auction.

6) Without prejudice to the provision under sub article 5 of this article:

(a) If the city administration may complete its payment of debt within three (3) up to five (5) years, it may finish construction of such house and make its own property through buying and making it saving house.

(b) If the city administration is unable to buy it pursuant to sub article 6 (a) of this article or other organization is unable to buy such house through auction or contractual agreement, the government shall make it to be completed by allocating budget for same.

7) If any person who has bought communal building complets paying the full price of the house after three (3) years period, he may transfer it to the third party.

8) Keewwata kana Keewwata Xiqqaa 7 jalatti kan tumame akkuma jirutti ta'ee, namni mana gamoo waliinii bitatee kaffalee hin xumuriin qaama dhimmi ilaallatu dursee beeksisuun yammuu hayyamamuuf qaama sadaaffatti dabarsuu ni danda'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

70. Hanga Kaffaltii Duraa Mana Gamoo Waliinii

1) Kaffaltiin duraa akkaataa armaan gadiitiin kan raawwatu ta'a:
(a) Misooma manaa gamoo waliinii 10/90 dhibbentaa 10;
(b) Misooma manaa gamoo waliinii 20/80 mana jireenyaaf dhibbeentaa 20;
(c) Misooma manaa gamoo waliinii 40/60 mana jireenyaaf dhibbeentaa 40;
(d) Misooma manaa gamoo waliinii 20/80 fi 40/60 mana daldalaaf dhibbeentaa 50.
2) Misooma manaa gamoo waliinii kan biroo bu'uura Labsii kana Keewwata 9 (4) tiin taasifamuu danda'u immoo Qajeelfama Biirichi baasuun kan murtaa'u ta'a.

71. Akkaataa Kaffaltii Hafee fi Turmaata Yeroo Gamoo Walinii

Akkataa Labsii kana Keewwata 70 tiin kaffaltiin duraa erga kaffalameen booda gatiin manaa hafe yeroo turmaataa (grace time) akkuma xumurameen haala armaan gadiitiin kan raawwatamu ta'a:

1) Gamoo waliinii abbaa 10/90 mana jireenyaa fi daldalaa:
(a) Mana jireenyaaf hanga waggaa 25tti;
(b) Mana daldalaaf waggaa 10 ta'a.
2) Gamoo waliinii abbaa 20/80 mana jireenyaa fi daldalaa:
(a) Istuudiyoo hanga waggaa 25tti;
(b) Abbaa ciisicha tokkoo hanga waggaa 20tti;

8) በዚህ አንቀጽ ንዑስ አንቀጽ 7 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ የጋራሕንጻ ቤት ገዝቶ ክፍያውን ከፍሎ ያላጠናቀቀ ሰው ጉዳዩ ለሚመለከተው አካል አስቀድሞ በማሳወቅ ሲፈቀድለት ለሦስተኛ ወገን ማስተላለፍ ይችላል፡፡ አጸጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

70. የጋራ ሕንጻ ቤት ቅድመ ክፍያ መጠን

1) የቅድመ ክፍያው በሚከተለው ሁኔታ የሚፈጸም ይሆናል፡-
(ሀ) ለ10/90 የጋራ ሕንጻ ቤት ልማት 10 መቶኛ፤
(ለ) ለ20/80 የጋራ ሕንጻ ቤት ልማትለመኖሪያ ቤት 20 መቶኛ፤
(ሐ) ለ40/60 የጋራሕንጻ ቤት ልማት ለመኖሪያ ቤት 40 መቶኛ፤
(መ) ለ20/80 እና 40/60 የጋራ ሕንጻ ቤት ልማት ለንግድ ቤት 50 መቶኛ፡፡
2) በዚህ አዋጅ አንቀጽ 9 (4) መሠረት ሊደረግ የሚችል ሌላ የጋራ ሕንጻ ቤት ልማት ደግሞ ቢሮው በሚወጣው መመሪያ የሚወሰን ይሆናል፡፡

71. የጋራ ሕንጻ ቀሪ ክፍያ አከፋፈል እና የችሮታ ጊዜ

በዚህ አዋጅ አንቀጽ 70 መሠረት የቅድመ ክፍያ ከተከፈለ በሁዋላ ቀሪው የቤቱ ክፍያ የችሮታ ጊዜው እንደተጠናቀቀ እንደሚከተለው የሚፈጸም ይሆናል፡-

1) ለ10/90 የጋራ ሕንጻ ለመኖሪያ እና ለንግድ ቤት፡-
(ሀ) ለመኖሪያ ቤት እስከ 25 ዓመት፤
(ለ) ለንግድ ቤት 10 ዓመት ይሆናል፡፡
2) ለ20/80 የጋራ ሕንጻ ለመኖሪያ እና ለንግድ ቤት፡-
(ሀ) ስቱዲዮ እስከ 25 ዓመት፤
(ለ) ባለ አንድ መኝታ እስከ 20 ዓመት፤

8) Without prejudice to the provision under sub article 7 of this article, a person who has bought communal building but has not completed may transfer such house to the third party up on securing authorization of the concerned body by notifying to such body in advance. Its implementation shall be determined by the regulation to be issued.

70. Amount of Down Payment for Communal Building House

1) Down payment shall be performed in the following manner:
(a) For10/90 communal building housing development 10 percent;
(b) 20/80 communal building housing development for residential house 20 percent;
(c) 40/60 communal building housing development for residential house 40 percent;
(d) 20/80 and 40/60 communal building housing development for commercial house 50 percent.
2) Whereas other communal building housing development that may be made pursuant to Article 9 (4) of this proclamation shall be determined by the Directive to be issued by the Bureau.

71. Manner of the Remaining Payment and Grace Period of Communal Building

In accordance with Article 70 of this proclamation, after the down payment is made, the remaining price of the house shall be performed in the following manner up on completion of grace period:

1) The 10/90 communal building of residential and commercial house:
(a) For residential house up to 25 years;
(b) For residential commercial house, it shall be 10 years.
2) The 20/80 communal building of residential and commercial house:
(a) For studio up to 25 years;
(b) With one bedroom up to 20 years;

(c) Abbaa ciisicha lamaa hanga waggaa 20tti;
(d) Abbaa ciisicha sadii hanga waggaa 15tti;
(e) Mana daldalaaf waggaa 10 ta'a.
3) Mana Gamoo waliinii abbaa 40/60 mana jireenyaa fi daldalaa ilaalchisee:
(a) Abbaa ciisicha tokkoo waggaa 10tti;
(b) Abbaa ciisicha lamaa waggaa 12tti;
(c) Abbaa ciisicha sadii waggaa 17tti;
(d) Mana waliinii daldalaa waggaa 5tti dha.
4) Namni gatii manichaa kaffaltii qoqqoodamee walitti aansee yeroo dheeraa keessatti kaffaluuf waliigaleen bite guyyaa manicha harkaan gahatee eegalee kan shallagamu turmaata yeroo (grace time) akka armaan gaditti ni qabaata:
(a) Istiduuyoof hanga ji'a 12;
(b) Abbaa ciisicha tokkoo, lamaa fi sadiif hanga ji'a 9;
(c) Mana Daldalaa hanga ji'a 6tti ta'a.

72. Dabarsa Manneen Dhaabbanni Mootummaa Hojjettoota Isaanitiif Ijaaranii

1) Manneen dhaabbilee mootummaatiin hojjettoota isaaniitiif ijaaraman bu'uura waliigaltee isaaniitiin hojjettoota isaaniitiif kan darbu ta'a.
2) Manni bu'uura Keewwata kana Keewwata Xiqqaa 1'tiin ijaaramu akkaataa waliigaltee isaaniitiin dhuunfaan hojjetaaf kan kennamu yookiin hanga hojii irraa jiru qofa keessa kan jiraatu ta'uu ni danda'a.

73. Dabarsa Manneen Nama yookiin Dhaabbilee Dhuunfatiin Ijaaramanii

Manneen nama yookiin dhaabbilee dhuunfaatiin gurgurtaaf yookiin kiraadhaaf ijaaraman bu'uura seera hariiroo hawaasaa yookiin waliigaltee isaaniitiin kireeffattoota yookiin qaama manicha bituuf kan darbu ta'a.

(ሐ) ባለ ሁለት መኝታ እስከ 20 ዓመት፤
(መ) ባለ ሦስት መኝታ እስከ 15 ዓመት፤
(ሠ) ለንግድ ቤት 10 ዓመት ይሆናል፡፡
3) የባለ 40/60 የጋራ ሕንጻ ቤት መኖሪያ እና ንግድ ቤትን በሚመለከት፡-
(ሀ) ባለ አንድ መኝታ በ10 ዓመት፤
(ለ) ባለ ሁለት መኝታ በ12 ዓመት፤
(ሐ) ባለ ሦስት መኝታ በ17 ዓመት፤
(መ) ለጋራ ንግድ ቤት በ5 ዓመት ነው፡፡
4) የቤቱን ዋጋ ክፍያ ተከፋፍሎ በተከታታይ በረጅም ጊዜ ውስጥ ለመክፈል ተዋውሎ የገዛ ሰው ቤቱን እጁ ካስገባበት ቀን ጀምሮ የሚሠላ እንደሚከተለው የችሮታ ቆይታ ጊዜ ይኖረዋል፡-
(ሀ) ለስቱዲዮ እስከ 12 ወር፤
(ለ) ለባለ አንድ፣ሁለት እና ሦስት መኝታ እስከ 9 ወር፤
(ሐ) ለንግድ ቤት እስከ 6 ወር ይሆናል፡፡

72. የመንግስት ድርጅቶች ለሰራተኞቻቸው የሚገነቡዋቸው ቤቶች ማስተላለፍ

1) በመንግስት ድርጅቶች ለሰራተኞቻቸው የሰሩዋቸው ቤቶች በውላቸው መሠረት ሰራተኞቻቸው የሚተላለፉ ይሆናል፤
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የሚሰራ ቤት በውላቸው መሠረት ለሰራተኛው በግል የሚሰጥ ወይም በሥራ ላይ እስካለ ድረስ ብቻ በውስጡ የሚኖርበት ሊሆን ይችላል፡፡

73. በግለሰብ ወይም በግል ድርጅቶች የሚሰሩ ቤቶች መተላለፍ

በግለሰብ ወይም በግል ድርጅቶች ለሽያጭ ወይም ለኪራይ የሚሰሩ ቤቶች በፍትሃ ብሄር ህግ ወይም በውላቸው መሠረት ለተራዮቹ ወይም ለገዢዎቹ አካላት የሚተላለፉ ይሆናል፡፡

(c) With two bedrooms up to 20 years;
(d) With three bedrooms up to 15 years;
(e) For commercial house, shall be 10 years.
3) Regarding 40/60 communal building of residential and commercial house:
(a) With one bedroom in 10 years;
(b) With two bedroom in 12 years;
(c) With three bedrooms in 17 years;
(d) The communal commercial house in 5 years.
4) Person who has bought a house agreeing to pay its price in divided and continuous payment in long period of time shall have grace period to be calculated from the date he has received such house as follows:
(a) For studio up to 12 months;
(b) For house having one, two and three bedrooms up to 9 months;
(c) For commercial house up to 6 months.

72. Transfer of Houses Constructed by Government Institutions for their Employees

1) Houses constructed by government institutions for their staffs shall be transferred to their staffs as per their agreements;
2) Houses constructed pursuant to sub article 1 of this article shall be provided to the employee as per their agreements or it may be given to him to reside in it only for the period he is on job;

73. Transfer of Houses Constructed by Private Person or Organizations

Houses constructed by private person or organizations for sale or rent shall be transferred for the renters or bodies who bought the house in accordance with civil law or their contractual agreements.

Kutaa Jaha
Gahee Qaamolee Adda Addaa Misooma, Bulchiinsaa fi Dabarsa Manneenii Keessatti Qaban

74. Aangoo fi Hojii Biiroo

Aangoo fi hojiin seerota birootiin kennameef akkuma eegametti ta'ee, Biirichi aangoo fi hojii armaan gadii ni qabaata:

1) Waldaa mana jireenyaa ilaalchisee:

(a) Hundeeffama waldaa ilaalchisee maanuwaalii, moodela Dambii ittiin bulmaataa, barreeffama hundeeffamaa waldaa ni qopheessa;

(b) Saxaxaa sadarkaa isaa eeggatee fi haala teessuma gamoo ijaaramuu akkasumas tilmaama gatii ijaarsaa ni qopheessa; hojimaata ittiin hordofamu ni diriirsa; leenjii fi hubannoo ni kenna; raawwii isaas ni madaala;

(c) Lafa ramaddiin waldaa mana jireenyaatiif kennamu yeroon qophaa'uu isaa ni mirkaneeffata; hordofii fi deeggarsa ni taasisa;

(d) Qooda fudhattoota waliin ta'uun bu'uuraalee misoomaa fi galteewwanii akka guutamu hordoffii fi deeggarsa ni taasisa; haala ni mijeesssa;

(e) Gurmaa'insaa fi galmeeffama waldaa ijaarsa mana jireenyaa raawwii fi komii jiru ni hordofa; ni sirreessa.

2) Gamoo waliiniin wal qabatee:

(a) Mana jireenyaa fi manneen daldalaa ijaaramanii yookiin ijaaramaa jiran addaan baasee qabuudhaan gurgurtaadhaaf ni qopheessaa; yookiin bulchiinsa magaalaatiin akka qophaa'u ni taasisa;

(b) Nama mana gamoo waliinii bitatuu calalee carraa baasuudhaan waliigaltee bittaa fi gurgurtaa ni mallattessaa; kaffaltii duraa ni kaffalchisaa.

3) Manneen misooman akkaataa Labsii kanaatiin ni galmeessa; ni galmeessisa.

ክፍል ስድስት
የተለያዩ አካላት በቤቶች ልማት፣ አስተዳደርና ማስተላለፍ ተግባራት ውስጥ ያላቸው ድርሻ

74. የቢሮ ሥልጣንና ተግባር

በሌሎች ህጎች የተሰጠው ሥልጣንና ተግባር እንደተጠበቀ ሆኖ ቢሮው የሚከተለው ሥልጣንና ተግባር ይኖረዋል፡-

1) የመኖሪያ ቤት ማህበርን በተመለከተ፡-

(ሀ) የማህበር ምስረትን አስመልክቶ የማህበሩን ማኑዋል፣ የመተዳደሪያ ደንብ፣ የማህበሩ መመስረቻ ጽሁፍ ሞዴል ያዘጋጃል፤

(ለ) ደረጃውን የጠበቀ ዲዛይን እና የሚሰራው ህንጻ አቀማመጥ ሁኔታ እንዲሁም የመስሪያ ወጪ ግምት ያዘጋጃል፤ ክትትል የሚደረግበት አሰራር ይዘረጋል፤ ሥልጠና እና የግንዛቤ ማስጨበጫ ይሰጣል፤ አፈጻጸሙ-ንም ይከታተላል፤

(ሐ) ለመኖሪያ ቤት ግንባታ ማህበር በምደባ የሚሰጠው መሬት በወቅቱ መዘጋጀቱን ያረጋግጣል፤ ክትትልና ድጋፍ ያደርጋል፤

(መ) ከባለድርሻዎች ጋር በመሆን መሰረተ ልማቶችና ግብዓቶች እንዲሟሉ ክትትልና ድጋፍ ያደርጋል፤ ሁኔታዎችን ያመቻቻል፤

(ሠ) የመኖሪያ ቤት ግንባታ ማህበር አፈጻጸም እና ያለውን ቅሬታ ይከታተላል፤ ያስተካክላል፡፡

2) ከጋራ ሕንጻ ጋር በተያያዘ፡-

(ሀ) የተሠሩ ወይም በመሰራት ላይ ያሉ የመኖሪያና የንግድ ቤቶችን ለይቶ በመያዝ ለሽያጭ ያዘጋጃል ወይም በከተማ አስተዳደሩ እንዲዘጋጅ ያደርጋል፤

(ለ) የጋራ ሕንጻን የሚገዛ ሰው አጣርቶ እጣ በማውጣት የሽያጭና ግዢ ስምምነት ይፈርማል፤ የቅድሚያ ክፍያ ያስከፍላል፡፡

3) የለሙ ቤቶችን በዚህ አዋጅ መሠረት ይመዘግባል፤ ያስመዘግባል፡፡

Part Six
The Role of Various Bodies in the Development, Administration and Transfer of Houses

74. Power and Duties of the Bureau

Without prejudice to the power and duties given to it by other laws, the Bureau shall have the following power and duties:

1) Regarding residential houses Association:

(a) Prepares manual about establishment of the association, model of administrative regulation (bylaw), memorandum of establishment of the Association;

(b) Prepares a standard design and location of the building to be constructed as well as the construction cost estimation; establish the following up procedure; provides awareness creation training; evaluate its performances;

(c) Ensure the preparation of land to the residential house association through allotment;; make follow up and support;

(d) In collaboration with stakeholders, make follow up and support for the fulfillment of infrastructures and inputs; facilitate favorable conditions;

(e) Follow up and corrects the performance/implementation and existing complains in connection with the organization and registration of residential houses construction association.

2) In connection with communal buildings:

(a) Identifies and takes separately the residential houses and commercial /business houses constructed or under construction and make same ready for sale;

(b) Screens out person who buys communal building house and sign purchase and sale contract through auction or tender.

3) Register; cause registration of developed houses in accordance with this proclamation

4) Baay'ina namoota mana barbaadanii fi sadarkaa gara garaa isaan irratti argaman beekuudhaaf ragaa dandeessisu ni qindeessaa; yookiin ganda gandatti akka qindaa'u ni taasisa.
5) Foormaatii waliigaltee manneen jireenyaa namoota mana barbaadaniif itti darbu qopheessuudhaan akka ittiin raawwatamu ni taasisa.
6) Waliigaltee bittaa fi gurgurtaa manaa sadarkaa bulchiinsa magaalaatti akka raawwatamu ni taasisa; ni hordofa; ni to'ata.

75. Ittigaafatamummaa Biiroo Bulchiinsaa fi Itti Fayyadama Lafaa Oromiyaa

Biiroon Bulchiinsaa fi Itti Fayyadama Lafaa Oromiyaa hojiirra oolmaa Labsii kanaatiif caasaalee isaa sadarkaan jiraniif deeggarsa ni taasisa; ni hordofa; ni to'ata; Biiricha waliin qindoominaan ni hojjeta.

76. Hojii fi Ittigaafatamummaa Waajjira Misoomaa Magaalaa fi Manneenii Godinaa

Hojii fi Ittigaafatamummaan seerota birootiin kennameef akkuma eegametti ta'ee; Waajjirri hojii fi ittigaafatamummaa armaan gadii ni qabaata:

1) Caasaan dhimma manaa ilaallatu magaalota bulchiinsa magalaa guddaattuu, mana qopheessaa fi mana qopheessaa guddattuu keessatti waldaa mana jireenyaa ni gurmeessa; ni galmeessa;
2) Moodeela hundeeffamaa, qaboo yaa'ii, moodeela dambii ittiin bulmaataa, akkasumas sanadoota adda addaa Biiroo irraa ergamuuf magaalotaaf ni dabarsa;
3) Waldaan ijaarsa mana jireenyaa karaa Godinaatiin gurmaa'an waraqaa ragaa qaama seerummaa ni kenna;

4) የቤት ፈላጊ ሰዎች ብዛት እና የሚገኙበትን የተለያየ ደረጃ ለማወቅ የሚያስችል ማስረጃን ያጠናቅራል ወይም በየቀበሌው እንዲጠናቀር ያደርጋል፡፡
5) ቤት ለሚፈልጉ ሰዎች የመኖሪያ ቤት ውል ፎርማት በማዘጋጀት እንዲሰራበት ያደርጋል፤
6) የቤት ግዢና ሽያጭ ውል በከተማ አስተዳደር ደረጃ እንዲፈጸም ያደርጋል፤ ይከታተላል፤ ይቆጣጠራል፡፡

75. የኦሮሚያ የመሬት አስተዳደር እና አጠቃቀም ቢሮ ሃላፊነት

የኦሮሚያ የመሬት አስተዳደር እና አጠቃቀም ቢሮ ለዚህ አዋጅ ሥራ ላይ መዋል በየደረጃው ላሉት መዋቅሮቹ ድጋፍ ያደርጋል፤ ይከታተላል፤ ይቆጣጠራል፤ ከቢሮው ጋር በቅንጅት ይሰራል፡፡

76. የዞን ከተማና ቤቶች ልማት ጽህፈት ቤት ተግባርና ሃላፊነት

በሌሎች ህጎች የተሰጠው ተግባርና ሃላፊነት እንደተጠበቀ ሆኖጽህፈት ቤቱ የሚከተለው ተግባርና ሃላፊነት ይኖረዋል፡-

1) በአዳጊ ከተማ አስተዳደር፣ በማዘጋጃ ቤት እና በአዳጊ ማዘጋጃ ቤት ከተሞች ውስጥ የቤት ጉዳይን የሚመለከት መዋቅር ያደራጃል፤ ይመዘግባል፤
2) ከቢሮ የሚላኩለትን የመመስረቻ ሞዴል፣ አጀንዳ፣ የመተዳደሪያ ደንብ ሞዴል እንዲሁም የተለያዩ ሰነዶች ለከተሞች ያስተላልፋል፤
3) በዞን በኩል ለተደራጁ የመኖሪያ ቤት ማህበራት የህግ ሰውነት የምስክር ወረቀት ይሰጣል፤

4) Organize data or evidences that enables it know the number of persons in need of houses and the various levels they are in or cause same to be organized at village level.
5) Prepares and cause to be applied the format whereby the contract of residential houses can be transferred to persons in need of houses.
6) Cause the procurement and sale contract of houses to be implemented at the city administration level; follows up; control same.

75. Responsibilities of Oromia Land Management and Utilization Bureau

Oromia Land Administration and Utilization Bureau shall support its structures at different hierarchy for the implementation of this proclamation; follows up; controls; work in collaboration with the Bureau.

76. Duties and Responsibilities of Urban Development and Housing Office of the Zone

Without prejudice to the duties and responsibilities assigned to it by other laws, the office shall have the following duties and responsibilities:

1) The structure working on housing matters shall organize; and register the residential houses association in the city administrations of developing city, municipality and developing municipality;
2) Transfers the model of establishment, minute, administrative regulation model as well as other various documents sent to it from the Bureau;
3) Issue legal personality certificate for the residential houses construction associations organized by the zone;

4) Sababa adda addaatiin miseensi waldaa yoo gadhiise yookiin miseensummaa irraa haqame dhimma isaa qulqulleessuun ni mirkaneessa;
5) Manneen karaa mana hojiitiin ijaaraman yammuu xumuraman miseensota galmaa'aniif dhaqqabuu isaa mana hojii waliin ta'uun ni mirkaneessa;
6) Waldaan ijaarsa mana jireenyaa gurmaa'uun galmaa'e hojii yammuu jalqabu baasii fi galii isaa ilaalchisee herrega seeraan akka galmeessanii qabatan ni hordofa; yeroo barbaachisaa ta'us herrega isaanii odiitara hayyama qabuun qorachiisee gabaasni isaa akka dhiyaatu ni taasisa;
7) Waldaan ijaarsa mana jireenyaa gurmaa'ee ture sababa adda addaatiin yoo diigame maallaqni herrega cufaatiin qabamee jiru ilaalchisee miseensotaaf akka deebi'u yaa'ii waliigalaa waldichaatiin murtaa'ee gaaffiin yammuu dhiyaatu bu'uura seeraatiin ta'uu isaa qulqulleessee murtii ni kenna.

77. Hojii fi Ittigaafatamummaa Bulchiinsa Magaalaa

Hojii fi Ittigaafatamummaan seerota birootiin kennameef akkuma eegametti ta'ee; Bulchiinsi Magaalaa hojii fi ittigaafatamummaa armaan gadii ni qabaata:

1) Manni qopheessaa bulchiinsa magaalaa adeemsa dhimma manaa raawwachuuf caaseffameen waldaa mana jireenyaa gurmeessuun galmeessee qaama seerummaa ni kenna;
2) Waldaa ilaalchisee aangoo Dambii bahuun isaaf kenname ni raawwata;
3) Ragaa manneenii ni qindeessa; ni qabata;
4) Iyyannoo kiraa manaa akkaataa dura duubaa isaatiin galmeessee ni qabata;

4) የማህበሩ አባል በተለይዩ ምክንያቶች ከለቀቀ ወይም ከዓባልነት ከተሰረዘ ጉዳዩን በማጣራት ያረጋግጣል፤
5) በመስሪያ ቤት የሚሰሩ ቤቶች ግንባታቸው ሲጠናቀቅ ለተመዘገቡ ሰዎች መድረሳቸውን ከመስሪያ ቤቱ ጋር በመሆን ያረጋግጣል፤
6) የመኖሪያ ቤት ግንባታ ማህበራት ተደራጅተው በመመዝገብ ሥራ ሲጀምሩ ወጪና ገቢያቸውን የሚመለከት ሂሳባቸውን በህግ መዝግበው ይይዙ ዘንድ ይከታተላል፤ አስፈላጊ ሲሆንም ሂሳባቸውን ፈቃድ ባለው ኦዲተር አስመርምሮ ሪፖርቱ እንዲቀርብ ያደርጋል፤
7) ተደራጅቶ የነበረው የመኖሪያ ቤት ግንባታ ማህበር ተለያዩ ምክንያቶች ከፈረሰ በዝግ ሂሳብ የተያዘውንና ለአባላት እንዲመለስ በማህበሩ ጠቅላላ ጉባኤ የተወሰነውን ገንዘብ በሚመለከት ጥያቄ በሚቀርብበት ጊዜ በህጉ መሰረት መሆኑን አጣርቶ ውሳኔ ይሰጣል፡፡

77. የከተማ አስተዳደር ተግባርና ሃላፊነት

በሌሎች ህጎች የተሰጠው ተግባርና ሃላፊነት እንደተጠበቀ ሆኖ የከተማ አስተዳደሩ የሚከተለው ተግባርና ሃላፊነት ይኖረዋል፡-

1) የከተማ አስተዳደሩ ማዘጋጃ ቤት የቤት ጉዳይን ለመፈጸም በተዋቀረው የስራ ሂደት የመኖሪያ ቤት ማህበር በማደራጀት መዝግቦ የህግ ሰውነት ይሰጣል፤
2) ማህበርን በሚመለከት በሚወጣው ደንብ የሚሰጠውን ሥልጣን ይፈጽማል፤
3) የቤቶች ማስረጃን ያቀናጃል፤ ይይዛል፤
4) የቤት ኪራይ ማመልከቻን በቅደም ተከተሉ መሰረት በመመዝገብ ይይዛል፤

4) Investigate and make sure the issue of resignation or cancellation from membership of member of association;
5) In collaboration with the government institution, ensure that houses constructed by the government institutions to be delivered to the registered members up on their completion;
6) Follow up the organized and registered residential house construction association to control its expenditure and income through legally registering and keeping its financial account up on commencing its activity; may also cause their financial accounts to be audited by licensed auditor and the audit report to be submitted to it where it found necessary;
7) In case where the organized residential house construction association is dissolved for various reasons, examine and decide on the legality of the request to be submitted regarding the money deposited in the closed account which is decided by the general meeting or assembly of the association to be returned for the members;

77. Duties and Responsibilities of the City Administration

Without prejudice to the duties and responsibilities assigned to it by other laws, the City Administration shall have the following duties and responsibilities:

1) Municipality of the city administrations shall, through its work process organized to carry out housing matters, organize and register residential houses association and give it legal personality;
2) Implements the power assigned to it regarding association by the regulation to be issued;
3) Organize and maintain evidences of houses;
4) Register and keep applications of house rent in their consecutive order;

5) Nama kiraan manaa hayyamameef waliigaltee kiraa manaa ni guuchisa;
6) Kiraan manaa yeroo isaa eegatee akka kaffalamu hordoffii ni taasisa; yoo kireeffataan kaffaluu dide bu'uura waliigaltee isaaniitiin akka kaffalamu ni taasisa; tarkaanfii ni fudhata;
7) Waligalteen kiraa manaa bara baajataatti akkaataa tumaa Labsii kanaatiin haaromfamuu isaa ni hordofa; akka haaromfamu ni taasisa;
8) Mooraa mana mootummaa keessatti ijaarsi seeraan alaa akka hin raawwatamne ni hordofa; raawwatamee yoo argame tarkaanfii sirreessaa ni fudhataa; yookiin akka fudhatamu ni taasisa;
9) Manneen mootummaa sababa misoomaatiin kaafaman bakka buufamuu isaanii ni mirkaneeffata; ni to'ata;
10) Ragaalee manneen mootummaa bifa walfakkaatuun haala ammayyaa'aa haardi kooppii fi sooftii kooppiin giddugala tokkotti qindeessee ni qabata; raawwii isaas ni hordofa.

78. Hojii fi Ittigaafatamummaa Waajjira Bulchiinsaa fi Itti Fayyadama Lafaa Magaalaa

Hojii fi ittigaafatamummaan seerota birootiin kennameef akkuma eegametti ta'ee; waajjira bulchiinsaa fi itti fayyadama lafaa hojii fi ittigaafatamummaa armaan gadii ni qabaata:

1) Lafa waldaa ijaarsaa mana jireenyaatiif oolu ni qopheessa; ni murteessisa; yeroo hayyamamu waldaaf tartiiba galmee isaaniitiin ni kennaaf;
2) Bu'uura Keewwata kana Keewwata Xiqqaa 1'n lafa murtaa'ee qophaa'e guyyaa hojii kudhan (10) keessatti sanada qabiyyee lafaa qopheessee harkaan gahuun qaama gurmeesse ni beeksisa;
3) Lafti waldichaaf kennamu magaalota liiziin bulan keessatti gatii ka'umsa liiziitiin, magaalota kiraan bulan keessatti gatii ka'umsa kiraatiin ni kenna;

5) የቤት ኪራይ የተፈቀደለትን ሰው የቤት ኪራይ ውል ያስሞላል፤
6) የቤት ኪራይ ወቅቱን ጠብቆ እንዲከፈል ክትትል ያደርጋል፤ ተከራይ አልከፍል ካለ በውላቸው መሰረት እንዲከፍል ያደርጋል፤ እርምጃ ይወስዳል፤
7) በበጀት ዓመቱ የቤት ኪራይ ውል በዚህ አዋጅ ድንጋጌዎች መሠረት መታደሱን ይከታተላል፤ እንዲታደስ ያደርጋል፤
8) በመንግስትቤት ግቢ ውስጥ ህገ-ወጥ ግንባታ እንዳይካሄድ ይከታተላል፤ ተካሂዶ ከተገኘ የማስተካከያ እርምጃ ይወስዳል፤ እንዲወሰድ ያደርጋል፤
9) በልማት ምክንያት የተነሱ የመንግስት ቤቶችመተካታቸውን ያረጋግጣል፤ ይቆጣጠራል፤
10) የመንግስት ቤቶችን በተመሳሳይ መልኩ በዘመናዊ ሁኔታ/መንገድ በሃርድና በሶፍት ኮፒ በአንድ ማዕከል አቀናጅቶ ይይዛል፤ አፈጻጸሙን ይከታተላል፡፡

78. የከተማ መሬት አስተዳደር እና አጠቃቀም ጽህፈት ቤት ተግባርናሃላፊነት

በሌሎች ህጎች የተሰጠው ተግባርና ሃላፊነት እንደተጠበቀ ሆኖ የከተማመሬት አስተዳደርና አጠቃቀም ጽህፈት ቤት የሚከተለው ተግባርና ሃላፊነት ይኖረዋል፡-

1) ለመኖሪያ ቤት ግንባታ ማህበር የሚውል መሬት ያዘጋጃል፤ ያስወስናል፤ ሲፈቀድ ለማህበር በምዝገባ ቅደም ተከተላቸው ይሰጣል፤
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሰረት ተወስኖ የተዘጋጀን መሬት በአስር (10) የስራ ቀናት ውስጥ የመሬት ይዞታ ሰነድ አዘጋጅቶ በመስጠት (ከእጃቸው በማድረስ) ለአደራጀ አካል ያሳውቃል፤
3) ለማህበር የሚሰጠው መሬት በሊዝ በሚተዳደሩ ከተሞች ውስጥ በሊዝ መነሻ ዋጋ፣ በኪራይ በሚተዳደሩ ከተሞች ውስጥ በኪራይ መነሻ ዋጋ ይሰጣል፤

5) Cause person permitted with rental house to conclude or fill contract of house rent;
6) Conduct continuous monitoring for the payment of house rent to be performed timely; if the renter refuse to pay, cause him to pay such house rent in accordance with their contractual agreement; take corrective measure;
7) Follow up the renewal of contract of house rent in the fiscal year pursuant to the provisions of this proclamation; cause it to be renewed;
8) Follow up that illegal construction not to be conducted in the premises of government institutions; take or cause to be taken corrective measure where found conducted;
9) Ensures the government houses evicted due to development purposes to be replaced; control same;
10) Organize and preserve evidences of government houses at one center in hard and soft copies in a uniform and modernized manner; follow up its implementation

78. Duties and Responsibilities of Land Management and Utilization Office of the City

Without prejudice to the duties and responsibilities assigned to it by other laws, Land Management and Utilization Office of the City shall have the following duties and responsibilities:

1) Prepares land to be used for residential houses construction association; decide same; hand over to the associations in their order of registration up on its being permitted;
2) Prepare and provide the land possession document of the land decided and prepared pursuant to sub article 1 of this article within ten (10) working days notify same to the body that has organized it ;
3) The land to be provided for the association shall be provided with initial lease price in cities administered by lease; and with initial price of rent in cities administered by rent;

4) Lafti waldaaf kennamu bu'uura pilaanii magaalichaatiin iddoo mana jireenyaaf mijataa ta'uu qaba;
5) Ijaarsi mana jireenyaa waldaa bu'uura pilaanii hayyamameen ijaaramee % 50 xumuramuun isaa Abbaa Taayitaa Konstiraakshinii Godinaa yookiin Magaalaan yeroo mirkanaa'u ragaa abbaa qabeenyummaa maqaa waldichaatiin jiru maqaa tokkoo tokkoo miseensaatiin qopheessee ni kenna;
6) Ragaa waldaa lafti kennameef qindeessee ni qabata.

79. Ittigaafatamummaa Abbaa Taayitaa Konistiraakshinii Oromiyaa

Abbaan Taayitaa Konistiraakshinii Oromiyaa hojiirra oolmaa Labsii kanaatiif caasaalee isaa sadarkaan jiraniif deeggarsa ni taasisa; ni hordofa; ni to'ata; Biiricha waliin qindoominaan ni hojjeta.

80. Hojii fi Ittigaafatamummaa Abbaa Taayitaa Konistiraakshinii Godinaa fi Magaalaa

Abbaan Taayitaa Konistiraakshinii Godinaa fi Magaalaa hojii fi ittigaafatamummaa armaan gadii ni qabaata:

1) Waldaan ijaarsa manaaf lafti hayyamameef bu'uura pilaanii magaalaa sadarkaa ijaarsaa eeguun akka ijaaru ragaa pilaanii waliigaltee ni kenna;
2) Waldaan pilaaniin waliigaltee kennameef, caasaa pilaanii misooma magaalaa, akkasumas dizaayinii seeraa sadarkaan ijaarsaa barbaaduun guuttatee yoo dhiyaate, hayyama ijaarsaa ni kenna; ni hordofa; ni to'ata; ni sirreessa;
3) Waldaan gaaffii fooyya'iinsaa fi haaromsa ijaarsaa yoo dhiyeesse xiinxalee hayyama ni kenna;

4) ለማህበር የሚሰጥ መሬት በከተማው ፕላን መሰረት ለመኖሪያ ቤት አመቺ መሆን አለበት፤
5) የማህበር መኖሪያ ቤት ግንባታ በተፈቀደው ፕላን መሰረት 50% ተገንብቶ (ተሰርቶ) መጠናቀቁ በዞን ወይም በከተማኮንስትራክሽን ባለሥልጣን ሲረጋገጥ በማህበሩ ስም ያለውን የይዞታ ማስረጃ በእያንዳንዱ አባል ስም አዘጋጅቶ ይሰጣል፤
6) መሬት የተሰጠውን ማህበር ማስረጃ አቀናጅቶ ይይዛል፡፡

79. የኦሮሚያ ኮንስትራክሽን ባለሥልጣን ሃላፊነት

የኦሮሚ የኮንስትራክሽን ባለሥልጣን ለዚህ አዋጅ ሥራ ላይ መዋል በየደረጃው ላሉት መዋቅሮቹ ድጋፍ ያደርጋል፤ ይከታተላል፤ ይቆጣጠራል፤ ከቢሮው ጋር በቅንጅት ይሰራል፡፡

80. የዞን እና የከተማ ኮንስትራክሽን ባለሥልጣን ተግባርና ሃላፊነት

የዞን እና የከተማ ኮንስትራክሽን ባለሥልጣን የሚከተለው ተግባርና ሃላፊነት ይኖረዋል፡-

1) ለቤት ግንባታ (መስሪያ) መሬት የተፈቀደለት ማህበር በከተማው ፕላን መሰረት የግንባታ ደረጃውን በመጠበቅ እንዲገነባ የፕላን ስምምነት (ውል) ማስረጃ ይሰጣል፤
2) የፕላን ስምምነት (ውል) የተሰጠው ማህበር፣ የከተማ ልማት ፕላን መዋቅር፣ እንዲሁም ህጋዊ ዲዛይን የግንባታ ደረጃ በሚፈልገው ሁኔታአሟልቶ ከቀረበ የግንባታ ፈቃድ ይሰጣል፤ይከታተላል፤ ይቆጣጠራል፤ ያስተካክላል፤
3) ማህበር የግንባታ ማሻሻያ እና ማሳደስ ጥያቄ ካቀረበ መርምሮ ፈቃድ ይሰጣል፤

4) The land shall be provided for the association in accordance with the plan of the city at the site suitable for residential house;
5) Up on 50% completion of the association's residential houses construction as per the permitted plan is confirmed by Construction Authority of the Zone or City Administration, it shall prepare and give the ownership evidence which has been in the name of the association now in the name of each member;
6) Compile and keep evidences of the association to which the land is given.

79. Responsibilities of Oromia Construction Authority

Oromia Construction Authority shall provide support for its structures at different hierarchies for the implementation of this proclamation; follow up; control them; work in collaboration with the Bureau.

80. Duties and Responsibilities of the Zone and City Construction Authority

The Zone and City Construction Authority shall have the following duties and responsibilities:

1) Offer contract of evidence of the plan for the association permitted with land for construction of houses so as to enable it construct houses as per the plan of the city with the required standard;
2) Issue construction license for the association offered contract with the plan if it fulfills the criteria required by urban development structure of the site plan, as well as the legal design with required standard of construction; follow up; control; adjust;
3) Analyze and issue license if the association applies for amendment and renewal of construction;

4) Ragaalee waldaa hayyamni ijaarsa manneenii kennameef qindeessee ni qabata;
5) Sadarka ijaarsaa manneen waldaan irra gahe ilaaluun qarshii herrega cufaa keessa jiru akka gadi lakkifamuuf qaama ilaallatuuf xalayaa ni barreessa;
6) Waldaan lafa fudhatee fi hayyama ijaarsaa argate akkaataa seera rogummaa qabuun waliigaleen ijaarsa jalqabuu fi xumuruu isaa ni to'ata;
7) Ijaarsi mana waldaa akkaataa waliigalteetiin % 50n xumuramuu isaa mirkaneessuun kaartaa fi pilaaniin miseensota waldichaaf dhuunfaan hojjetamee akka kennamuuf xalayaa waajjira bulchiinsaa fi itti fayyadama lafaatiif ni barreessa;
8) Ijaarsi manichaa istaandaardii fi saxaxaa taa'eef irratti hundaa'ee xumuramuu isaa ni mirkaneessa; walharkaa fuudhiinsi akka taasifamu waldichaaf xalayaa ni barreessa.

81. Hojii fi Ittigaafatamummaa Manneen Hojii Mootummaa Naannichaa

Manneen Hojii mootummaa hojjettoonni isaanii waldaa mana jireenyaatiin gurmaa'anii hojii fi ittigaafatamummaa armaan gadii ni qabaatu:

1) Hojjettootni mana hojii isaanii ulaagaa gurmaa'insa waldaa Labsii kanaa fi seerota biroo keessatti tumame kan guutan ta'uu addaan baasee haala mijeessuun qaama ilaallatuuf ni dabrsa;
2) Manneen hojii hojjetoota isaaniif waldaan mana ijaaran maqaa isaanii fi baasii ijaarsa manneeniif hanga barbaachisu dhaabbilee faayinaansii galchuun, qaama waldicha gurmmeessutti dhiyaachuun waldicha ni galmeessisa; qaama manicha ijaaruuf waliigaltee raawwate ni beeksiisa; haalli raawwii isaas Dambii bahuun kan murta'u ta'a.

4) የቤቶች ግንባታ ፈቃድ የተሰጠው ማህበር ማስረጃን አቀናጅቶ ይይዛል፤
5) የማህበር ቤቶች ግንባታ ያለበትን ደረጃ በማየት በዝግ ሂሳብ ውስጥ ያለው ገንዘብ እንዲለቀቅለት ለሚመለከተው አካል ደብዳቤ ይጽፋል፤
6) መሬት የወሰደና የግንባታ ፈቃድ ያገኘ አግባብነት ባለው ህግ በተስማማው መሰረት ግንባታ መጀመሩንና ማጠናቀቁን ይቆጣጠራል፤
7) የማህበር ቤት ግንባታ በስምምነቱ (በውሉ) መሰረት 50%ቱ መጠናቀቁን በማረጋገጥ ካርታና ፕላን ለማህበሩ አባላት በግላቸው ተሰርቶ (ተዘጋጅቶ) እንዲሰጣቸው ለመሬት አስተዳደርና አጠቃቀም ጽህፈት ቤት ደብዳቤ ይጽፋል፤
8) የቤቱ ግንባታ በተቀመጠለት ስታንዳርድና ዲዛይን ላይ በመመስረት መጠናቀቁን ያረጋግጣል፤ ርክክብ እንዲደረግ ለማህበሩ ደብዳቤ ይጽፋል፤

81. የክልሉ የመንግስት መስሪያ ቤቶች ተግባርና ሃላፊነት

ሰራተኞቻቸው በመኖሪያ ቤት ማህበር የተደራጁ የመንግስት መስሪያ ቤቶች የሚከተለው ተግባርና ሃላፊነት ይኖራቸዋል፡-

1) የመስሪያ ቤታቸው ሰራተኞች በዚህ አዋጅና በሌሎች ህጎች ውስጥ የተደነገገውን የማህበር መደራጀት መስፈርት የሚያሟሉ መሆኑን ለይቶ ሁኔታን በማመቻቸት ለሚመለከተው አካል ያስተላልፋሉ፤
2) ለሰራተኞቻቸው በማህበር ቤት የሚሰሩ መስሪያ ቤቶች ስማቸውን እና ለቤቶቹ ስራ (ግንባታ) የሚያስፈልገውን ወጪ መጠን በፋይናንስ ተቋማት (ድርጅቶች) በማስገባት ማህበሩን ከሚያደራጀው አካል ዘንድ በመቅረብ ማህበሩን ያስመዘግባል፤ የፈጸመውን ስምምነት ቤቱን ለሚሰራው (ለሚገነባው) አካል ያሳውቃል፤ የአፈጻጸሙ ሁኔታ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

4) Compile and keep evidences of the association to which the land is given;
5) Consider the progress of the association's houses construction and write letter to the concerned body for the release of their money deposited in the closed account;
6) Supervise that the association that has taken the land and acquired construction license to commence and complete construction as per the pertinent law it has agreed up on;
7) By confirming the 50% completion of the association's residential houses construction as per the agreement, it writes letter to the land administration/management and utilization office informing that the design and plan to be prepared and given for each member of the association privately;
8) Ensure that the construction of the house to be completed based on the standard and design provided to it; write letter for the association informing it that handing over event to be conducted.

81. Duties and Responsibilities of the Regional State Government Institutions

Government Institutions which their employees are organized in residential house associations shall have the following power and duties:

1) Identify that employees of their institution satisfy the criteria required to be organized in association provided in this proclamation and in other laws and transfer same to the concerned body through facilitating conditions;
2) Government institutions that have constructed houses for their employees by associations deposit their names and the amount of construction costs these houses in to financial institutions and cause the association to be registered by appearing at the body organizing such association; notify the contract it has concluded to the body that constructs the house; Its implementation particulars shall be determined by the regulation to be issued.

3) Miseensi waldaa baasiin ijaarsa manaa, mana hojii isaaniitiin kaffalameefii miseesummaan isaanii addaan cite qaama waldaa gurmeessee fi waldicha waliin ta'uun miseensa biraa ulaagaa Labsii kana keessatti taa'e guutu bakka ni buusa.

82. Hojii fi Ittigaafatamummaa Waldaa

Waldaan kamiiyyuu hojii fi ittigaafatamummaa armaan gadii ni qabaata:

1) Miseensonni isaa fedhii fi dandeettii walfakkaataa kan qaban, naannoo tokko kan jiraatan yookiin hojjetanii fi walbeekan ta'uu mirkaneeffachuu;
2) Dambii ittiin bulmaataa, karoora hojii, qaboo yaa'ii barreeffamaa hundeeffama waldaa fi sanadoota adda addaa barbaachisaa ta'an qopheeffachuu;
3) Miseensota bakka bu'uun galmeessisuu irraa jalqabee herrega cufaa dhaabbata Faayinaansiitti banuu, gaaffii lafaa fi meeshaalee ijaarsaa qaama dhimmi ilaaluuf dhiyeessuu fi raawwachiisuu;
4) Qaama ijaarsa manaa waldaa akka raawwatu filate wajjin waliigaltee ijaarsaa seenuu; kaffaltiis raawwachuu;
5) Ijaarsi manaa haala waliigaltee fi sadarkaa waliigalameen raawwatamuu isaa hordofuu; to'achuu; sirreessaa deemuu;
6) Ijaarsi manaa yeroo % 50n xumuramu Waajjira Konistiraakshinii Godinaa yookiin Magaalaatiin erga mirkaneesisee booda walharkaa fuudhiinsa taasisuudhan carraa baasisuun miseensotaaf qooduu;
7) Mirgaa fi faayidaa miseensotaa fi waldichaa kabachiisuu.

3) የቤት መስሪያ (መገንቢያ) ወጪ በመሥሪያ ቤታቸው ተከፍሎላቸው አባልነታቸው የተቋረጠ የማህበር አባላት ማህበሩን ካደራጀው አካል እና ከማህበሩ ጋር በመሆን በዚህ አዋጅ ውስጥ የተቀመጠውን መስፈርት በሚያሟላ ሌላ አባል ይተካል፡፡

82. የማህበር ተግባርና ሃላፊነት

ማንኛውም ማህበር የሚከተለው ተግባርና ሃላፊነት ይኖረዋል፡-

1) አባላቱ ተመሳሳይ ፍላጎትና ችሎታ ያላቸው፣በአንድ አካባቢ የሚኖሩ ወይም የሚሰሩ እና የሚተዋወቁ መሆኑን ማረጋገጥ፤
2) የማህበሩ መተዳደሪያ ደንብ፣ የሥራ ዕቅድ፣ የመመስረቻ ጽሁፍ አጀንዳ እና የተለያዩ አስፈላጊ ሰነዶችን ማዘጋጀት፤
3) አባላቱን በመወከል ከማስመዝገብ ጀምሮ በፋይናንስ ድርጅት ዝግ ሂሳብ መክፈት፣ የመሬትና የግንባታ ዕቃዎች ጥያቄ ለሚመለከተው አካል ማቅረብ እና ማስፈጸም፤
4) የማህበር ቤት ግንባታን እንዲፈጽም/እንዲያካሄድ ከመረጠው አካል የግንባታ ውል መዋዋል/መፈጸም፤ ክፍያም መፈጸም፤
5) የቤቱ ግንባታ/ሥራ በውሉ መሰረት እናበተስማሙበት ደረጃ መፈጸሙን መከታተል፤ መቆጣጠር፤ እያስተካከሉ መሄድ፤
6) የቤቱ ግንባታ/ሥራ 50% በሚጠናቀቅበት ጊዜ በዞን ወይም በከተማ የኮንስትራክሽን/ግንባታ ጽህፈት ቤት ካስጸደቀ በኋላ ርክክብበማድረግ ዕጣ በማውጣት ለአባላት ማከፋፈል፤
7) የአባላትንና የማህበሩን መብትና ጥቅም ማስከበር፡፡

3) In collaboration with the body organizing in association and the association, replace another member who can fulfill the criteria provided in this proclamation in place of members of association whose membership is terminated after the construction cost of their houses is paid by their institution.

82. Duties and Responsibilities of Association

Any association shall have the following power and duties:

1) Ensure that its members share similar desires and ability, live or work at one area and they know each other;
2) Prepare administration regulation or bylaw, work plan, minute, memorandum of establishment of association and various necessary documents;
3) Perform various activities on behalf of the members starting from registration of the association, opening closed account at the financial institutions, submit application for land and construction materials to the concerned body and take its results;
4) Conclude construction contract with the body it has selected to constructs houses of the association; perform payments;
5) Follow up; control that the construction of house to be performed as per the agreement and to the extent agreed up on; make adjustments in the process;
6) Up on completion of 50% construction of the house, after making to be confirmed by Construction Authority of the Zone or City, it distributes to the members through chances after conducting hand over;
7) Protect the rights and interests of members and the association.

83. Gahee Hojii fi Ittigaafatamummaa Miseensa Waldaa

1) Dambii ittiin bulmaataa keessatti gaheen hojii fi ittigaafatamummaan miseensa waldaa ijaarsa mana jireenyaatiif kenname akkuma eegametti ta'ee, miseensi waldaa kamiiyyuu gahee hojii fi ittigaafatamummaa armaan gadii ni qabaata:
(a) Ulaagaalee Labsii kana keessatti tumaman guutee argamuu;
(b) Gocha seeraan alaa raawwatame qaama waldaa gurmeessuu fi galmeessuutti yeroon dhiyeessee tarkaanfiin sirreeffamaa akka fudhatamu taasisuu;
(c) Lakkoofsa herrega dhaabbata Faayinsaasii cufaatti maqaa waldaa isaaniitiin banametti galii taasisuu;
(d) Ijaarsi manaa yammuu % 50n xumuramu iddoo ijaarsaatti argamuun mana carraan baheef fudhachuu.
2) Miseensonni waldaa haala Labsii kana keessatti tumameen ala dhimmoota gurmaa'uu, galmaa'uu, dabarsuu fi kan kana fakkaatan ilaalchisee badii yookiin gocha seeraan ala raawwatan dhuunfaanis ta'ee waliin kan itti gaafataman ta'a.
3) Miseensoonni waldichaa mana ijaarrachuuf hundumtuu fedhii walfakkaataa kan hin qabne yoo ta'e, kanuma qaama dhimmi ilaalu beeksisuun miseensi waldichaa dhuunfadhaan akkaataa pilaanii hayyamameen ijaarrachuu ni danda'u.

Kutaa Torba
Tumaalee Adda Addaa

84. Dirqama Deeggarsa Kennuu

Namni kamiiyyuu hojiirra oolmaa Labsii kanaatiif deeggarsa irraa barbaadamu kennuuf dirqama qaba.

83. የማህበር አባል ተግባርና ሃላፊነት

1) በመተዳደሪያ ደንብ ውስጥ ለመኖሪያ ቤት ግንባታ ማህበር አባል የተሰጠው የስራ ድርሻና ሃላፊነት እንደተጠበቀ ሆኖ ማንኛውም የማህበር አባል የሚከተለው የሥራ ድርሻና ሃላፊነት ይኖረዋል፡-
(ሀ) በዚህ አዋጅ ውስጥ የተደነገጉትን መስፈርቶች አሟልቶ መገኘት፤
(ለ) የተፈጸመን ህገወጥ ድርጊት ማህበርን ለሚያደራጅ እና ለሚመዘግብ አካል በወቅቱ በማቅረብ አስፈላጊው የእርምት እርምጃ እንዲወሰድ ማድረግ፤
(ሐ) በፋይናንስ ድርጅት ውስጥ በማህበራቸው ስም በተከፈተው ዝግ የሂሳብ ቁጥር ገንዘብ ገቢ ማድረግ፤
(መ) የቤት ግንባታ/ሥራ 50% በሚጠናቀቅበት ጊዜ በግንባታው ቦታ በመገኘት በዕጣ የወጣለትን ቤት መውሰድ፡፡
2) በዚህ አዋጅ ከተደነገገው በተለየ ሁኔታ የመደራጀት፣ የመመዝገብ፣ የማስተላለፍ እና የመሳሰሉ ጉዳዮችን በተመለከተ ጥፋት ወይም ህገወጥ ድርጊት የፈጠሙ የማህበር አባላት በግልም ሆነ በጋራ የሚጠየቁ ይሆናል፡፡
3) የማህበሩ አባላት ቤት ለመስራት ሁሉም ተመሳሳይ ፍላጎት የሌላቸው ከሆነ ይህንኑ ለሚመለከተው አካል በማሳወቅ የማህበሩ አባል በግሉ በተፈቀደው ፕላን መሰረት መስራት/መገንባት ይችላል፡፡

ክፍል ሰባት
ልዩ ልዩ ድንጋጌዎች

84. ድጋፍ የመስጠት ግዴታ

ማንኛውም ሰው ለዚህ አዋጅ ሥራ ላይ መዋል የሚጠበቅበትን ድጋፍ የመስጠት ግዴታአለበት፡

83. Duties and Responsibilities of Members of the Association

1) Without prejudice to the duties and responsibilities assigned to the member of housing construction association, any member of the association shall have the following power and duties:
(a) Fulfilling the criteria provided in this proclamation;
(b) To present or inform the illegal act committed to the body organizing and registering association for corrective measure to be taken;
(c) To deposit money for house construction in to the closed account of financial institution opened in the name of their association;
(d) Up on completion of 50% construction of the house, take the house of his chance by appearing at the site;
2) Members of the association who commits an offense or illegal acts in connection with matters of organization, registration and the likes except as provided in this proclamation shall be held severally or jointly liable.
3) If all members of the association do not have similar desire to construct houses, by notifying this issue for the concerned body, member of the association may privately construct his house in accordance with the plan permitted.

Part Seven
Miscellaneous Provisions

84. Obligation to Give Support

Any person is under obligation to give the support required from him for the implementation of this proclamation.

85. Sirna Keessummeessaa Komii

1) Adeemsa misooma yookiin bulchiinsa yookiin dabarsa manaa fi gurmaa'insa waldaa Labsii kana keessatti tumame irratti komiin dhiyaatu kamiiyyuu barreeffamaan ta'ee, guyyaa hojii kudhan (10) keessatti qaama dhimmi ilaaluutti dhiyaachuu qaba.
2) Murtii qaamni dhimmi ilaalu kenne irratti qaamni hin quufne caasaalee komii dhagahuuf sadarkaa sadarkaan jiran irraa hanga Biirootti komii dhiyeeffachuu ni danda'a.
3) Qaamni akkaataa Keewwata kana Keewwata Xiqqaa 1 fi 2 tiin komicha ilaaluuf aangoo qabu guyyaa komiin isa dhaqqabe irraa eegalee guyyaa hojii kudha shan (15) keessatti ilaalee deebii kennuufii qaba.

86. Adabbii

1) Namni kamiiyyuu karaa seeraan ala ta'een ragaalee manneen mootummaa Labsii kana Keewwata 39 (1)(a - h) jalatti ibsame keessaa tokko yookiin tokkoo ol kan balleesse, akka hin dubbifamne kan taasise, dhokse, kaartaa itti baasuun gara maqaa ofii yookiin maqaa nama biraatti jijjiire, haala mijeesse, kan mirkaneesse yookiin osoo beekuu itti fayyadamee argame tumaa seeraa yakkaa malaammaltummaa jalatti kan itti gaafatamu ta'a.
2) Namni seeraan ala mana mootummaa qabatee argame yookiin bulchiinsa magaalaatiin akka gadi lakkisu gaafatamee gadi lakkisuu dide kamiiyyuu adabbii hidhaa salphaa waggaa tokkoo (1) gadi hin taanee fi waggaa sadi (3) hin caallee fi adabbii maallaqaa qarshii kuma shanii (5,000.00) hanga kuma digdamaa (20,000.00) tiin kan adabamu ta'a.

85. የቅሬታ ማስተናገጃ ሥርዓት

1) በዚህ አዋጅ ውስጥ በተደነገገው የቤት ልማት ወይም አስተዳደር ወይም ማስተላለፍ እና የማህበር አደረጃጀት ሂደት ላይ የሚቀርብ ማንኛውም ቅሬታ በጽሁፍ የሚቀርብ ሆኖ በአስር (10) የሥራ ቀናት ውስጥ ለሚመለከተው አካል መቅረብ አለበት፡፡
2) የሚመለከተው አካል በሰጠው ውሳኔ ያልረካ አካል ቅሬታውን በየደረጃው ካሉ ቅሬታ ሰሚ መዋቅሮች እስከ ቢሮ ማቅረብ ይችላል፤
3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እና 2 መሠረት የቀረበውን ቅሬታ የማየት ሥልጣን ያለው አካል ቅሬታው ከደረሰው ቀን ጀምሮ ባሉት አስራ አምስት የሥራ ቀናት ውስጥ በማየት መልስ መስጠት አለበት፡፡

86. ቅጣት

1) ሕገወጥ በሆነ መንገድ በዚህ አዋጅ አንቀጽ 39 (1) (ሀ-ሸ) ሥር ከተገለጹት የመንግስት ቤቶች ማስረጃዎች አንዱን ወይም ከአንድ በላይ ያጠፋ ፣ እንዳይነበብ ያደረገ፣ የደበቀ፣ ካርታ አውጥቶበት ወደ እራሱ ወይም ወደ ሌላ ሰው ስም የለወጠ፣ ሁኔታ ያመቻቸ፣ ያረጋገጠ ወይም እያወቀ ተጠቅሞበት የተገኘ ማንኛውም ሰው አግባብነት ባለው የሙስና ወንጀል ድንጋጌ መሠረት የሚጠየቅበት ይሆናል፡፡
2) ማንኛውም በሕገወጥ መንገድ የመንግስት ቤት ይዞ የተገኘ ወይም በከተማ አስተዳደሩ እንዲለቅ ተጠይቆ አልለቅ ያለ ሰውከአንድ (1) ዓመት በማያንስ እና ከሶስት (3) ዓመት በማይበልጥ ቀላል እስራት እና ከአምስት ሺ.ህ (5,000.00) እስከ ሃያ ሺ.ህ (20,000.00) ብር የገንዘብ መቀጮ የሚቀጣ ይሆናል፡፡

85. Complain Handling Procedures

1) Any complain submitted against housing development or administration or transfer process and organization of association provided in this shall be in writing; and it shall be submitted to the concerned body within ten (10) working days.
2) Anybody not satisfied with the decision rendered by theconcerned body may submit its objection to the grievance hearing structures found at each hierarchy up to the Bureau level.
3) The body having the power to examine the grievance submitted in accordance with sub articles 1 and 2 of this article shall examine it and provides response within fifteen (15) days as of the date it has received such claim.

86. Penalty

1) Any person who illegally damages, makes illegible, conceals, prepare design by converting it in his own or other person's name, facilitate conditions for such act or approves or found to use it deliberately one or more than one among the evidences of government houses specified under Article 39 (1) (a-h) of this proclamation shall be held liable under appropriate provision of corruption offense.
2) Any person who is found illegally taken hold of government house or refuse to relinquish when required by city administration to relinquish it shall be punishable in simple imprisonment not less than one (1) year and not exceeding three (3) years as well as with fine penalty from Birr five thousand (5,000.00) up to Birr twenty thousand (20,000.00).

3) Namni kamiiyyuu lafa manni mootummaa irraa diigame irratti yookiin lafa duwwaa manni waliin dhaalame irratti yookiin mooraa mana mootummaa keessatti hayyama mootummaatiin alatti ijaarsa dhuunfaa kan raawwate seera yakkaatiin caalmaan kan adabsiisuu yoo ta'e malee, adabbii hidhaa cimaa waggaa sadii (3) gadii hin taanee fi waggaa torbaa (7) hin caallee fi qarshii kuma digdamaa (20,000.00) hanga kuma dhibba tokkoo (100,000.00) gahuun kan adabamu ta'a.
4) Namni kamiiyyuu akkaataa hayyama kennameefiin alatti yookiin hayyama malee suphaa mana mootummaa kamiiyyuu dizaayinii fi sadarkaa yookiin boca jijjiiree kan argame seera yakkaatiin caalmaan kan adabsiisuu yoo ta'e malee, adabbii hidhaa cimaa waggaa lamaa (2) hanga waggaa jahaa (6) fi qarshii kuma kudhanii (10,000.00) hanga kuma shantamaa (50,000.00) gahuun kan adabamu ta'a.
5) Namni kamiiyyuu tumaalee Keewwata kanaa Keewwata Xiqqaa 1 - 4 jalatti tumamaniin alatti gochaalee Labsii kana keessatti dhorkaman kan raawwate yookiin gochoota akka raawwatu jedhame osoo hin raawwatiin yoo hafe seeraa biraatiin caalmaan kan adabsiisuu yoo ta'e malee, hidhaa salphaa ji'a jahaa (6) gadi hin taanee fi qarshiin kuma kudhan (10,000.00) gadii hin taaneen kan adabamu ta'a.

87. Aangoo Dambii fi Qajeelfama Baasuu

1) Labsii kana raawwachiisuuf Manni Marii Bulchiinsaa Mootummaa Naanno Oromiyaa Dambii baasuu ni danda'a.
2) Biiroon Labsii kanaa fi Dambii bu'uura Labsii kanaatiin bahu hojiirra oolchuuf Qajeelfama baasuu ni danda'a.

3) የመንግስት ቤት የፈረሰበት ቦታ ላይ ወይም ከቤቱ ጋር የተወረሰ ክፍት ቦታ ላይ ወይም በመንግስት ቤት ግቢ ውስጥ ከመንግስት ፈቃድ ውጪ የግል ግንባታ የፈጸመ ማንኛውም ሰው በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በስተቀር ከሶስት (3) ዓመት በማያንስ እና ከሰባት (7) ዓመት በማይበልጥ እስራት እና ከሃያ (20,000.00)ሺ.ህእስከ አንድ መቶ (100,000.00) ሺ.ህ ብር የገንዘብ መቀጮ የሚቀጣ ይሆናል፡፡
4) ማንኛውም ሰውባልተፈቀደለት መንገድ ወይም ያለፈቃድ ማንኛውም የመንግስት ቤት ጥገና ካደረገ፣ ዲዛይንና ደረጃ ወይም ቅርጹን ለውጦ ከተገኘ፤ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በስተቀር ከሁለት (2) ዓመት እስከ ስድስት (6) ዓመት ጽኑ እስራት እና ከአስር (10,000.00) ሺ.ህ እስከ አንድ መቶ (50,000.00) ሺ.ህ ብር በሚደርስ የገንዘብ መቀጮ የሚቀጣ ይሆናል፡፡
5) ማንኛውም ሰው በዚህ አንቀጽ ንዑስ አንቀጽ 1 -4 ስር ከተደነገጉት ድንጋጌዎች ውጪ በዚህ አዋጅ የተከለከሉ ድርጊቶችን የፈጸመ እንደሆነ ወይም ዲፈጽም የተባለውን ድርጊቶች ሳይፈጽም የቀረ እንደሆነ፤ በሌላ ህግ የበለጠ የሚያስቀጣ ካልሆነ በስተቀር ከስድስት (6) ወር በማያንስ ቀላል እስራት እና ከአስር (10,000.00) ሺ.ህ ብር በማያንስ የገንዘብ መቀጮ የሚቀጣ ይሆናል፡፡

87. ደንብ እና መመሪያ የማውጣት ሥልጣን

1) የኦሮሚያ ክልላዊ መንግስት አስተዳደር ምክር ቤት ይህን አዋጅ ለማስፈጸም ደንብ ሊያወጣ ይችላል፡፡
2) ቢሮው ይህን አዋጅ እና በዚህ አዋጅ መሠረት የሚወጣውን ደንብ ለማስፈጸም መመሪያ ሊያወጣ ይችላል፡፡

3) Any person who has conducted his private construction on a land from which government house is demolished or open land inherited with the house or in the premises of government house without permission of the government shall, unless punishable more rigorously under the penal law, be punishable with rigorous imprisonment not less than one (3) years and not exceeding seven (7) years as well as with fine penalty from Birr twenty thousand (20,000.00) up to Birr twenty thousand (100,000.00).
4) Any person who is found to make maintenance for any government house, changed its design and level or its shape in a manner other than permitted for him or without any permission shall, unless punishable more rigorously, under the penal law, be punishable with rigorous imprisonment from two (2) years up to six (6) years and with fine penalty from Birr ten thousand (10,000.00) up to Birr fifty thousand (50,000.00).
5) Any person who commits acts prohibited in this proclamation other than the provisions stipulated under sub articles 1 - 4 of this article or omits to perform though he is required to perform shall, unless punishable more rigorously, under other laws, be punishable with simple imprisonment not less than six (6) months and fine penalty not less than Birr ten thousand (10,000.00).

87. Power to Issue Regulation and Directive

1) Oromia Regional State Administrative Council may issue regulation that helps to implement this proclamation.
2) The Bureau may issue directive to implement this proclamation and regulation to be issued pursuant to this proclamation.

88. Seerota Haqamanii fi Raawwatiinsa Hin Qabaanne

1) Labsiin Manneen Bulchiinsaa Mootummaa Naannoo Oromiyaa Bulchuu, Mirga Dabarsuu fi Murteessuuf Bahe Lakkoofsa 122/1999 Labsii kanaan haqamee jira.
2) Labsii Manneen Bulchiinsaa Mootummaa Naannoo Oromiyaa Bulchuu, Mirga Dabarsaa fi Raawwannaa Isaa Murteessuuf Bahe Lakkoofsa 122/1999 Fooyyeessuuf Bahe Lakkoofsa 149/2001 Labsii kanaan haqamee jira.
3) Dambiin Gurmaa'insa Waldaa Ijaarsa Mana Jireenyaa Mootummaa Naannoo Oromiyaa Murteessuuf Bahe Lakkoofsa 181/2008 Labsii kanaan haqamee jira.
4) Qajeelfamni Bulchiinsa Manneen Mootummaa Naannoo Oromiyaa Lakkoofsa 10/2006 Labsii kanaan haqamee jira.
5) Labsiin, Dambii, Qajeelfamnii fi barmaatiileen hojii Labsii kanaan walfaallessan kamiiyyuu dhimmoota Labsii kana keessatti hammataman irratti raawwatiinsa hin qabaatan.

89. Tumaalee Ce'umsaa

1) Namni karaa seeraa qabeessa ta'een Labsiin kun bahuun dura mana mootummaa kireeffatee keessa jiraataa ture kamiiyyuu waliigalteen isaa akkaataa ulaagaa Labsii kana keessatti tumame kan guutu yoo ta'e, guyyaa Labsiin kun ragga'ee hojiirra oole irraa eegalee ji'a jaha (6) keessatti haaromfachuu qaba.
2) Namni Labsiin kun ragga'ee hojiirra osoo hin oolin dura mana mootummaa karaa seeraan ala ta'een qabatee ture guyyaa Labsiin kun ragga'ee hojiirra oole irraa eegalee ji'a sadi (3) keessatti manicha mootummaaf gadi lakkisuu qaba.

88. የተሻሩ እና ተፈጻሚነት የማይኖራቸው ህጎች

1) የኦሮሚያ ክልላዊ መንግስት መስተዳድር ቤቶችን ለማስተዳደር፣ መብት ማስተላለፍ እና ለመወሰን የወጣ አዋጅ ቁጥር 122/2006 በዚህ አዋጅ ተሽሯል፡፡
2) የኦሮሚያ ክልላዊ መንግስት መስተዳድር ቤቶችን ለማስተዳደር፣ መብት ማስተላለፍ እና አፈጻጸሙን ለመወሰን የወጣውን አዋጅ ቁጥር 122/2006 ለማሻሻል የወጣው አዋጅ ቁጥር 149/2009 በዚህ አዋጅ ተሽሯል፡፡
3) የኦሮሚያ ክልላዊ መንግስት የመኖሪያ ቤት ግንባታ ማህበር አደረጃጀት ለመወሰን የወጣው ደንብ ቁጥር 181/2016 በዚህ አዋጅ ተሽሯል፡፡
4) የኦሮሚያ ክልል የመንግስት ቤቶች አስተዳደር መመሪያ ቁጥር 10/2014 በዚህ አዋጅ ተሽሯል፡፡
5) ከዚህ አዋጅ ጋር የሚቃረኑ ማናቸውም አዋጅ፣ ደንብ፣ መመሪያና ልማዳዊ አሰራር በዚህ አዋጅ ውስጥ በተካተቱ ጉዳዮች ላይ ተፈጻሚነት አይኖራቸውም፡፡

89. የመሸጋገሪያ ድንጋጌዎች

1) ይህ አዋጅ ከመውጣቱ በፊት በህጋዊ መንገድ የመንግስት ቤት ተከራይቶ ሲኖር የነበረ ማንኛውም ሰው ውሉ በዚህ አዋጅ ውስጥ የተደነገገውን መስፈርት የሚያሟላ ከሆነ፣ ይህ አዋጅ ጸድቆ ሥራ ላይ ከዋለበት ቀን ጀምሮ በስድስት (6) ወር ውስጥ ውሉን ማሳደስ አለበት፡፡
2) ይህ አዋጅ ጸድቆ ሥራ ላይ ከመዋሉ በፊት በሕገወጥ መንገድ የመንግስት ቤትን ይዞ የነበረ ሰው፣ ይህ አዋጅ ጸድቆ ሥራ ላይ ከዋለበት ቀን ጀምሮ በሦስት (3) ወር ውስጥ ቤቱን ለመንግስት መልቀቅ አለበት፡፡

88. Repealed and Inapplicable Laws

1) Proclamation provided for Administration, Transfer of Rights and Determination of Oromia Regional State Government Houses Number 122/2007 is hereby repealed.
2) Proclamation to Amend the Proclamation provided for Administration, Transfer of Rights and Determining Implementation of Oromia Regional State Government Houses Number 122/2007; Number 149/2008 is hereby repealed.
3) Regulation to Determine Organization of Residential Houses Construction Association of Oromia Regional State Number 181/2016 is hereby repealed.
4) Directive of Oromia Regional State Government Houses Administration Number 10/2014 is hereby repealed.
5) Any proclamation, regulation, directive and customary practices in contradiction with this proclamation shall not be applicable to matters covered under this proclamation.

89. Transitory Provisions

1) Any person who has been living in government house by renting it legally before the approval of this proclamation shall renew his rent contract within six (6) months as from the date of approval and entering in to force of this proclamation if such contract fulfills the criteria provided in this proclamation.
2) Any person who has taken hold of government house illegally before the approval and entering in to force of this proclamation shall relinquish such house for the government within three (3) months as from the date of approval and entering in to force of this proclamation.

3) Namni seerota duraan turani-in waliigaltee raawwatee mana mootummaa keessa jiru waliigaltee osoo hin haaromsin yookiin kaffaltii osoo hin raawwatin mana mootummaa keessa jiraachaa jiruu fi ulaagaa Labsii kana keessatti tumame kan guutu yoo ta'e, guyyaa Labsiin kun ragga'ee hojiirra oole irraa eegalee ji'a sadi (3) keessatti kuufama kiraa manaa kaffaluun akkaataa Labsii kanaatiin waliigaltee haaromfachuu qaba.
4) Dhimmoonni Labsii kun osoo hin ragga'in dura jalqabamanii adeemsa irra jiran akkaatuma seerota duraatiin kan xumuraman ta'a.

90. Yeroo Labsichi Hojiirra Itti Oolu

Labsiin kun guyyaa Magalata Oromiyaa irratti maxxanfamee bahe irraa eegalee hojiirra kan oolu ta'a.

Finfinnee,
Guraandhala 21 Bara 2013
Shimallis Abdiisaa
Pirezidaantii Mootummaa Naannoo Oromiyaa

3) ቀድሞ በነበሩት ህጎች ውል በመፈጸም በመንግስት ቤት ውስጥ ያለ ሰው ውሉን ሳያሳድስ ወይም ክፍያ ሳይፈጽም በዚሁ በመንግስት ቤት ውስጥ እየኖረ ያለ እና በዚህ አዋጅ ውስጥ የተደነገገውን መስፈርት የሚያሟላ ከሆነ፣ይህ አዋጅ ጸድቆ ሥራ ላይ ከዋለበት ቀን ጀምሮ በሦስት (3) ወር ውስጥ ውዝፍ የቤት ኪራዩን በመክፈል በዚህ አዋጅ መሠረት ውሉን ማሳደስ አለበት፡፡
4) ይህ አዋጅ ከመጽደቁ በፊት ተጀምረው በሂደት ላይ ያሉ ጉዳዮች በቀድሞው ህጎች መሠረት ፍጻሜያቸውን የሚያገኙ ይሆናል፡፡

90. አዋጁ የሚጸናበት ጊዜ

ይህ አዋጅ በመገለተ ኦሮሚያ ታትሞ ከወጣበት ቀን ጀምሮ የጸና ይሆናል፡፡

ፊንፊኔ
የካቲት 21 ቀን 2013 ዓ.ም
ሺመልስ አብዲሣ
የኦሮሚያ ክልላዊ መንግስት ፕሬዝዳንት

3) Person who has been living in government house by concluding contracts as per the previous laws is still living in such government house without renewing the contract or without performing its payment and if he fulfills the criteria provided in this proclamation, he shall pay the unpaid house rent payment and renew his contract pursuant to this proclamation within three (3) months as from the date of approval and entering in to force of this proclamation.
4) Issues commenced and are pending on process before the approval of this proclamation shall be completed in accordance with the previous laws.

90. Effective Date

This proclamation shall enter in to force as from the date that it is published in Magalata Oromiyaa.

Finfine,
February 28, 2021
Shimelis Abdisa
President of Oromia Regional State