



Dawladda Deegaanka Qowmiyadda Soomaaliyeed

DHOOL GAZETA

የሶማሌ ብሔራዊ ክልላዊ መንግሥት

Somali National Regional State

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Bayaan Tirsi 8/1991
"Bayaanka Liiska iyo maamulka
kirada ee dhulka magaalada" Bog 14

ማውጫ

አዋጅ ቁጥር ፳/፲፱፻፺፩
"የከተማን ቦታ በሊዝ ለመስጠትና በኪራይ
ለማስተዳደር የወጣ አዋጅ" ፲፮ ፻፬

CONTENTS

Proclamation No. 8/1991
"A Proclamation to Provide for the Lease
Holding of Urban Lands" Page 14

**BAYAAN TIRSI 8/1991
BAYAANKA LIISKA IYO
MAAMULKA KIRADA EE DHULKA
MAGAALADA.**

Maadaama waqtigan xaadirka ah dhulka magaalada ay dawladdu leedahay, islamarkaana ay lagama maarmaan tahay in la helo hab looga faa'iidaysto dhulka magaalada. Si loo daboolo baahiyaha qaybaha kala duwan ee bulshada magaalada ku nool.

Maadaama dadwaynaha deggan magaalooyinka ay tiradoodu sii kordhayso, tassina ay keenayso dhibaatooyin la xidhiidha qoondaynta dhulka magaalada. Sidoo kalena ay u baahan tahay qorshe-hage la raaco;

Maadaama dakhliga magaalooyinka ee ka soo xerooda adeegsiga dhulka iyo ilaha kaleba, aanay ku filayn kharashka dhis-mayaasha, adeeg siinta iyo kaabayaasha dhaqaale ee bulshada deggan magaalada.

**አዋጅ ቁጥር ፳/፲፱፻፺፩ ዓ.ም.
የከተማን ቦታ በሊዝ
ለመስጠትና በኪራይ ለማስተዳደር የወጣ
አዋጅ**

በአሁኑ ወቅት መሬት በመንግሥት ባለቤትነት ሥር እንደመሆኑ መጠን በከተማ የሚኖሩ ሩትን ገብረተሰብ ያለባቸውን ችግሮች ለማቅለል የከተማ ቦታን ጥቅም ላይ ለማዋል የሚያስችል ሥርዓት ለመቀየስ አስፈላጊ በመሆኑ፤

በከተሞች የሚኖሩ ሕዝብ ቁጥራቸው እያደገ በመምጣቱ ይህም በከተማ ቦታ አሰጣጥ ጋር የተያያዘ ችግሮች የሚፈጠር በመሆኑ እንዲሁም መሠረት የሚሆን ዕቅድ በማስፈለግ፤

ከመሬት አጠቃቀምና ከሌሎች ምንጮች የሚሰበሰቡ የከተማ ገቢዎች ለግንባታ፣ ለሌሎች ልግሎትና ሌሎች ከተማ ለሚኖሩ ሕብረተሰብ የሚያስፈልጉ ኢኮኖሚያዊ ጥቅሞች ለሚያስፈልጉ ወጪዎች የሚሸፍኑን አለመሆኑ፤

**PROCLAMATION NO. 8/1991
A PROCLAMATION TO PROVIDE
FOR THE LEASE HOLDING OF
URBAN LANDS**

Where as Urban land is at present owned by the government, and it is necessary to provide for the utilization of Urban land in such manner as can satisfy the needs of various sections of the population;

Where as the number of Urban dwellers has continued to increase at a higher rate of growth thus causing Urban centers expend without plan and further complicating the problems associated with the allocation of Urban land;

Where as, on the contrary, the financial capacity of Urban countries based revenues collected from land use fees and other sources has proved to be inadequate to finance the building of infrastructure and the provision of social services to Urban dwellers;

Maadaama guryaha magaaladu aanay ku filayn dadqwaynaha ku nool magaalada, islamarkaana dakhliga soo gala muwaadiniinta aanu isku mid ahayn oo ay kala dhaqaale roon yihiin, islamarkaana ay lagama maarmaan tahay in la dhiso guryo daboolo baahidooda.

Maadama sharciga horey u jiray, (bayaan tirsi 47/75) ee dhulka magaalada, aanay ku jirin qiimaha adeegsiga dhulka in lagu sheego lacag ahaan . Ayaa loo baahday in la sameeyo qiime suuq oo ku salaysan mabaadii'da suuqa dhaqaalaha xorta ah, oo xuquuqda adeegsiga dhulku leedahay.

Sidaa darteed, si loo daboolo galdaloolooyinkii hore u jiray, ayaa golaha deegaanku isaga oo ka duulaya bayaanka tirsigiisu yahay 80/93, ee dawlladda dhexe iyo Qod. 49^{aad} Tisiga 3aa xarafka b, ee dastuurka degaanka wuxuu soo saaray bayaanka.

Qaybta I^{aad}
Qodobbo Guud
I^{aad} Cinwaan Gaaban.

Bayaankan waxaa lagu magacaabi doonaa "Bayaanka liiska iyo maamulka kirada ee Dhulka magaalooyinka Dawlada Deeganka Qowmiyada Soomaalida Bayaan tirsi 8/1991."

2^{aad} Qeexid

Bayaankan dhexdiisa haddii ereygu weedha uu ku jiro aanay macne kale u yeelin.

1. "Bayaan":- Waxaa loola jeedhaa bayaanka tirsigiisu yahay 80/86 ee Federaalka.
2. "Liis":- Waxaa loola jeedaa heshiiska muddaysan ee lagu bixiyo dhulka.
3. "Kiro":- Waxaa loola jeedaa heshiiska aan muddaysnayn ee lagu bixiyo dhulka.
4. "Iahaansho": Waxaa loola jeedaa mulkiyadda dhabta ah ee dhulka, waxayna u gaar tahay dawladda iyo dadweynaha.
5. "Haysasho":- Waxaa loola jeedaa adeegsiga dhulka.
6. "Qorshe-hage":- Waxaa loola jeedaa khariidadda duleed ee qeexaysa jaggoyinka iyo qaybaha magaalada (Master Plan).
7. "Maamulka Magaalada":- Waxaa loola jeedaa dawladda hoosee magaalada.
8. "Xafiis":- Waxaa loola jeedaa xafiiska Hawlaha guud iyo horumarinta magaalooyinka ee Dawlada Deegaanka Qowmiyada Soomaalida.

በከተማ የሚገኙ ቤቶች በከተማው ለሚኖሩ ሕብረተሰብ ስለማይበቁ እንዲሁም የእያንዳንዱ ዜጋ የገቢ መጠን እኩል ባለመሆኑና ስለሚበላለጥ፤ ይህንንም ችግሮች የሚያቃልሉ ቤቶች መገንባት አስፈላጊ በመሆኑ፤

ከዚህ በፊት የነበረውና የከተማን ቦታ በሊዝ ለመስጠት የወጣው አዋጅ ቁጥር ፵፯/፸፭ ዓ.ም. የመሬት አገልግሎት ዋጋ በገንዘብ እንዲተመን ስለማይደነግግ በመሬት አገልግሎት መብት ሥራ የሆነና በነፃው የኢኮኖሚ ገበያ ፖሊሲ መሠረት ያደረገ የገበያ ዋጋ ለመተመን በማስፈለግ፤

ስለዚህ የሶማሌ ብሔራዊ ክልላዊ መንግሥት ቀደም ሲል የነበሩትን ችግሮችን ለመሸፈን በፌዴራል መንግሥት አዋጅ ቁጥር ፹/፲፫ እና የሶማሌ ብሔራዊ ክልላዊ መንግሥት ሕገ-መንግሥት አንቀፅ ፵፱ ንዑስ አንቀጽ ፫ (ሀ) በተደነገገው መሠረት ይህን አዋጅ አውጥቷል።

ክፍል አንድ
ጠቅላላ

፩ አጭር ርዕስ

ይህ አዋጅ "የሶማሌ ብሔራዊ ክልላዊ መንግሥት የከተማ ቦታን በሊዝ ለመስጠትና በኪራይ ለማስተዳደር የወጣ አዋጅ ቁጥር ፳/፲፱፻፺፩" ተብሎ ሊጠቀስ ይችላል።

፪ ትርጓሜ

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

- ፩. "አዋጅ" ማለት የፌዴራል አዋጅ ቁጥር ፹/፲፫ ማለት ነው።
- ፪. "ሊዝ" ማለት ውስን የሆነ የቦታ ውል ማለት ነው።
- ፫. "ኪራይ ማለት ውስን ያልሆነ የመሬት ውል ማለት ነው።
- ፬. "ባለቤትነት" ማለት ትክክለኛ የቦታ ባለቤትነት ሆነ ለመንግሥትና ሕዝብ በተለይ የተሰጠ ማለት ነው።
- ፭. "ባለ ይዞታ" ማለት መሬትን በመገልገል ማለት ነው።
- ፮. "ማስተር ፕላን" ማለት የከተማ ቦታና ክፍፍል የሚያብራራ ካርታ ማለት ነው።
- ፯. "የከተማ አስተዳደር" ማለት የከተማ ማዘጋጃ ቤት ማለት ነው።
- ፰. "ቢሮ" ማለት የሶማሌ ብሔራዊ ክልላዊ መንግሥት የሥራና ከተማ ልማት ቢሮ ማለት ነው።

Where as considering the present shortage of dwelling houses in Urban centers; it is necessary to expedite the building, by various sections of Urban dwellers having different income levels, of dwelling houses according to their capacities and needs;

Where as, the law presently in force (proclamation No 47/75) of Urban land; does not provide for the value of land utilization to be expressed in terms of money. It has been found necessary to create the conditions where by the right to use Urban land can have market value based on the principles of free market economy.

Therefore, in order to cover the previous existing loopholes, the Somali National Regional State, issued this proclamation in accordance with proclamation No. 80/93 of the federal government and article 49(3) (A) of the constitution of the region.

PART I
General Provisions

1 Short Title

This proclamation may be cited "Somali National Regional State Urban land lease holding and rental administration proclamation No. 8/1991"

2 Definition

In this proclamation, unless the context otherwise requires;

1. "Proclamation" means the federal proclamation No. 80/86.
2. "Lease" means definite agreement for the permission of land holding.
3. "Rent" means in-definite agreement for the permission of land holding.
4. "Ownership" means the real ownership of the land which is particular for the government and for people.
5. "Possession" means utilization of the land.
6. "Master plan" means general defining (providing) places and of the town.
7. "town administration" means municipality of the town.
8. "Office" "Bureau" means Office/Bureau of work and urban development of the Somali National Regional State.

“Guddiga Fulinta”— Waxaa loola jeedaa guddiga fulinta ee Dawlada Deegaanka Qowmiyaada Soomalida.

“Guri gaar ah”:- Waxaa loola jeedaa guryaha ay dadku sida gaarka ah u leeyihiin kuna nool yihiin.

“Guryo kiro ah,”:- Waxaa loola jeedaa guryaha dawladda ee laga kireeyo shaqaalaha iyo dadweynaha.

“Jago”:- Waxaa loola jeedaa meel bannaan ama dhisan oo loo sharciyeeyey kana mid ah dhulka magaalada (boos ama booto).

“guddiga Tartanka”:- Waxaa loola jeedaa guddiga bixinta jagooyinka liiska ee tartanka loo gelayo waxaana soo magacaabi doona guddiga fulinta.

3^{and} Xadka Fulinta.

Bayaankan waxaa lagu maamulayaa jagooyinkamagaalada & dhulka ku xeeran.

Bayaankan wax saamayn ah kuma laha dhulka hore loo bixiyey ee waafaqsan bayaankan.

4^{and} Lahaanshaha Dhulka.

Iyada oo la raacayo sida ku Qod.40ad tirsiga 3ad ee Dastuurka Dawladda Degaank Qowmiyadaa Soomaalida xuquuqda mulkiyadda dhulka miyiga ah, kan magaalada iyo khayraadka dabiicga ah waxaa iska leh Dawladda iyo dadweynaha degaanka o qudh ah, mana galo iib iyo beddelaad midna.

Iyada oo uu sideeda u sugan yaha xaqa haysashada gaar ahaaneed, haddana dawladdu wacay awooddaa, in ay xadiddo xuquuqda haysashada dhulka, haddiiba loo baahdo.

Xuquuqda haysashada dhulka waa mid ku xidhan hadba wajiga sharciyeed ee ay ka soo jeeddo.

5^{and} Heeraynta Magaalooyinka & Jagooyinka

Iyada oo magaalooyinka degaanka ku yaalla loo eegayo xagga horumarka iyo dhaqaalaha ayaa waxaa loo qaybinayaa ilaa saddex (3) heer.

Iyada oo jagooyinka magaalo kasta ku yaalla loo eegayo baaxadda magaalada iyo horumarka ay samaynayso ayaa waxaa loo qaybin karaa ilaa Afar (4) heer.

Heerka ay magaaladu galayso waxaa so diyaarinaya xafiiska hawlaha guud, waxaana ansixinaya guddiga fulinta iyada oo had iyo jeer dib loo habayn karo.

- ፱. “ሥራ አስፈጻሚ” ማለት የሶማሌ ብሔራዊ ክልላዊ መንግሥት ሥራ አስፈጻሚ ማለት ነው።
- ፲. “የግል ቤት” ማለት የግል መኖሪያ ቤት ማለት ነው።
- ፲፩. “ኪራይ ቤት” ማለት መንግሥት ለሠራተኞችና ለሕዝቡ ያከራየው ቤት ማለት ነው።
- ፲፪. “ቦታ” ማለት ባይ ወይም የተገነባ ቦታ ሆኖ በሕጋዊ መንገድ ለሰው የተሰጠና የከተማ ቦታ የሆነ ማለት ነው።
- ፲፫. “የጨረታ ኮሚቴ” ማለት የጨረታን ቦታ የሚሰጡና በሥራ አስፈጻሚ ኮሚቴ የሚመረጥ ማለት ነው።

፫ የአፈጻጸም ወሰን

- ፩. ይህ አዋጅ የከተማ ቦታና አካባቢው የሚገኙ ቦታዎች ላይ ተፈጻሚነት ይኖረዋል።
- ፪. ይህ አዋጅ ነባር ይዞታ ሆኖ ከአዋጁ ጋር የሚጣጣም ቦታ ላይ ተፈጻሚነት አይኖረውም።

፬ የመሬት ባለቤትነት

- ፩. የሶማሌ ብሔራዊ ክልላዊ መንግሥት ሕገ-መንግሥት አንቀጽ ፵ ንዑስ ቁጥር /፫/ መሠረት የገጠር መሬት የከተማና የተፈጥሮ ሀብት ባለቤትነት መብት የመንግሥትና የክልሉ ሕዝብ ብቻ ነው። መሸጥና መለወጥም አይቻልም።
- ፪. የግል ባለይዞታነት መብት እንደተጠበቀ ሆኖ አስፈላጊ ሆኖ ከተገኘ መንግሥት የመሬት ባለይዞታነት መብትን ሊገድብ ይችላል።
- ፫. የመሬት ይዞታ መብት ከተደነገገው ሕግ ጋር የተገናኘ ይሆናል።

፭ የከተማና የቦታ ደረጃ ምደባ

- ፩. በክልሉ ያሉት ከተሞች ካላቸው የዕድገት ፣ ደረጃና የኢኮኖሚ እንቅስቃሴ አንጻር ታይተው እስከ ሶስት ደረጃዎች ይመደባሉ።
- ፪. በእያንዳንዱ ከተማ የሚገኙ ቦታዎች እንደየከተማው ዕድገትና ስፋት ታይተው እስከ አራት ደረጃ ሊመደብ ይችላል።
- ፫. ለከተማውን የሚሰጠው ደረጃ በከተማ ልማት ቢሮ ተዘጋጅቶ በሥራ አስፈጻሚ ኮሚቴ ይጸድቃል። በየጊዜውም ሊሻሻል ይችላል።

- 9. “Executive committee” means the executive committee of the Somali National Regional State .
- 10. “Private houses” means private dwelling houses.
- 11. “Rental or letting houses” means government rental houses for the public servants and for the people.
- 12. “Size position” means place found in a town which has been built or not build which legally gives to the people.
- 13. “Competition Committee” means committee grantius competitive land lease holding and appointed by the executive committee.

3 Scope of application

- 1. This proclamation applies to the Urban and the sarounding land lease holding.
- 2. This proclamation may not affect land previously granted in a manner consistent with this proclamation.

4 Ownership of land

- 1. In accordance with Art.40 (3) of the Somali National Regional State Constitution; the right to ownership of rural and Urban land; as well as of all natural resurces, is exclusively vested in the regional state and in the people of the region, and shall not be subject to sell or to other means of exchange.
- 2. Without prejudice to the right to private possession, the government may limit the right to possession of land, if it deems necessary.
- 3. The right to possession of land depends upon law providing this right.

5 Level of towns and Urban centers

- 1. Towns with in the region shall be classified in to three levels in accordance with the economy and the development.
- 2. Urban centers within each town shall be classified in to four levels in accordance with the size of the town land and its development.
- 3. The level of the town shall be prepared by the Bureau of works and urban development shall be approved by the executive committee, provided that it is subject to amendment in all cases.

4. Xafiska hawlaha guud iyo horumarinta magaalooyinka isaga oo raacaya wareegtooyinka ay Dawlada Deeganka Qowmigada Somalida ka soo saarto dhulka iyo xeerarka bayaankan ayuu magaalooyinka degaanka u soo diyaarinayaa qorshe-hage (master plan), Si loo dhaqan geliyana ka ansixinayaa guddiga fulinta

5. Dawladda hoose ee magaaladu iyada oo ka dulaysa qorshe-hagaha uu so diyaariyey xafiska hawlaha guud waa inay magaalada u qaybiso heerarka ay qaadan karto (ilaa 4 heer).

*Qaybta 2^{aad}
Liiska*

6 Waxaa liiska lagu maamulayaa:- dhulka hoos ku qoran

1. Jagooyinka lagu ganacsado ee horey loo haystay, maamulka kiradana aan lagu dabaqin.
2. Haysashada dhul cusub, kaas oo loo adeegsanayo arrimo ganacsi ama guryo lagu noolaado.
3. Iyada oo la eegayo xeerarka bayaankan, haystayaasha so codsada inay dhulkooda ka beddelaan habka kirada una beddelaan habka liiska haddii ay helaan oggalansho.
4. Dhamaan dhulka magaalooyinka heerka 1^{aad} jagooyinka heerka 1^{aad} iyo 2^{aad}
5. Rugaha ganacsiga ee aan dhaxalka ahayn ee si kastaba ha ku dhacdee cid kale lagu wareejiyey.
6. Guryaha degaanka ah ee aan dhaxalka ahayn isla markaasana aan waafaqsanayn qorshe-hagaha magaalada, si kastabana ha u dhacdee cid kale lagu wareejiyey.

7^{aad} Jagooyinka Tartan la'aanta lagu Bixinayo

1. Jagooyinka soo socda waxaa lagu bixinayaa tartan la'aan.
 - (b) Jagooyinka dadka aan guryaha lahayn ee ay u doonayaan inay ka dhistaan guryo si shaqsi ah ama si iskaashato ahba, waxaana la siinayaa ugu badnaan ilaa 400 sqm. Qofkiiba.
 - t. Jagooyinka loo doonayo in si toos ah loogu fuliyo hawlo dadweynaha waxter u ah, kuwaas oo lagu bixinayo amar ka soo baxa guddiga fulinta
 - j. Codsii ballaadhinta dhul hore loo deggenaa, haddii cidda ay khasayso soo xaqiijiso in dhulka lagu fidayo aan mashruuc kale loo adeegsan karin.

፬. የከተማ ልማት ቢሮ የሶማሌ ብሔራዊ ክልላዊ መንግሥት ስለመሬትና የዚህን አዋጅ ደንብ የሚያወጣውን መመሪያ በመከተል ለክልሉ ከተሞች የማስተር ፕላን ያዘጋጃል። ለአፈጻጸሙ እንዲመች ደግሞ የክልሉ ሥራ አስፈጻሚ ያጸድቀዋል።

፭. የከተማው ማዘጋጃ ቤት የከተማ ልማት ቢሮ የሚያዘጋጀውን ማስተር ፕላን መሠረት በማድረግ ከተማው የሚችለውን ደረጃ መመደብ አለበት፤ እስከ ፬ ደረጃ/።

ክፍል ፪
ስለ ሊ.ገ

፯ በሊ.ገ የሚተዳደሩና የሚሸፍኑ መሬት የሚከተለው ነው፡-

- ፩. በከራይ ያልተሸፈኑ የንግድ ሥራ የሚካሄድባቸው ነባር ይዘታዎች፤
- ፪. ለንግድ ሥራ ወይም ለመኖሪያ ቤት የሚውል አዲስ የቦታ ይዘታ፤
- ፫. በዚህ አዋጅ ደንብ መሠረት ከኪራይ አስተዳደር ወደ ሊ.ገ ለማዛወር ከተፈቀደ ላቸው ጥያቄ የሚቀርቡ ባለይዘታዎች፤
- ፬. አጠቃላይ የከተሞች መሬት ፩ኛ ደረጃ፤ ከቦታዎች ፩ኛና ፪ኛ ደረጃ፤
- ፭. በውርስ ያልሆነ የንግድ ሥራ ቦታ ሆኖ በማንኛውም ሁኔታ ለሌላ ሰው የተላለፈ፤
- ፮. በውርስ ያልሆነ የመኖሪያ ቤት እንዲሁም በከተማ ፕላን መሠረት ያልተከተለና በማንኛውም ሁኔታ ለሌላ ሰው የተላለፈ፤

፯ ያለ ጨረታ የሚሰጡ ቦታዎች

- ፩. ከዚህ የሚከተሉትን ቦታዎች ያለ ጨረታ ይሰጣሉ፡-
 - ሀ. መኖሪያ ቤት የሌላቸው ሆነው በግልም ሆነ በማህበር መኖሪያ ቤት ለመሥራት የሚፈልጉ ለእያንዳንዱ ሰው እስከ ፬፻ ካ.ሜ ይሰጣል።
 - ለ. ሥራ አስፈጻሚ ኮሚቴ በሚያወጣው መመሪያ መሠረት በቀጥታ ለሕዝብ ጥቅም ለሚውሉ ሥራዎች የሚያስፈልግ ቦታ፤
 - ሐ. በነባር ይዘታ ላይ የቦታ ማስፋት ጥያቄ ቀርቦ የሚመለከት አካል የተጠየቀውን ቦታ ለሌላ ፕሮጀክት ሊውል የማይችል መሆኑን ሲያረጋግጥ፤

4. Works and Urban development Bureau shall determine (prepare) master plan for the towns within the region in accordance with the provisions of this proclamation and directives issued by the Somali National Regional State and approve with the executive committee to be implemented.
5. Municipality of the town shall classify town in to the appropriate levels/ upto 4 levels/

PART 2
Lease Holding lands

6 Lease shall be applicable on the following lease possessions:

1. Existing possession excluded from rent and where trade activities are carried out.
2. New land holdings which are to be used for trade activities or dwelling houses.
3. According to this proclamation; those holders who have applied to change from rent administration to lease system and received approval of competent Authority.
4. All 1st and 2nd level Urban centers in 1st level of Urban lands.
5. Business centers transfered to another person in any manner other than inheritance and does not have master plan.
6. Dwelling houses transfered to another person in any manner other than inheritance and do not have master plan.

7 Urban land leasing without tender

1. The following Urban lands shall be effected without tender;
 - a holdings required by persons without dwelling houses for private or cooperative dwelling houses, and the maximum size shall be upto 400 sqm for each person.
 - b. Urban land required for the public use and granted by the order of the executive committee.
 - c. Request for the extension of existing holding; provided that the concerned body approved that the land which is to be extended can not be used for another project.

- x) Guryaha ku yaalla jagooyin ay dawladdu la wareegtay balse aan waafaqsanayn qor-shehagaha. Haddii guryahaas la siinayo maalgeliye bed-delkooda dhisi kara guryo kale ama bixin kara qiime u dhigma, dabadeedna ka fulin kara jagada adeegyo kale sida uu farayo qorshe-haguhu.
- kh) jagooyinka la siinayo maalgeliyeyaasha, si loogu dhiirigeliyo inay degaanka maalgeshadaan.

2. Haddii uusan guudiga fulintu si kale u go'aamin wixii ka badan bedka ku xusan xarafka b, ee tirsiga 1^{aad} waxaa lagu bixinayaa tartan waana habka liiska.
3. Magaalooyinka habka kirada lagu maamulo codsiyada jagooyinka ku xusan b, tirsiga 1^{aad} ee qodobkan waxaa la bixin kara ugu badnaan ilaa 100sq.m.
4. Iyada oo la raacayo bayaankan, jagooyinka ku xusan xarfaha b iyo j ee qodobkan waxaa lagu maamulayaa habka kirada.
5. Jagooyinkaku xusan xarfaha x iyo kh ee tirsiga 1^{aad} ee qodobkan ee Liiska lagu bixinayo waxaa qiimahooda go'aaminaya boordhiga maal-gelinta.
6. Jagooyinka ku xusan xarfaha t, ee tirsiga 1^{aad} ee qodobkan guddiga fulintu wuu ka dhaafi kara lacagta kirada ama ta liiskaba.
7. Arrinta lagu soo xusay tirsiga 6^{aa} ee qodobkan iyada oo daraasad lala samaynayso cidda ay khusayso ayaa waxaa go'anka soo dhaweynaya xafiiska.

8^{aad} Habka Go'aaminta Qiimaha Liiska.

1. Qiimaha ugu sarreeya ee tartanka ka so baxa ayaa noqonaya qiimaha jagada.
2. Haddii aan bayaanka si kale loogu go'aamin qiimaha jagada ee liiska waa inaysan ka yaraan qiimaha jagada ee habka kirada ah.
3. Haddii qiimaha ay tartamayaashu soo gudbiyaan uu isku mid nogdo, waxaa lagu kala saarayaa bakhtiyaanasiib iyaga oo goob joog ah ama ay wakiiladoodu goob joog yihiin.
4. Guddiga tartanku wuxuu xaq u leeyahay inuu baabi'yo tartankaba.
5. Ciddii aan ku qancin habka tartanku u dhacay waa inay shan iyo toban (15) maalmood gudahood ugu gudbisaa cabashadeeda cidda ay khusayso laga bilaabo maalinta uu go'aanku so baxo.
6. Waxyaabaha aan lagu xusin bayaankan iyo awaamiirta la xiriirta, waxaa lagu dabaqi doonaa sharciga madaniga ah.

መ. በመንግሥት የተወረሱ ቦታዎች ላይ የሚገኙ ቤቶች በጥላኑ መሠረት ያልተሰራ ከሆኑና ቤቶች ሠርቶ ለሚተካ ወይም ቤቶችን ለመተካት የሚያስፈልገውን ግምት ለሚከፍል ኢንቨስተር የሚሰጥ ከሆነ እንዲሁም በጥላኑ መሠረት ቦታው ለሌላ አገልግሎት እንዲውል የሚያመች፣ የሚቻል ሲሆን።

ሠ. ክልሉን እንዲያለሙ ሲባል ሊበረታቱ ለሚገባቸው ኢንቨስተሮች የሚሰጥ ቦታ።

፪. ሥራ አስፈጻሚ ኮሚቴ በሌላ አኳኑ ካልወሰነ በስተቀር በዚህ አንቀጽ በንዑስ አንቀጽ (፩) (ሀ) ላይ ከተጠቀሰው ስፋት በላይ የሚሰጠው በጨረታ ሆኖ በሊዝ ይሆናል።

፫. በኪራይ የሚተዳደሩት ከተሞች ውስጥ በዚህ አንቀጽ ንዑስ አንቀጽ /፩/ሀ/ ላይ ለሚቀርብ የቦታ ጥያቄ በ.በ.ዛ እስከ ፩ሺህ ስ.ሜ. ሊሰጥ ይችላል።

፬. በዚህ አንቀጽ ንዑስ አንቀጽ /፩/ሀ/ሐ/ ላይ የተመለከቱትን ቦታዎች የሚተዳደሩት በዚህ አዋጅ መሠረት በኪራይ ይሆናል።

፭. በዚህ አንቀጽ ንዑስ አንቀጽ /፩/መ/ሠ/ የተመለከቱትን በሊዝ የሚሰጡ ቦታዎች ዋጋቸውን የሚወስነው በኢንቨስትመንት ቦርድ ይሆናል።

፮. በዚህ አንቀጽ ንዑስ አንቀጽ /፩/ለ/ ላይ የተመለከተው ቦታዎች ሥራ አስፈጻሚ ኮሚቴ ከኪራይ ወይም ከሊዝ ክፍያ ነጻ ሊያደርግ ይችላል።

፯. በዚህ አንቀጽ ንዑስ አንቀጽ /፮/ ውስጥ የተገለጸውን ጉዳይ ከሚመለከተው አካል ጋር በማጥናት ለውሳኔ የሚያቀርበው ቢሮው ይሆናል።

፳ የሊዝ አወሳሰን

፩. በጨረታ ውድድር የተገኘው ከፍተኛ ዋጋ ተመን የቦታው ዋጋ ይሆናል።

፪. በዚህ አዋጅ በሌላ አኳኑ ካልተወሰነ በስተቀር የሊዝ ቦታ ዋጋ ከቦታው ኪራይ ዋጋ የሚያንስ መሆን የለበትም። ተጨራሾች ያስተላለፉትን ዋጋ እኩል ከሆነ ተጨራሾች ወይም ወኪሎቻቸው በተገኙበት በዕጣ ይለያሉ።

፫. አጫራች ኮሚቴው ጨረታውን ለመሰረዝ ሙሉ መብት አለው።

፬. በጨረታ አፈጻጸም ላይ ቅሬታ ያለው ወገን ውሳኔ ከተሰጠበት ቀን ጀምሮ በአሥራ አምስት ቀናት ውስጥ ለሚመለከተው አካል አቤቱታውን ማቅረብ አለበት።

፭. በዚህ አዋጅና አግባብ ባለው መምሪያ ያልተሸፈኑትን ጉዳዮች በፍትህ ስር ስጦታ ይመራሉ።

- d. Buildings on State, it expropriated lands which are not in accordance with the master plan, if these buildings were to be given to a investor who can replace or build another in place of the former, which are in line with the master plan or can pay their value and who can implement other services in accordance with master plan.
- e. Urban holding that have to be given to investors in order to encourage their investment of the region.

2. Unless otherwise the executive committee provides reference to sub-art. (1) (a) request for lands of private dwelling houses, in excess of maximum limit shall be lease system and effected by tender.

3. Urban centers administrated by rental system, request for land holdings stated in sub-art. 1/a/ of this article shall be maximum 1000 sqm.

4. According to this proclamation, land holdings mentioned under sub-art. 1 (a) and (c) shall be administrated by the rent administration.

5. The price of lease holdings mentioned under sub-art 1/d/and (e) shall be determined by the investment board.

6. Executive committee may grant land hodlings as mentioned in sub-art (b) free of rental or lease charge.

7. In the case mentioned under sub-art. of this article, the bureau shall forward its decision with the consultation of the concerned body.

8 Lease price of Urban lands

1. The lease policy of Urban lands shall be the highest price of the tender.

2. Unless otherwise provided in the proclamation, the lease price of Urban land shall not be less than the price the rent of Urban land.

3. If the price forwarded by the tender are equal, the one who win the ten shall be determined through random price at the presence of tenderers their representatives.

4. Tender committee shall have the right to cancel the tender.

5. A person dissatisfied with the decision of the tender may file his application to the concerned bodies within 15 days of the pronouncement of the decision.

6. Other cases which are not included in this proclamation and other regulations shall be governed by the civil code.

11^{aad} Fasaxa Dhulsiinta & Soo Sarridda Xujadda.

1. Maamulk dawladda hoose marka loo soo guddiyo codsiyo dhul habka liska lagu doonayo ayuu isaga oo ka duulaya xeerarka bayaankan bixinayaa dhulka laga soo codsaday.
2. Maamulka dawladda hoose marka uu bixinayo dhul:-
 - b. Waa inuu raacaa qorshe-hagaha magaalada u yaalla.
 - t. Haddii magaaladu lahayn qorshe-hage waa inuu ku dhaqmo wareegtooyinka ay Dawladdu ka soo saarto adeegsiga dhulka.
3. Maamulka dawladda hoose wuxuu si sharciga waafaqsan u soo saarayaa dhammaan dekontentiga la xidhiidha haysashada dhulka (xujedda).
4. Dekomentiga haysashda dhulka (xujedda) waa inayku cad yihiin:-
 - b. Magaca qofka la siiyey jagada oo saddexan.
 - t. Dhulka la siiyey qaybta uu kaga yaallo magaalada.
 - j. Heerka jagada la bixiyey.
 - x. Baaxadda dhulka & xuduudihisa.
 - kh. Ujeeddada loo adeegsanayo dhulka.
 - d. Canshuuta ku waajibaysa & mudaynteeda.

12^{aad} Bilaabida Dhismaha.

1. Qof kasta oo dhul ku hela habka liiska haddii aysan ka hor imaanin xaalad ka baxsan awooddiisa waa inuu dhismaha ku bilaabo hal sano gudaheed laga bilaabo maalinta la siiyo fasaxa dhismaha.
2. Dhisme ayaa la bilaabay waxaa la odhan karaa marka la dhameyo asaaska guriga ama dhismaha.

13^{aad} Xuquuqda iyo waajibaadka Haystaha.

1. Qofka haysta xujedda wuxuu yeelanayaa xuquuqaha iyo waajibaadka ku qeexan Qod. 10^{aad} ee bayaanka.
2. Iyada oo tirsiga 1^{aad} ee qodobkan uu sidiisa yahay, ayaa haddana haystuhu marka uu dhismaha bilaabo ka dib, haddii uu oggolaansho ka helo hay'adda ay khusayso wuxuu adeegsiga dhulka ku wareejin karaa cid kale.
3. Haystuhu waa inuu ilaaliyo bayaankan, heshiiska liiska iyo awaamiirta kale ee la faraba.

፲፩ የይዘታ የምስክር ወረቀትና የቦታ ፈቃድ አሰጣጥ

- ፩. የከተማው ማዘጋጃ ቤት የከተማን ቦታ በሊዝ እንዲሰጥ ጥያቄ ሲቀርብለት በዚህ አዋጅ መሠረት የተጠየቀውን ቦታ ይሰጣል።
- ፪. የማዘጋጃ ቤቱ አስተዳደር ቦታ በሚሰጥበት ጊዜ፡
 - ሀ) የከተማውን ማስተር ፕላን መከተል አለበት።
 - ለ) ከተማው ማስተር ፕላን የሌለው እንደሆነ የክልል መስተዳድሩ ስለ መሬት አገልግሎት የሚያወጣውን መመሪያ መሠረት መከተል አለበት።
- ፫. የከተማው ማዘጋጃ ቤት የቦታ ባለቤትነት ምስክር ወረቀት ጋር ግንኙነት ያላቸው አጠቃላይ ሰነዶችን በሕገ-መሠረት ያወጣል።
- ፬. የሚከተሉትን በመሬት ባለይዘታነት ሰነድ ላይ በግልጽ መስፈር አለበት።
 - ሀ) ቦታ የተሰጠው ሰው ሙሉ ስም፡
 - ለ) የተሰጠው መሬት የት አቅጣጫ እንደሚገኝ፡
 - ሐ) የተሰጠው ቦታ ደረጃ፡
 - መ) የቦታው ስፋትና አዋሳኛት፡
 - ረ) የሚውልበትን አገልግሎት፡
 - ሰ) የሚከፈለው ቀረጥና ጊዜው

፲፪ ስለ ግንባታ መጀመር

- ፩. በዚህ ደንብ መሠረት በሊዝ ቦታ ያገኘ ማንኛውም ሰው ከአቅም በላይ የሆነ ሁኔታ ካላገጠመ በስተቀር የግንባታ ፈቃድ ከወሰደበት ጊዜ አንስቶ በአንድ ዓመት ጊዜ ውስጥ የግንባታ ሥራ መጀመር ይኖርበታል።
- ፪. የግንባታ ሥራ ተጀመረ የሚባለው የቤቱን ወይም የህንጻው መሠረት ሲጠናቀቅ ነው።

፲፫ የባለይዘታው መብትና ግዴታዎች

- ፩. የባለይዘታነት ምስክር ወረቀት ያየዘ ሰው በዚህ አዋጅ አንቀጽ ፲ የተገለጹትን መብቶችና ግዴታዎች ይኖሩታል።
- ፪. በዚህ አንቀጽ ንዑስ አንቀጽ /፩/ የተመለከተው እንደተጠበቀ ሆኖ ባለይዘታው ግንባታውን ከጀመረ በኋላ ከሚመለከተው አካል ፈቃድ ካገኘ ይዘታውን አገልግሎት ለሌላ ሰው ለማስተላለፍ ይችላል።
- ፫. ባለይዘታው ይህንን አዋጅ ፡ የሊዝ ፡ ውሉንና የሚሰጡትን ሌሎች መመሪያዎችን የማክበር ግዴታ አለበት።

11 Issuance of title document of lease and permission for land holding.

1. Upon the application of lease holding, the municipality shall in accordance with this proclamation give decision to this application.
2. When granting land holding the municipality shall;
 - (a) comply with the town master plan,
 - (b) comply with directives issued by the regional Government, where the master plan was not Prepared,
3. The municipality shall, in accordance with the law issue all title document of lease holding.
4. A document of lease holding shall specify;
 - (a) the full name of the person granted the land,
 - (b) clasification of the land holding in urban centers,
 - (c) the level of the land holding,
 - (d) area and the limitation of the land holding,
 - (e) the purpose of the land,
 - (f) the tax due and time of payment,

12 Commencement of Construction

- 1) Any lessee who obtained land, by leasetender shall unless otherwise he faces conditions beyond his control, commence the construction within one year from the date of issuance of the construction licence.
- 2) Construction shall be deemed commenced upon completion by foundation works of dwelling houses.

13 Rights and obligations of lessee

1. Every lease holder shall have rights and obligations stated under Art. 10 of this proclamation.
2. Subject to sub-Art. 1 of this Article upon the approval of the concerned administrative body, the lessee can transfer his lease holding to the second party after commencing the construction.
3. The lessee shall observe the obligation stated under this proclamation, lease contract and other directed obligatons.

14^{aad} Bixinta lacagta Macaashku.

Sida uu dhigayo Qod. 10^{aad} ee bayaanku, canshuurta kasokow, haystuhu wuxuu siinayaa dawladda hoose boqolkiiba toban (10%) lacagta dheeraadka ah ee uu ka helay wareejinta xuquuqda liiska.

15^{aad} Cusboonaysiinta Heshiisku.

- Qofka doonaya in heshiiska liiska loo cusboonaysiiyo waa inuu codsigiisa u soo gudbiyo maamulka magaalada hal sano ka hor inta aysan muddada heshiisku dhammaanin.
- Maamulka magaaladu waa inuu codsiga cusboonaysiinta heshiiska kaga jawaabo lix(6) bilood gudahood. Haddii aanu maamulku wax jawaab ah ku bixin muddadaas la soo cayimay waxaa loo qaadanayaa in heshiiskii la cusboonaysiiyey.
- Waxaa heshiiska cusboonaysiin kara ama inaan la cusboonaysiinin amri kara xafiiskii heshiiska galay.
- Marka heshiiska la cusboonaysiiyo ayuu haystuhu bixinayaa qiimaha liiska ee jagada.
- Muddada heshiiska la cusboonaysiinayo waa inaysan ka badan muddada ku qoran shaxda Qod. 9^{aad} ee bayaankan.
- Marka heshiiska la cusboonaysiinayo lacagta adeegga ee la siinayo dawladda hoose marka laga reebo xafiisyada dawladda waa:-
 - b. guryaha la deggen yahay 1%
 - t. Warshadaha 1.5%
 - j. Ganacsiga 2%
 - x. Kuwo kale 1%

16^{aad} Dib ula noqoshada dhul horay loo bixiyey iyo Bixinta magdhawga.

- Iyada oo Qod. 12^{aad} ee bayaankan uu sidiisa ahaanayo, ayuu maamulka magaaladu wuxuu xuquuqda adeegsiga dhulka uu bixiyey kula noqon karaa:-
 - b. Haddii ay timaaddo baahi qaran ama mid degaan oo looga maarmi waayo dib ula noqoshada dhulkaas.
 - t. Haddii ay maamulka magaalada u caddaato in ujeeddada loo adeegsanayo dhulkaas ka hor imanayso danta guud.
 - j. Haddii uu haystuhu cudurdaar la'aan ku bilaabi wayo dhismaha muddo hal sano gudaheed ah laga soo bilaabo maalinta la siiyey fasaxa dhismaha.

፲፬ ስለካፒታል ትርፍ ክፍያ

በዚህ አዋጅ አንቀጽ ፲ መሠረት የሊዝ ይዞታ መብትን በማስተላለፍ ከሚገኝ የካፒታል ትርፍ ለቀረጥ ከሚከፍለው በተጨማሪ ባለይዞታው አሥር ከመቶ /10%/ለከተማ አስተዳደር መክፈል አለበት።

፲፭ ውልን ስለማደስ

- ፩. የሊዝ ውል እንድታደስለት የሚፈልግ ባለይዞታ ጥያቄውን የውሉ ዘመን ከማብቃቱ ከአንድ ዓመት በፊት ለከተማው አስተዳደር ማቅረብ ይኖርበታል።
- ፪. የከተማው አስተዳደር የውል እድሳቱን ጥያቄ በስድስት ወር ጊዜ ውስጥ መልስ መስጠት አለበት። ሆኖም አስተዳደሩ በተጠቀሰው ጊዜ መልሱን ካልሰጠ ውሉ እንደታደሰ ይቆጠራል።
- ፫. ውሉ የሚታደሰው ወይም እንዲታደስ የሚያደርገው ውሉን የገባው ቢሮ ይሆናል።
- ፬. ውሉ ሲታደስ ባለይዞታው የወቅቱን የቦታው የሊዝ ዋጋ ይከፍላል።
- ፭. የውሉ ዕድሳት ዘመን በዚህ አዋጅ አንቀጽ ፱ ሠንጠረዥ ላይ በተደነገገው ጊዜ መብለጥ የለበትም።
- ፮. ውሉ በሚታደስበት ጊዜ ከመንግሥት መ/ቤቶች በስተቀር የሚከተለውን የአገልግሎት ክፍያ ለከተማ ማዘጋጃ ቤት መክፈል ይኖርበታል።
 - ሀ. ለመኖሪያ ቤት ፩ ፐርሰንት
 - ለ. ኢንዱስትሪያዊ ነጥብ ፭ ፐርሰንት
 - ሐ. ንግድ ፪ ፐርሰንት
 - መ. ሌሎች ፩ ፐርሰንት

፲፮ ስለቦታ ይዞታ መቋረጥና ካሳ

አከፋፈል

- ፩. በዚህ አዋጅ አንቀጽ 12 እንደተጠበቀ ሆኖ የከተማ ማዘጋጃ ቤት የሰጠውን የቦታ አገልግሎት መብት ሊያቋርጥ የሚችለው፡-
 - ሀ. መቋረጡ ለብሔራዊ ወይም ለክልላዊ ፍላጎት አስፈላጊ ሆኖ ሲገኝ፤
 - ለ. ለቦታው የሚገለገልበትን ዓላማ ከህዝቡ ፍላጎት ጋር የሚቃረን መሆኑን ማዘጋጃ ቤቱ ሲያረጋግጥ፤
 - ሐ. ባለይዞታው ያለበቁ ምክንያት የግንባታ ሥራ ፈቃድ ከተሰጠበት ጊዜ ጀምሮ በአንድ ዓመት ጊዜ ውስጥ ግንባታው ካልጀመረ፤

14 Payment of Capital Surplus

According to Art. 10 of this Proclamation in addition to tax, the lessee shall pay per cent (10%) to the municipality u the rent surplus earner from the transfe lease right.

15 Renewal of lease contract

- The lessee may present a req confirming the renewal of lease tract to the municipality a year be the expiry of lease contract.
- A reply shall be given within months from the date of submis of the application; if no reply is g within the specified time, the con shall be deemed renewed.
- The contract shall be renewe caused to be renewed by the auth which has permitted the signir the contract.
- After the contract has been rene the lessee shall pay the lease pri the land.
- The renewal of the contract sha exceed the period provided t Art. 9 of this Proclamation.
- At the time of the renewal o contract the lease price given t municipality, excluding govern offices, shall be:-
 - (a) Dwelling houses
 - (b) Industries
 - (c) Business centers
 - (d) Others

16 Termination of Urban land lease contract and payment of compens

- Subject to Art. 12 of this Proclan town administration may term Urban land lease contract:
 - (a) Where the national or re interest so requires;
 - (b) Where the town administ considers that the purpos for the land is against the interest,
 - (c) When the lessee has not menced the construction a year since the date of is of the construction licenc

- x. Haddii haystuhu lacag sannadeedka ku waajibtay ku bixin waayo bisha ugu horraysa ee sannadka, ama sida uu bayaankani farayo lacagaha kale ee laga doonayo ku dhammaystiri waayo xilligii loogu talo-galay.
 - kh. Haddii haystuhu isaga oo aan fasax u haysan beddelo habkii loogu talo-galay in jagada loo adeegsado.
 - d. Haddii uu haystuhu ku xad-gudbo qodobada kale ee ku qeexan bayaankan iyo bayaanka federaalka
 - r. Haddii haystuhu uu rabitaankiisa uga baxayo heshiiska.
2. Dhinaca doonaya inuu ka baxo heshiiska liiska waa inuu lix (6) bilood ka hor war-geliyaa dhinaca kale.
 3. Maamulka magaalada waxaa u bannaan inuu tallaabo sharci ah ka qaado cid kasta oo muddadii loo qabto ku bannayn weyda dhulka lagala noqdo.
 4. Qofka lagaga qaado heshiiska liiska sababaha ku qeexan xarfaha j,x,kh,iyo d ee tirsiga 1^{aad} ee qodobkan waxaaa lagu ganaaxayaa inuu maamulka magaalada u shubo lacagtii uu bixin jirey hal sano iyo laba boqolkiiba 2% hal sano lacagteed.
 5. Haddii qofka lagaga qaado jagada sida ku qeexan xarafka b iyo t ee tirsiga 1^{aad} ee qodobkan, wuxuu xuquuqdiisa ku ilaashan karaa sida ku cad Qod.11^{aad} tirsiga 3^{aad} ee bayaan-ka.
 6. Iyada oo tirsiga 5^{aad} ee qodobkan uu sidiisa yahay haddana qofkii liiska haystey haddii uu doonayo muddada uga hadhsan heshiiska waxaa la siin karaa jago aanu tartan u gelin.

Qaybta 3^{aad}

Maamulka Kirada

17^{aad} Jiritaanka Haysashada

Jagooyinkii hore ee Magaalada.

1. Jagooyinka hoos ku taxan ee magaalada waxaa lagu tirinayaa inay ahaayeen jagooyin horay u jirey.
 - b. Jagooyinka magaalada ee bayaankan ka hor maamulka dawladda hoose, ama hay'ad kale oo awood u leh ama maamulka xaafaddu uu si sharci as u diiwaan-geliyey ama u siiyey Jaago.

መ. ባለይዞታው የዓመቱን ክፍያ በመጀመሪያ ወር ውስጥ ካልከፈለ ወይም በዚህ አዋጅ መሠረት የሚፈለግበትን ሌላ ክፍያዎች በየጊዜው ካላጠናቀቀ፤

ሠ. ባለይዞታው ፈቃድ ሳይኖረው ቦታው የታለመለትን የአገልግሎት ዓይነት ካላወጣ፤

ረ. ባለይዞታው በዚህ አዋጅ የተመለከቱትን ሌሎች ድንጋጌዎችና የፌዴራሉ የሊዝ አዋጅ አንቀጽ ፲፩ የተመለከቱትን ክጣብ፤

ሰ. ባለይዞታው በራሱ ፍላጎት ውሉን የሚያቋርጥ ከሆነ፤

፩. ውሉን ለማቋረጥ የሚፈልግ ወገን አስቀድሞ ከስድስት ወር በፊት ለሌላው ወገን ማሳወቅ አለበት።

፫. ቀሪ የሆነውን ቦታ እንድለቅ የተያዘ ለትን ጊዜ የማይለቅ ማንኛውም ሰው ማዘጋጃ ቤቱ ሕጋዊ እርምጃ ሊወስድበት ይችላል።

፬. በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ላይ ለ፡፡፡/ በተመለከቱት ምክንያቶች የሊዝ ውል ቀሪ የሆነበት ሰው ለአንድ ዓመት መክፈል ያለበትን ክፍያና የአንድ ዓመት ክፍያ ሁለት ከመቶ መቀጫ ለከተማው አስተዳደር ይከፍላል።

፭. በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ላይ ለ፡፡፡/ በተመለከቱት ሰው በዚህ አዋጅ አንቀጽ ፲፩ ንዑስ አንቀጽ /፫/ መሠረት መብቱን ማስጠበቅ ይችላል።

፮. በዚህ አንቀጽ ንዑስ አንቀጽ ፭ እንደተጠበቀ ሆኖ ባለይዞቱ ከፈለገ ለቀረው የውሉ ዘመን የሚቆይ ተመሳሳይ የቦታ ይዞታ ያለ ጨረታ ሊሰጠው ይችላል።

(d) When the lessee fails to pay annual payment in the first month or based on this Proclamation fail to fulfil other payments on time,

(e) Without authorization, the lessee uses the land for other purpose,

(f) When the lessee violates other provisions provided under this Proclamation and Art. 11 of the federal lease Proclamation.

g) Where the lessee intends to terminate the contract,

2. A party who intends to terminate the lease contract shall give notice to the other party in advance of six (6) months.

3. Town administration may take legal action against any person who does not release, within the prescribed period the land retaken from him.

4. According to c, d, e, and f of Sub-Art. (1) of this article, upon the termination of the contract, the lessee shall pay to the town administration (municipality) the annual payment and 2% of the annual payment.

5. If the contract is terminated in accordance with sub. Art. 1 a and b of this Art. The lease holder may protect his right as provided under sub-Art. 3 of Art. 11 of this proclamation.

6. With out prejudice to sub. Art.5 of this Art., the lease holder may be granted land without bid.

PART 3

Rent Administration (rent pricing)

17 Existing possession of Urban landsl

፲፯ ስለነባር የከተማ ቦታዎች ይዞታ

፩. ከዚህ የሚከተሉት የከተማ ቦታዎች እንደ ነባር ቦታዎች ይቆጠራሉ።

ሀ. ከዚህ አዋጅ በፊት የከተማ ማዘጋጃ ቤት ወይም ሌላ አግባብ ያለው ድርጅት ወይም ቀበሌ በሕጋዊ መንገድ የመዘገበው ወይም ካርታ የሰጠው የከተማ ቦታ፤

1. The following Urban land possession shall be considered as existing possessions. Before this Proclamation;
 - (a). lawful by registered or granted by the municipality, or another authorized body or the kebele administration,

- t. Jagada bayaankan ka hor loo adeegsan jirey guri degaan ama hawl-ganacsi ama hawl kaleba oo qofka sheeganayana uu soo dhaweyn karo buuggaa lahaanshaha guriga ama xujedda & kaartada.jagadaas oo aysan dawladdu la wareegiin.
- j. Jagooyinka laga dhisay guryo qotobo ah.
- x. Jagooyinka bayaankan ka hor lagu dhisay amarka hay'ad awood u leh. Dhismahaas oo aan khilaafsanaan qorshe-hagaha magaalada.
- kh. Soo saaridda bayaankan ka hor dhulkii miyiga ahaa oo qof beeraley ahi ka dhistay hoy, dhismahaas oo aan ka hor imanaynin qorshe-hagaha magaalada marka ay gaadho, isla markaasna dhulka uu ku fadhiyo ka badnayn 1000 sq.m.

18^{aad} Jagooyinka kirada lagu maamulayo.

kirada oo Qod.21^{aad} ee bayaankan uu diisa ahaanayo, ayaa, guddiga fulintu addii uusan si kale u goaamin gooyinka hoos ku xusan lagu maamulayaa habka kirada.

Jagooyinka magaalada ee horay u jirey isla markaana waafaqsan Qod. 17^{aad} ee bayaankan.

Dhammaan jagooyinkii horey loo haystay ee wax-soo-saar, adeeg-bixin ama hawlo ganacsi ay ka socdeen, welina aan ka mid noqonin jagooyinka liiska lagu maamulayo.

Jagooyinka ay leeyihiin ha'adaha horumarinta ee dawliga ah, iskuna maamula dakhligooda.

Jagooyinka heerka 3^{aad} 4^{aad} ee magaalada heerka 1aad, iyo dhammaan jagooyinki ka magaalooyinka heerka 2aad iyo 3aad haddii aan jagada maal-gelin loo rabin amu aanu guddiga fulintu amar gaar ah ka soo saarin.

19^{aad} Diiwaan-gelinta.

Sida bayaankan lagu soo caddeeyey, qof kasta oo sheeganaya haysasho jago hore oo maga alada ku taalla waa inuu ku keeno caddaymaha looga baahan yahay muddada uu maamulka magaaladu u qabto, dabaadeedna uu diiwaanka geliyo jagadiisa.

Maamulka magaalada oo kaashanaya guddiga baadhista haysashada oo la asaasi doono ayaa marka uu haysatayaasha ka qaado kharashka adeegga u diiwaan-gelinayaa haysasho joogto ah ee jagooyinkii hore, isla markaana qof kasta oo la diiwaan-geliyo siinayaa caddayn

- ለ. ከአዋጁ በፊት ለመኖሪያ ቤት ወይም ለንግድ ሥራ ወይም ለሌላ ሥራ የዋለ ቦታና ለራሳቸው ለመሆኑ የባለቤትነት ደብተር ወይም የቦታ ይዞታ የምስክር ወረቀት ወይም ካራታ ለማቅረብ የሚችሉና በመንግሥት ያልተወረሱ፤
- ሐ. የቁጠባ ቤቶች የተሰሩባቸው ቦታዎች፤
- መ. ከአዋጁ በፊት አግባብ ባለው አካል ትዕዛዝ የተሰሩና ማስተር ፕላኑን የማይቃረን፤
- ሠ. ይህ አዋጅ ከመውጣቱ በፊት የገጠር መሬት የነበረና አርሶ አደሩ መኖሪያ ቤት የሠራ እንዲሁም ሲሰፋ ገንባታው በከተማው ክልል ከተጠቃለለ የከተማ ማስተር ፕላኑን የማያፍልስ ከሆነና ከጅሺ ካ.ሜ. የማይበልጥ፤

፲፰ ኪራይ ተፈጻሚ የሚሆንባቸው ቦታዎች

በዚህ አዋጅ አንቀጽ ፳፩ እንደተጠበቀ ሆኖ ሥራ አስፈጻሚ ኮሚቴው በሌላ አኳኑን ካልወሰነ በስተቀር ከዚህ ቦታች የተገለጹትን ቦታዎች በኪራይ ይተዳድራሉ።

- ፩. በዚህ አዋጅ አንቀጽ ፲፯ መሠረት ሆኖ ነባር የከተማ ቦታ የሆነ፤
- ፪. ማምረቻ አገልግሎት መስጫ ወይም ንግድ ሥራ የሚካሄዱባቸውና ገና በሊዝ የሚተዳደሩ ቦታዎችን ያልተሸፈኑ አጠቃላይ ነባር የቦታዎች ይዞታ፤
- ፫. በራሳቸው ገቢ የሚተዳደሩ የመንግሥት የልማት ድርጅቶች ቦታዎች፤
- ፬. ቦታው ለአንቸስትመንት ካልተፈለገ ወይም ሥራ አስፈጻሚ ኮሚቴው ልዩ ትዕዛዝ ካልሰጠ በስተቀር በ፩ኛ ደረጃ ከተማ የ፪ኛና ፫ኛ ደረጃ ቦታዎች እንዲሁም አጠቃላይ የ፪ኛና ፫ኛ ደረጃ ከተማ ቦታዎች የሚገኙ፤

፲፱ ስለ ምዝገባ

በዚህ አዋጅ በተደንገገው መሠረት ነባር የከተማ ቦታ ባለይዞታ የሆነ ሰው የሚመለከተው የከተማ አስተዳደር በሚወሰነው የጊዜ ገደብ ውስጥ ተገቢውን ማስረጃ በመያዝ እያቀረበ ይዞታውን ማስመዝገብ ይኖርበታል።

የከተማው አስተዳደር በሚቋቋመው የይዞታ አጣሪ ኮሚቴ እየታገዘና ተገቢውን የአገልግሎት ዋጋ በማስከፈል ነባር የከተማ ቦታ ይዞታዎችን በቋሚ ይዞታ መዝገብ ለማንኛውም ተመዝጋቢ ማስረጃ ይሰጣል።

- (b) Before this Proclamation, used for dwelling or bussiness houses or other purposes for which the claimant, upon request, could submit an ownership certificate, or plan for his holdings not confiscated by the state.
- (c) Urban lands on which lowcost dwelling houses were constructed.
- (d) Urban holdings which have been constructed as per the master-plan and constructed by the decision of the appropriate body.
- (e) Prior to this proclamation a rural land on which a building is constructed by a peasant which does not contradict the master plan of the town and where the area of such land is not more than (1000 s.km.) as an existing possession.

18 Rent Holding Lands

Subject to Art 21 of this Proclamation, rent administration shall be applicable on the following rent possessions unless the executive committee decides otherwise;

1. To all existing Urban land holdings and in accordance with Art. 17 of this proclamation.
2. To all existing possessions, in which production, service renderings and commercial activities are under taken & yet have not been included under the lease contract.
3. Holdings of government development organizations administered by their revenue.
4. Lands of grade 2 and 3 of level 1. Towns and all other lands of level 2 and 3 towns, unless it is intended for investment or the executive committee decides otherwise.

19 Registration

1. Upon the presentation of the appropriate documents, any existing possession in accordance with this proclamation, as of the registration town schedule issued by the town administration.
2. By the support of ownership inspection committee which will be established, the town administration, by charging the appropriate service value shall register the existing land holders on the permanent land ownership registration list. The municipality shall give a legal document to the register.

3. Maamulka magaaladu wuxuu haystaha siin karaa caddayn marka uu shaqsi ahaan u soo guddiyo rasiidyo sharci ah oo xaqiijinaya in uu kirada iyo canshuurta ku bixin jirey wakhti ku habboon iyo inaan wax lagu lahayn.

20^{aad} Kirada iyo Bixinteeda.

1. Hayste kasta oo jago ku leh magaalooyinka lagu maamulayo bayaankan, wuxuu qiimaha kirada ee halkii mitir ee laba-jibbaaran (1m²) ku bixinayaa sida ku cad shaxaha hoos ku yaalla. Guud ahaanna lacagta wuxuu bixinayaa bisha ugu horraysa ee sannad kasta.

Shaxda 1^{aad}

Table with 4 columns: heerka mag., balaca dul., qimaha. Rows for 1st and 2nd class land with area ranges and payment rates.

2^{aad} Ilaa 1000

Table with 4 columns: laga bilaabo, balaca dul., qimaha. Rows for 1000-2000, 2001-3000, 3001-4000 area ranges.

3^{aad} Ilaa 1000

Table with 4 columns: laga bilaabo, balaca dul., qimaha. Rows for 1001-2000, 2001-3000, 3001-4000 area ranges.

Shaxda 2^{aad}

Heerka nooca Heerka jagada magaalada addeegga mitirkiiba lacagtiisa

Table with 5 columns: 1^{aad}, 2^{aad}, 3^{aad}, 4^{aad}. Rows for Ganacsi Warshadaha and Iyo kuwakale.

2. Wadarta guud ee kirada jago kasta laga bixinayo waxaa lagu go'aamin heerka jagada magaalada ee lagu soo sheegay tirsiga 1^{aad} ee qodobkan iyo bedka jagada.

3. Marka guriga gaarka ah qayb laga deggan yahay, qaybna hawlo ganaqsi laga wado, wuxuu mulkiilaha gurigu bixinayaa qiimaha loo qoondeeyey hawlaha qanacsiga. haddiise hal daarad oo keliya lagu fulinayo hawlo kala duwan balse kala soocan waxaa kirada lagu bixinayaa saammi.

4. Dhismayaasha isku sekedda ah ee saqafkoodu xiriidhsan yahay ama wadaaga gidaarro isuguna dhax jira hoy, ganacsi & warshedo lacagta kirada ah ee laga bixinayo waxaa lagu go'aamin si waafaasan awaamiirta ay soo saaraan xafiisyada heer degaan iyo heer gobol ee hawlaha guud.

፫. የከተማው አስተዳደር ለባለ ይዘታው ማስረጃ የሚሰጠው ግለሰብ የሚፈለግ በትን የወቅቱን ኪራይና ግብር ያጠናቀቀ ለመሆኑ ሕጋዊ ደረሰኞችን ሲያቀርብ ነው።

፬ የኪራይ ተመንና አከፋፈል

፭. በዚህ አዋጅ በሚተዳደሩ ከተሞች የከተማ ቦታን የያዘ ማንኛውም ባለይዘታ ከዚህ ቦታች በተገለጸው ሠንጠረዥ መሠረት በየዓመቱ መጀመሪያ ወር ላይ በካራ ሜትር የተተ መነውን ይከፍላል።

ሠንጠረዥ ፩ የከተማ ደረጃ የቦታ ስፋት ካ.ሜ የመኖሪያ ቦታ ደረጃና ካ.ሜ በብር ዋጋ

Table with 6 columns: ፩ኛ, ፪ኛ, ፫ኛ, ፬ኛ, ፭ኛ, ፮ኛ. Rows for 1st, 2nd, 3rd class towns with area ranges and payment rates.

ሠንጠረዥ ሁለት

የከተማ ደረጃ የአገልግሎት ዓይነት የከተማ ቦታ ደረጃና ካ.ሜትር በብር

Table with 6 columns: ፩ኛ, ፪ኛ, ፫ኛ, ፬ኛ, ፭ኛ, ፮ኛ. Rows for service types like ንግድ ለንግድ ስራ ስራ ስራ.

፪. የማንኛውም ቦታ ኪራይ ጠቅላላ ድምር በዚህ አንቀጽ ንዑስ አንቀጽ ፩ በተገለጸው መሠረት በከተማ ቦታ ደረጃና ስፋት ይወሰናል።

፫. ለመኖሪያ ቤትና የንግድ ሥራ የሠፈረበት ይዘታ ለንግድ የተመደበውን ተመን ይከፍልበታል። ሆኖም በአንድ ግቢ የተለያየ ሥራ የሚከናወንበት ከሆነ ኪራይ በጅምላ ይከፍላል።

፬. ጣራና ግድግዳው ተያይዞ ወደ ጎን በመደዳ የተሠራ ግንባታ ሆኖ ለንግድ ሥራ ለአንዳንድ ስራ ለመኖሪያ የሚያገለግል ሲሆን የኪራይ ተመን በከለልና በዘን የሥራና ከተማ ቢሮዎች በሚያወጡት መመሪያ መሠረት የሚወሰን ይሆናል።

3. The municipality shall give a legal document to the holder, only if, a person has paid & completed the necessary rent and tax & upon the presentation of legal payment receipt.

20 Rent Valuation & Payments

1. Any existing or prospective land holder in all urban centers which are ruled by this proclamation shall pay the value of rent per sqm(1m²) enumerated below as of the first month of every year.

Table 1

Table with 3 columns: Level of the Town, Area of places, Amount of Payment in birr. Rows for 1st, 2nd, 3rd class towns.

Table 2

Table with 4 columns: Level of the town, Type of service, Grade of residential lands (per sqm), grade of birr. Rows for Commercial, Industrial & Others.

2) The payment value of every rent holding shall be determined as per the grades of urban land indicated under sub-Art. 1 of this article and the area of the holding.

3) Building that was constructed on the existing land possessions in a rowline and connected each other by thier roof & wall & which have been partly used for commercial or industrial or dwelling purposes. and,

4) Where there exist a commercial or industrial buildings apart from dwelling houses within the compound, the valuation and the amount of payment shall be determined in accordance with the directives will issue by the Bureau and Zonal works & Urban development departments.

21st Wareejinta Jagooyinka Kirada ah ee Jirey

1. Marka laga reebo kuwa dhaxalka ah, wareejinta jagooyinkii jirey ee habka kirada ahaa waxaa lagu meel-marina- yaa si waafaqsan xeerarka ku qoran bayaanka Federaalka iyo bayaankan dhexdiisa.
2. Madhici karto in dhulka kiraysani ka mid noqdo rahmaadda, marka kirayst- uhu rabo in uu rahmo guriga ka dhisan dhulkaasi ama hantida kaleba.
3. Jagooyinka habka kirada ah waxaa habka liiska loo beddeli karaa oo keliyaa haddii uu kiraystuhu raali ka yahay.
4. Marka jago habka kirada ah loo wareejinyo habka liiska waa in oggola- anshe qoraal ah laga helo xafiiska hawlaha guud & horumarinta magaal- ooyinka.
5. Kala wareejinta ku xusan tirsiga 4th marka uu xafiisku soo oggolaado waxaa lagu meel-marina yaa tartan la'aan.
6. Marka kala wareejinta la meel-mar- iyo, qiimaha liisku wuxuu noqonayaa celceliska qiimaha liiska ee laga bix- iyo jagooyinka ku hareeraysan jag- ada.
7. Marka la fulinayo arrinta tirsiga 3rd ee qodobkan waa in muddada heshii- ska ee la galayo aysan ka badanin muddada ku xusan Qod. 9th ee byaan- kan.

22nd Joojinta Kirada iyo Bixinta Mag- dhowga

1. Jagooyinka magaalada ee horay loo haystay waxaa kirada laga joojiin karaa.
 - b. Haddii dhulka looga maarmi waayo dan guud
 - t. Haddii loo baahdo in dhulka la waafajiyo qorshe-hagaha magaal- ada.
 - j. Haddii dhulkaas lagu wareejiyey habka liiska.
 - x. Haddii uu kiraystuhu ku guul-dar- raysto inuu fuliyo waajibaadyada uu farayo bayaankani.
2. Marka la qaado tallaabooyinka ku xusan xarfaha bi yot ee tirsiga 1st ee qodobkan magdhowga loo celinayo kiraystaha waxay noqonaysaa qiim- aha ay suuqa xilligaas ka joogto hantida uu dhigtay jagaadaas.

Qaybt 4th Qodobo Kala Duwan

23rd Jagooyinka lacag la'aanta lagu bixiyo.

1. Dhammaan dhulka magaalada ee loo qoondeeyey cibaadada, qubuuraha iyo hay'adaha fuliya arrimaha bul- shada lagama bixinayo lacagta kirada iyo ta liiskaba.
2. Dhulka ku xusan tirsiga 1st ee qodobkan looma adeegsan karo ujeeddo kale, cid kalana lama siin karo haddii aan oggolaansho cad laga helin xafiiska.

፳፩ በኪራይ የተያዘውን ነባር ይዞታ ስለማስተላለፍ

- ፩. ከውርስ በስተቀር በሌላ መንገድ የሚተላለፍ ነባር የሊዝ ይዞታ በፌዴራልና በዚህ አዋጅ መሠረት የሚፈጸም ይሆናል።
- ፪. በይዞታው ላይ የተሠራ ቤት በዋስትና ሲያዝ በኪራይ የተያዘው መሬት አብሮ በዋስትና ማስያዝ አይቻልም።
- ፫. በኪራይ የተያዘ የከተማን ቦታ በሊዝ ይዞታ ሊዛወር የሚችለው በባለይዞታው ፈቃድ ብቻ ነው።
- ፬. ነባር ይዞታው ወደ ሊዝ የሚዛወር ከሆነ የሥራና ከተማ ልማት ቢሮ በጽሑፍ መፍቀድ ይኖርበታል።
- ፭. በዚህ አንቀጽ ንዑስ አንቀጽ (፬) መሠረት ዝውውሩ ሲፈጸም በቀጥታ ያለጨረታ ይሆናል።
- ፮. ዝውውሩ ሲፈጸም የሊዝ ተመኑ በአካባቢው የቦታ ደረጃ ባስገኘው አማካይ የሊዝ ዋጋ መሠረት ይሆናል።
- ፯. በዚህ አንቀጽ ንዑስ አንቀጽ ፫ መሠረት በሚፈጸምበት ጊዜ የውሉ ዘመን በዚህ አዋጅ አንቀጽ ፱ የተመለከተውን መብላጥ የለበትም።

፳፪ ስለኪራይ ይዞታ መቋረጥና ስለ ካሣ አከፋፈል

- ፩. ነባር የከተማ ቦታ ይዞታ ኪራይ ሊቋረጥ የሚችለው፦
 - ሀ) ቦታው ለሕዝብ አገልግሎት ጥቅም የሚፈለግ እንደሆነ፤
 - ለ) ቦታው ከከተማው ማስተር ፕላን ጋር ለማጣጣም ካስፈለገ፤
 - ሐ) ቦታው በይዞታው ሊዝ መሠረት የተዛወረ እንደሆነ፤
 - መ) ባለይዞታው የዚህን አዋጅ ድንጋጌዎች ከጣሰ ይሆናል።
- ፪. በዚህ አንቀጽ ንዑስ አንቀጽ ፩ (ሀ) እና (ለ) መሠረት በኪራይ የተያዘ ነባር ይዞታ ሲቋረጥ ለባለ ይዞታው የሚከፈለው ካሣ መጠን ባስፈረው ንብረት የወቅቱ ገበያ ዋጋ ይሆናል።

ከፍል አራት ልዩ ልዩ ድንጋጌዎች

- ፳፫ ያለከፍያ የሚሰጡ ቦታዎች
 - ፩. ለጸሎት ቤቶች፣ ለመቃብር ሥፍራዎችና ለሕዝብ ማህበራዊ አገልግሎቶች መስጫ ተቋማት የሚያስፈልጉ ቦታዎች ከኪራይ እና ከሊዝ ነጻ ናቸው።
 - ፪. በዚህ አንቀጽ ንዑስ አንቀጽ ፩ የተመለከተውን ቦታ ከቢሮ ገልጽ የሆነ ፈቃድ ካልተሰጠ በስተቀር ሌላ አገልግሎት ማዋል ወይም ሌላ ሰው አሳልፎ መስጠት አይቻልም።

21 Transfer of Existing Land Holding

1. Any form of existing possession transfer, except, succession, shall be effected according to the provisions stated in the federal Proclamation and this Proclamation.
2. It is impossible to pledge the rented land holdings when the holder need to mortgage the constructed house or proprietary.
3. Transfer of rented holding to lease system shall be applicable only as per the will of the holder.
4. Transfer of rent system to lease system shall be effected after a written permission issued by the bureau of works and Urban development.
5. According to this sub-Art. 4, the transfer shall be effected directly without tender.
6. Where the transfer is effected, the lease price shall be the average current lease price of the area.
7. when effecting the transfer provided under sub-Art 3 of this Article, the period of the agreement shall not exceed the period provided under Art. 9 of this proclamation.

22 Termination of Rent Holding and Payment of Compensation

1. The existing Urban land rent holding shall be terminated due to the following reasons;
 - (a) if the land is needed for public purpose,
 - (b) if the land is needed to be implemented according to the master-plan of the town.
 - (c) if the land holding is transferred to lease system,
 - (d) when the holder fails to keep all obligations of this Proclamation.
2. According to this Sub-Art. 1 (a) and (b) of this Art., amount of compensation to be paid as the time when the rented existing possession terminated, shall be the value equivalent to the current price of the existing properties on it.

PART FOUR Other Provisions

23 Land to be granted without payment

- 1) All Urban lands which are supposed to be used for workshop housing, cemetery and public social service institutions, shall be given free fo rent and lease charges.
- 2) According to Sub-Art. 1 of this Art., unless and otherwise the develop- ment legitimate with permission, it would not be possible to use the land for other purpose, or transfer to the second party

24^{and} Beddelidda Ujeeddadi dhulka loo bixiyey.

1. Iyada oo xafiiska ay khusayso ama awood sharciyeed u leh aan laga helin oggolaansho qoraal ah, haystayaasha habka kirada iyo kuwa liiskuba ma beddeli karaan ujeeddadii adeegsiga dhulka ee ay horey ugu galeen heshiiska.
2. Iyada oo laga ambaqaadayo tirsiga 1^{and} ee qodobkan marka la helo oggolaanshaha beedelidda adeegsiga dhulka, waxaa lacagta, bixiinteeda iyo muddada heshiiskuba lagu go'aaminayaa ujeeddada danbe ee adeegsiga dhulka haddii ay maamulka kirada tahay iyo haddii ay liis tahayba.
3. Sida uu qodobkan dhigayo, hay'adda awoodda u leh beedelidda adeegsiga jagadu waa:-Dawladda hoose, Boordhiga Maal-gelinta iyo Xafiisak hadba kii ay khusayso.

25^{and} Adeegsiga Dakhliga

1. Dawlad hoose oo kasta dakhliga ay ka soo xarayso bixinta kirada iyo liiska, iyada oo la raacayo sida uu dhigayo Qod. 12^{and} ee bayaanka ayaa waxaa loo adeegsanayaa ujeedooyinka horumarineed ee magaaladaas.
2. Iyada oo sidiisa loo fulinayo tirsiga 1^{and} ee qodobkan, adeegsiga dakhliyada kale ee dawladda hoose u soo xee rooda waxaa lagu maamulayaa awaamiirta ay soo saaraan golah mamulka gobolka iya degmada ay khusayso.

26^{and} Bixinta Mag-dhowga dhulka beeraleyda laga Qaado.

1. Ansixinta bayaankan ka hor ama kadib haddii dhul ay beeraleydu haysatay lagu daro qorshe-hagaha magaalada, oo sida uu farayoo qorshe-haguhuna loo adeegsado hawlo kale waa in maamulka dawladda hoose ee magaaladu siiyaa beeraleyda la bara-kiciyey dhul ama mag-dhow u dhigma dhulkaas.
2. Si lo ilaaliyo Xuquuqda muwaadiniinta waa in dhulka ama mag-dhowga la siinayo beeraleyda lo sii diyaariyo laguna wareejiyo ka hor inta aan la barakicinin.
3. Magdhowga Beeraleyda la siinayo waxaa lagu faahfaahin doonaa xeer-ndaamiye uu guddiga fulintu soo saari doono.

27^{and} Ciqaab

Qof kasta oo ku xad-gudba xeerarka bayaankan ama sameeya dekomenti been-abuur ah sida haysasho been ah waxaa lagu qaadayaa sharciyada ku habboon danbigiisa.

፳፬ የተሰጠበትን ዓላማ ስለመቀየር

- ፩. ጉዳዩ ከሚመለከተው ወይም አግባብ ካለው መ/ቤት በጽሑፍ ካልፈቀደ በስተቀር የኪራይ ወይም የሊዝ ባለይዘታ የሆነ ሰው ቦታ መጀመሪያ የተዋዋለበትን አገልግሎት መለወጥ አይችልም።
- ፪. በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሠረት የአከፋፈል ለውጥ ሲፈቀድ እንደ አግባብነቱ የክፍያው ልክ የአከፋፈሉ ሁኔታና የውሉ ዘመን ለተለወጠው የአገልግሎት ዓይነት በቦታው ደረጃ የተወሰነውን የኪራይ ዓላማ የሊዝ ዋጋ ይሆናል።
- ፫. በዚህ አንቀጽ የተመለከተውን የአገልግሎት ለውጥ ለመፍቀድ የሚችለው የከተማው ማዘጋጃ ቤት፣ የኢንቨስትመንት ቦርድና መ/ቤቱ ነው።

፳፭ ስለ ገቢዎች አጠቃቀም

- ፩. እያንዳንዱ የከተማ ማዘጋጃ ቤት ከሊዝ ወይም ከኪራይ የሚገኘውን ገቢ በዚህ አዋጅ አንቀጽ ፲፪ በተደነገገው መሠረት ለከተማው ልማት ያውላል።
- ፪. በዚህ አንቀጽ ንዑስ አንቀጽ ፩ የተገለጸው እንደተጠበቀ ሆኖ ሌላው የከተማው ገቢ በሚመለከት ዞኑ ወይም የሚመለከተው ወረዳ በሚሰጠው መመሪያ ይተዳደራል።

፳፮ ስለ አርሶ አደር መሬት ይዘታ የካሣ አከፋፈል

- ፩. አዋጁ ከመጽደቁ በፊት ወይም በኋላ በአርሶ አደሩ የተያዘ መሬት በከተማው ማስተር ፕላን ከታቀፈና በፕላኑ መሠረት ሌላ አገልግሎት የሚውል ከሆነ ለሚፈናቀለው አርሶ አደር የከተማው ማዘጋጃ ቤት ተመጣጣኝ የሆነ ካሣ ይከፍላል።
- ፪. የአርሶ አደሩን መብት ለመጠበቅ የሚሰጣቸውን መሬት ወይም ካሣ ከማፈናቀላቸው በፊት ተዘጋጅቶላቸው ማስረከብ አለበት።
- ፫. ስለ የአርሶ አደሩ የካሣ አከፋፈል ዝርዝር ሁኔታ ሥራ አስፈጻሚው ኮሚቴ የሚያወጣው ሕግ ይደነግገዋል።

፳፯ ስለቅጣት

የዚህ አዋጅ ድንጋጌዎችን የጣሰ ወይም ሐሰት የሆነ ሰነድ ወይም ባለቤትነት የሠራ ማንኛውም ሰው ከወንጀሉ ጋር አግባብ ባለው ሕግ መሠረት ይቀጣል።

24 Changing the purpose of the land

- 1) Unless the concerned authority otherwise legitimates with written permission, any rent or lease holders should not change the purpose of the land from the previous contracted purpose.
- 2) According to Sub-Art. 1 of this Art., once the permission is made the amount and the system of payment and the direction of the contract period of the maximum lease price shall be determined by the existing purpose and the grade of the land.
- 3) According to this article, the authorized body that grants permission for change of services shall be the municipality, investment board and the bureau as the case may be.

25 Utilization of Revenue

- 1) The revenue collected from lease and rent payment by each and every municipality shall be according to as provided under article 12 of the Proclamation for the development purpose of the town.
- 2) Subject to this article sub-article 1 the consumption of other revenues of the municipality could be managed by the directives issued by the administrative council of the concerned Zones and Woreda.

26 Payment Compensation for the farmers Evicted

- 1) Before or after the approval of the proclamation, if the land possession of farmers is extended to the town master plan, and as provided on the master plan other activities are to be used, the municipality shall give other land or compensation commensurate to the value of the land.
- 2) To protect the rights of the citizen the payment of compensation shall be given in advance to the farmers the land.
- 3) Details of the compensation to the farmers evicted shall be determined by law to be issued by the executive committee.

27 Penalty

Any person who violates the provisions of this proclamation or manufactures forged documents like false title documents shall be punishable under the appropriate law.

28th Soo Saaridda Awaamiirta.

1. Guddiga fulintu si uu bayaankan u dhaqan-geliyo wuxuu soo saari karaa awaamiir ku saabsan habka fulintiisa.
2. Guddiga fulinta isaga oo u eegaya hadba sida loogu baahan yahay ayuu awooddiisa soo saaridda awaamiirta khusaysa bayaankan dhammaanteed ama qayb ahaanteed u Wakiilan karaa xafiiska.

29th Tir-Tirid

Sarci, amar, ama hab kasta oo shaqo oo bayaankan ka soo horjeeda, arrimaha bayaankan ku xusan laguma fulin karo.

30th muddada Dhaqan-galka.

Bayaankan wuxuu dhaqan-gelayaa marka uu ku soo baxo wargeyska dhool

Mudane:- Maxamed Macallin Cali
Madax-weynaha Dawlada Deegaanka
Qawmiyada Soomaalida

Jig-Jiga, Magabit,
10/1991

፳፮ መመሪያ ስለማውጣት

፩. ይህንን አዋጅ በሚገባ በሥራ ላይ ለማዋል ሥራ አስፈጻሚ ኮሚቴው በአፈጻጸሙ ረገድ መመሪያዎችን ለማውጣት ይችላል።

፪. ሥራ አስፈጻሚ ኮሚቴ እንደአስፈላጊ ጊነቱ ከአዋጁ ጋር ግንኙነት ያላቸው መመሪያዎችን የማውጣት ሥልጣኑን በውክልና በሙሉ ወይም በከፊል ለቢሮው ለመስጠት ይችላል።

፳፱ ተፈጻሚነት ስለማይኖራቸው ሕጎች

ይህንን አዋጅ የሚቃረን ማንኛውም ደንብ መመሪያ ወይም የአሠራር ልምድ በዚህ ደንብ ውስጥ በተመለከቱት ጉዳዮች ላይ ተፈጻሚነት አይኖረውም።

፴ አዋጁ የሚጸናበት ጊዜ

ይህ አዋጅ “በዶ-ል ጋዜጣ” ታትሞ ከወጣበት ጊዜ ጀምሮ የጸና ይሆናል።

መሀመድ መዓሊን አሊ

የሶማሌ ብሔራዊ ክልላዊ መንግሥት
ርዕሰ መስተዳድር

ጅጅጋ መጋቢት ፲/፲፱፻፺፩

28 Power to issue directives

- 1) Executive committee, in order to implement this proclamation, shall have the power to issue directives.
- 2) The executive may, if it deems necessary, delegate to the bureau all or part of the power to issue directives under this proclamation.

29 Repeal

Any law, regulations or systems which have inconsistent with this proclamation shall not apply in respect to the matters provided for this proclamation.

30 Effective Date

This proclamation shall inter in to force as of the day published in Dool Gazeta.

Mohammed Ma'alin Ali
The President of the Somali National
Regional State
Done at Jig-Jiga,
March 18th 1999