



**DAWLADDA DEEGAANKA SOOMAALIDA**

**DHOOL GAZETA**

**የሶማሌ ክልላዊ መንግሥት**

**Somali Regional State**

<p><b>Qimaha</b> የንዱ ዋጋ 15.00 <b>Unit Price</b> ብር</p>	<p><b>Dhool Gazeta Waxaa Soo Saara Baarlamaanka Dawaldda Deegaanka Soommaalida</b></p>	<p>✉ 205</p>
<p><i>Bayaanka Dib loo habeeyay ee go'aaminta adeegsiga dalka miyiga ee hawlaha maal galinta dawlada deeganka Soomaalida ee Bayaan Tirsi 96/2003.</i> .....bog 1</p>	<p><b>የሶማሌ ክልላዊ መንግሥት የተሻሻለው ለኢንቨስትመንት ተግባር የሚወልድ የገጠር መሬት አዋጅ ቁጥር 95/2003</b> ገጽ 1</p>	<p>This proclamation may be cited as a revised proclamation to provide rural lands for investment activities in Somali regional state proclamation No 96/2011 Page 1</p>
<p><b>Tusmo</b> <i>'Bayaanka Dib loo habeeyay ee go'aaminta adeegsiga dalka miyiga ee hawlaha maal galinta dawlada deeganka Soomaalida.</i></p> <p>Maadaama loo baahday in la abuuro xaalado u sahlaya si ay maalgaliyeyasha doonaya in ay malgalin ku sameeyan xagga maalgashiga beeraha ama hawlo kale oo ku haboon adeegsiga dhulka miyiga ah ee deeganka.</p> <p>Iyadoo la ogyahay muhiimada iyo bahida ay leedahay xanaaneynta iyo ilaalinta khayradka dabiiciga ah ee dhulka miyiga ah ee deeganku leeyahay</p> <p>Ayaa loo baahday in wax laga badalo nidaamka Go'aaminta iyo bixinta dhulka miyiga ee arrimaha maalgelinta deeganka isla markaana la suuro galiyo jawi lagu horu mariyo hawlaha maalgelinta deeganka.</p> <p>Hadaba iyadoo laga duulayo qodobka 49aad farqadiisa 3 xarafka B ee dastuurka dib loohabeeyay ee DDS ayaa la bayaamiyay bayankan</p>	<p><b>ግውጺ</b> <b>የሶማሌ ክልላዊ መንግሥት የተሻሻለው ለኢንቨስትመንት ተግባር የሚወልድ የገጠር መሬት አዋጅ</b></p> <p>በክልሉ ውስጥ የገጠር መሬት እርሻ ወይም በሌላ ሰነድ አገልግሎት ተግባር የሚወልድበትን ሁኔታዎች ማመቻቸት በማስፈለግ፡-</p> <p>የክልሉ የተፈጥሮ ሀብት ልማተና ጥበቃ በተመለከተ ያለውን ጠቃሚነት በማስገንዘብ</p> <p>የክልሉ የገጠር መሬት ለኢንቨስትመንት ተግባር እንዲወልድ የሚ ወሰን አካል እንደገና ለማወቀር እንዲሁም ለኢንቨስትመንት ተግባር የሚወልድበት ሁኔታዎች ማመቻቸት በማስፈለግ፡-</p> <p>በሶማሌ ክልላዊ መንግሥት ስጋ መንግሥት አንቀጽ 49 ንዑስ አንቀጽ 3(ሀ) መሰረት የሚከተለውን አዋጅ ተወኛል፡-</p>	<p><b>Contents</b></p> <p>Revised proclamation to provide rural land for reinvestment Activities in Somali regional State.</p> <p>Where as it has been found necessary to crested a faun ruble condition to provide investors to rural lands for aerial horal &amp; other investment activities is the region</p> <p>Whereas it a deemed necessary to protect &amp; preserve the rural lands natural resources of the region</p> <p>Where it is necessary to have revised system of determine &amp; accusation of rural land for investment in order to promote the investment activities in the region</p> <p>Now the fore in accordance with article 49(3)(A) of the revised constitution of Somali regional state it is hoe by proclaimed as follows</p>

Qaybta Kowaada  
Gudahaan

Qodobka 1<sup>aad</sup>:- Cirwaan gaaban

Bayaankan waxaa loogu yeedhi karaa *"Bayaanka Dib loo habeyay ee go'aaminta adeegsiga dhulka miyiga ee hawlaha maal galinta dawlada deegaanka Soomaalida ee Bayaan Tira 96/2003"*.

Qodobka 2<sup>aad</sup>:- Qeexid

Bayaankan dhexdiisa hadii eraygu weedha uu ku jiro aanay micno kale u yeelin

1. "Deegaan" Waxaa loola jeeda Deegaanka Soomaalida
2. "Dhulka Miyiga" Waxaa loola jeedaa dhul kasta oo ka baxsan dhulka ay maamusho dawlada hoose ama meelaha ay hay'ada ku haboon u aqoonsato magaalo.
3. "Gudiga maamulka Maalgalinta" Waxaa loola jeeda xubnaha(Boordhiga) guddiga sare ee maal-galinta dawlada deegaanka soomaalida
4. "Qiimaha kirada Dhulka" Waxaa loola jeedaa qiimaha kirada hantiiluhu ku bixiyo isticmaalka dhulka miyiga
5. "Wakaalad" Waxaa loola jeedaa wakaalada maal-galinta dawlada deegaanka soomaalida
6. "Xafiis" Waxaa loola jeedaa xafiiska hawlaha guud iyo horumarinta magaalooyinka ee Dawlada Deegaanka Soomaalida.
7. "Kireeye" Waxaa loola jeedaa Wakaalada maal-galinta deegaanka iyo guddiyada maal-galinta ee degmooyinka ama magaalooyinka Leh Ismaamul la aqoonsanyahay.
8. "Haysasho" Waxaa loola jeedaa adeegsiga dhulka.

ክፍል አንድ  
ጠቅላላ ድንጋጌዎች

አንቀጽ 1 አጭር ርዕስ

ይህ አዋጅ የተሻሻለው « የሶማሌ ክልላዊ መንግስት ለኢንቨስትመንት ተግባር የሚወልድ የገጠር መሬት አዋጅ ቁጥር 96/2003 » ተብሎ ሊጠቀስ ይችላል።

አንቀጽ 2  
ትርጓሜ

የቃሉ አግባብ ሌላ ትርጓሜ የሚሰጥ ካህን በቁጥር በዚህ አዋጅ ውስጥ፡-

1. «ክልል» ግለት የሶማሌ ክልል ግለት ነው።
2. «የገጠር መሬት» ግለት ከግዝገባ ቤት ወይም አግባብ ባለቤት አካል ከተማ ተብሎ ከተከለሉ ክልሎች ውጭ የሚገኝ መንኛውያ መሬት ግለት ነው።
3. «የኢንቨስትመንት አስተዳደር ኮሚቴ» ግለት የሶማሌ ክልላዊ መንግስት ከፍተኛ የኢንቨስትመንት አስተዳደር ኮሚቴ አባላት ግለት ነው።
4. «የመሬት ኪራይ ተመን» ግለት ባለ ሀብት የገጠር መሬትን ለመጠቀም የሚከፈለው የአገልግሎት ኪራይ ተመን ነው።
5. «ባለሥልጣን» ግለት የሶማሌ ክልላዊ መንግስት የኢንቨስትመንት ጠበቃ ግለት ነው።
6. «ቢሮ» ግለት የሶማሌ ክልላዊ መንግስት የሥራና የከተማ ልማት ቢሮ ግለት ነው።
7. «አኪራይ» ግለት የክልሉ የኢንቨስትመንት ባለሥልጣንና የወረዳና የከተማ አስተዳደር ያላቸው ከተሞች የኢንቨስትመንት አስተዳደር ኮሚቴ ግለት ነው።
8. «ይዘታ» ግለት የመሬት ይዘታ ግለት ነው።

PARTE ONE  
GENERAL PROVISOS

Article short title

This proclamation may be cited as a revised proclamation to provide rural lands for investment activities in Somali regional state proclamation No 96/2011

Articles 2 definition

This proclamation unless the conking other wise requires

1. "Region" means Somali regional state
2. "Rural land" means any land located out of municipality control out of other pleas which is accepted as town by an appropriate organ.
3. "Investment board" means the members of the somali regional investment board"
4. "Lessee rate" means the lease rate of rural land for investment activities.
5. "Authority" means Somali regional state investment authority.
6. "Bureau" means Somali regional state urban Public Work and urban development bureau.
7. "Lessor" means Somali regional state investment authority woredas investment board or municipality accepted as town by appropriate law.
8. "Holding" means holding land for usage.

**Qodobka 3<sup>aad</sup>: Xadka fulinta**

Bayankani wuxuu dhaqan gal ku yahay dhamaan hawlaha maalgelinta dhulka miyiga ee DDS oo ay ka reeban yihiin hawlaha sahaminta, baadhista iyo soo saarista shidalka iyo hawlaha la xidhiidha soo sarista macdanta kala duwan ee deeganka.

**Qaybta Labaad**

**Codsiga iyo go'aaminta bixinta dhulka miyiga ah**

**Qodobka 4<sup>aad</sup>: So gudbinta codsiga**

Maalgeliye kasta si uu u helo dhulka miyiga ee loo adeegsado hawlaha maalgelinta, ayaa loo baahan yahay in uu soo buuxiyo foomamka loogu talagalay iyadoo uu wakaalada u soo gudbinayo dhokumeentiyada hoos ku xusan :-

- B. Codsiga iyo magaca oo saddexan (hadii uu wakiil saxaaxay warqada wakiilashada lagu siiyay)
- T. Faalo gaaban oo mashruuca la xidhiidha (project proposal)
- J. Caddeyn muujinayasa in hantida mashruuca boqolkiiba 40% uu ku jiro bangiga.
- X. Foto koobiga shahaadada fasaxa maal-galinta

**Qodobka 5<sup>aad</sup> Go'aaminta iyo Bixinta Dhulka Miyiga ah**

1. Go'aaminta iyo bixinta dhulka miyiga ah waxaa iska leh Gudiga maamulka maalgelinta.
2. Wakaaladu marka hab waafaqsan qodobka 4aad ee bayaankan loo soo gudbiyo codsiga dhulka miyiga ee loo rabo hawlaha maal-galinta waxay u gudbin Boordhiga

**ARTICLE 3**

**SCOPE OF APPLICATION**

THE PROVISIONS OF THIS PROCLAMATION SHALL BE APPLICABLE TO ALL RURAL LANDS FOR INVESTMENT ACTIVITIES IN THE REGION EXCEPT INVESTMENTS RELATING TO EXPLORATION ACTIVITIES & DEVELOPMENT OF MINERAL & PETROLEUM RESOURCES.

**Part two**

**Application of acquisition of rural land**

**Articles 3 scope of application**

The provisions of this proclamation shall be applicable to all rural lands for investments activities in the region except investments relating exploration activities & development of mineral & petroleum resources.

**Part two**

**Application of acquisition of rural land**

**Article 4 submission of application**

an investor who require rural land for investment shall full fill the appropriate forms & submit to the authority in pottion well be required the following:-

ARTICLE 4 SUBMISSION OF APPLICATION  
AN INVESTOR WHO REQUIRE RURAL LAND FOR INVESTMENT SHALL FULLY FILL THE APPROPRIATE FORMS & SUBMIT TO THE AUTHORITY IN PORTION WELL BE REQUIRED THE FOLLOWING:-

- U/ መጠያቂያና ሙሉ ስም (ተወካይ ከፊርማና የወከልና ወረቀት)
- N የፕሮጀክት አጭር ማብራሪያ
- ሐ/ የፕሮጀክቱ ካፒታል ቢያንስ 40 በባንክ ወሰጥ መኖሩን የሚገልጽ ማረጋገጫ።
- መ/ የኢንቨስትመንት ፍቃድ ፎቶ ኮፒ

- A/ application & full name (if agency paper describing of Agency.
- B/ short description resting to the proposed project
- C/ verify bank declaration that 40% of proposed project asset is deposited in account
- D/ copy of an investment certificate

**ARTICLE 5**

**POWER OF DETERMINATION & ACQUISITION**

1. የገጠር ሙሉት የሚወሰኑና የማስተላለፍ የኢንቨስትመንት አስተዳደር ኮሚቴ ሥልጣን ነው።
2. በአዋጁ አንቀጽ 4 መሰረት የኢንቨስትመንት የሚወሰድ የገጠር ሙሉት ፕሮጀክት ለባለስልጣኑ ሲቀርብ ባለስልጣኑ ለወሳኔ ለኢንቨስትመንት አስተዳደር ኮሚቴ ያስተላልፋል።

**Article 5 determination & acquisition of rural land**

1. investment board shall have the power of determination & acquisition the rural land
2. the authority will submit to the investment board the application submitted in accordance with Article 4 of this proclamation

3. Gudiga maamulka maal-galinta ee loo soo gudbiyay codsiga, wuxuu marka uu xaqiijiyo dhamaystirka xaaladaha iyo shuruudaha lagu xeeriyay shuruudaha kala duwan oo u oggolaan in lasiiyo codsadeba dhulka islamarkaana uu guddiga maamulka maal galinta degmooyinka iyo magaalada amraa in ay meel mariyaan hehsitiska kireynta dhulka.

4. Hantiluhu wuxuu bixin lix-bilood oo horumarin ah ka hor inta aanu dhagan galin hehsitiska.

5. Guddigu laga bilaabo maalinta uu go'aamiyay in hantilaha la siiyo dhulka miyiga waa in uu 15 maalmood guddihiisa ku dhagan galiyaa hehsitiska kirada islamarkaana uu ku wareejiyaa dhulka.

6. Marka uu hantiluhu keeno juwanka(Rasidka) uu ku bixiyay lacagta horumarinta kirada dhulka ee muddada lixda bilooda waxaa hehsitiska kirada dhulka la sezeexan guddomiyaha guddiga maamulka maal-galinta ee degmada ama magaalada kadibna inta la cabiro dhulka la siin xujad iyo shahaado caddeynaysa haysashada dhulka.

7. Xubnaha kala sezeexda hehsitiska waxay nuqul ka mid ah hehsitiska u gudbin gudiga maalgelinta degmada ama magaalada iyo xafiiska maaliyada iyo horumarinta dhagaalaha degmada.

8. Iyadoo qoraalka la wareegida dhulka aan laga sidan wakaalada maalgelinta DDS in hehsitiska kirada dhulka miyiga ee maalgelinta loodonayo lagalo ama bixiyo way reeban tahay.

3. ጥያቄዉ ባተረበሉት የኢንቨስትመንት አስተዳደር ኮሚቴ ደግሞ የጥያቄዉ አግባብነትና ለጉዳዩ የተደነገጉት ማስፍረቶችን ማሞላቱን ከረገገጠ በኋላ መሬቱን በማፈቃድ ለወረዳን ለከተማ የኢንቨስትመንት አስተዳደር ኮሚቴ የመሬት ዉል ተግባራዊ እንዲደያደርጉ ትዕዛዝ ያስተላልፋል።

4. ባለሀብቱ ዉል ተግባራዊ ከመሆኑ በፊት ( የሰድስት ወር) የቅድሚያ ክፍያ ተግባራዊ ማድረግ አለበት

5. ኮሚቴዉ ባለሀብቱ የመሬት ፍቃድ ዉሳኔ ከተወሰነበት ቀን ደምር በ15 ቀናት ዉስጥ የከራይ ዉልን ተግባራዊ በማድረግ መሬቱን ለባለሀብቱ ማሰራጫ አለበት።

6. ባለሀብቱ የሰድስት ወር የመሬት ክራይ የቅድሚያ ክፍያ የከፈለበት ደረሰን ሲያቀርብ የመሬት ክራይ ዉል ከወረዳዉ ወይም ከከተማ የኢንቨስትመንት አስተዳደር ኮሚቴ ስብሰባ ጋር በማሰራት የይዘታና የአገልግሎት ማረጋገጫ ያስከር ወረቀት ይዘጋጃል።

7. ጥያቄዉ ባተረበሉት የኢንቨስትመንት አስተዳደር ኮሚቴ ደግሞ የጥያቄዉ አግባብነትና ለጉዳዩ የተደነገጉት ማስፍረቶችን ማሞላቱን ከረገገጠ በኋላ መሬቱን በማፈቃድ ለወረዳን ለከተማ የኢንቨስትመንት አስተዳደር ኮሚቴ የመሬት ዉል ተግባራዊ እንዲደያደርጉ ትዕዛዝ ያስተላልፋል።

8. ከኢንቨስትመንት ባለሥልጣን ፈቃድ ውጭ የገጠር መሬት ለኢንቨስትመንት ሥራ አይሰጥም።

3. after ensuring all required conditions the investment board will provide its decision to the concerned words board or town order its implantation

4. the investor will pay six month advance payment before commencement of the project.

5. the legged land should be over with is 15 days stating from the date of board dicstion.

6. open receiving the six month advance payment receipt the chairman of the ward investment body the town concede a contract of legged with the investor & land possession certificate

7. the concerned parties shall forward the copy of the contract of league to the member of wards on investment body town & the concerned wards finance & development office.

8. With out the investment permission certificate there No. possession of rural land for investment.

**Qodobka 6<sup>aad</sup> :- Muddada heshiiska kirada dhulku tirayo**

1. Muddada uu heshiiska kirada dhulka miyiga ee maal-galintu uu shaqanayo iyadoo ku xidhan nooca iyo hadba sida baahida mashruucu uu yahay ayaa muddadu noqon 60 sanno ugu badnaan balse way ka yaraan kartaa iyadoo lagu salaynayo hadba nooca mashruuca iyo baahida looqabo sida ku cad shaxda (B).
2. Muddada heshiiska kirada dhulka inta ayna dhamaanin hal sano ka hor ayaa waxaa heshiiska cusboonaysiin kara Gudiga mamulka maal-galinta iyo hantiilaha.
3. Guddiga maamulka maal-galintu marka uu cusboonaysiinayo heshiiska waa in uu soo ogoysiiyaa wakaalada maal-galinta DDS.
4. Dhamaan heshiisyada kirada dhulka ee la galay hada ka hor waxaa lagu dhagan galin qodob hoosaadkan.

**አንቀጽ 6 የመሬት ኪራይ ወል የአገልግሎት ዘመን**

1. የኢንቨስትመንት ተግባር የሚወል የገጠር መሬት ኪራይ የሚደረግ ወል በሰንጠረዥ ሀ ላይ እንደ ተመለከተው የጊዜ ገደብ እስከ 60 ዓመት ነው። ሆኖም ግን እንደ ፕሮጀክቱ ሁኔታ አየታየ እንደ አስፈላጊነቱ የጊዜ ገደቡ ከ60 ዓመት ሊያንስ ይችላል።
2. የኪራይ የጊዜ ገደብ ከማብቃቱ ከአንድ ዓመት በፊት የኢንቨስት መንት አስተዳደር ኮሚቴና ባለሀብቱ ስምምነት ወሎ ሊታደስ ይችላል።
3. የኢንቨስትመንት አስተዳደር ኮሚቴ ወሎ በሚያደስበት ጊዜ ለክልል ኢንቨስትመንት አስተዳደር ማሳወቅ አለበት።
4. ከአሁን በፊት የተዋዋሉ የመሬት ኪራይ ወሎች በዚህ አንቀጽ የተደነገጉት ድንጋጌዎች መሰረት ይፈጸማሉ።

**Article 6 duration of contract of lease**

1. the duration of contract of rural land lease is 60 years as indicated in table A however depending on the nature of the project if it is necessary the lease period may fall below 60 years
2. a contract of lease may be renewed by investment board & investor year before it termination
3. the investment board should be notified upon the renewal of the contract of the lease to regional investment Authority.
4. the provision of this proclamation shall also remain in force for all existing land legs agreement

**Qodobka 7<sup>aad</sup> :- Qiimaha kirada dhulka miyiga**

1. Qiimaha Halkii Hectar - sanadkiiba (Hec/San) ee dhulka miyiga ee degmooyinka deeganka iyadoo degmo walba laga dhigayo laba heer ayuu noqon sida ku cad shaxda (T) ee ku lifaaqan bayankan.
2. Dhulka miyiga ee loo addeegsado hawlaha maal-galinta qiimaha kirada dhulka laga qaado waxay noqon sida ku cad Qodobkan fargaddiisa 1<sup>aa</sup>.
3. Guddiga maamulka maal-galinta DDS wuxuu wax ka badal ku sameyn karaa qiimaha dhulka miyiga ee lagu xusay fargada 2aad ee qodobkan isagoo ka duulaya xaaladaha kaabayaasha arrimaha bulshada iyo dhaqaalaha, khayraadka iyo wax soo saarka dhulka, xaalada sayladeed, baaxada dhulka, tirada dadka ku nool iyo shuruudaha kale ee la midka ah ee degmo kasta.

**አንቀጽ 7 የመሬት ኪራይ ተመን**

1. በክልሉ ውስጥ የሚገኙት ወረዳዎች የገጠር የመሬት ተመን በሁለት ደረጃ የተደላደለ ሲሆን የመሬት ኪራይ ተመን በሂክታር ከዚህ በታች በሚገኘው ሰንጠረዥ (ሰ) ላይ የተዘረዘረው መሰረት ይሆናል።
2. ለኢንቨስትመንት ተግባር የሚወል የገጠር መሬት የኪራይ ተመን በዚህ አንቀጽ ንዑስ አንቀጽ 1 ላይ የተመለከተው ተመን ይሆናል።
3. የሰማሌ ክልላዊ መንግስት የኢንቨስትመንት አስተዳደር ኮሚቴ በንዑስ አንቀጽ 2 ላይ የተደነገገው የመሬት ኪራይ ተመን ሊያሻሽል የሚችለው በአያንዳንዱ ወረዳ የመሬት ህብትና ምርት የመገናኛ መሠረት ልማቶች እና የሕዝብ ብዛት እንዲሁም ሌሎች መሰፈርቶችን ግምት በማስገባት ነው።

**Article 7 leas rate of rural land**

1. The league rate of rural land for investment activities per hector yearly hector which is too grade within each wards on table E attached on this proclamation
2. The league rate of rural land for investment activates are fixed as per sub article 1 of this proclamation
3. The investment board can revise the leas rate of rural land for investment mentionable under sub article 2 of this proclamation by considering the existing investor resources. Ffertility of the land. The marketable location. The size of the Ares as well as the population size of thee area etc.

- 4. Iyadoo ay sidooda yihiin arrimaha lagu xusay fartaada Jaad ee qodobkan qiimaha kirada dhulka miyiga laguma bedeli karo shan sanno wax ka yar.
- 5. Iyadoo laga duulayo nooca mashruuca iyo faa'idada horumar ee dhulka uu leeyahay , ayaa lagaadi talaabooyin lagu dhiiri galinaayo xaalada qiimaha kirada dhulka miyiga faah faahinteedana awaamiir lagu soo saari.
- 6. Degmooyinka ama magaalooyinka beeralayda ah ee loo isticmaalo adeegayda hawlaha maal-galinta dhulka miyiga heerka guddiga maal-galinta degmada ama heerka guddiga magaalada ee lagu xusay lifaaqa (B) ee bayankan midka ay la xidhiidho ee ay raacayso waxaa go'aamin guddiga maamulka maal-galinta heer deegaan .

- 4. በገዕሱ አንቀጽ 3 የተደነገጉ ድንጋጌዎች አንደተጠበቁ ሆኖ ለኢንቨስትመንት ተግባር የሚወልድ የገጠር መሬት ለኢንቨስትመንት ተግባር የሚወልድ የገጠር መሬት የኪራይ ተመን ከአምስት ዓመት ጊዜ በታች ሊለወጥ አይችልም
- 5. የፐርደክቱ አይነትና ያለው የኢኮኖሚ ዕድገት ግምት በማስገባት ለኢንቨስትመንት የሚወልድ የገጠር መሬት የኪራይ ተመን ሊያበራታቱ የሚችሉት ተግባራት ሊወሰዱ ይችላሉ ዝርዝሩ በደንብ ይወሰናል።
- 6. ለኢንቨስትመንት የሚወልድ የገጠር መሬት ያሉት ወረዳዎች ወይም ከተሞች የወረዳዊ የኢንቨስትመንት አስተዳደር ኮሚቴ ወይም ከተማዊ ኢንቨስትመንት አስተዳደር ኮሚቴዎ በሠንጠረዥ ሀ ላይ የተዘረዘረው ጉዳይ የክልሉ የኢንቨስትመንት አስተዳደር የሚመለከተው ከተማ ኮሚቴ የሚወስን ይሆናል።

- 4. Without prejudice of sub 3 of this article the league rate of rural land for investment cannot be revised less than five years
- 5. Rural land rate shall be fixed depending on the natural remoras & fertility of perfect of the directing will be issue on details
- 6. The investment board will decide which land of table (a) shall the wards or municipal town of peasant holding that have rural land for investment may fall.

Qaabta Sadeexaad

Qodobka 8<sup>aad</sup> Sababaha buriya heshiiska kirada dhulka

Heshiiska kirada dhulka waxaa loo burin karaa sababaha hoos ku xusan:-

- B. Marka kireeyuhu uu kiraystaha ku wareejin waayo dhulka uu ka kireeyay
- T. Marka kireystuhu uu heshiis galo islamarkaana uu ku guul dareysto in uu Lixbilood gudahood ku meel marin waayo boqolkiiba sodon mashruuca uu ka fulinayo dhulka uu kireystay
- J. Marka uu kireystuhu bixin waayo kirada dhulka saddex bilood oo isku xigta
- X. Marka ay dhacdo in la fulin waayo waajibaaadyada kale ee lagu xusay heshiiska kirada

ክፍል ሦስት  
አንቀጽ 8

የመሬት ኪራይ ወል ለማጽናጥጥወ

ምክንያቶች

የመሬት ኪራይ ወል የሚቋረጥጥወ ምክንያቶች ከዚህ በታች የተዘረዘሩ ናቸዉ።

- ሀ/ አኪራይ መሬቱን ለተከራይ ሲያሰረክብ ሲቀር።
- ለ/ ተከራይ በወሉ መሰረት በሰደስት ወር ወስጥ የተከራየዉ መሬት ላይ ለመፈጸም የፈለገዉ ፐርደክት በ30% ካልፈጸመ።
- ሐ/ ለሦስት ተከታታይ ወራት የመሬቱን ኪራይ ካልከፈለ።
- መ/ በወሉ ላይ የተመለከቱት ሌሎች ግዴታዎች ተግባራዊ ሳይሆን ሲቀሩ (ካልተፈጸመ)

PARTHRE

Article 8 condition for termination of lease contract

- 1. Land legs contract shall be terminated of follow
  - a/ when the legs or shall not hand over (dcliver) the land to the lessee
  - b/ when the investor fails to fulfill 30% the obligation motional on the lease contract within six month from the signing of lease contract
  - c/ when the investor fails to pay the anneal ran with three congestive months
  - d/ when the investor fails to fulfill other obligations mentioned on the lease contrac

**Qodobka 9<sup>aad</sup> - Haboonnata bariinta heshiiska kirada dhulka**

**አንቀጽ 9  
የመሬት ወል ለማድረግ ለወገኑ ደንብ**

**Article 9 procedure for termination**

1. Heshiiska kirada dhulka waxaa uu buri karaa marka ay heshiis ku yihiin labbada dhinac ama uu codsado mid ka mida labbada dhinac.
2. Marka uu buro heshiiska kirada dhulka waa in uu muddo lix bilood gudohood uu kireystuhu uu kireeyaha ugu celiyo dhulka.
3. Marka uu dhinac ka mida heshiisku doonayo in uu heshiiska ka baxo, waa in uu lix bilood ka hor uu siiyaa digniin dhinaca kale ee heshiiska.
4. Waa in ay noqota digniinta uu bixinaayo kireeyuhu mid ku xisaabtamaysa dhulka uu wax ka beeran yahay muddada lagaga dhamaystiri karo midbaha ka beeran islamarka ay diyaar ugu noqon karto bilawga beerashada xigta.
5. Sida ku cad farqada 4aad ee qodobkan marka ay adag tahay dhaqan galinteedu islamarkaana buro heshiiska kireystuhu wuxuu si taxadar leh oo aan wax yeelayn dhulka uga (rujiisan) karaa midbaha aan bislaan dhulka ku yaala ama shaqooyinka kale ee horumarineed.
6. Hadii uu kireystuhu kaga qaadan waayo hantidada oo uu ku wareejin waayo dhulka kireeyaha muddadii digniinta lagu siiyay gudaheeda kireeyuhu wuxuu diwaan galin isagoo la kaashanaaya guddiga farsamo ee uu xilaaaro guddiga meel-marinta shaqooyinka maal-galinta kadibna isaga oo xereynaya dakhliga dawlada lana socodsiinaya booliska iyo hay'adaha kale ee aay quseeyso ayuu dhulka u isticmaali adeega uu rabbo.

1. የመሬት ኪራይ ወል በሁለቱ ተዋዋይ ወገኖች ወይም ስምምነት አንዱ ወገን ወልን ለማድረግ ፍላጎት ሲያቀርብ።
2. የመሬት ኪራይ ወል ሲደረግ በስድስት ወር ውስጥ ተከራይ የተከራየው መሬት ለአከራይ መመለስ አለበት።
3. ተዋዋይ ወገኖች አንድ ወገን የመሬት ኪራይ ወል በራሱ ፍቃድ ለማድረግ በሚረዳበት ጊዜ ሌላኛው ወገን ከስድስት ወር አስተዳዎ ማሳወቅ አለበት።
4. አከራይ በተከራይ የማያደርገው ማስጠንቀቂያ በመሬቱ ላይ የተያዘው ሰብል እና ሰብሉን በሚያበቃበት ጊዜ ከገምት ውስጥ ያስገዛ መሆን አለበት።
5. በዚህ አንቀጽ ንዑስ አንቀጽ 4 ላይ የተደነገገው ድንጋጌዎች ተግባራዊ ለማድረግ አስቸጋሪ በሚሆንበት ጊዜ እንዲሁም ወሉ ሲደረግ ተከራይ መሬቱ ላይ የተከራዉ ሰብሉችን በጥንቃቄ በመንቀል ወይም ሌላ ልማት እንቅስቃሴ ከሆኖ ሥራውን ማጠናቀቅ አለበት።
6. መሬት ተከራይ በማስጠንቀቂያ በተገለጸው ጊዜ ውስጥ መሬቱን ለአከራይ ካሰረከበው አከራይ ከሌላ ንብረት መንገድ አስተዳደር ኮሚቴ ጋር በመሆን በመሬቱ ላይ ያለው የተከራይ ንብረት በመቆጠር እንዲሁም ለፓሊስና ለሚመለከተው የመንግስት አካል በማሳወቅ የመንግስት ቀረጥም በማስከፈል ንብረቱን ገቢ ያደርጋል መሬቱንም ለሌላገዉ አገልግሎት ሲያወለዉ ይችላል።

1. Lease contract will terminate either the greened of the pates or when of then request to do so
2. The lessee will given back the land the lasso within six moth u termination
3. Any investor may terminate his le contract by giving a six mo advance notice to the other parti the contract
4. The advance notice shall take in consideration the nature of production and the time of req to yeild.
5. Sub article 4 of this article is hax fulfill as well as the agreem investor may use the brims utilizat by holding harm.
6. Open due data notice the lesser v collocation of technical body register the unremarked proper found on the leased contract & informing the police & other res careens utilize such land as it deen necessary

**Qodobka 10<sup>aad</sup> :- Nuxurka Heshiiska**

Hantiile kasta heshiiska kireynta dhulka ee uu lagalayo hay'adaha kale ee munaasibka waa in uu ka koobnaado arrimahan hoos ku xusan:-

1. Sharciyada heshiiska
2. Goobaha deganaansho ee dhinacyada heshiiska kireynta dhulka kala galaya
3. Ujeedada heshiiska iyo faalo gaaban oo la xidhiidha mashruuca
4. Muddada uu jirayo heshiisku iyo cadadka qiimaha kirada
5. Xaqa iyo waajibaadka kireystaha
6. Xaqa iyo waajibaadka kireeyaha
7. Xaalada wareejineed
8. Xuquuq wareejinta
9. Kabista iyo cusboonaysiinta
10. Xaalada uu ku buro heshiisku
11. Nidaamka la fuliyo marka uu heshiisku bur buro
12. Diwaan galinta
13. Muddada uu dhacay galayo heshiisku
14. Jadwalka qorsaha ee dhulka lagu horumarinaayo

**Qodobka 11<sup>aad</sup> :- Hawlaha Tareedirka looga baahan yahay si loo meel martiyo heshiiska kirada dhulka**

Marka dhulka la doonayao in la kireeyo Marka la oggaado dhulka la doonayo inla kireeysto in uu yahay dhul aad u kooban isalamarkaana leh dhul wax soo saar badan leh, ayaa ka hor intaan la galin heshiiska :-

- B. Waa in uu yahay dhulka la siinayo hantiilaha mid aan wax u dhimeyn horumarka degaanka laga fulinaayo mustaqbalka

**አገጽ 10 የወሉ ይዘት**

ማንኛውም ባለ ሀብት ለሚመለከተው አካል በሚዋዋለው የመሬት ኪራይ ወል ከዚህ በታች የተዘረዘሩት ነጥቦች ያካተተ መሆን አለበት:-

1. የወሉ ሕጋዊነት
2. የተዋዋይ ወገኖች ማኖሪያ አድራሻ
3. የወሉ ዓላማ እና የፕረጀክቱ አጭር መግለጫ
4. የወሉ የአገልግሎት ዘመንና የኪራይ ተመን
5. የተከራይ መብትና ግዴታዎች
6. የአከራይ መብትና ግዴታዎች
7. የማስተላለፊያ ሁኔታ
8. የማስተላለፊያ መብት
9. ደገማና አድላት
10. ወሉ ሲቋረጥበት የሚችልበት ሁኔታ
11. ወሉ ሲቋረጥ ተግባራዊ የሚሆነው ሥርዓት
12. ምዝገባ
13. ወሉ የሚፀናበት ጊዜ።
14. መሬቱን ለማልማት የታተደው ዕቅድ።

**አገጽ 11 የመሬት ኪራይ ወል ተግባራዊ ለማድረግ መወሰድ ያለገባው ጥንቃቄዎች**

ለማከራየት የሚረገገው መሬት በጣም ፍርታይልና ወሰን መሆኑን ከተረጋገጠ የመሬት ኪራይ ወል ከመዋዋሉ በፊት ከዚህ በታች የተዘረዘሩት ነጥቦች መኖር አለበት።

- ሀ/ ለተከራይ የሚሰጠው መሬት ወደ ፊት በአካባቢው ላይ ለሚገነባው የልማት ሥራዎች ተፅዕኖ የሚያደርግ መሆኑን ማረጋገጥ።

**10 scope of lease contract**

All lease contracts should compose the following:- points

1. Legality of the contract
2. The addresses of the two parties
3. The objective of the contract short description relisted to the proposed project
4. The period of contract & fixed rate of lease
5. Right & duty of the lease
6. Rights duties of lease
7. Condition for transferee
8. Transferee right
9. Revise & renewal
10. Condition for termination of lease contract
11. System to enforce upon termination of contract
12. Registration
13. The effective date of the lease contract
14. The proposed plan relisted to Ares for development

**Article 11 land lessee conditions deemed to carry out carefully**

Before conclusion of lease contract of fertile land the following has to be taken in to consideration

- A. The lessee contract should not be inconsistent to the future debt of the region

I. Waa in uu yahay isticmaalka dhulku mid ku salaysan bilaanka dhulka loo diyaarinayo

J. Waa in uu abaado mid si ced u muujinaaya meelaha dadka badani ku nool yihiin iyo dhulka qiimaha gaarka leh

N/ የመሬት አጠቃቀም ሁኔታ በአካባቢው ለሚከፈሉ የመሬት ጥገና መሠረት ያደረገ መሆን አለበት።

ሐ/ ስነ ስርዓት የሚኖርበት አካባቢና ልዩ ዋጋ የተሰጣቸው ቦታዎች በግልጽ የሚያገለግሉ መሆን አለበት።

B. The idolization of the land should be based on the master plan. of the area.

C The contract should clearly lay down the populated areas & the highly essential areas.

**Qodobka 12<sup>aad</sup>:- Xaqqa kireystaha**

1. Kireystuhu :-

B. Isagoo ka duulaya hadba nooca iyo baaxada maal-galimeed islamarkaana la tashanaaya xafitsiyada ay khuseyso ayuu dhisaa xafitsyo, guryo, kaalmo shidaal, xaruumo caafimaad iyo waxbarasho oo shaqada iyo shaqaalahaba faa'iido u ah islamarkaana lagu shaqayn karo.

I. Isago faax ka qaadanaya xafitsiyada ay khuseyso tix galinayana xeerarka iyo awaamiirta ka soo baxday arrintaas, ayuu horumarintaa kana faa'idaystaa hawlaha muhiimka u ah shaqada sida dhismaha biyo xidheenka, kaanalada biyo xidheenka, jidadka, baundooyinka iyo dhismayaasha kale horumarinta aasaasiga. Sida kale wuxuu xaq u leeyahay in uu taageero waydiisto dawlada.

**አንቀጽ 12 የተከፋይ መብት**

1. ተከፋይ:-

ሀ/ ተከፋይ አንድ ኢንቨስትመንት ፐሮጀክት ዓይነት እና አግባብ ዉስጥ ለሥራዉና ለሰራተኞች የሚያገለግል መንገዶች ሌሎች የጎዳቺ ማሻሻያ፣ የጤና ኪላዎች፣ ትምህርት ቤቶች ይገነባል።

ለ/ አግባብ ጣቸዉ መ/ቤቶች በማስፈተሩ አንዲሁም በጉዳዩ ላይ የተደነገገዉ ደንቦችና ሕጎችን በማክበር ለሥራዉና ለሰራተኛ አስፈላጊ ጠቀሜታ ያላቸዉ የወደቦች፣ የዉሃ ካናሎች፣ መንገዶች፣ ደልደሎችና ሌሎች ለልማት አንገስታሴ መሠረታዊ የሆኑት የመሰረተ ልማት ሥራዎች በማከናወን ለሥራዉ አጋዥ ይሆናሉ የሚሉት መ/ቤቶችን ሰገዛ የመጠየቅ መብት አለዉ።

**Article 12 lease rights**

1. The lessee should :-

A/ upon consultation to the concerned organs construct offices houses fuel stations health posts & schools depending the nature & scope of the project

B/ develop activates that have benefits for the constracution such as water canal, roads, bridges, & other investor cultures necessary for conduct of activities in the area let out investee upon permission by the concerned organ has also aright to have a government support.

**13<sup>aad</sup>:- Waajibbaadaya Kireystaha**

1. Hantiile kasta waxaa waajib ku ah inuu hormariyo dhulka uu kireystay islamarkaana daryeelo khayraadka dabiiciga ee ku yaala dhulka sida :-

B. In dhirta loo jaro si loo suuro galiyo shaqooyinka beeraha lagu bedalo dhir kale lana daryeelo

**አንቀጽ 13 የተከፋይ ግዴታዎች**

1. ማንኛዉም ባለሀብት የተከፋየዉን መሬት እና በመሬ ላይ የሚገኙትን የተፈጥሮ ሀብቶች የመንከባከብ ግዴታ አለበት ።

ሀ/ ለአርሻ ሥራ አመቺ ለማድረግ በሚመነጠሩ ዛፎች መትከልና መንከባከብ።

**Article 13 the obligation of lease**

1. Any investor shall be obliged to protect & preserve the natural resources of the leased land & in particular he/she shall:-

A/ [amnt eatable species of three to replace trees & bushes which may be removed in the course of clearing the cite

2. Kireystuhu isagoo yaqiinsan in dhirta laga jaro dhulka iyo hantida kale ee ay dhagaxda iyo niisku ka midka yihiin hantida uu leeyahay kireyuhu ayuu marka ay muhiim u noqdaan diyaarinta dhulka loo isticmaalo beeraha uu xaq u leeyahay inuu isticmaalo kadib marka uu bixiyo kharashka ay uu dhigmaan.

2. ግንኙዉም ባለሀብት በመሬቱ ላይ የተመገጠሩትን ዛፎችና ደንጋዮች የአከራዩ ገብረት መሆናቸዉ በመገንዘብ ለሥራዉ አስፈላጊ በሚሆን ገብት ጊዜ ለገብረቱ ተመጣጣኝ ዋጋ በመክፈል ሊጠቀምበት ይችላል።

2/ apply proper soil management practice in steep & sloppy areas Susa potable erosion & observe directives case appropriate body for the developme & preservation of the natural resource

**Qodobka 14<sup>aad</sup> - Waajibaadaya Kireeyaha**

**አንቀጽ 14 የስራይ ግዴታዎች**

**Article 14 lease obligations**

1. Kireeyaha waxaa ku waajiba in uu muddo 15 cisho guddahooda ku wareejiyo dhulka uu ka kireeyay.
2. Wuxuu hubin in kiraystuhu waajibaadkiisa u gutay hab waafaqsan heshiiska.
3. Wuxuu damaanad qaadi in uu kiraystaha illaaliyo muddada uu heshiiskoodu dhamaanayo uu si nabada iyo fara-galin la'aan u isticmaalo dhulka uu kireystay.
4. Waa in hawlaha daba galka ee lagu fuliyo hab waafaqsan faraqada 2aad ee qodobkan ayna noqon kuwa wax u dhima dhag dhagaaqa shaqooyinka kiraystaha.
5. Marka hantiiluhu ama kireystuhu ka baaqsado in uu fuliyo waajibaadkiisa waxaa waajib ku ah in uu heshiiska buriyo.

1. ግንኙዉም አከራይ የተከራየዉን መሬት በአሥራ አምስት ቀን ጊዜ ዉስጥ ለተከራዩ ግሰረከብ አለበት።
2. ባለሀብቱ በዉሉ የተመለከቱትን ግዴታዎች በዉሉ መሠረት ግፈፀሙን ያረጋግጣል።
3. ግንኙዉም አከራይ የኪራይ ዉል ዘመን አስከፊጠናቀቅ ድረስ ተከራዩ በመሬቱ ላይ ያለ አንዳች ሀብት እና የፀጥታ ግናጋት እንደይደርስበት ሙሉ የስትና ይሰጣል።
4. በንዑስ አንቀጽ 2 የሚከናወኑት የኢንፎርሜሽን ስራ በአከራዩ የኢንፎርሜሽን ስርዓት ለግንኙዉም ለማያስተንጉል አካሄድ መተግበር አለባቸዉ።
5. ባለሀብቱ ወይም ተከራዩ በዉሉ የተመለከቱት ግዴታዎች ካልፈጸሙ ዉሉን እንዲደረግ ግዴታ አለበት።

1. Leaser shall be obliged to hand over with 15 days the leased land to the lessee.
2. He will ensure whether the lessee fulfill the required obligations to undertake the project.
3. He will guarantee that the lessee will utilize the land without any interference with in the lease period.
4. Notwithstanding sub article 2 of this article, he will ensure the full utilization of the leased land.
5. He will terminate the contract, if the lessee doesn't fulfill the required obligations to undertake the project.

**Qaybta Afraad Qodobka 15<sup>aad</sup> - Gudbiinta Xuquuqda Iisticmaalka Dhulka iyo Damaanad galkiisa**

**ክፍል ስራት**

**PART FOUR**

**አንቀጽ 15 የመሬት ይዘታ መብትን ለማስተጋለፍና በየስትና ስለመያዝ**

**Article 15 land usage's right & its guarantee**

1. Hantile kasta oo la siiyay xuquuqda isticmaalka dhulka miyiga wuxuu xaq u leeyahay in uu dhulka uu kireystay iyo hantida uu ka dhagay uu damaanad galin karo illaa uu ka dhamaanayo muddada heshiiskoodu.
2. Hantile kasta oo la siiyay xuquuqda isticmaalka dhulka miyiga waxaa ka reeban mashruuca oo aan bilaabin wax-soo saar in uu ku wareejiyo cidd saddexaad. Hase ahaate, wuxuu xaq u leeyahay in uu hantile kale si wada jira oo sharciga waafaqsan u horumariyo dhulka

1. ግንኙዉም ባለሀብት ኢንቨስትመንት ሊደርገዉ በተከራየበት የጊዜ ገደብ መሬቱንና በመሬቱ ላይ የሚገኘዉ ገብረት የዉሉ ዘመን አስከፊጠናቀቅ ድረስ በየስትና የማይያዝ መብት አለዉ።
2. ግንኙዉም ባለሀብት የፐርረክቱን ሥራ ከመጀመሩ በፊት ለሦስተኛ ወገን ግስተላለፍ አይችልም ሆኖም ግን በሀገር መሰረት ከሌላ ባለሀብት ጋር አብሮ የማልማት መብት አለዉ/ይኖረዋል።

1. Any investor shall be obliged to bring guarantee in order to protect & preserve the natural resources of the land within the lease period.
2. Apart from co investor utilizing the land in accordance with law, an investor may not transfer his leased land to third party before he commenced.

3. Kadib marka hab waafaqsan fargada 2aad ee godobkan uu mashruuca u wareejiyo marxalada wax soo saar dhulka miyiga ee kiro ahaan lo oglado in cidd saddexaad lagu wareejiyo waxaa loo baahan yahay in ugu yaraan 50% dhulka la maal-galiyo islamarkaana uu fuliya cidda loo wareejiyo wajibaadyadii hore ee kireystaha hore.

4. Marka mashruuc leh dhiri galinta kirada dhulka loo wareejiyo cidd seddexaad iyadoon dhamaanin muddadii loo siiyay dhiri galintu wuxuu cidda mashruuca loo wareejiyay xaq u leeyahay in uu nooca horumarineed ee dhiri galinta la siiyo.

5. Iyadoo arrimaha lagu xusay fargada laad iyo 2aad ee godobkan ay sidooda yihiin ayaa hantiile kasta oo dhul uu kireystay in uu maal galiyo uu cid saddexaad ku wareejin ama damaanad uu galin karaa oo kaliya hab waafaqsan heshiiskooda kadib marka loo gudbiyo wakalada islamarkaana ay oggolaato.

6. Hadii uu dhinto hantiiluhu iyadoo ayna dhamaanin muddada heshiisku hayashada dhulka waxaa xaq u leh in loo wareejiyo dhaxleyaasha sharciga. Sidoo kale dhaxleyaasha waxaa la gudboon in ay sii wadaan horumarinta uu waajibka ugu yeelan kiraystihii hore.

**Qodobka 16<sup>aad</sup> :- Holista Biyaha iyo Isticmaalkooda**

1. Hab waafaqsan sharciga isticmaalka biyaha ee ay soo saarto hay'ada dawlada ee ay khuseyso ayuu hantiiluhu si uu u meel mariyo horumarkiisa uu isticmaali karaa biyaha dhulka kor kiisa iyo dhulka hoostiisa ku jira.

2. Hantiilaha doonaya in uu ku isticmaalo biyo xidheen waxaa loo baahan yahay in uu marka hore u gudbiyo wakalada daraasaadka kadbina uu oggolaansho ka helo.

3. ማንኛውም ባለቤት ፕሮጀክቱ ሥራ በዚህ አንቀጽ 30-ስ አንቀጽ 2 መሠረት ሲተላለፍ እና ምርት ማምረት ከጀመረ በኋላ ለሦስተኛ ወገን ከተላለፈ ፕሮጀክቱ የተላለፈበት ወገን 50% ፕሮጀክቱን ማልማት አለበት።

3. የኢንቨስትመንት ማበረታቻ የተደረገለት ፕሮጀክት ለሦስተኛ ወገን በሚላለፍበት ጊዜ ፕሮጀክቱ የተላለፈለት ወገን ማበረታቻ የማግኘት መብት አለው።

4. በዚህ አንቀጽ 30-ስ አንቀጽ 1 እና 2 የተገለጸው እንደተጠበቀ ሆኖ ይዘታዉ የሚተላለፍበት ባለቤት አስፈላጊ የሆኑ መመዘኛዎችን ለኢንቨስትመንት ባለሥልጣን በማሳወቅ መሬቱን ዋስትና የማስያዝ መብት አለው ።

5. በሀብቱ የመሬት ኪራይ ዘመን ከመጠናቀቁ በፊት የሞተ እንደ ሆነ የመሬት ዋስትና ለሚቹ ሕጋዊ ወራሾቹ ይተላለፋል። በወራሽነቱ በኩል ደግሞ መሬቱን የማልማት ግዴታ አለበት።

**አንቀጽ 16 ዉሃ የግግግትና አጠቃቀም ሥርዓት**

1. የክርስ ምድር እና አንደርግራዉንድ ያለ ዉሃ አጠቃቀም ሥርዓት ድርጅቱ በሚያወጣዉ ስሌት መሰረት ይሆናል።

2. በክርስ ምድር ላይ ያለ ዉሃ ለመጠቀም የፈለገ ባለቤት በመጀመሪያ ጊዜ ፕሮጀክቱ ለጥናትና ምርምር አቅርቦ ባለሥልጣን

3. An investor may not transfer his lease land unless he fulfill 50% of the project & the transferee also fulfill the transferor's previous obligation.

4. All rewards of the project will be passed to the transferor's previous obligation. the new one.

5. With out prejudice to sub article 1 & 2 this article, an investor may transferee mortgage the land to third party accordance with Contract upon obtaining permission from authority.

6. Where the investor (lessee) dead, holdi will be transfer to the heirs accordance with law then the heirs al has an obligation to promote and develop the holding land's.

**Article 16 Land water & its utilization**

1. An investor may use existintg surface under beneath water in order to promote development in consistent with the existng law of the region

2. Any investor who want to use (Land water) should first submit his proposal plan to the concerned organ & get permission.

**Qodobka 17<sup>aad</sup> :- Dhulka miyiga ee aan la siin Karin maal galiyayaasha**

- 1. Dhulka hoos ku xusan lama siin karo maal-galiye :-
  - B. Goobaha daaqsimeedka ee muhiimaka u ah dadwa ynaha xoolo dhagatada
  - T. Dhulka ay gacanta ku hayaan ama leeyihiin dadka beerl aydu
  - J Goobaha dawladu sida gaarka ah ugu talagashay in loo illaaliyo ee ay ka midka yihiin seerayaasha duurjoogta, goobaha diimaha iyo taariikhda leh. Fagaarayaasha dadwaynuhu adeegsado ama goobaha kale ee loogu talagalay in loo adeegsado danta guud.

**Qodobka 18<sup>aad</sup> :- Soo gudbinta Cabashooyinka**

- 1. Maal-galiye kasta oo cabasha ka qaba addeega ama go'aanka uu siiyo maamulka maal-galinta wakaaladu, degmadu ama magaaladu wuxuu cabashadiisa u soo gudbin si ay wax uga qabato wakaaladu, Maalgalinta.
- 2. Wakaaladu iyadoo cabashada loo soo gudbiyay hordhigaysa guddiga sare maamulka maal galinta ayay hantiilaha siin go'aan uu guddigu ka soo saaro cabashada.

**Qodobka 19<sup>aad</sup> :- Awooda Soo Saarida**

Guddiga (Boordhiga) maamulka maal-galintu si uu arrimaha bayaankan lagu xeeriyay u dhagan galiyo wuxuu soo saari karaa awaamiir(Darection).

**ARTICLE 17 RURAL LAND NOT TO BE GIVEN FOR PRIVATE INVESTMENT**

1. የሚከተሉት ቦታዎች ለግል ኢንቨስትመንት አይሰጡም፡-

ሀ/ ወሳኝ የግጠሽ መሬት፤

ለ/ የአርሶ አደሮች ይዘት የሆነ መሬት እና፤

ሐ/ መንግስት ለተፈጥሮ ሀብትና ጥበቃ የሚከለክል አካባቢዎች፣ ፓርኮች፣ ታሪካዊና የዕምነት ሥፍራዎች እና ለሕዝብ አገልግሎት የሚወልድ አደጣጫ እና ለሕዝብ አገልግሎት የታሰቡ ሌሎች ይዘቶች፡፡

**ARTICLE 18 COMPLAINT SUBMISSION PROCEDURE**

1. የክልል፣ የወረዳ፣ የከተማ፣ የኢንቨስትመንት የአስተዳደር ኮሚቴ በሚሰጠው ወሳኔ ቅር የተሰኘ ግለሀብት አቤቱታወን ለግለሥልጣኑ ያቀርባል፡፡

2. ግለሥልጣኑ አቤቱታወን ለኢንቨስትመንት አስተዳደር ኮሚቴ በማቅረብ ምላሹ ወዲያው እንዲሰጥ ያደርጋል፡፡

**ARTICLE 19 POWER TO ISSUE DIRECTIVES**

የኢንቨስትመንት አስተዳደር ኮሚቴ (ቦርድ) ይህን አዋጅ በተመለከተ ጉዳዮች ላይ ለማስፈጸም መመሪያ ሊያወጣ ይችላል፡፡

**Article 17 Rural Land not to be given for private investment**

1. The following land shall not be given to private investor:-

A/ Important grazing lands for pastoralists

B/ peasants holding

C/ areas enclosed by the government for the development preservation of natural resource parks, historical religious & pub. service giving areas.

**Article 18 complaint submission procedure**

1. Any investor who has complaint against services & decision of the investment board, wareda or recognized town board will lodge his complaint to the investment authority

2. Investment authority shall submit the appeal to the board and facilitate to get immediate responses.

**Article 19 Power to issue directives**

The investment board may issue directives to put in force the provision of the proclamation

**Qodobka 20<sup>aad</sup> :- Shuruucda aan dhaqan galinta sharci lahayn**

1. Waxaa halkan lagu buriyay (Nasakhay) bayaanka go'aaminta hawlaha maal-galinta dhulka miyiga ee bayaan Tirsi 7/1997.
2. Sharci, awaamiir ama hab shaqeed kasta oo ka soo horjeeda meel marinta arrimaha bayaankan lagu xusay dhaqan gal sharci iuma lahaanayaan.

**አገልግሎት 20 የተሻሩ ስነ ጥናት**

1. የሶማሌ ብሔራዊ ክልላዊ መንግስት ለኢንቨስትመንት ተግባር የሚወልድ የገጠር መሬት አዋጅ ቁጥር 7/1991 ዓ/ም በዚህ አዋጅ ተሻር።
2. ከዚህ አዋጅ ጋር የሚቃረን ማንኛውም ዓይነት ወይም መመሪያ ወይም ወላኔ በዚህ አዋጅ ውስጥ በተጠቀሱት ጉዳዮች ላይ ተፈጻሚነት አይኖረውም።

**Article 20 repealed laws**

1. It is here by repealed the proclamation provide rural lands for invest activities in Somali regional provclamation No 7/1999.
2. Any laws, directives or decision v is inconsistent with the provisio this proclamation shall not apply respect to matter provide for proclamtion.

**Qodobka 21<sup>aad</sup> :- Muddada Dhaqan galke**

Bayaankan wuxuu dhaqan galayaa marka uu golaha xildhibaanada deegaanku ansixiyaan.

**አገልግሎት 21. አዋጅ የሚጸናበት ጊዜ**

ይህ አዋጅ የክልሉ ምክርቤት ከፀደቀበት ቀን ጀምሮ የፀና ይሆናል

**Article 21 Effective Date**

This proclamtion shall be effective from date of enactment of regional parliment

Muddane Cabdi Maxamuud Cumar  
Madaxwaynaha Dawlada Deegaanka  
Soomaalida

አቶ አብዲ መሐመድ ዑመር  
የሶ/ክ/መ ርዕሰ መስተዳድር

Abdi Mohammed Omer  
President of Somali Regional State

**ብርሃንና ሰላም ማተሚያ ድርጅት**

*(Handwritten signature)*

**Table B**  
**Qodobka 6(1) Mudaba heesita kirada dhulka jirayo**

Beeraha roobka ku baxa		Beeraha masnada ku baxa		Beeraha isku dhafka ah	Horumarinta xoolaha	Horumarinta dhirta	Kuwo kale
Beerashada geedka joogtada ah	Dalag sanadeedka	Beerasho joogta ah	Dalag sanadeedka				
50	45	60	55	55	60	60	60

**ሰንጠረዥ ሀ**  
**አንቀጽ 6(1) የመሬት ኪራይ ውል የአገልግሎት ዘመን**

በዝናብ የሚበቅሉ የእርሻ ማሳዎች		በመስኖ የሚበቅሉ የእርሻ ማሳዎች		በሁለቱም የሚበቅሉ የእርሻ ማሳዎች	የአገልግሎት ልማት	የዕጽዋት ልማት	ሌሎች
ቋሚ የእርሻ ተክል ማሳ	ዓመታዊ የግጦሽ መሬት	ቋሚ የእርሻ ተክል	ዓመታዊ ቋሚ የእርሻ ተክል				
50	45	60	55	55	60	60	60

**Table A**  
**Article 6 (1) duration of contract of Lease**

Rain ing grow		Dam growth Agriculturing		Mixing Agriculturing	Animal Production	Plant productuon	Others
Permanent Agriculture	Anual production						
50	45	60	55	55	60	60	60

Shaxda (T)

Qodobka 7 (1) Qimaha Kirada dhulka miyga

TT	Degmada	Heerka dhulka iyo qiimaha(hec/san)	
		1 <sup>aad</sup>	2 <sup>aad</sup>
1	jijiga	65	40
2	Awbarre	46	38
3	Qabribayax	55	41
4	Xarshin	49	37
5	Babili	56	44
6	Gursum	54	38
7	Degaxbuur	55	45
8	Aware	45	36
9	Guna gado	30	19
10	Gashamo	35	25
11	Dhegaxmadaw	33	22
12	Qabridahar	57	45
13	Shaygoosh	48	33
14	Dhoobawayn	43	26
15	Shilabo	46	29
16	Wardheer	40	32
17	Danood	38	30
18	Bookh	37	29
19	Gallaadi	37	28
20	Godey	49	38
21	Dhanaan	42	30
22	Emay bari	41	32
23	Cadaadlay	40	30
24	Qallaaf	48	36
25	Mustaxiil	40	28
26	Feer feer	39	27
27	Hargeelle	40	28
28	Jarrati	38	26
29	Dollo bay	38	25
30	Baarray	36	23
31	Emay galbeed	38	28
32	Ceelkarre	35	21
33	Gurra dhaamoole	34	20
34	Gura baqaqsa	33	19
35	Filtu	49	36
36	Dollo addo	47	34
37	Hudat	43	29
38	Moyale	52	39
39	Fig	35	25
40	Sagag	28	19
41	Dhuxun	27	17
42	Xamaro	26	16
43	Maya muluqo	27	18
44	Laga hidda	28	19
45	sallaaxaad	26	20
46	Garbo	25	22
47	Shinile	40	32
48	Danbal	37	29
49	Ayshaca	36	27
50	Erer	38	26
51	Meiso	36	28
52	afdem	33	25

ሰንጠረዥ (ለ) አንቀጽ 7 (1) የገጠር የመሬት ኪ.ራ.ዩ. ተመን

ተ.ቁ.	ወረዳ	የመሬቱ ደረጃና ተመን/ (ህ/ተ)	
		1 <sup>ኛ</sup>	2 <sup>ኛ</sup>
1	ጅጅጋ	65	40
2	አውብሬ	46	38
3	ቀብሪባያህ	55	41
4	ሀርሺን	49	37
5	ባብሌ	56	44
6	ጉርሱም	54	38
7	ደጋሀቡር	55	45
8	አዋሬ	45	36
9	ጉና ጋዶ	30	19
10	ጋሻም	35	25
11	ዳጋሀመዶው	33	22
12	ቀብሪደሀር	57	45
13	ሼይ ጎሽ	48	33
14	ዶብወይን	49	26
15	ሺላቦ	46	29
16	ዋርዶር	40	32
17	ዳናድ	38	30
18	ቡክ	37	29
19	ጋለዲ	37	28
20	ጎዶ	49	38
21	ደናን	42	30
22	አማይ ቦሬ	41	32
23	አዳድላይ	40	30
24	ቀላፎ	48	36
25	ሙብታሂል	40	28
26	ፈር ፈር	39	27
27	ሃርጌሌ	40	28
28	ጃራቲ	38	26
29	ዶሎ ባይ	38	25
30	ባሬይ	36	23
31	አመይ ጋልቤድ	38	28
32	ኤልከሬ	35	21
33	ጉራ ዳሞሌ	34	20
34	ጉራ በቀቅላ	33	19
35	ፊልቱ	49	36
36	ዶሎ አዶ	47	34
37	ሁዳት	43	29
38	ሞያሌ	52	39
39	ፊቅ	35	25
40	ሳጋግ	28	19
41	ዱሁን	27	17
42	ሀማር	26	16
43	መያ ሙሉክ	27	18
44	ሰጋ ሂዳ	28	19
45	ሳላሐድ	26	20
46	ጋርቡ	25	22
47	ሽኒሌ	40	32
48	ዳንዛል	37	29
49	ኤይሻላ	36	27
50	ኤረር	38	26
51	ሚኤሶ	36	28
52	አፍደም	33	25

Table B  
Article 7 (1) lease Rate of Rural land

No.	Woreda	Rate of the Land (h/s)	
		1 <sup>st</sup>	2 <sup>nd</sup>
1	jijiga	65	40
2	Awbarre	46	38
3	Qabribayax	55	41
4	Xarshin	49	37
5	Babili	56	44
6	Gursum	54	38
7	Degaxbuur	55	45
8	Aware	45	36
9	Guna gado	30	19
10	Gashamo	35	25
11	Dhegaxmadaw	33	22
12	Qabridahar	57	45
13	Shaygoosh	48	33
14	Dhoobawayn	43	26
15	Shilabo	46	29
16	Wardheer	40	32
17	Danood	38	30
18	Bookh	37	29
19	Gallaadi	37	28
20	Godey	49	38
21	Dhanaan	42	30
22	Emay bari	41	32
23	Cadaadlay	40	30
24	Qallaifo	48	36
25	Mustaxiil	40	28
26	Feer feer	39	27
27	Hargeelle	40	28
28	Jarrati	38	26
29	Dollo bay	38	25
30	Baarray	36	23
31	Emay galbeed	38	28
32	Ceelkarre	35	21
33	Gurra dhaamoole	34	20
34	Gura baqaqsa	33	19
35	Filtu	49	36
36	Dollo addo	47	34
37	Hudat	43	29
38	Moyale	52	39
39	Fiq	35	25
40	Sagag	28	19
41	Dhuxun	27	17
42	Xamaro	26	16
43	Maya muluqo	27	18
44	Laga hidda	28	19
45	sallaaxaad	26	20
46	Garbo	25	22
47	Shinile	40	32
48	Danbal	37	29
49	Ayshaca	36	27
50	Erer	38	26
51	Meiso	36	28
52	afdem	33	25

ጠረጴዛ (ለ) አንቀጽ 7 (1) የገጠር የመሬት ከ.ራ.ደ. ተመን

ቁ.	ወረዳ	የመሬት ደረጃና ተመን/ (ህ/ተ)	
		1ኛ	2ኛ
	ጅጅጋ	65	40
	አውብሬ	46	38
	ቀብሪበያህ	55	41
	ሀርሺን	49	37
	ባብሌ	56	44
	ጉርሱም	54	38
	ደጋሀቡር	55	45
	አዋሬ	45	36
	ጉና ጋዶ	30	19
	ጋሻሞ	35	25
	ዳጋሀመዶው	33	22
	ቀብሪደሀር	57	45
	ሼይ ጎሽ	48	33
	ዶበወይን	49	26
	ሺላቦ	46	29
	ዋርዶር	40	32
	ዳናድ	38	30
	ቡክ	37	29
	ጋለዲ	37	28
	ጎዶ	49	38
	ደናን	42	30
	አማይ በሬ	41	32
	አዳድላይ	40	30
	ቀላፎ	48	36
	ሙስታሂል	40	28
	ፊር ፊር	39	27
	ሃርጌሌ	40	28
	ጃራቲ	38	26
	ዶሎ ባይ	38	25
	ባሬይ	36	23
	አመይ ጋልዬድ	38	28
	ኤልከሬ	35	21
	ጉራ ዳሞሌ	34	20
	ጉራ በቀቅሳ	33	19
	ፊልቱ	49	36
	ዱሎ አዶ	47	34
	ሁዳት	43	29
	ሞያሌ	52	39
	ፊቅ	35	25
	ሳጋግ	28	19
	ዱሁን	27	17
	ሀማር	26	16
	መያ ሙሉክ	27	18
	ለጋ ሂዳ	28	19
	ሳላሐድ	26	20
	ጋርቡ	25	22
	ሽኒሌ	40	32
	ዳዝል	37	29
	አይሻላ	36	27
	አረር	38	26
	ሚኒሶ	36	28
	አፍደም	33	25