DAWLADDA DEEGAANKA SOOMAALIDA
DHOOL GAZETA
የሶማሌ ክልላዊ መንግሥት
Somali Regional State

Qimaha ያንዱ ዋጋ Unit Price 16.00	**Dhool Gazeta Waxaa soo Saara Baarlamaanka Dawaldda Deegaanka Sommaalida**	⊠ 205

xeer nidaameedka go'aaminta hannaanka liis ee dhulka magaalooyinka DDS ee Xeer-nidaameed Tirsi 91/2003	**ደንብ ቁጥር 91/ 2003** **በሶማሌ ክልላዊ መንግስት የከተማ ቦታ በሊዝ ስለመያዝ ለመደንገግ የወጣ ደንብ**	**REGULATION NO 91/2003** **THE SOMALI REGIONAL STATE URBAN LANDS LEASEHOLDING REGULATION**

Tusmo

Xeer-nidaameed Tirsi 91/2003

xeer nidaameedka go'aaminta hannaanka liis ee dhulka magaalooyinka DDS

Maadaama dastuurka dawlada fadaraalka iyo kan deegaankuba ay si cad u qeexayaan in lahaanshaha iyo isticmaalka dhulka magaalo ay tahay mid ay iska leeyihiin shacabka iyo Dawladu, islamarkaana loo baahan yahay in la dhaqan galiyo arrimaha lagu xeeriyay bayaanka dib loo habeeyay ee nidaamka liis ku haysiga dhulka magaalada ee bayaan tirsi 272/2002 .

Madaama oo cimriga jiritaanka hantida haysashada dhulka iyo soo saarida kharashka horumarineed ee dhulka la gashado ay intuba yihiin kuwo lagu salaynayo hadba mudada xiliga haysiga dhulka loo cayimo iyo qaabka u dhigayo bilaanka hab isticmaalka dhulka magaalada oo suuro galinaya in qaab waafaqsan nidaamka suuqyada xorta horumarka loo hirgaliyo si joogto ah iyo in la abuuro awood lagu xoojiyo koboca magaalooyinka;

ማውጫ

ደንብ ቁጥር 91/ 2003

በሶማሌ ክልላዊ መንግስት የከተማ ቦታ በሊዝ ስለመያዝ ለመደንገግ የወጣ ደንብ

መሬት የመንግስትና የሕዝብ ንብረት በመሆኑ በፌደራል ሕገ-መንግስት እና በክልሉ ሕገ-መንግስት በግልፅ የተደነገገ በመሆኑ የአጠቃቀም ሁኔታ ደግሞ በተሻሻለው የከተማ ቦታ በሊዝ ስለመ ያዝ የተደነገገው የፌደራል አዋጅ ቁጥር 272/2002 ተግባራዊ ማድረግ አስፈላጊ በመሆኑ፡፡

መሬት ነክ ንብረት ሊኖረው የሚች ለው የህግ የለውጥ ዘመንና የልማት ስራ ወጪ መመለሻ የጊዜ ውስን እንዲሁም የልማት ስራውን ልዩ ባህሪ እና በመሪ ፕላን የሚወሰን የቦታ አጠቃቀምን መሰረት በማድረግ በነፃ ገበያ መርሆዎች መሰረት የከተማ ቦታን በተገቢው ዋጋ በሊዝ ለማስተላለፍ አጠቃላይ ኢኮኖሚዊና ማህ በራዊ ልማትን ለማሳ ካትና የከተሞችን ልማት በቀጣይነት የሚጎ ለብትበት አቅም እንዲፈጠር ለማድረግ እንደሚረዳ ስለታመነበት፡፡

ከእነዚህ ሁኔታዎች በመነሳትም ሊዝ ብቸኛ የከተማ ቦታ ይዞታ ስሪት እንዲ ሁም ምቹ ሁኔታ መፍጠርና በመሪ ፕላን መሰረት ማልማት ስራ ታቅዶ ቦታ በሊዝ የሚፈቀድበት ሆኖ የሚያዝበት ሂደት የተቀላጠፈና ከመ ሰናክሎች የፀዳ እንዲሆን ማድረግ አስፈላጊ ሆኖ በመገኙቱ፡፡

Content

Regulation no 91/2003

The Somali regional state Urban Lands Leaseholding Regulation

Whereas, the Constitutions of the Federal Democratic Republic of Ethiopia and of the region provides that urban land is a property of the State and the people and that it is necessary for executing the provisions of proclamation no 272/2002 on urban land lease tenure;

Whereas, it is believed that transferring urban land by lease for a fair price, consistent with the principles of free market, will help achieve overall economic and social development and to help build capacity enabling ;rogressive urban development based on the life span that a landed property may have and the period it requires to recover Investment costs, the special nature of the investment.and the land use specified in conformity with Master Plan;

Whereas, It has been found necessary, arisining from those circumstances, to develop optimum conditions in which lease will become exclusive urban land-holding system and to remove obstacles of and to expediate the process of permitting and holding urban land by lease based upon investment plan made in conformity with master plan .

Madaama oo xaaladahaas laga duulayo uu nidaamka siyaasadeed ee haysiga dhulka ee kiraysigu yahay qaabka kaliya ee ugu haboon hanashada booska dhuleed ee magaalooyinka islamarkaana xuquuqdan u abuuri karaa xaaladaha ugu haboon ee lagu meel marin karo, sidoo kalana iyada oo laga duulayo qorshaha hoggaamineed ee magaalada ay lagama maarmaan tahay in nidaamka hab isticmaalka dhulka loo qoondeeyo horumarka ee magaalooyinku noqdo mid lagu bixiyo qaabka kireysiga ah iyo in uu qaabkaasi noqdo mid firfircoon oo ka madax banaan caqabad iyo cagajiid intaba;

Ayaa Golaha Deegaanku isaga oo ka duulaya bayaanka tirsigiisu yahay 272/2002 ee Dawlada fadaraalka iyo qodobka 49[aad] 3 xarafkiisa (B) ee Dastuurka Dawlada Deegaanka ee dib loo habeeyay soo saaray xeerkan .

<u>Qaybta kowaad</u>

<u>Guud ahaan</u>

Qodobka 1[aad]:- <u>Cinwaan gaaban</u>

Xeer nidaameedkan waxaa loogu yeedhi karaa *"xeer nidaameedka go'aaminta hannaanka liis ee dhulka magaalooyinka DDS ee Xeer-nidaameed Tirsi* 91/2003*"*

Qodobka 2[aad]:-<u>Qeexid</u>

Haddii aan haboonaanta weedhu siinin macno kale :-

1. **"Bayaan"** waxaa loola jeedaa Bayaanka dib loo habeeyay ee go'aaminta liiska dhulka magaalooyinka ee bayaan Tirsi 272/2002.
2. **"Jago"** waxaa loola jeedaa meel kasta oo banaan ama dhisan oo ku taala dhulka hoos yimaada maamulka magaalo.
3. **"liis"** waxaa loola jeeda heshiiska muddeysan ee lagu bixiyo isticmaalka jaggo.
4. **"Magaalo"** Waxaa loola jeedaa macnaha lagu siiyay qodobka 2[aad] ee bayaanka aasaasida iyo qaab dhismeedka magaalooyinka DDS ee bayaan Tirsi 90/2003.

የክልሉ ም/ቤት በተሸሻለው የከተማ ቦታ በሊዝ ስለመያዝ እንዳገና የወጣ የፌደራል መንግስት አዋጅ ቁጥር 272/2000 እና በተሸሻለው የሶማሌ የክልል ሕገ-መንግሰት እንቀፅ 49(3) *ሀ* መሰረት ይህ ደንብ አውጇል።

<u>ክፍል አንድ</u>

<u>ጠቅላላ</u>

1. <u>አጭር ርዕስ</u>

ይህ 'ደንብ የሶማሌ ክልላዊ መንግስት የከተማ ቦታ በሊዝ ስለመያዝ ለማድንገገ የወጣ ደንብ ቁጥር 91/2003 ተብሎ ሊጠቀስ ይችላል" ።

2. <u>ትርጓሜ</u>

የቃሉ አገባብ ሌላ ትርጉም የሚያሰጠው ከልሆነ በስተቀር በዚህ ደንብ ውስጥ፡-

1. **"አዋጅ"** ማለት የተሸሻለው የከተማ ቦታ በሊዚ እንደገና ለመደንገግ የወጣው የፌደራል መንግስት አዋጅ ቁጥር 272/2002 ነው።
2. **"የከተማ ቦታ "**ማለት በከተማ ክልል ውስጥ የሚገኙ ማንኛውም የተገነባ ወይም ያልተገነባ መሬት ነው ።
3. **"ሊዝ"** ማለት የከተማ ቦታ የመጠቀም መብት በውል የሚተላለፍ ቦታ ወይም ይዞታ ስሪት ነው።
4. **"ከተማ"** ማለት በሱማሌ ክልላዊ መንግሰት የከተማዎች መቋቋም እና አደረጅጅት ለመደንገግ የወጣው የክልሉ አዋጅ ቁጥር 91/2003 አንቀፅ 2 ሥር የተሰጠው ትርጓሜ ይኖራል።

Now, Therefore, in accordance with Federal lease Proclamation 272/2002 and Article 49 (3)(A) of the revised Constitution of the Somali regional state, it is hereby proclaimed as follow:-

<u>Part one</u>

<u>General</u>

Article 1. ***<u>Short Title</u>***

This regulation may be cited as the "Regulation *To Determine Urban Lands Lease Holding of Somali Regional State, Regulation No. 90/2003"*

Article 2. ***<u>Definitions</u>***

Unless the context requires otherwise, in this regulation:

1 *"**proclamation**''* means the Re-enactment of Urban Lands Lease Holding Proclamation No.*272/2002."*
2. *''**Urban land**"* means land located within the boundary of an urban center;
3. *"**Lease**"* means a definite agreement granties for permission of land holding.
4. " ***Town***" shall have the definition given under Article 2 of the Proclamation of The Somali Regional State Urban Centers Establi-shment , Organization and Definition of their Powers and Duties

5. **"Gole"** Waxaa loola jeedaa golaha dhagaysiga iyo go'aaminta racfaanada laga soo qaato go'aanada la xidhiidha haysashada dhulka.

6. **"Heerarka/darajooyinka magaalooyinka"** waxaa loola jeedaa heerka darejo ee magaalo kasta la siiyo iyada oo laga duulayo heerka koboceeda.

7. **"Darajada Jaggo"** waxaa loola jeedaa heerarka darajo ee la siinayo jagooyinka magaalada iyadoo lagu saleynayo adeeg ay bixin karto qiimaha uu ugu fadhiyo bulshada.

8. **"Dan guud"** waxaa loola jeedaa dhulka ay hay'ada awooda u leh ay hab waafaqsan qorshe hagaha guud ee magaalada ama mid horumarineed ugu cayinto dan guud oo ay bulshadu si toos ah iyo si dadbanba uga faa'iideysto islamarkaana joogtaynaya koboca horumarineed ee magaalada.

9. **"Jagooyinka soo jireenka"** waxaa loola jeedaa jagooyinkii sida sharciga ah loogu haystay dhulka magaalada ka hor intii aan la soo saarin bayaanka liiska iyo maamulka kirada ee dhulka magaalada ee bayaan tirsi 8/91 sidoo kalana lagu faah faahiyay qodobka 7[aad] ee xeerkan.

10. **"Shaqo ganacsi"** waxaa loola jeedaa dhaqdhaqaaq kasta oo shaqo ah oo loo qabto ujeedo faa'iido doon ah, kuwaas oo ay ka mid yihiin shaqooyinka warshadaha, ganacsiga, beeraha, xirfadaha ama hawlaha shaqo ee kale iyo dhaqdhaqaaqyada faa'iido doon ee uu xeerka ganacsiga Itoobiya u aqoonsaday shaqo ganacsi.

11. **"Adeegyo bulsho"** waxaa loola jeedaa adeegyada iyadoon wax faa'iido ah laga rabin ee ay shacabku sida tooska ah uga faa'iideystaan.

5. **"ጉባኤ"**ማለት የከተማ ቦታ ጉዳዮችን በሚመለከት የሚቀርቡ አቤቱታዎችን ለማየት · እና ውሳኔ ለመስጠት የተቋቋመ አካል ነው።

6. **"የከተማ እና ደረጃ"** ማለት የከተማ የዕድገት ደረጃ መሰረት በማድረግ በእያንዳንዱ ከተማ የሚሰጠው የደረጃ ሥርዓት ነው ።

7. **"የቦታ ደረጃ "**ማለት ቦታው ሊታበረክተው የሚችለው የአገልግሎት ሁኔታ እና በሕብረተሰቡ ዘንድ ባለው ዋጋ መሰረት በማድረግ የከተማ ቦታዎች ደረጃ ነው።

8. **"የሕዝብ ትቅም"** በቀጥታ ወይም በተዘዋዋሪ መንገድ ህዝቦች በመሬት ላይ ያላቸውን ተጠቃሚነት በማረጋገት የከተማ ልማት በቀጣይነት ለማጎልበት አግባብ ያለው አካል በመሪ ፕላን ወይም በልማት ዕቅድ የህዝብ ጥቅም ብሎ የሚወሰነው ነው።

9. **"ነባር ይዞታዎች "**ማለት የሊዝ አዋጅ እና የመሬት አስተዳደር አዋጅ ቁጥር 8/1991 ከማውጣቱ በፊት በሕጋዊ መንገድ የተያዙ ነባር የከተማ ቦታ ይዞታ እንዲሁም በዚህ ደንብ አንቀፅ 7 ሥር በተደነግገ መሠረት ነው።

10. **"የንግድ እንቅስቃሴ"**ማለት ዓላማው ትርፍ ለማግኘት የሚደረገው ማንኛም የስራ እንቅስቃሴ ሆኖ ከነዚህ ውስጥ የእንዱስትሪ ስራዎች ንግድ ግብርና ባለሙያ ወይም ሌሎች ስራዎች እና ሌሎች የኢትዩጵያ የንግድ ሕግ አንቅስቃሴዎች ናቸው ተብሎ የተደነገገ ነው።

11. **"ማህበራዊ አገልግሎት "**ማለት ዓላማው ትርፍ ለማግኘት ሳይሆን ሕብረተሰቡ በቀጥታ መንግድ ተጠቃሚ የሚሆንበት እንቅስቃሴ ነው።

5. ***Commission*** '' means a body established to examine and renderred a decesion on appeals lodged againsts land holding by lease.

6. ''***Grade of Urban Centers***'' means a status incorporated to an urban center based on its level of development.

7. '' ***Grades of Land***'' means the vareis catagors to the type of urban land on based of service may provde and it"s publil valve

8. "***Public Interest***" means that which an appropriate body determines as a public interest in conformity with Master Plan or development plan in order to continuously ensure the direct or indirect usability of land by peoples,and to progressively enhance urban development;

9. '' ***Long Standng Tenure''*** means an urban land legally retained before the enactment of the proclamation of lease and admnistration of rental, proclamation no 8/91 and enumerated under Article 7 of this regulation.

10. **''commercial activities''** mend any kind of activities undretakng for purpose of the profit makng those includes industrial works,commercial work,agrcultual activity proffessonal sercices or other activity and another ccommercial activities recognazed under commercial code of Ethopa

11. **''social services''** Means a kind of actvities under taking for not purpose of profit making and directly benefit by the public at large.

12. **"Xafiis"** waxaa loola jeedaa xafiiska hawlaha guud iyo horumarinta magaalooyinka ee Dawlada Deegaanka Soomaalida.
13. **"Dhisme"** waxaa loola jeedaa shaqada dhismaha guri ama dabaq ee laga dhiso jaggada lagu helay hab waafaqsan sharciga.
14. **"Guddiga Maamulka Liiska"** waxaa loola jeedaa guddiga uu magacaabo golaha hawl fulinta ee deegaanku oo u xilsaaran meel marinta xilka iyo waajibaadyada ku xusan qodobka 4aad ee xeerkan.
15. **"Deegaan"** waxaa loola jeedaa Deegaanka Soomaalida ee lagu qeexay qodobka 47aad farqadiisa 1aad tirsiga 5aad ee Dastuurka JDFItoobiya.
16. **"Qof"** waxaa loola jeeda qofka caadiga ama ciida uu sharcigu siiyay jiritaan qofnimo.

<u>Qaybta labaad</u>

Qodobka 3aad:-<u>Xadka Fulineed</u>

1. Xeer-nidaameedkan wuxuu dhaqan gal ku yahay dhamaan boosaska dhulka magaalo ee hada ka hor lagu haystay nidaam liis, go'aan maamul ama siyaabo kale ama dhulka la bixiyo wixii hada ka dambeeya.
2. Iyadoo arrinta lagu xusay farqada (1) ee qodobkan ay sideedada tahay, ayay golaha hawl fulinta deegaanku go'aamin xiliga iyo qaabka uu xeer-nidaameedkan loogu dhaqan galinayo dhulka magaalooyinka.

Qodobka 4aad:- <u>Habka bixinta jagooyinka magaalo</u>

1. Jaggooyinka magaalo waxaa liis ahaan lagu bixin karaa marka ay jaggadu tahay mid waafaqsan bilaanka guud ee dhulka magaalada.
2. Jaggada magaalo marka lagu bixinayo nidaamka liiska waxaa qiimaha lagu cayimi karaa qaab gor-gortan, tartan ama qaab ka madax banaan nidaamka liiska. Faah faahinteedana sharciga ayaa xeerin doona.

12. "ቢሮ"ማለት የሶማሌ ክልላዊ መን ግስት የስራና ከተማ ልማት ቢሮ ነው።
13. "ግንባታ "ማለት በሕጉ መሰረት የተገኘው የከተማ ቦታ የተገነባው የመኖሪያ ቤት ወይም ፎቅ ነው።
14. "የሊዝ አስተዳደር ቦርድ"ማለት በክልሉ ማስተዳደር ም/ቤት የሚሰየም እና በደንቡ አንቀፅ 4 ሥር የተደነገጉ ስልጣንና ተግባር የሚያከናውን ነው።
15. "ክልል "ማለት በኢትዮጵያ ፌደ ራላዊ ሕገ-መንግስት አንቀጽ 47(1)(5) የተጠቀሰው የሶማሌ ክልል ነው።
16. "ሰው"ማለት ማንኛውም ማንኛውም የተፈጥሮ ሰው ወይም በህግ የሰውነት መብት ተሰጠው አብል ነው።

<u>ምዕራፍ ሁለት</u>

3. <u>የተፈፃሚነት ወሰን</u>

1. ይህ ደንብ ቀደም ሲል በሊዝ ወይም በምሪት ወይም በሌላ ሁኔታ በተያዘም ሆነ ከዚህ በኋላ በሚፈቀድ የከተማ ቦታ ላይ ተፈፃሚ ይሆናል ።
2. በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተመለከተው ቢኖርም ማንኛ ውም የከተማ ቦታ ይዞታ ላይ ደንቡ ተፈፃሚ የሚሆነው የክልሉ ካቢኔ በሚወሰነው ጊዜና ሁኔታ ይሆናል ።

4. የከተማ ቦታ በሊዝ ስለመፍቀድ

1. የከተማ ቦታ በሊዝ እንዲያዝ የሚፈቅደው የከተማው ፕላን የማይቃረን ሲሆን የፕላኑን የቦታ አጠቃቀም ድንጋጌ ወይም ከተማው ፕላን የሌለው ሲሆን እንደየአግባቡ በክልሉ መስተዳደር ም/ቤት በሚ ወጣ ሕግ ይወሰናል ።
2. የከተማ ቦታ በሊዝ እንዲያዝ የሚ ፈቅደው የከተማ ቦታ የመነሻ ዋጋ በጨረታ ወይም በድርድር ከጨረታ ውጪ የሚወሰን ይሆናል ።

12. ''**Bureau**'' means Public Work and Urban Development Burea of Somali Regional State.
13. ''**Construction**'' means t construction works of a housi eracted on land permitted accordance with the law;
14. '' **Lease Board**'' means the boa to be designated by the executi council of the region to exerc the powers and duties especif for under article 4 hereof.
15. ''***Region***'' means the Som Regional state indicated un Article 47 (1) 5 of the Con tution of the Federal Democra Republic of Ethiopia,
16. '' ***Person***'' means any natu person or any body Designated a person by law.

<u>Part Two</u>

Article 3. ***<u>Scope of Application</u>***

1. This regulation shall be applicabl an urban land held by the pe system, or by leasehold system o other means prior thereto, as we to an urban land permitted herea
2. Notwith standing the provision Sub-Article (1) of This Ar executive council of the Re shall set time and condition which this regulation shall applicable to any town in the reg

Article 4. ***<u>Lease Hold Permit</u>***

1. An urban land shall be permitt be hold by lease where such conforms with plan guideline where it does not exist Conformity with the law whic Regional Government makes the case may be,
2. Where urban land is to be per by lease, may determined sh on auction, negotiation.or th other means the detail sh specified by l law .

3. Qiimaha liis ee darajo kasta oo jaggo wuxuu noqon mid si cad loo cayimo oo uu mar walba xafiisku isaga oo darsaya uu ka ansixin golaha hawl fulinta ee deegaanka.

Qodobka 5[aad]:- Darajada(heerarka) magaalo

1. Si loo abuuro jawiga ku haboon dhaqan galinta nidaamka liis iyo koboca horumarka dhaqaale ee magaalooyinka deegaanka ee laga hirgalinayo nidaamka liis xafiisku daraasaad ku sameyn heerarka magaalo ee magaalooyinka deegaanka, darajooyinka kala duwan ee ay jagooyinka magaalooyinku iyo qiimaha liis ee ay yeelanayaan.
2. Arrimaha daraasada lagu sameeyay ee ku cad farqada 1[aad] qodobkan waxaa awaamiir ku xeerin golaha hawl fulinta deegaanka.

Qaybta Saddexaad

Qodobka 6[aad]:- Jagooyinka magaalo ee horey loo haystay

Iyada arrimaha lagu xusay Qodobka 3[aad] ee xeerkani uu sidiisa yahay, ayaa jaggooyinka magaalo ee horey loo haystay ay ka koobnaan kuwa hoos ku xusan:-

1. Ka hor intii aan la soo saarin xeerkan :-
   - B. Jagooyinka magaalada ee xujada sharciya lahaa islamarkaana aan lala wareegin.
   - T. Jaggooyinka lahaanshahooda mulkiyadeed loo haysto caddeymo sharci ah.
   - J. Jaggooyinka si sharci ah loola kala wareegay mulkiiyadooda islamarkaana caddeynta lahaanshaha laga haysto hay'ada ay khuseysay.
   - X. Jaggooyinka uu maamulka xaafadu uu si sharci ah u siiyay ama u diwaan galiyay lahaanshahooda.
   - Kh. Dhulka wixii ka horeeyay ansixinta xeerkan lahaanshohooda sharci loo go'aamiyay in uu leeyaha maamulka dawlada deegaanku iyo kuwa kale ee mustaqbalka la go'aamin doonaba waxaa lagu faah faahinayaa sharciga.

1. እያንዳንዱ የቦታ ደረጃ መነሻ ዋጋ በግልፅ የሚቀመጥ ሆኖ ቢሮው በየጊዜው እያጠና በመስተ ዳደር ም/ቤት ያስወስናል።

5 ስለከተሞች ደረጃና ስለቦታ ደረጃ አመዳደብ

1. ለሊዝ ተገባራዊነትም ሆነ ለከተሞች ሁለንታዊ እድገትና ልማት ለማመቻቸት ምቹ ሁኔታን ለመፈጠር ይቻል ዘንድ በክልሉ ውስጥ የሚገኙ ከተሞች ደረጃ ፣ የከተማ ቦታ ደረጃና የሊዝ መነሻ ዋጋ ቢሮው ጥናት ያደርጋል።
2. በዚህ አንቀፅ ንኡስ አንቀፅ 1 መሰረት የሚካሄደው ጥናት በክልሉ መስተዳደር ም/ቤት መመሪያ ይወሰናል።

ምዕራፍ ሦስት

6. ነባር የከተማ ቦታ ይዞታዎች

የዚህ ደንብ አንቀፅ 3 ድንጋጌዎች እንደተጠበቀው ሆኖ ነባር የከተማ ቦታ ይዞታዎች የሚከተሉትን ያጠቃልላል:-

1. ይህ ደንብ ከመውጣቱ በፊት :-
   - ሀ. ህጋዊ የካርታ ይዞታ ኖሮት ያልተወረሱ ቦታዎች
   - ለ. የባለቤትነት ይዞታቸው ህጋዊ ማስረጃ ያላቸው ቦታዎች
   - ሐ. ባለቤትነታቸው በህጋዊ መንገድ የተላለፉ ቦታዎችና ለዚህም አግባብነት ያለው አካል የሰጠው ማስረጃ ያላቸው
   - መ. የቀበሌ አስተዳደር በሕጋዊ መንገድ የሰጠው ወይም የመዘገበው ቦታዎች
   - ሠ. ይህ ደንብ ከመፅናቱ በፊት ባለቤትነታቸው ለክልሉ መንግስት የተወሰነና ለወደ ፊቱም የሚወሰንላቸው ቦታ ዎች በሕጉ መሰረት በዝር ዝር የሚደነገጉ ቦታዎች።

3. The lease price applicable for each grade of land shall be clearly set determined by the executive council of the region where the bureau implements a regular study and recomments to it.

Article 5. **Grading the Status of Urban Towns**

1. The bureau shall study the status of the towns of the region, the grades of the land sites as well as the price in order to facillitate the effectiveness of the lease system and to creat favourable conditions for all-rounded growth and development of the towns.
2. Matters studied persunant to sub – article 1, hereof, shall be determned by directives to be issued by the executive council of the region.

Part Three

Article 6. *Existing possession of urban land*

1. Notwithstanding the provisions of article 3 of this regulation, the following possession of urban land shall be considered as Existing possession of urban land before this regulation,
   - A). an urban lanad lawfully grant with title deed and not confisicated by the state.
   - b). urban land holdings which could submit ownership certificate
   - c). an urban land which their ownership have been legaly transfer to and the title deed has been transferred by apprirpioate organ.
   - d). an urban land registered or granted by kebele administration in accordance with the law.
   - e). an urban land which its ownership is granted to the regional government before the coming into effect of this regulation or may be determined for in the future. Law shall determine the particulars.

2. Arrimaha ku cad xarfaha (A-E) ee qodobkan qiyaasta cadadka kiro ee dhaqan galka ku noqonaya waxaa xeer ku go'aamin golaha hawl fulinta ee deegaanka.
3. Iyada oo waxyaabaha lagu qeexay farqada 1[aad] iyo 2[aad] ee qodobkani ay sidooda yihiin, ayaa haysashadii hore ee dhulka loo wareejin nidaamka liiska:-
   B. Markasta oo la ogolaado in waxkabadal lagu sameeyo baaxada jaggada, iyada oo dhulka dheeriga ahna laga bixinayo lacag horumarin ah.
   T. Markasto mulkiilanimada loogu wareejiyo hannaan sharciga waafaqsan cid kale.
4. Marka ay noqoto in lagu maamulo nidaamka liiska jaggo horey loo haystay, qiimaha liisku wuxuu noqonayaa cel-celiska qiimaha tar-tanka ee uu yaal jaggooyinka ku hareeraysan. Hase ahaate, hadii la waayo qiime sugan wakhtigaas wuxuu qiimaha jaggadu noqoni qiimaha loo cayimo wakhtigaas.

Qodobka 7[aad]:- Baaxada dhuleed ee loo bixin karo dhisme guri hooy

1. Baaxada dhuleed ee qaab qori tuur ah (bakhtiyanasiibka ah) loogu siiyo iskaashato ama shaqsiyaad in ay ka dhistaan guryaha hooyga ah iyadoo ay tahay mid ku xidhan nooca heerka magaalo ayaa darajada koowaad ee magaalo la siin 150 kaare mitir magaalooyinka kalana waxay noqon illaa 300 kaare mitir. Faah faahinta arrintaana awaamiir ayaa lagu xeerin.
2. Cidda soo codsata dhulka qiyaasta baaxadiisu ka badan yahay cadadka lagu qeexay farqada 1[aad] ee qodobkan waxay ku heli kartaa tartan, gor-gortan iyo cadadka lagu qiyaaso qiimaha booska.

2. በዚህ አንቀፅ ስር ከፊደል (ሀ-ሠ) የተመለከቱት ጉዳዮች ተፈፃሚ የሚሆነው የሊዝ ክፍያ ተመን የክልሉ መስተዳደር ምክር ቤት በሚያወጣው ደንብ መሰረት የሚወሰን ይሆናል፡፡
3. በዚህ አንቀፅ ንኡስ አንቀፅ 1 እና 2 የተደነገጉት እንደተጠበቀ ሆኖ ነባር የቦታ ይዞታዎች በሊዝ ሥርዓት እንዲተዳደሩ የሚደረገው፡-
   ሀ. በማንኛውም ሁኔታ በነባር ይዞታ ላይ የሚደረግ የመጠን ለውጥ ሆኖ በትርፍ ቦታ ላይ የቅድሚያ ክፍያ በመክፈል፡፡
   ለ. በህጋዊ መንገድ የሚከፈል የይዞታ ማስተላለፍ ፡፡
4. ነባር የቦታ ይዞታዎች በሊዝ ስርአት እንዲተዳደሩ ሲደረግ የሚከፈለው የሊዝ ዋጋ በአከባቢው ባሉ ቦታዎች የተ ወሰ ነላቸው የጨረታ ዋጋ አማካኝ ዋጋ ይሆናል፡፡ ሆኖም ግልፅ ዋጋ ካልተገኘ የቦታው ዋጋ በዚያን ወቅት በሚወስነው መሰረት ይሆናል፡፡

7. ለግል መኖሪያ ቤት መስሪያ የሚፈቀድ የቦታ መጠን

1. የከተማ ቦታ በእጣ ለማህበር ወይም ለግለሰብ የግል መኖሪያ ቤት መስሪያ የሚሰጠው የቦታ መጠን እንደየከተማው ደረጃ ዓይነት ሆኖ ለአንደኛ ደረጃ ከተማ እስከ 150 ካ.ሜ ሲሆን ለሌሎች ከተሞች ደግሞ እስከ 300 ካ.ሜ ይሆናል፡፡ ዝርዝሩ በመመሪያ ይወሰናል፡፡
2. በዚህ አንቀፅ ንኡስ አንቀፅ 1 የተመለከተው የቦታ መጠን በላይ የጠየቀ ማንኛውም ሰው ሊፈቀድ የሚችለው በጨረታ በድርድርና የቦታው ዋጋ ተመን መሰረት ይሆናል ፡፡

2. The rate of lease payment applicable to the matters provided under (A-E) of this Article shall be determined by directive to be issued by the executive council of the region.
3. Notwithstanding sub-article 1 and 2 of this Article, the long-standing urban land holdings may be administered by the lease sysytem;
   Λ). any change of demissions made on long- standing holdings; subject to advance payment for the extra lands.
   b). any transfer of holding made to a third party in accordance with the law.
4. When long-standing land tenure comes under the lease administration system, the lease payment shall be the average of the negotiable price determined for the sorrunding lands. However, where there is no a fixed price for a time being, the price of the land shall be the payment determined for the time being.

Article 7. *The size of land granted for the constructon dwelling houses*

1. The size of land granted through chance for the constructon dwelling houses permitted to individual or Association may vary according to the grade of the urban shall be permitted for first grade of urbans $150km^2$. For other urban lands it shall be upto $300km^2$. Detailes shall be determined by directives.
2. Applicants of plot of land greater than the size specified under sub-Art One hereof, may only b e permitted through on auction or through negotiation and subject to the cost of the value of the land.

3. Wuxuu boordhiga liisku isaga oo ka duulaya go'aanka golaha hawl fulinta deegaanka ama maamulada heer degmo uu lacag la'aan ku siin karaa dhul ay ka dhistaan guryo hooy ah in cidd loo siiyo abaalmarin awgeed.

4. Boosaska horey uga midka ahaa dhul beereedka miyiga ahaa islamarkaana uu ku yaalo dhisme guri oo hooy ah ee fiditaanka magaalada awgeed ka mid noqday bilaanka guud ee magaalada kana hor imaanayn sharciga waxaa iyadoo la siinayo 500 oo kaare mitir ay xaq u yeelan in ay helaan magdhowga u dhigma horumarka ay galiyeen dhulka iyo hantida maguuranka ee ay ka dhiseen hada ka hor.

Qodobka 8aad:- Qiyaasta kharashka kirada Liiska ee laga qaadayo jagooyinka laga dhisayo guryaha hoyga

Qiimaha liis ee sannad kasta laga bixinayo jagooyinka lagu qeexay farqada 1aad ee qodobka 7aad ee xeerkan, wuxuu noqon cadadka u dhexeeya 0.18 illaa 0.50 kaare mitirkiiba. Qiyaasta qiime oo faah faahsan waxaa awaamiir ku xeerin guddiga maamulka arrimaha liiska.

Qodobka 9aad:- Habka bixinta shahaada cadaynta ee haysiga liiska iyo fasaxa dhismaha

1. Qof kasta oo liis ahaan lagu siiyay dhul ka mid ah dhulka magaalada marka uu keeno heshiis caddeynaaya in uu dhulkaas liis ahaan ku kireystay ayaa la siinayaa shahaadada caddeynta lahaanshaha liiska.
2. Marka isbadalka adeega lagu fasaxo qaab waafaqsan xeerkan qodobkiisa 14aad waxaa la bixinaya caddeyn muujinaysa qiimaha isbadalay ee sannad kasta laga bixin doono liiska.

3. በክልሉ መስተዳደር ም/ቤት ወይም በወረዳ አስተዳደር ውሳኔ መሰረት የሊዝ ቦርዱ ለግል መኖሪያ ቤት መስሪያ ቦታ ላበረከቱት አስተዋፆኦ በሽልማት በነፃ ሊሰጥ ይችላል።

4. ከዚህ በፊት የገጠር መሬት እርሻ አካል ሆኖ የመኖርያ ቤት የተገነቡበት ቦታዎች የከተማው ፕላን በማቀፍ ከፕላኑ ጋር የማይቃረኑ ቦታዎች እስከ 500 ካ.ሜ የሚሰጥ ሆኖ በቦታው ላይ የተገነቡ ቋሚ ንብረቶች ተመጣ ጣኝ ካሳ የማግኘት መብት አላ ቸው።

8. **ለግል መኖሪያ ቤት በሚገነቡ ቦታዎች የሚከፈለው የሊዝ ክፍያ ተመን**

በአንቀፅ 7 ንዑስ አንቀፅ 1 ስር በተዘረዘሩ የክፍያ ተመን የተለየ ሆኖ ዓመታዊ ክፍያው 0.18 እስከ 0.50 መካከል ባለው ተመን ይሆ ናል።ዝርዝር የቦታ ሊዝ የክፍያ ተመን ቦርዱ በሚያወጣው መመሪያ ተመን ይወሰናል።

9. **የሊዝ ይዞታ ማረጋገጫ ምስክር ወረቀት እና የግንባታ ፍቃድ**

1. የከተማ ቦታ በሊዝ የተፈቀ ደለት ማኛውም ሰው ስለ ቦታው መፍቀዱን የሚያረ ጋግጥ የውል ሰነድ ሲያቀርብ የሊዝ ይዞታ ማረጋገጫ ምስክር ወረቀት ይሰጣል።
2. በዚህ ደንብ አንቀፅ 14 መሰ ረት ያገልግሎት ለውጥ ሲፈ ቀድ የዓመቱ የሊዝ ዋጋ ተመን ለውጥ የሚገልፅ ማስረጃ ይሰጣል።

5. The lease board by virtue of decisions of the Regional executive council or woreda Administrative organs may by special gifts permit an urban land for lease payment down to nil for undertakings of private dwelling houses for their contributions to encourage.

6. An existing possession of a rural land on which a building is situate by the peasants covered by expansion of the master plan which doesnot contraduct with the plan of the town in addition to 500km^2 to be conferred shall be entitled to payment of compensation commensurate to the value of the property and development made on land so far

Article 8. *Rate of* Lease *Payment on dwelling houses*

The Rate of lease payment subject to be paid every on type of land mentioned under sub- article 1 of article 7 of this regulation shall be a rate of between 0.18--- 0.50 /km^2. Details of payment rate shall be determined by a directive to be issued by the lease board.

Article 9. *Lease-Hold Title deed*

1. Leasehold title deed shall be conferred on a person to whom an urban land is permitted, after dully produced a contract of lease permited with the land.
2. Where the conversion of the type of service in respect of which leasehold of the urban land has been pennitted persunant to Article 14 of this regulaton there shall be issued a certificate defining the varied rate of payment annuly due.

3. Iyadoo shahaadada lahaanshaha liiska iyo qaabka loo bixinaayo fasaxa dhismuhuba ay noqonaayaan kuwo faah faahitoodu tahay qaabka lagu qeexay awaamiirta uu soo saaro xafiisku, ayaa shahaadada lahaanshaha liiska dhulku noqon doontaa mid xambaarsan waxyaabaha hoos ku xusan:-

B. Maalinta la saxeexay heshiiska iyo cidda loo fasaxay magaceeda oo buuxda

T. Baladhka booska iyo meesha laga helo

J. Qiimaha guud ee uu leeyahay liiska booska dhulku

X. Mudada uu jiraayo lahaanshaha liiska ee dhulka lagu hayśanaayo

Kh. Xiliga dheeriga ah ee la siin karo kharash bixinta kirada liiska

D. Cadadka horumarinta lacageed ee la bixinaayo

R. Bisha iyo sannadka la bilaabaayo dhismaha iyo xiliga la dhameystirayo

S. Xiliga iyo xaalada lagu dhameystiraayo bixinta kharashka kale ee hadhsan

SH. Xubinka diwaan galiyay iyo xubinka ansixiyay shahaadada.

Qodobka 10^aad:- Dhiiri galinta iyo xiliga dheeriga ah

1. Qofka jaggo magaalo lagu siiyay nidaam liis iyadoo hadba la eegaayo nooca horumar ama adeeg waxaa la siin karaa muddo dhaaf gaadhaya labbo illaa saddex sanno. Faah faahinta arrintan waxaa awaamiir ka soo saari guddiga maamulka arrimaha liiska.
2. Dawlada Deegaanku hawlaha horumarineed ama adeegyada leh ahmiyad dhaqaale iyo bulsho ee ay rabto in ay dhiiri galiso waxay gor-gortan iyo tartan la'aan ku bixin kartaa jaggooyin ilaa heer lacag la'aan ah. Faah-faahinta arrintaana waxaa awaamiir ku xeerin guddiga maamulka maalgalinta.

3. የይዞታ ምስክር ወረቀትና የግንባታ ፍቃድ አሰጣጥ ቢሮው በሚያወጣው ዝርዝር መመሪያ እንደሚመለከተው ሆኖ የሊዝ ይዞታ የምስክር ወረቀት ከዚህ በታች በተዘረዘሩት ጉዳዮች ያካተተ መሆን አለበት፡፡

ሀ. ውሉ የተፈረመበት ቀንና የተፈቀደለት ሰው ሙሉ ስም

ለ. የቦታው ስፋትና የሚገኝበት ስፍራ

ሐ. አጠቃላይ የቦታው የሊዝ ዋጋ

መ. የቦታው የሊዝ ቦታ የሚፀናበት የጊዜ ገደብ

ሠ. የሊዝ ተመን ክፍያ ለማስከፈል የሚሰጠው ተጨማሪ ጊዜ

ረ. የሚከፈለው የቅድሚያ ክፍያ ተመን መጠን

በ. ግንባታው የሚጀመርበት ወርና ዓመት እንዲሁም የሚጠናቀቅበት ጊዜ

ቀ. ቀሪው ክፍያ የሚጠናቀቅበት ጊዜና ሁኔታ

ሰ. የምስክር ወረቀቱን የመዘገበውና ያፀደቀው አካል

10. የማበረታቻና ተጨማሪ ግዜ

1. የከተማ ቦታ በሊዝ የተፈቀደለት ሰው እንደየልማቱና አገልግሎት አይነት እየታየ ከ2-3 ዓመት የሚደርስ የችሎታ ጊዜ ሊሰጥ ይችላል።ዝርዝር የአፈፃፀም መመሪያ በሊዝ ቦርዱ ይወሰናል።
2. የክልሉ መንግስት ሊያበረታታቸው የልማት ስራዎችና ለመህበራዊ አገልግሎት የሚውል የከተማ ቦታ በድርድሩ ወይም ያለድርድር በነፃ ሊሰጥ ይችላል፡፡ዝርዝር አፈፃፀሙ የሊዝ ቦርዱ በሚያወጣው መመሪያ ይወሰናል ፡፡

3. The details to be contained i title deed and bulding constru permits shall be specifiec directives to be issued by Bu Particulars in the title deed sha as fellows;

A). date of signing of the co and the full name of possessor;

B). size of the land and area situated;

C). the total amount of lease of the land;

D). the period of lease;

E). the ceilings for the addit period of payment for the le

F). amount of advance paymen

G). comencement date of construction and compl deadline;

H). the time and conditons t finalized the remai payment;

I). whom registered and the au rized the certificate;

Article 10.- Period of Grace for Encouragement

1. Any person to whom l payment of urban land is perm may be granted a period of g for two or three years consideration for the type development and service. Deta for this provision shall determined based on the dire to be issued by the lease board
2. The Regional government permit urban land for development activity and so service which it purport encourage with out on auction negotiation for lease paym down to nil. Detailes for provision shall be determined the diretive to be issued by lease board.

3. Iyadoo ay jirto waajibaadka bixinta dul-saar ee ku cad farqada 6aad ee qodobka 13[aad] ee xeerkan goobaha liis ee loogu talaagalay warshadaha, adeegyada bulsho, shirkadaha guryaynta iyo guryaha hooygu waxa ay ka madax banaanaan dul saarka saddexda sanno ee ugu horeeya laga bilaabo maalinta uu dhaqan galo xeerkan.

Qodobka 11[aad]:- Xiliga Bilaabida iyo Dhamaystirka Dhismaha

1. Bilowga dhismaha micnihiisu waa in la bilaabo ugu yaraan dhismaha seeska guriga ama dabaqa laga dhisaayo jaggada dhulka. Hase ahaate dhismaha dayrka booska iyo qolalka adeega midnaba looma qaadan karo dhismaha oo la bilaabay.
2. Qof kasta oo dhul ku hela habka liiska, waa in uu dhismaha ku bilaabo lix bilood gudaheed laga bilaabo maalinta la siiyo fasaxa dhismaha.
3. Qof kasta oo dhul ka mid ah boosaska magaalada lagu siiyay liis ahaan laga bilaabo maalinta la siiyay fasaxa dhismaha booska waa in uu muddo lix bilood gudohood ah ku bilaabo dhismah booska kuna dhameeyo muddo labbo sanno gudohooda ah. Hase yeeshee hadii dhismaha laga sameynaayo dhulku yahay mid u baahan wakhti ka badan midka la soo sheegay waxaa la sameyn karaa in ciddi heshiiskaa dhismaha bixisay oo ka duulaysa baaxada dhismahaasi ay wakhtiga lagu bilaabaayo iyo xiliga lagu dhameynaayaba kordhiso muda-dooda. faah faahinta arrinta waxaa lagu xeerinaaya sharciga.

3. በዚህ ደንብ አንቀፅ 13 ንኡስ አንቀፅ 6 የተመለከተው ግዴታ ቢኖርም በኢንዱስትሪ ፣ለማህበራዊ አገልግሎቶች፣ ለሪልስቴትና ለግል መኖሪያ ቤት ለመስሪያ የሚውል የከተማ ቦታዎች ይህ ደንብ ተግባራዊ በሚሆንበትቀን ጀምሮ ለ3 ዓመታት ያህል ልዩ አስተያት ይደረግላቸዋል፡፡ዝርዝሩ በክልሉ መስተዳደር መመሪያ ይወሰናል።

*11. **ግንባታ በሚጀምርበትና በሚጠናቀቅበት ጊዜ***

1. የግንባታ ስራ ተጀመረ የሚባለው ለመኖሪያ ቤት ወይም ለፎቅ ግንባታ ቢያንስ የመሰረት ሥራ ሲጠናቀቅ ሲሆን የአጥርና የሰርቪስ ክፍሎች ግንባታ መጀመር እን ደዋናው ግንባታ እንደ ተጀ መረው አገልግሎት አይቆ ጠርም ።
2. ማንኛውም የከተማ ቦታ የሊዝ ባለ ይዞታ የግንባታ ፈቃድ ከተሰጠበት ቀን ጀምሮ በ6ወር ውስጥ ግንባታው መጀመር አለበት
3. ማንኛውም የከተማ በሊዝ የተፈቀደለት ሰው የግንባታ ፍቃድ ከተሰጠበት ቀን ጀምሮ በ6ወር ውስጥ ጀምሮና በ2 አመት ውስጥ መጠናቀቅ አለበት ሆኖም ግን የሚከናወነው የግንባታ ስራ ከዚህ በላይ በተቀመጠው የጊዜ ገደብ የበለጠ ጊዜ የሚያስ ፈልገው ሆኖ ሲገኝ ግንባታው ፍቃድ የሰጠው አካል የግን ባታው ውስብስብነት እየታዬ ግንባ ታው የሚጀመርበትና የሚጠናቀቅበት ጊዜ ሊያራዝም ይችላል ዝርዝሩ በሕግ ያወሰናል ።

3. Notwithstanding with to specified under sub-artic Article 13 of this reg urban land for lease for social service-rendering tion, real state, private c houses may be permit special consideration for t three years due upon the into effect of this reg Details shall be determined directive to be issued executive council of the reg

Article 11. Commencing and e up Period of constructions

1. A construction work is s have begun where an exca activities and fastening of bars for the base is com However, the constructio fencing and service rooms not constitute as commenc of a construction.
2. Any person granted an urba through lease should beg construction activties withi months from when constru permit is issued.
3. Any person granted an urban through lease should beg construction activties within months from when construc permit is issued and shall fin within two years. However, w the time for strating and finali required for construction greater then the aformentio starting and finalizing time organ with whom contracted w may extend inline with complexity of the work the de determined by the law.

4. Iyada oo ay sidooda yihiin xeerarka qodobkan ee hoos ku xusan ayaa hadana qofka qaab waafaqsan qodobkan qodob hoosaadkiisa 2^{aad} iyo 3^{aad} ku bilaabi waaya dhismaha booska dhulka ee uu haysto, iyada oo uu booskaa uu xiligii loogu baahnaa wax kaga sameyn waayay dartii loogu qaadaayo qiimo ganaax oo dhan 5% qiimaha guud ee liiska jagada dhulka ayaa sidoo kale boosaskaasna lagu wareejinayaa qof kale.
5. Qofka qaab waafaqsan qodobka 10^{aad} qodob hoosaadkiisa 1^{aad} lagu fasaxay dhulka magaaladu hadii uu qaab waafaqsan qodobka 10^{aad} qodob hoosaadkiisa 2^{aad} uu bilaabi waayo dhismaha dhulka iyada oo lacagtii guud ahaaneed ee uu xisaabta xidhan kaydka ugu shubayo 3% ganaax ahaan looga goynaayo ayaa dhulkaana lagu wareejin cid kale.
6. Qofka hab waafaqsan farqada 3^{aad} ee qodobka 10^{aad} iyo farqada 2^{aad} ee qodobka 16^{aad} loogu ogolaado jaggo ee sida uu dhigayo farqada 3^{aad} ee qodobkani aan dhismaha ku bilaabin inta heshiiska la buriyo ayaa jaggada la siin qof kale.
7. Dhismaha aan lagu bilaabin mudada ku cad farqada 2^{aad} iyo 3^{aad} ee qodobkani marka uu xafiisku xaqiijiyo sida ku cad qodobka 1793 ee xeerka madaniga in ay dhibaatadu tahay mid ka baxsan awooda qofka, gannaaxyada ku cad farqada 4aad, 5aad iyo 6^{aad} ee qodobkani dhaqan gal kuma noqonayaa.
8. Qofka dhismaha ku bilaabay hab waafaqsan farqada 1^{aad} ee qodobkan, qorshaha dhisme ee uu soo dhawcystay iyo mudada loo cayimay gudeheed wa in uu dhismaha ku soo gabagabeeyo.
9. Marka sida uu dhigayo farqada 8^{aad} ee qodobkan aan dhismaha lagu dhamaystirin sida ku cad farqada 1^{aad} ee xarafka (b) ee qodobka 15^{aad} ee bayaanka waxay sabab u noqon in lagala noqdo heshiiskii lagu siiyay dhulka.

4.በዚህ አንቀፅ በተደነገገው ድን ጋጌዎች እንደተጠበቁ ሆኖ በዚህ አንቀፅ ንኡስ አንቀጽ 2 እና 3 ድንጋጌ መሰረት ግንባታ ያልጀመረ ሰው ቦታው ጥቅም ላይ ባለመዋሉ ከጠቅላላ የሊዝ ዋጋ 5% ቅጣት በማስከፈል፦ ቦታው ሌላ ሰው ያስረክባል፡፡
5.በዚህ አንቀፅ 10 ንኡስ አንቀፅ 1 መሰረት የከተማ ቦታ የተፈቀ ደለት ሰው በአንቀፅ 10 ንኡስ አንቀፅ 2 መሰረት ግንባታ ካል ተጀመረ አስቀድሞ በዝግ ሂሳብ ያስያዘው ጠቅላላ ገንዘብ 3% ላይ ተቀንሶ ከተቀጣ በኋላ ቦታው ለሌላ ሰው ይሰጣል፡፡
6.በአንቀፅ 10 ንኡስ አንቀፅ 3እና በአንቀፅ 16 ንኡስ አንቀፅ 2 መሰረት ቦታ የተፈቀደለት ሰው በዚህ አንቀፅ ንኡስ አንቀፅ 3 መሰረት ግንባታ ካልጀመረ ውሉን በመሰረዝ ቦታው ለሌላ ሰው ይሰጣል፡፡
7. በዚህ አንቀፅ ንኡስ አንቀፅ 2እና 3 እንደተጠቀሰው የግንባታ ስራ ያልጀመረ ሰው በፍትሐቢሔር ሕግ ቁጥር 1793 መሰረት ከአቅም በላይ በሆነ ምክንያት መሆኑን በቢሮው ወይም በከተ ማው መስተዳደር ከተረጋገጠ ከዚህ በላይ በአንቀፅ 4፣ 5፣6 በተመለከተው ቅጣቶች ተፈፃሚ አይሆንም፡፡
8. በዚህ አንቀፅ ንኡስ አንቀፅ 1 መሰረት ግንባታውን የጀመረው ማንኛውም ሰው ባቀረበው የግንባታ እቅድና በተቀመጠው የጊዜ ገደብ ውስጥ ግንባታውን ማጠናቀቅ ይኖርበታል፡፡
9. በዚህ አንቀፅ ንዑስ አንቀፅ 8 በተደነገገው መሰረት ግንባታወው ሳይጠናቀቅ ሲቀር በአዋጅ አንቀፅ 15 ንዑስ አንቀፅ 1(ሀ) መሰረት ቦታው የተፈቀደለት ውል ለመሰ ረዝ የሚያስችል እንደምክንያት ይወሰዳል፡፡

4. Notwithstanding with the provisions here under, any person failed to begin the construction of the land or utilize the lease land within inline with the provisions under sub-article 2 and 3 of this article, shall be subject to pay as penality 5% of the total amount of land lease as well as the land shall be given to another person.
5. Any peron who permited a land in accordance with article 10 sub-article 1, and failed to begin the construction of the land inline with the time limit under sub-article 2 of article 10, subject to the reduction of 3 % of the total amount of land lease deposit as penality, the land shall be given to another person.
6. the lease-hold of urban land permited persuanent to sub-article 3 of article 10 and sub-article 2 of article 16 where the lease-hold possessor has failed to use the land in accordance with Sub-Article (3) of this Article, the lease-hold of urban land shall be terminated and transferred to another person.
7. Where the construction isnot strated the time specified under Sub-Article 2 and 3 hereof, .Penalty under sub-article 4, 5 and 6 may not, however, be due where the bureau or the town administration asertains the land fells short of use because of force majuere set forth uncderArticle 1793 of the Civil Code.
8. Any person who has strated the construction work of leasehold of urban land in accordnce with sub-article 1 of this article must finalize the work as per plan schdule submitted together with the time limit for commencement and the finalization of the work.
9. Where the leasehold of urban land failed to finilize the construction work in accordance with Sub-Article (8) of this Article, it shall constitute as a ground for termination of leasehold contract persunant to sub-article 1(A) of article 15 of the proclamation.

Qodobka 12aad:- Xadka Mudada liiska	12. የሊዝ ዘመን	Article 12. Period of Lease
1. Dhamaan magaalooyinka uu nidaamka liisku ka dhaqan galayo xadka mudada liis ee nooc kasta oo adeeg waa sida hoos ku cad:-	ሊዝ ተግባራዊ በሚሆንበት ከተማዎች የሊዝ ይዞታ ዘመን እንደየአገልግሎት አይነት ከዚህ በታች እንደተዘረዘሩት	1.the Maximum Period of Lease in all type services in all urban centers the lease policy is to be implemented shall be a indicated in the following table;

Tir	Nooca Adeega	Xadka mudada liiska
B	Jaggooyinka loogu talagaly guryaha hoyga ➢ Jaggooyinka laga dhisanayo guryaha hooyga gaarka ah	99 sanno
T	Jaggooyinka loogu tala galay warshadaha	80 sanno
J	Jaggooyinka laga dhisayo xaruumaha waxbarashada, caafimaadka, sayniska, teknooloojiyada, dhaqanka, isboortiga,	99 sanno
X	Adeegyada ganacsi	70 sanno
KH	Beeraha magaalo	15 sanno
D	Adeegyada kale	70 sanno
R	Jaggooyinka magaalo ee aan xili gaaban lagaga sameynayn hawlihii horumarineed ee loogu tala galay, qaab waafaqsan dalabyada lagu doonayo horumarka muddada gaaban ayaa xaruumaha shirkadaha yar yar, uruurada xirfadalaha iyo farshaxanka ama shirkadaha ganacsi.	Iyada oo ay 5 sanno tahay ayaa hadba sida xaaladu tahay la cusboonaysiin kara.

2. Iyadoo ay sidooda yihiin arrimaha lagu xusay farqada (1) ee qodobkani, adeegyada ama hawlaha horumarineed dabci ahaan u baahan muddada dheer waxaa lagu kordhin karaa muddo aan ka badnayn kala badh mudadii hor liiska. Faah faahinta arrintaana waxaa lagu xeerin awaamiir.

ተ.ቁ.	የአገልግሎት ዓይነት	የዘመን ጣሪያ
ሀ	ለመኖሪያ ቤት/ለግልና ለኪራይ ➢ ለግል ለመኖሪ ቤት ➢ ለኪራይ መኖሪያ ቤት	99 ዓመት 99 ዓመት
ለ	ለኢንዱስትሪ የሚውሉ ቦታዎች	80 ዓመት
ሐ	ለትምህርት ፣ ለጤና ፣ ለባህል ፣ ለስፖርት ፣ ለሳይንስ ፣ ለቴክኖሎጂ ፣ ለምርምርና ናት ፣ ለመንግስት መሥሪያ ቤት ፣ አትራፊ ላልሆኑ የበጎ አድራጎት ድርጅት ፣ ለሃይማኖት ተቋም የሚውሉ ቦታዎች	99 ዓመት
መ	ለንገድ ሥራዎች የሚውሉ ቦታዎች	70 ዓመት
ሠ	ለከተማ ግብርና	15 ዓመት
ረ	ሌሎች አገልግሎቶች	70 ዓመት
ሰ	በአጭር ጊዜ ለምርት ሥራ ጥቅም ላይ በማይውሉ የከተማ ቦታዎች ላይ ለሚቀርቡ የአጭር ጊዜ የልማት ጥያቄ መሠረት ለጥቃቅንና አንስተኛ ተቋማት ፣ ለሙያ ማህበራትና ለኢደጥበብ ይሰጠዋል ።	ከ5 ዓመት ለማይበልጥ ጊዜ ሆኖ እንደአስፈለሰጊነቱ

2. የዚህ አንቀጽ ንዑስ አንቀጽ 1 ድንጋጌዎች እንደተጠበቁ ሆኖ በባህሪው ረዘም ያለ የሊዝ ዘመን ለሚጠይቅ የልማት ሥራ ወይም አገልግሎት ለሥራው ከተወሰሰነው ዘመን ጣሪያ ከግማሽ ሳይበልጥ ሊጨመር ይችላል ። ዝርዝሩ በመምሪያ ይወሰናል :::

t	*type of services*	***Period of Lease***
a	land for private dwelling houses ➢ private dwelling houses ➢ private dwelling leasable houses	 *99* *99*
b	for industry purpose	*80*
c	for education, health, culture, sports; science, technology ; research,and study, non-profit making philanthropist organization, religious institution centers	90
d	for commercial services	*70*
e	agrictural urban land	*15*
f	*Others*	*70*
g	An Urban lands not intended to be invested on within a' short period of time Shall be designated for use for development undertakings of Small scale enterprise, proffissional associations and hand crafts or commercial enterprises.	A ceiling of 5 years. It may be renewed for the same period where it is necessary.

2. Notwithstanding the provisions of sub-Article (1) of the Article, a ceiling exceeding not more than half of the ceiling of the lease period set for each activity or service may be set for development activity or Service requiring protracted period of lease on account of its special nature .

Qodobka 13^aad^:- Hanaanka Bixinta lacagaha kirada Liiska iyo isticmaalka dakhliga	13. የክፍያ አፈጻጸምና የገቢ አጠቃቀም	Article 13. Performance of and Utlization of Inco
1. Xiliga bixinta lacagaha jaggooyinka liiska lagu haysto ee magaalooyinka uu xeerkani dhaqan galka ku yahay oo ku salaysan noocyada adeeg waa sidan :-	1. ሊዝ ተግባራዊ በመሆንባቸው ከተሞች የሊዝ ይዞታ የክፍያ ጊኤ እንደየአገልግሎት ዓይነት ሆኖ ከዚህ በታች እንደተዘረዘሩት ይሆናል ::	1. The period of payment holding by lease in urba where this regulation applied for depending on of service shall be as follows

Tir	Nooca Adeega	Muddada bixinta lacagaha lagu		Xiliga bixinta
		1^aad^ -2^aad^	3^aad^ -4^aad^	
B	Jaggooyinka lagu qaatay baqtiyaanasiib ama gorgortan ee laga dhisanaayo guryaha hoyga ah	50	60	Sannad kasta iya bixinaayo bisha maskaram ayaa dhameystiri qiim ee loo cayimay liiska.
T	Jaggooyinka loogu talagalay adeegyada ganacsiga	40	50	
J	Jaggooyinka dhismayaasha warshadaha	40	50	
X	Jaggooyinka la siiyo shirkadaha guryeynta (Real estate)	40	40	
Kh	Beeraha magaalo	8	10	
D	Ganacsiga adeegyada bulsho	40	50	
R	Adeegyada kale	40	40	
S	Jaggooyinka si ku meel gaadha loo siiyo shirkadaha yar yar ee ganacsiga	3	3	

ተ.ቁ	የአገልግሎት አይነት	የሊዝ ክፍያ የሚጠናቀቅበት ጊዜ		የክፍያ ሚ
		1ኛ-2ኛ	3ኛ 4ኛ	
ሀ	ለመኖሪያ ቤት መስሪያ የሚውል በጨረታና በድርድር የሚሰጡ ቦታዎች	50	60	በየዓመቱ ወር ላይ ይከፍላል. ክፍያወ ይ
ለ	ለንግድ ስራዎች የሚውል ቦታዎች	40	50	
ሐ	ለኢንዱስትሪ ስራዎች የሚውሉ ቦታዎች	40	50	
መ	ለሪልእስቴት የሚውሉ ቦታዎች	40	40	
ሠ	ለከተማ ግብርና	8	10	
ረ	ለመህበራዊ ንግድ አገልግሎት	40	50	
ሸ	ሌሎች አገልግሎቶች	40	40	
ቀ	በአጭር ጊዜ ለጥቃቅንና ንግድ ተቋማት የሚሰጡ ቦታዎች	3	3	

s/n	Type of Service	grace period		perio payme
		1^st^-2^nd^	3^rd^ -4^th^	
a	private dwelling houses granted by *auction* or through negotiation;	50	60	
b	lands for commerce services	40	50	
c	land for industrial construction	40	50	
d	lands for real states	40	40	
e	agrictural urban land	8	10	
f	communal commercial service	40	50	
g	*others*	40	40	
h	land temprorily granted to small sacle enterprises	3	3	

2. Lacagta horumarinta loo bixinaayo iyadoo ay ku kala duwanaanayso nooca hawsha maal galineed ayaa waxay noqon kartaa 5% illaa 10% ee qiimaha guud ee liiska. Faah faahintana waxaa qeexi awaamiir.
3. Iyada oo ay sideeda tahay xaalada lagu qeexay farqada 2[aad] ee qodobkan, waxaa uu qofku xaq u leeyahay in uu hal mar wada bixiyo lacagta liiska.
4. Lacagaha lagu bixiyo ka hor muddada lagu tilmaamay farqada 1[aad] ee qodobkan, cadadka dulsaar ee xiligaas u yaal lacagaha dhigaalka ee bangiga waxaa dheer oo laga dhimi 0.5% ee lacagta wadarta guud ee uu bixiyay.
5. Iyadoo qaabka lacag bixintu uu yahay mid sannadle ah, ayaa caddadka sannad kasta la bixinayo uu noqon cel celiska qiime ee lagu helo marka qiimaha guud ee jagada laga jaro lacagta horumarinta loo bixiyay oo hadhaaga loo qaybiyay mudada bixineed.
6. Lacagta baaqiga ah waxaa laga bixin cadad dul saar oo ku saleysan cadadka u yaala daymaha uu bangigu bixiyo. Hase ahaate, guddiga maamulka liisku wuxuu ka dhaafi lacagta dul saarka ah hawlaha maal-galineed ee uu u arko in ay ahmiyad gaar ah u leeyihiin deegaanka.
7. Kharashka sannadeedka iyo dul saarka aan wakhtigisa lagu bixin waxaa laga bixin gannaax ku saleysan cadadka gannaax ee u yaala soo celinta deymaha bangiga.
8. Arrimaha ku cad farqada 2[aad] iyo 5[aad] ee qodobkani dhaqan gal kuma noqonayaan jagooyinka qaab ka baxsan nidaamka tartan ama gor-gortan loogu fasaxo in laga dhisto guryaha hooyga iyo jaggooyinka si ku meel gaadh ah loo siiyo shirkadaha yar yare ee ganacsiga.

2. በሊዝ የከተማ ቦታ የተፈቀደለት ሰው ወጪ ለመመለስ የሚያ ስፈልገውን ጊዜ ግምት ውስጥ በማስገባት በክልል ካቢኔ እንደ የአግባቡ የሚወሰን የመክፈያ ጊዜ ሊሰጠው ይችላል:: ከጠቅላላው የቦታ የሊዝ ክፍያ ከ5-10 በመቶ የቅድሚያ ክፍያ መፈፀም አለበት ፧ ዝርዝር በመመሪያ ይወሰናል::
3. የዚህ አንቀፅ ንዑስ አንቀጽ 2 ድንጋጌዎች እንድተጠበቁ ሆኖ ማንኛውም ሰው የሊዝ ክፍያው በአንድ ጊዜ የመክፍል መብቱ የተጠበቅ ነው::
4. በዚህ አንቀጽ ንኡስ አንቀጽ(1) ስራ የተጠቀሰው የመክፈያ ጊዜ ከመጠናቀቁ በፊት ክፍያዎች ከባንክ የመቀጫ ወለድ በተጨማሪ ከተከፈለው ጠቅላላ ክፍያ ላይ 0.5 በመቶ ተቅነሻ ይድረግለታል::
5. በየዓመቱ ዓመታዊ ክፍያ የሚፈፀም ሆኖ ዓመታዊ ክፍያው ቅድሚያ ክፍያ ከተከፈለ በኋላ ቀሪው የቦታው የሊዝ ዋጋ ለመክፈያ ጊዜው ተካፍሎ የሚገኘው አማካይ ዋጋ ይሆናል ::
6. በቀሪው ክፍያ ላይ በባንክ የማበደሪያ ተመን መጠን መሰረት ወለድ ይከፍላል:: ሆኖም የሊዝ ቦርድ ለክልሉ ከፍተኛ ጠቀሜታ ያላቸው የልማት ስራዎች ያላወለድ (ከወለዱ ነፃ) ሊሰጥ ይችላል፡ ዝርዝሩ በቦርዱ በሚያወጣ መመሪያ ይወሰናል ::
7. በጊዜው ለማይፈጽመው ዓመታዊ ክፍያ ወለድ በባንክ የብድር ማስመለሻ መቀጫ ምጣኔ መሰረት መቀጫ ይከፍላል::
8 .በዚህ አንቀጽ ንዑስ አንቀጽ 2 እና /5/ የተመለከተው ከጨረታና ከድርድር ውጭ ለግል መኖሪያ ቤት ማሰሪያና ለአጭር ጊዜ ለጥቃቅንና ንግድ ተቋማት የሚሰጡ ቦታዎች ላይ ተፈፃሚ አይሆንም::

2. The amount of advance payment may vary according to the type of envestment and shall be from 5 percent to 10 percent out of the total lease payment; directives shall determine details.
3. Notwithstanding to provision under sub-article 2 hereof every lease have the right to pay the lease amount in lum-sum.
4. Payments made before the time specified under sub-article 1 of this article shall be deducted 0.5% of the total amount of lease paid on
5. Where the mode of payment on year bases and the yearly payment shall amount to the average price of the remaining lease payment divided over the period payment.
6. Over the remaining payment shall paid interest as per the rate of interest to be determined by executive council of the region. However, the lease board reduce the amount of expenses incurred for envestment undertakings , where it is deemed necessary to region
7. shall pay penalty fee according to the rate of penalty fee imposed by Bank upon debtors on account of default of loan payment;
8. The Provisions of, Sub-Article (2) and (5) of this Art it shall not apply to urban land to be pennitted other than on auction and negotiation for construction of housing and/or land temporarly prant-2ed for small scale enterprses of commerce.

9. Kharashka sannadeedka iyo dul saarka aan wakhtigisa lagu bixin waxaa laga bixin gannaax ku saleysan cadadka gannaax ee u yaala soo celinta deymaha bangiga.

10. Arrimaha ku cad farqada 2[aad] iyo 5[aad] ee qodobkani dhaqan gal kuma noqonayaan jagooyinka qaab ka baxsan nidaamka tartan ama gor-gortan loogu fasaxo in laga dhisto guryaha hooyga iyo jaggooyinka si ku meel gaadh ah loo siiyo shirkadaha yar yare ee ganacsiga.

11. Dakhliga ka soo xerooda iibka jaggooyinka lagu bixiyay nidaamka liiska waa in ugu yaraan 90% lagu fuliyo horumarinta kaabayaasha asaasiga ah. Maamulka magaalo ama dawlad hoose oo kasta dakhliga soo galay in uu ku fuliyay ujeedooyinkani waa in uu warbixin tibaaxaysa u soo gudbiyo hay'ada dawladeed ay khuseyso, sidoo kale qaybta u qaabilsan kaabayaasha horuma-rintu waa in ay fulinta arrimahan dabagal ku sameysa.

12. Magaalo kasta waxay yeelan ankawt gaar ah oo lagu uruuriyo dakhliyada ka soo xerooda arrimaha liiska.

13. Jaan goynta cadadka lacageed waxaa sal u ah hadba cadadka dul-saar ee uu bangiga dhexe ee qaranku soo saaro.

Qodobka 14[aad]:- Isbadalka isticmaalka dhulka

1. Cid kasta oo jago loogu fasaxay liis Cid kasta oo jago loogu fasaxay liis waxaa waajib ku ah in uu jaggada u isticmaalo oo kaliya nooc adeega ee loogu cayimay fasaxa ogolaanshaha.
2. Cidda ay khuseysaa iyada oo u eegaysa balaanka koboca magaalada ayaa marka ay qoraal ahaan ugu fasaxdo cidda liis ahaanta ku haysata dhulkaasi isbadel ku sameyn kartaa isticmaalkeeda. Hase yeeshee marka isbedelkaas la fasaxo qiimaha liisku, mudada bixineed iyo cimriga heshiiskuba waxay noqon mida loo cayimay adeeega isbedelka lagu sameeyay.
3. Isbedelka adeega waxaa fasaxaya xafiiska hawlaha guud iyo horumarinta magaalooyinka ama agaasinka heer gobol ee horumarinta magaalooyinka.

9. ከሚሰበስበው የከተማ ቦታ የሊዝ ክፍያ ቢያንስ 90 በመቶ የሚሆነውን ለከተማው መሠረተ ልማት ማስፋፊያ ያውለዋል:: የያንዳንዱ የከተማ አስተዳደር ወይም ማዘጋጃ ቤት በዚህ አካሄን ያሰባሰቧቸውን ገንዘቦች ለመሰረተ ልማት ስራዎች ማዋላቸው የሚያመለክት ዝርዝር ሪፖርት ለሚመለከተው አካል ማቅረብ አለበት:: የከተማው የመሰረተ ልማት ክፍልም ለዚህ መዋሉ ቁጥጥርና ክትትል የማድረግ ኃላፊነት አለበት ::

10. እያንዳንዱ የከተማ አስተዳደር ከሊዝ የሚሰበስባቸው ገቢዎች የሚከማቹት የባንክ ሂሳብ ይኖረዋል::

11. በብሔራዊ ባንክ በየጊዜው የሚያወጣቸው የወለድ መጠን ለሂሳብ ስሌት መነሻ ይሆናል::

14. የቦታ አጠቃቀም ስለመለወጥ

1. የከተማ ቦታ በሊዝ የተፈቀደለት ማንኛውም ሰው ቦታውን ለተፈቀደለት ሥራ ወይም አገልግሎት ብቻ ጥቅም ላይ ማዋል አለበት::
2. ባለይዞታው የተፈቀደለትን የአገልግሎት አይነት ወይም የልማት ስራ አይነት ለመለወጥ ሲያመለክትና አግባብ ባለው አካል በከተማው ፕላን መሰረት በፅሁፍ ሲፈቀድ የቦታው አጠቃቀም ሊለወጥ ይችላል::የቦታ አጠቃቀም ሲለወጥ የሊዝ ዘመኑ የክፍያው ተመንና ሌሎችም አግባብ ያላቸው ሁኔታዎች አብረው ይለወጣሉ::
3. የቦታው ለውጥ የሚፈቅደው በስራና ከተማ ልማት ቢሮ ወይም በከተማ አስተዳሮች ይሆናል፡

9. Each City Government or municipal town shall utilize at least 90 per cent of the lease payment it collects, from sale by leasing urban lands for the purpose of expanding .infra-structures. City or municipal administration shall submit a report showing the expenditure for this purpose of the revenue it collects from this service. As well as infrastructures, section of municipality shall fellowup implementation of it.

10. Every urban administration shall have its own bank account to deposit the revenues it collects from lease.

11. The base of the rate of lease payment shall be determined by a directive to be issued by executive council of the Region.

Article 14 changing the use of the land

1. Any person, to whom leasehold of urban land is permitted, must begin to use the land for the prescribed activity"or service only.
2. the land use may be converted as per a permit' granted in writing by the appropriate body after application to convert the type *of* development or service in respect of which lease-hold of the urban land has been permitted is received. However the upon the conversionof the 'land use, Period of lease, performance of payment and shall be varied and be that applicable to new changed services.
3. Changes of service shall be granted by public works and urban developmen Bureau or by cities Administrations.

Qodobka 15aad:- Cusboonaysiinta heshiiska

1. Marka uu qofka liiska ku haystay dhulka ka dhamaado xiliga liisku ee uu doonayo in loo cusboonaysiiyo heshiiska waa inuu ka hor dhamaadka xiliga uu liiska ku kireystay ama marka ay uga hadhsan tahay 10 sanno illaa 2 sanno inta u dhaxaysa cidda ay khuseyso kaga soo codsado codsi qoraala.
2. Hadii laga bilaabo xiliga uu codsaduhu soo dalbaday cusboonaysiinta muddo 6 bilood gudahooda ah go'aan bixiyuhu kaga soo saari waayo go'aanka ku haboon ee jawaabta ah, waxaa loo qaadanayaa inuu ku qancay in loo cusboonaysiiyo codsadaha.

Qaybta Afaraad

Qodobka 16aad:- Xaqa wareejinta iyo Damaanada liiska

1. Qof kasta oo jaggo ku haysta nidaam liis wuxuu xaq u leeyahay inuu xuquuqdiisa liis uu qayb ahaan ama guud ahaanba qaab iib ama nidaam kale oo sharci ah ugu wareejin karaa qof kale ama damaanad ahaan u dhigi karaa ama kharashkii uu bixiyay rasamaal ahaan u isticmaali karaa.
2. Hadii aan sharcigu si kale u xeerin, marka xuquuqda isticmaalka dhulka damaanad ahaan loo dhigo waxaa iyaguna damaanadaas ka mid noqonaya dhismaha iyo waxyaabaha dhismahaas la halmaala ee ku yaala booskaas. Sidoo kale waxaa qayb ka ah damaanada xuquuqda isticmaal ee dhulka.
3. Iyada oo arrimaha lagu xusay farqada 1aad iyo 2aad ee qodobkani ay sidooda yihiin ayaa dhulka liis ahaan lagu haysto iyadoon shuruud looga dhigin jiritaanka dhisme ayaa cadad u dhigma cadadka laga bixiyay liiska oo kaliya loo dhigi karaa damaanad ahaan baangiga. Faah faahintana waxaa lagu xeerin awaamiir.

15. የሊዝ ዘመን እድሳት

1. ባለይዞታው የሊዝ ዘመኑ ሊታደ ስለት የሚችለው የሊዝ ዘመኑ ከማብቃቱ በፊት 10 አመት ጀምሮ የሊዝ ዘመኑ ሊያበቃ 2 ዓመት እስኪቀረው ድረስ ባለው ጊዜ ውስጥ እድሳት እንዲደረግለት መፈለ ጉን አግባብ ላለው አካል በጽሁፍ ካመለከተ ብቻ ይሆናል፡፡
2. አግባብ ያለው አካል ማመል ከቻው በቀረበለት በ6 ወር ጊዜ ውስጥ ውሳኔውን ለአመልካቹ በጽሁፍ ማሳወቅ አለበት፡፡ በዚህ ጊዜ ውስጥ ውሳኔውን ሳያሳውቅ ቢቀር ግን በእድሳት ጥያቄው እንደተስማማ ይቆጠ ራል፡፡

ክፍል አራት

16. የሊዝ መብትን ማስተላለፍና በዋስትና ማስያዝ

1. ማንኛውም የሊዝ ባለይዞታ መብ ቱንሙሉ በሙሉ ወይም በከ ፊል ለማስተላለፍ በዋስትና ለማስያዝ ወይም የፈፀመውን ክፍያ በካፒታል አስተዋጽኦነት ለመጠቀም ይችላል፡፡
2. በሌላ አኳኋን ካልተወሰነ በስተ ቀር በመሬት የመጠቀም መብት በዋስትና ሲያዝ መሬቱ ላይ የተገነባው ህንፃና ከህንፃው ጋር የተያያዙ መገልገያዎች አብረው በዋስትና ይያዛሉ፡፡ እንዲሁም በሌላ አኳኋን ካልተወሰነ በስተቀር ህንፃውና መገልገያዎቹ በዋስትና ሲያዙ በመሬት የመጠቀም መብ ቱም አብሮ ይያዛል፡፡
3. በዚህ አንቀፅ ንኡስ አንቀፅ 1 እና 2 ድንጋጌዎች እንደተጠበቁ ሆኖ በሊዝ የተያዘ ቦታ ይህ ግንባታ መኖሩ እንደመስፈርት ሳይደረግ በሊዝ ከሚከፈለው ክፍያ ተመን ተመጣጣኝ የሆነ መጠን በባንክ ዋስትና ሊያስዚ ይችላል፡፡

15 Renewal of Period of Lease

1. Period of lease shall be renewed for the leasehold Possessor has applied in, writing to the appropriate body, to that effect within 10 years and not exceeding 2 years before theTermination of the period of lease.
2. The appropriate body must notify to the applicant in writing its decision within 6 months. After the application has been Jodged with it. It shall be deemed as, though it.has agreed to the renewal if it fails to do so within 6 months after, a receipt of the application.

Part Four

Article 16. Transferring Right of Lease-hold and subjecting it to Surety

1. Any leasehold possessor may transfer, or undertake a surety on, his right of leasehold; and he may use it as a capital contribution to the amount of the lease payment he has made.
2. Unless otherwise stipulated, the building constructed on the urban land and facilities accessory thereto shall together be subjected to surety upon undertaking surety in respect of the right of the use of land. Conversely, the right of the use of land shall also be subjected to surety upon undertaking surety over the building and facilities accessory thereto,
3. Notwith standing to provisions under sub-article 1 and 2 of this article, the land possessed by lease may be granted bank loan only an amount equal to the amonut paid to lease without being subjected as of condition the existence of a building. A directive shall determine Detailes.

4. Qofka xuquuqdiisa isticmaalka dhulka damaanad looga hayay marka uu hab waafaqsan heshiiska damanaadeed ku guul daraysto oofinta waajibaadka saaran ama ay maxakamadi go'aamiso in uu khasaaray ayaa waxaa uu xaq u leeyahay in uu isticmaalo ama hab waafaqasan sharciga uu cidd kale ugu wareejiyo xuquuqda uu ku leeyahay isticmaalka dhulka oo ay ku jiraan dhismayaasha ku yaala.

Qodobka 17[aad]:- <u>Burinta heshiiska Liiska iyo nidaamka bixinta magdhow</u>

1. Sida ku cad qodobka 15[aad] ee bayaanka waxaa jaggada magaalo ee lagu haysto heshiiska habka liis la joojin karaa ama lala noqon karaa :-

B. Marka haystaha jaggadu uu sida ku cad farqada 3[aad] ee qodobka 13[aad] sidii la rabay wax uga qaban waayo jaggada.

T. Hadii booska dhulka lagu go'aamiyo in uu kaga wanaagsan yahay iyada oo lagu sameeyo waxyaabo kale ama adeegyo kale oo dadwaynaha uga faa'iido badan lana go'aamiyo in la sii daayo ka hor inta aanu dhamaan liisaskaas

J. Hadii aan heshiiska xiliga liiska haysiga dhulka loo cusboonaysiin hab waafaqsan xeerkan qodobkiisa 16aad

2. Kadib marka heshiiska liiska dhulka lagu bur-buriyo qaab waafaqsan qodob hoosaadkiisa 1aad xarafkiisa (B) qofkii haysta dhulkaas waxaa la siinaya magdhowga hoos ku faah faahsan.

B. In la siiyo magdhow u qalma wixii ku dhisnaa dhulkaas dushiisa

T. Kharashkii liiska ee dhulka horumarin ahaan uu uga sii bixiyay wixii baanka yaala ee aanu isticmaalin iyada oo lagu xisaabinaayo dulsaarkii bangiga ee celinta deymaha ayaa la siinaya shaqsigan.

4. የመሬት የመጠቀም መብቱን በዋስ ትና ያስያዘ ሰው በዋስትናው ውል መሠረት የዋስትናውን ግዴታ ማሟላት ካልቻለ ወይም ኪሳራ የደረሰ በት መሆኑ በፍርድ ቤት ከተ ወሰነ በዋስትና የያዘው ሰው መብቱን በቦታው ላይ ያለውን ህንፃ መሠረት ለሌላ ሰው ለማ ስተላለፍ ወይም ለእራሱ ለመ ጠቀም ይችላል::

17. <u>የሊዝ ይዞታ መቋረጥና የካሳ አከፋፈል</u>

1. የከተማ ቦታ የሊዝ ይዞታ በአዋጁ አንቀፅ 15 መሠረት ሊቋረጥ የሚችለው ፦

ሀ/. ባለይዞታው በአንቀፅ 13 ንኡስ አንቀፅ 3 መሠረት ቦታውን ጥቅም ላይ ካላዋለ፤

ለ/ የሊዝ ዘመኑ ከማብቃቱ በፊት ቦታው ለህዝብ ጥቅም ተብሎ ለሌላ ሥራ ወይም አገልግ ሎት እንዲውል ሲወሰን ወይም

ሐ/ የሊዝ ይዞታ ዘመኑ በዚህ ደንብ በአንቀጽ 16 መሠረት ካልታደሰ ሊቋ ረጥ ይችላል::

2. የሊዝ ውሉ በዚህ አንቀፅ ንኡስ አንቀፅ 1 (ሀ)መሰ ረት ሲቋረጥ ባለይዞታው ከዚህ በታች በተዘረዘሩት መሰረት ካሳ ይከፍላል::

ሀ). በቦታው ላይ ያሰፈረው ንብረት ተመጣጣኝ ካሳ በመክፈል

ለ). በለይዞታው ከዚህ በፊት በባንክ ያስያዘው የቅድ ሚያ ክፍያ ላይ ያል ተጠ ቀመውን መጠን ላይ በባንክ የብድር መስ መለሻ ወለድ መጠን ታስቦ ተመ ላሽ ይደረ ግለታል::

4. A person, who has the right of surety.may make use thereof by transfering the right, the building on the land and facilities accessory to it according to law or by using it on his own where the person undertaking the surety has failed to perform his obligation in the contract of suretyship, or where he is declared by court that he has proved to be bankrupt.

***Article 17.* <u>Termination of Leasehold and Payment of Compensation</u>**

1. Subject to Article 15 of the proclamation, the leasehold of urban land shall be terminated:

A). where the lease-hold possessor has failed to use the land in accordance with Sub-Article (3) of Article 13;

B). Where it is decided to use the land for a public interest; or

C). Where the period of lease is not renewed in accordance with Article 16.

2. Where the lease-hold of urban land is terminated in accordance with Sub-Articl, (1) (b) of this Article, the lease-hold possessor shall be paid compensation heren after;

A). to be paid a commensurate compensation with value of the asset situated on land;

B). the lease advance payment unused bank deposit shall be returned with bank loan reinstution rate, or

7. Hadii qaabka lagu faah faahiyay qodobkan uu kala go'o heshiiska liiska dhulka waxaa lala kala wareegi karaa:-
   B. Marka uu soo gudbiyaha cabashadu ku qanco magdhowga ay u go'aamiso cidda ay khuseyso
   T. Marka uu soo gudbiyaha cabashada magdhowga loo go'aamiyay ka qaadan waayo ambiil
   J. Marka kalfahdiga lagaga gaadho go'aanka
   X. Hadii qofka la gaadhsiiyay amarka siideynta booskii uu haystay soo dalban waayo magdhowga
   Kh. Codsadaha magdhowgu hadii uu magdhowga loo go'aamiyay qaadan waayo

Qodobka 18[aad]:- Jagooyinka magaalo ee hada ka hor lagu haystay nidaam liis

1. Iyada oo uu sideedada yaha heshiiska haysashada (isticma-alka) jagada magaalada ee lakala saxeexday ka hor inta aan la ansixin xeerkan, ayaa waxaa lagu dhaqan galin cadadka, bixinta kharashka iyo muddada dhamaadka habka uu dhigayo xeer-nidaameedkan.
2. Iyada oo arrimaha ku xusan farqada 1[aad] ee qodobkan ay sidooda yihiin, ayaa waxaa lama dhafaan ah bixinta kharashka jaggada dhulka magaalada ee hada ka hor la soo isticmaalay, habase ahaate laga bilaabo maalinta la ansixiyo xeerkan ayaa hab waafaqsan qodobada xeerkan loo saxayaa kharashka la bixinaayo iyadoon wax laga badalin cimriga heshiiska liiska.

Qodobka 19[aad]:- Nidaamka kirada oo looga wareego habka liiska.

Waxaa nidaamka kirada dhul looga wareegi karaa habka liiska qaabkan hoos ku xusan:-

1. Marka uu kireystuhu saxeexo heshiiska habka liiska loogu wareegayo.

7. በዚህ አንቀጽ በተደነገገው መሠረት የሊዝ ውል ሲቋረጥ የቦታው ርክክብ የሚፈፀመው፡፡
   ሀ/ የውሳነው ካሳ አቤቱታ አቅራቢው ሲቀበል፡፡
   ለ/ አቤቱታ አቅራቢው በተወሰነበት ካሳ ላይ ይግባኝ ሳይ ጠየቅ ሲቀር
   ሐ/ በጉባኤው ውሳኔ ሲሰጥ
   መ/ የማስለቀቅ ትዕዛዝ የደረሰው ሰው ካሳ ካልጠየቀ
   ሠ/ ካሳ ጠያቂው የተወሰነለት ካሳ ቀረቦ ካልተቀበለ ፡፡

18. ***በሊዝ የሚተዳደሩ ነባር የከተማ ቦታዎች***

1. ይህ ደንብ ከመፅናቱ በፊት የተዋዋሉት የይዞታ ውሎች እንደተጠበቁ ሆኖ የሊዝ ተመን ክፍያና የችሎታ ጊዜው በዝህ ደንብ በተደ ነገገው መሰረት የሚፈፀም ይሆናል፡፡
2. የዚህ አንቀፅ ንኡስ አንቀፅ 1 የተመለከቱ ድንጋጌዎች እንደተጠበቁ ሆኖ ከዚህ በፊት የተፈቀዱ ቦታዎች ክፍያ ከመ ክፈል የማይታለፍ ሆኖ ግን ይህ ደንብ ከወጣበት ቀን ጀምሮ በዚህ ደንብ መሰረት የሊዝ ዘመን ጣሪያ ሳይለወጥ የሚከፈለው ክፍያ የሚስተካከል ይሆናል፡፡

19. **የኪራይ ይዞታ ወደ ሊዝ ይዞታ ስለማስተላለፍ**

ከዚህ በታች በተመለከተው አኳሄን የኪራይ ይዞታ ወደ ሊዝ ይዞታ ማስተላለፍ ይቻላል፡፡

1. ባለይዞታው ወደ ሊዝ ለማስተላለፍ የሊዝ ውል ሲፈርም

7. Where the contract of leas is terminated in accordanc the provisions under this A may take over the land wh
   a) the applicant has receiv to whom compensatio been decided;
   b) The applicant has appealed against the pensation decided for hi
   c) the Commission has ered decision;
   d) The person upon clearance order has issued fails to claim co sation.
   e) the applicant has fail receive the compensatio

Article 18:- Existing Possession Lease-Hold of Urban L

1. Notwithstanding the contr lease, holding already s before the coming into enfo this regulation, may avail rate, modalities of paymen period of grace determin this Regulations.
2. Without prejudice the prov of sub-Article 1 of this A the outstanding leasehold o may not be exempted. Hov upon the approval of regulation may be adjuste rate of the amount payable the provisions of this regu without varing the Perio Lease contract.

Article 19. Transfer of Rent Holdings to Lease Holdings

Any rent system of possession be transferred to lease holding s in the following manner;

1. Where the renter concludes the lease holding tr contracts.

. Marka ay kala wareejinta ogolaato cidda awooda u leh.

. Kala wareejinta ku xusan tirsigan marka la dhaqan galinayo waxaa lagu meel-marinayaa tar-tan la'aan islamarkaana habka fulinteeda la waafajin xeerka ku haboon. Faah faahinta arrintaana waxaa xeerin sharciga.

odobka 20[aad]:- La wareegida/ka kicinta dhulka

1. Marka uu xafiiska magaaladu go'aamiyo in jaggo magaalo loola wareego dano guud awgeed, waxaa cidda ay khuseyso la siin karaa digniin ama amar qoraal ah oo lagu wargalinayo in ay muddo saddex bilood godhood ah kaga kacaan jaggada magaalada ee ay heysteen. Amarka arrintana waxaa lagu baahin karaa qaab kasta oo ku haboon.
2. Cabasho kasta oo la xidhiidha amarka kala noqoshada dhulka waxaa cabashadeeda loo soo gudbin karaa marka amarka koowaad ciddii siiyay ambiil ahaan loogu gudbiyo fadhiga dhagaysiga cabashooyinka, hase ahaate wixii magdhow ah oo kaliya ayaa waxaa loo gudbin karaa racfaankooda maxkmada awooda u leh dhagaysigooda ama maxkamada sare ee arrimaha magaalada.
3. Qof kasta oo qaab sharci darro ah jaggo ku qabsaday islamarkaana hanti kaga dhistey, iyadoon loo baahan in hab waafaqsan bayaankan la siiyo amarka ka kicin islamarkaana wax mag dhow ah laga bixinayn, ayaa waxay hay'ada awooda u leh awooda inta ay qoraal ugu digto ayay jagada uu sharci darrada ku haysto ka kicin kartaa. Hadii loo baahdana waxaa la adeegsan karaa xoog booliis oo jaggada digniinta laga bixiyay lagaga kicin.
4. Hadii qofku hantida ku taala jaggada kaga qaadan waayo mudada loogu cayimay farqada 6aad ee qodobka 18aad ee xeerkan waxaa hay'ada gudoonsiisay jaggada magaaladu ay kala wareegi jaggada iyo hantida ku taalaba iyada oo aan laga bixin wax magdhow ah. Marka ay lagama maarmaan u noqoto dhaqan galinta arrinta waxaa la adeegsan karaa xoog boolis, kharashka uu hawshaa darteed xafiisku u galana wuxuu xaq u yeelan in hab waafaqsan sharciga uu ku dalbado.

2. ወደሊዝ ይዞታ ለማስተላለፍ፡ አግባብ ያለው አካል ሲፈቅድ
3. በዚህ አንቀፅ የተገለፀው የማስ ተላለፍ ሂደት ተግባራዊ በሚደረ ግበት ጊዜ ያለጨረታ የሚፈፀም ሆኖ የአፈፃም ሂደቱ አግባብነት ያለው ህግ መሰረት ይፈ ፀማ:: ዝርዝር ሁኔታው በህግ ይወሰናል::

20. የከተማ ቦታ ስለማስለቀቅ

1. የከተማው ጽ/ቤት ለህዝብ ጥቅም ይውላል ብሎ በሚወ ስነው መሠረት ለሚመለከተው ሰው የማስለቀቂያ ትዕዛዝ ወይም ማስጠንቀቂያ በጽሑፍ በመስጠት የሚፈለገውን የከ ተማ ቦታ በ3 ወራት ጊዜ ውስጥ ማስለቀቅና መረከብ ይችላል:: ትዕዛዙንም አመቺ በሆነ ሌላ መንገድ ይፋ ያደርጋል::
2. ከማስለቀቅ ትዕዛዝ ወይም ከማስጠንቀቂያ ጽሁፍ ጋር በተያያዘ ማንኛውም ለፍርድ መቅረብ የሚገባው አቤቱታ ሊቀርብ የሚችለው በመጀ መሪያ ትዕዛዙን ወይም ማስጠንቀቂያ ይግባኝ ሰሚ ጉባዔና በካሳ ጉዳይ ላይ ብቻ እንደየአግባቡ የሚለቀቀው ንብረት በሚገኝበት ቦታ ስልጣን ላለው ከፍተኛ ፍርድ ቤት ወይም ለከተማ ነክ ጉዳዮች ይግባኝ ሰሚ ፍ/ቤት ይሆናል::
3. በህገወጥ መንገድ ቦታ በመያዝ ንብረት ያስፈረው ሰው በዚህ ደንብ መሠረት የማስለቀቂያ ትዕዛዝ መስጠትና ካሳ መክፈል ሳያስፈልግ አግባብ ያለው አካል የጽሁፍ ማስጠንቀቺያ በመስ ጠት በህገወጥ መንገድ ከያዘው ቦታ ማስለቀቅ ይችላል:: አስፈ ላጊ ሆኖ ካገኘው የፖሊስ ሃይል በመጠቀም ማስጠንቀቂያ የተሰ ጠበትን ቦታ አስለቅቆ ይረከባል::
4. ባለይዞታው በአንቀፅ 18 ንኡስ አንቀፅ 6 በተመለከተው የጊዜ ገደብ ውስጥ ንብረቱን ካላነሳ የከተማው ቦታው ያስረከበው አካል ቦታውን ከነንብረቱ ያለምንም ክፍያ ሊወስድ ይችላል:: ለአፈፃም አስፈላጊ ሆኖ ስገኝ የፖሊስ ሃይል ማዘዝ ይችላ::

2. Where the appripriate body accepts the transfer.
3. The trnsfer provided under this article, shall be effected without tender and its execution shall be made acording to the releavant laws. The detail shall be determind by law.

Article 20. Clearing Urban Land

1. The municipal office may clear and take over an urban land, which it decides it is necessary to commit for a public interest by issuing clearance order in writing to the concerned person within in period of three months. It shall also publicize the order through other alternative means.
2. It is only before the following bodies that any justifiable claim relating to a clearance order or a warning notice may be invoked: primarily only before the body, which has issued. The order, on appeal before Urban Land Clearance Appeals Commission and, on appeal concerning compensation claims only, before the High Court having jurisdiction over the place where the property is situate or before the Municipa Appellate Court.
3. The appropriate body may clea urban land with a property thereo from illegal holders by serving written notice warning the perso having illegally heJdit to moy away and without any need giving him clearance order an compensationin accordance with th Proclamation. It may take over th land illegally held by clearning from the holder and, where it fin it necessary by using the poli force.
4. The body, which handed the urb land over to the leasehold possess may take over the land, togeth with the property thereon witho any payment, where the latter failed to remove the property on ground within the period set forth Sub-Article (6) of Article 18. It m order The Police where it finds necessary for the executicn thereof.

Shanaad
Guddiyada

Qodobka 21^aad:-Guddiga maamulka liiska

1. Gudiga maamulka liisku waxa uu yeelan xubno tiradoodu ay u dhaxayso 7-9 xubnood oo laga soo xulo hay'adaha dawladeed ee ku haboon.
2. Muddada shaqo ee guddiga maamulka liisku waxay noqon muddo saddex sannadood ah. Hase yeeshe hadba sidii loogu baahdo ayaa mid kasta oo ka mid ah xubnaha boordhiga mar kale loogu xulan karaa shaqada xubinnimada boordhiga.
3. Gudoomiyha iyo xubnaha guddiga maamulka liiska waxaa xilka u soo magacaabaya kana qaadaya xilka golaha hawl fulinta deegaanka iyo golaha fulineed ee degmooyinka hadba sida ay ugu haboon tahay.
4. Guddiga maamulka liisku waxa uu yeelan qaab dhismeed fuliya hawlaha xirfadaha farsamo.
5. Xubnaha guddiga maamulka liiska iyo xoghayntooda waxaa la siinaya habeen dhex shaqo oo uu u go'aamiyo golaha hawl fulinta ee deegaanku.
6. Guddiga maamulka liisku waxa uu yeelanaya xafiis u gaar ah. Xafiis kastana xilka iyo waajibaadkiisa waxaa si cad loogu qeexi doonaa awaamiir.

Qodobka 22^aad:-Nidaamka shirarka boordhiga

1. guddiga maamulka liisku isaga oo bil kasta ugu yaraan hal mar imanaya shir ayuu hawlihiisa shaqo gudanayaa,
2. Hadii xubnaha boordhiga in ka badan kala badh (2/3) ka soo qayb galaan shirka waxa loo qaadanayaa inuu u buuxo kooramka shirku,
3. Go'aamada guddiga maamulka liiska waxay ku gudbayaan aqlabiyada codka xubnaha ka soo qayb galay shirka (50+1). Hase yeeshee, marka uu codka xubnuhu noqdo mid isle'eg gudoomiyuhu dhinaca uu taageero ayaa noqonaya go'aanka guddiga.
4. Marka uu kala duwanaasho ka jiro dhinaca fikirka, wixii kala duwanaansho ah waxaa si cad loogu qeexayaa hadal-qoraalka shirka.

ክፍል አምስት
የሊዝ ቦርድ

21. ስለ ሊዝ ቦርድ

1. የሊዝ አስተዳደር ቦርድ አግባብነት ካላቸው የመንግስት አካላት የተውጣጣ ሆኖ ከ7-9 አባላት ይኖሩታል።
2. የሊዝ ቦርድ አባላት የስራ ዘመን 3 ዓመት ይሆናል ሆኖም አስፈላጊ ሆኖ ሲገኝ እያንዳንዱ አባል ለሁለተኛ ጊዜ ሊመረጥ ይችላል።
3. የቦርድ ሰብሳቢና ሌሎች አባላት በክልሉ መስተዳደር ም/ቤት ወይም እንደአስ ፈላጊነቱ በወረዳ አስፈፃሚ ም/ቤት ይሰየማል ከሃላፊነቱም ይወገዳል።
4. የሊዝ አስተዳደር ቦርዱ ሙያ ዊና ቴክኒካዊ ጉዳዬችን የሚያስፈፅም የራሱ የሆነ አደ ረጃጀት ይኖረዋል።
5. የቦርዱ ፀሐፊና ሌሎች አባላት በክልሉ መስተዳደር ምክር ቤት በሚወስነው መሰረት አበል ይከፍላቸዋል።
6. የሊዝ አሰራር ቦርድ እራሱን የቻለ ጽ/ቤት ይኖረዋል። እያን ዳንዱ ፅ/ቤት የሚኖረው ስል ጣንና ተግባር በመመሪያ ይወ ሰናል።

22. የቦርዱ የስብሰባ ስነስርአት

1. የቦርድ መደበኛ ስብሰባዎች ቢያንስ በየወሩ 1 ጊዜ በማካሄድ ስራውን ያከናውናል።
2. ቦርድ አባላት 2/3 በላይ በስብሰባው ከተገኙ መለአክተ ጉባኤ ይሆናል።
3. የቦርዱ ውሳኔ በአብላጫ ድምፅ ይተላለፋልሆኖም የአባ ላቱ ድምፅ እኩል በሚሆንበት ጊዜ ሰብሳቢው ወሳኝ ድምፅ ይኖረዋል።
4. የሀሳብ ልዩነቶች በሚኖርበት ጊዜ ልዩነቱ በስብሰባው ቃለ ጉባኤ ውስጥ መካተት ይኖ ርበታል።

Part five
Lease board

Article 21. Lease board

1. The board shall have seven upto nine members coming from different relevant bodies.
2. The term of office of the lease board shall be for a period of three years, however, a member may be re-elected in the second term for the membership.
3. The chairperson and other Members of the lease board shall be desiganated and removed by the executive council of the region and the executive body of the woreda, as it may be appriopriate.
4. The Lease board shall have its own structure that executes proffisional duties.
5. Amounts of allows attributable to the members and secretiriates of the lease board shall be determined the executive council of the region.
6. The lease board shall have its own office. Directives shall determine Powers and duties of each office.

Article 22. Meeting procedures of the board

1. The lease board shall discharge it is duies by conducting its meeting of least once in an every months.
2. The presence of majority of members at any board meeting shall constitute a quorum.
3. The decision of the borad shall be passed by simple majority vote of the members present at the meeting. Provided, however, the chairperson shall have a casting vote in case tie.
4. Where there is, a destenting opinion shall be registered in the minutes of meeting.

5. Waxa uu dabagal ku samaynayaa isla markaasna si dhow ula soconayaa in dekhliyada lacageed ee laga soo xereeyo liiska ama kiraynta dhulka magaalooyinka lagu fuliyey hawlaha iyo ujeedooyinkii loo cayimay.
6. Waxa uu dabagal iyo la socod ku samaynayaa isla markaasna xaqiijinayaa in meelaha laga gaadhay go'aanka lagu fuliyey laguna qabtay shaqadooda qaab-socod wax ku ool ah laguna dhaqangeliyay.
7. Isaga oo baadhaya cabashooyinka loo soo gudbiyo ee iyagu ka sareeya awooda gudiyada liiska, xafiiska horumarinat magaalada iyo qaybaha gobolada ayuu ka gaadhayaa go'aanka ku haboon ee kama dambaysat ah.
8. Isaga oo ka duulayaa taxanaha xidhiidhka hawlaha horumarineed ee deegaanka, isala markaasna diyaarinaya awaamiirta laga go'aaminayo abaal-marinaha ay tahay in la siiyo adeegyada iyo hawlaha horumarineed ee u qalma, ayuu u gudbinayaa kana ansixinayaa boordhiga maalgelineed ee dawlada deegaanka.
9. Isaga oo ka duulaya codsiga lagu soo dalbado isticmaalka wakhtiga gaaban ee boosaska liiska ah ee aan iyaga xilli gaaban lagaga hirgelin hawlihii horumar ama adeegii loo kiraystay ayuu cayimayaa xilliga liis ahaan lagu sii haysan karo.
10. Isaga oo go'aaminaya cadadka lacageed ee laga ambaqaadayo bilowga tartanka dhulka ayuu suuro gelinayaa in natiijada go'aankaas ka faa'iideystayaasha gaadhsiiyo xafiiska hawlaha guud.
11. Arrimaha siyaasadeed ee iyagu ka dhasha xeerkan ayuu hor dhigayaa golaha dawlada deegaanka soomaalida isla markaasna ka ansixinayaa.

5. ከሊዝ አስተዳደርና ከኪራይ የሚሰበሰበው የሊዝ ገንዘብ ለታቀደለት ዓላማ ላይ መዋሉን በቅርብ ይከታተላል ፤ ይቆጣጠራል ፤ ያስተዳድራል ::
6. ለሊዝ እንዲውሉ የተወሰኑ ቦታዎች ለተዘጋጁለት ዓላማ እና ሥራ ላይ በአግባቡ መዋላቸውን ያረጋግጣል ፤ ይቆጣጠራል ፤ ያስተዳድራል ::
7. ከሊዝ አስተዳደር ኮሚቴዎችና ከከተማ አስተዳደር ሥልጣን በላይ የሆኑ አቤቱታዎች በሕጉ መሠረት ውሳኔ ይሰጣል ::
8. የክልሉን የሥራ ሂደትና እንቅስቃሴ መሠረት በማድረግ ማበረታቻ ሊያገኙ የሚገባቸውን የክልሉን የልማት አገልግሎቶች እና የልማት ሥራዎች የሚበረታቱበት ሁኔታ በመፍጠር ለክልሉ ኢንቨስትመንት ቦርድ ያስተላልፋል ፤ ሲጸድቅም ተግባራዊ ያደረጋል ::
9. በአጭር ጊዜ ውስጥ የልማት ሥራዎችን ተግባራዊ ለማድረግ የማይቻልባቸው የሊዝ ቦታዎች በተመለከተ የሚነሱ የሊዝ ዘመን ጥያቄዎች በማጥናት ተገቢውን ውሳኔ ይሰጣል ::
10. በመሬት ሊዝ ይዞታ የጨረታ ዋጋ መነሻ ላይ የሚነሱ አቤቱታዎችን መሠረት በማድ ረግ የተጠቃሚው ውጤት ለሥራና ከተማ ልማት ቢሮ በጉዳዩ ውሳኔ እንዲሰጥበት ያስተላልፋል ::
11. በሊዝ ደንብ አፈጻጸም ጉዳዮች ላይ ለሚነሱ ፖለቲካ ጉዳዮች ለክልሉ መስተዳደር ምክር ቤት ያስተላልፋል ፤ ሲጸድቅም ተግባራዊ ያደርጋል ::

5. Ensures and closely fellow up that the income of payment it collects from lease is utilized for expanding the appriopriated pur-poses.
6. Fellows up and ensures if the area selected for under leasehold System, implemented as per it and acvitites are undertaken in effective procedures.
7. Shall examine on appeals beyond the jurisdiction of subordinate lease board, urban development office of the city as well as zonal branches submitted to it and shall provide a final decision.
8. Based on the records of the development activities of the region shall device directives determining the type of incentives should be granted to the development activities and social services moreover, submittees for approval to the envestment board of the regonal government.
9. Determine the appriopriate the lease period aapplicable to economic and social development undertakings intended to be invested on urban lands not designated for use within a' short period.
10. By determining the minimum price rate to be charged aginst the possession of the lease holding of land through negotiations and shall causes that the public works and urban development bureau shuld communicate with the beneficiary the result of its decision towards the price .
11. Submittes to the council of the regional state for approval on policy issues arising in connection with this regulation;

12. Si loo dhaqangeliyo bayaanka liiska dhulka iyo xeerkan fulinta bayaanka ayuu aasaasi karaa gudiyo fulineed oo uu leeyahay liiska dhulku, wuxuuna siinayaa awood wakiilasho, wuxuuna si cad u wargelinayaa xilka iyo waajibaadkooda oo faahfaahsan faahfaahinta hawshana waxaa lagu xeerin doonaa sharciga.

Qaybta Lixaad

Qodobka 24aad:- Nidaamka Soo gudbinta Cabashooyinka iyo ka go'aan gaadhista

1. Cid kasta oo xuquuq ama dan ku sheeganaysa hantida hab waafaqsan qodobka 21aad farqadiisa (1) la gaadhsiiyay amarka ka kicinta, waxay arrimaha magdhowga iyo cabashooyinka kale oo wata asbaabo iyo caddeymo faah faahsan u dhaweysan kartaa cidda amarka bixisay.
2. Hay'ada cabashada loogu soo dhaweysatay hab waafaqsan farqada 1aad ee qodobkani ama farqada 2aad ee qodobka 21aad ee xeerkan waxay ugu horeyn xaqiijin in hantida sababta u ah cabashadu ay tahay mid si sharci ah lagu dhistay.
3. Hay'ada cabashada loo soo dhaweystay marka ay hab waafaqsan farqada 2aad ee qodobkan go'aan ku soo saarayso waa in ay diwaan galiso islamarkaana xafido qiyaasta qiime ee hantida magdhowga laga soo codsadey, arrimaha la xeeriyay marka la qiimeynaayay iyo hannaanka loo qiimeeyay.

12 አዋጁና ደንቡን በተገቢው ሁኔታ በተግባር ላይ የሚያውሉት አስፈጻሚ ኮሚቴዎችን በማቋቋም ሥልጣንና ተግባራቸውን በመመሪያ ይወስናል ::

24. ስለአቤቱታ አቀራረብና አወሳሰን

1. በአንቀጽ 21 ንዑስ አንቀጽ /1/ መሠረት የማስለቀቂያ ትዕዛዝ የደረሰው ወይም ትዕዛዝ በተሰጠበት ንብረት ላይ መብት ወይም ጥቅም አለኝ የሚል ወይም በአንቀጽ 21 ንዑስ አንቀጽ /2/ በሚሰጥ ውሳኔ አቤቱታ ከዝርዝር ምክንያቱና ማስረጃው ጋር ትዕዛዙን ለሰጠው አካል የማቅረብ መብት አለው።
2. በዚህ አንቀጽ ንዑስ አንቀጽ /1/ ወይም በአንቀፅ 21 ንኡስ አንቀፅ 2 መሠረት አቤቱታ የቀረበለት አካል የአቤቱታው ምክንያት የሆነው ንብረት በህጋዊ መንገድ የሰፈረ መሆ ኑን በቅድሚያ ይረጋገጣል።
3. አቤቱታ የቀረበለት አካል በዚህ አንቀጽ ንዑስ አንቀጽ /2/ መሠረት ውሳኔ ሲሰጥ የካሳ ጥያቄ የቀረበበትን ንብረት ግምት የግምቱን ሳቢ ምችና የአገማ መቱን ሂደት በዝርዝር መዝግቦ መያዝ አለበት።

12. May establish committee assigned powers necessary into effect the urban leasehold proclamation a regulation providing f implemention of the procl and shall inform with clear and duties. The law determine details.

Part six

Article 24. Institution of Pleadi and Decision-making

1. A person upon whom c order is issued as indicate Sub-Article (1) of Articl any other person infringement of his right o or any person upon whom notice is served, may tak appropriate body his cl respect of compensation other grievance of a ju nature, with substantia evidence and reasons.
2. The body receiving the brought before it as, set Sub-Article (l) of this A sub 2 of article 21 regulation shall acertain property, which is su compensation, is legally b
3. The body receiving plead record and keep the estir the amount of compens grounds of assessment process followed in its upon the claim of compe respect of the property under Sub-Article (2) Article.

25^{aad}:- Racfaanada

1. Cidd kasta oo aan ku qanacsanayn go'aanka lagu gaadho farqada 2^{aad} ee qodobka 22^{aad} waxay sodon maalmood gudohoodlaga bilaabo maalinta go'aanka la gaadhay ay racfaan u soo dhaweysan kartaa golaha. Hase ahaate, hadaan mudadan gudeheed racfaan lagu soo dhaweysan waxaa loo qaadan in go'aanka lagu qancay.
2. Goluhu racfaanka loogu soo dhaweystay hab waafaqsan farqada 1aad ee qodobkan intuu baadho ayuu muddo aan ka badanayn labbo bilood gudeheed uu kaga go'aan gaadi cabashada, go'aankana qoraal kula socodsiin dhinacyada dacwadu ka dhaxayso. Marka laga reebo dacwadaha la xidhiidha magdhowga, go'aanada uu goluhu ka gaadho arrimaha xaqiiqo iyo sharciba waxay noqon mid kama dambeys ah.

Qodobka 26^{aad}:- Golaha

1. Hab waafaqsan farqada 1aad ee qodobka 19^{aad} ee bayaanka Mag-aalooyinka uu ka dhaqan galayo nidaamka liisku waxaa laga aasaasi gole racfaan oo awood u leh baadhista racfaanada la xidhiidha ka kicinta dhulka ee lagu soo dhaweysto hab waafaqsan farqada 1aad ee qodobka 23^{aad} ee xeerkan.
2. Tirada xubnaha gole kasta iyo cidda ay hoos tagayaanba waxaa go'aamin golaha hawl fulinta ee dawlada deegaanka.
3. Iyadoo arrimaha ku cad farqada 8^{aad} ee qodobka 19^{aad} ee bayaanku uu sidiisa yahay, ayuu golaha hawl fulinta ee dawlada deegaanku awaamiir ku go'aamin hanaanka iyo mudada shaqo ee golaha.

25. ስለ ይግባኝ

1. በአንቀጽ 22 ንዑስ አንቀጽ /2/ መሰረት በተሰጠው ውሳኔ የማይስ ማማ አቤቱታ አቅራቢ ውሳኔው ከተሰጠበት ቀን አንስቶ በ30 ቀናት ውስጥ ለጉባዔው ይግባኝ ማቅረብ ይችላል። በዚህ ጊዜ ውስጥ ይግባኝ ካላቀረበ ግን ውሳኔውን እንደተቀበለ ይቆጠራል።
2. ካሳ አነሰኝ ወይም ካሳ በዛብኝ ወይም ካሳ ተከለከልኩ በሚሉ ክርክሮች ላይ ካልሆነ በስተቀር በህግም ሆነ በፍሬ ነገር ክርክሮች ላይ ጉባዔው የሚሰጠው ውሳኔ የመጨረሻ ይሆናል ጉባዔው በዚህ አንቀጽ ንዑስ አንቀጽ /1/ መሠረት የሚቀርብለትን ይግባኝ መርምሮ ከሁለት ወራት በማይበልጥ ጊዜ ውስጥ ውሳኔ ያገኛል ።የሚስ ጠውንም ውሳኔ ለተከራካሪ ወገ ኖች በጽሁፍ ያሳውቃል።

26. ስለ ጉባዔው

1. በአዋጁ አንቀፅ 19 ንዑስ አንቀጽ /1/ መሰረት የሚቀርቡ ይግባ ኞችን መርምሮ በአንቀጽ 23 ንዑስ አንቀጽ /1/ መሰረት የተሰጡ ውሳኔዎችን አስፈላጊ ትዕዛዞችን የመስጠት ሥልጣን የሚኖረው የከተማ ቦታ ማስለቀቅ ጉዳዮች ይግባኝ ሰሚ ጉበዔ ይቋቋማል።
2. ያንዳንዱ የጉባዓው አባላት ቁጥርና ተጠሪነት በክልሉ መስተዳደር ም/ቤት ይወሰናል።
3. በአዋጁ አንቀፅ 19 ንኡስ አንቀፅ 8 የተደነገገው ድንጋጌ እንደ ተጠበቀ ሆኖ የጉባኤው አሰራ ርና የስራው ዘመን በክልሉ መስተዳደር ም/ቤት በሚያወ ጣው መመሪያ መሰረት ይወሰናል።

Article 25. ***Appeals***

1. An applicant, who disagre decision rendered, acco Sub-Article (2) of. Articlo appeal before the Co within'30 days as from th the decision. It shall, How deemed as if he has acce decision if he has not within this time,
2. The Commission shall and render decision c appeals brought before i sub-article 1. Hereof, w period not more than two and shall notify its dec writing to the partie decisions that the co delivers upon Disputes of law and fact shall be fina disputes for Compensation

Article 26:- The Commission

1. In acodrance with Article, Articl (1) of the proc There shall be establi Appealate Commission i centers where lease policey applied and,which jurisdiction to examine appeals decisions on C Orders brought before i forth in sub-Article (1) o 23 of this regulation .
2. The accountability and the of members of The Con shall be determined by the Council of the regional state.
3. Without prejudicing the p stated under artcle 19 (8 proclamation, executive C the regional state shall d the working procedures term of office of the Comm

Qaybta Todobaad
Qodobo kala duwan

Qodobka 27[aad]:- Shuruucda aan dhaqangalka lahayn

Sharci, xeer ama hab dhaqameed kasta oo ka hor ina arrimaha lagu xusay qodobada bayaankan malaha dhaqangal sharci

Qodobka 28[aad]:- Waajibaadka gacan sinta

Waxaa cid kasta oo ay khuseyso waajib ku ah gacan siinta ku haboon dhaqan galinta qodobada xeerkan.

Qodobka 29[aad]:- Ganaaxa

Cidd kasta oo carqaladeysa ama ka hor imata dhaqan galinta arrimaha lagu xusay qodobka 20[aad] ee bayaanka waxaa lagu gannaaxi hab waafaqsan xeerka ciqaabta.

Qodobka 30[aad]:- Soo saaridda awaamiir

1. Golaha hawl fulinta ee dawlada deegaanku wuxuu awood u leeyahay soo saarida awaamiirta ahmiyada u leh dhaqan galinta qodobada xeerkan.
2. Iyadoo arrimaha ku cad farqada 1aad ee qodobkan ay sidooda yihiin, hay'adaha kale ee fulineed ee lagu xusay xeerkan waxay awood u leeyhiin in ay awaamiir ka soo saaraan arrimaha sida gaarka ah loogu xil saaray.

Qodobka 31[aad]:- Qodobada kala guurka

1. Dhamaan jaggooyina sida sharciga ah ama sharci darrada loo haystay ee amar ama digniinta ka kicida awgeed dacwad-ohooga ay maxkamadi qacanta ugu haysay waxaa lagu wareejin golaha islamarkaana hab waafaqsan xeerkan loogaga go'aan gaadhi laga bilaabo maalinta uu xeerkan dhaqan galo.

ምዕራፍ ሰባት
ልዩ ልዩ ድንጋጌዎች

27.ተፈፃሚነት የማይኖራቸው ህጎች

ከዚህ ደንብ ጋር የማይጣጣም ማናቸውም ህግ ወይም አሰራር በዚህ ደንብ በተሸፈኑ ጉዳዮች ላይ ተፈፃሚነት አይኖረውም።

28. የመተባበር ግዴታ

ማንኛውም ሰው ይህንን ደንብ ለማስ ፈፀም በሚደረግ ማናቸውም እንቅ ስቃሴ ትብብር እንዲያደርግ ሲጠየቅ የመተባበር ግዴታ አለበት።

29. ቅጣት

በአዋጁ አንቀጽ 20 በተመለከተው መሰረት አግባብ ያለው አካል እንዳ ለቀቅ ውሳኔ ያስተላለፈበትን ቦታ ለመረከብ የሚወስደውን እርምጃ ማሰና ከል አግባብ ባለው የወንጀ ለኛ መቅጫ ህግ መሰረት ያስቀጣል።

30. መመሪያ ስለማውጣት

1. ይህን ደንብ ለማስፈፀም የሚ ረዱ መመሪዎች የክ ልሉ ካቢኔ ሊያወጣ ይችላል።
2. በዚህ አንቀፅ ንኡስ አንቀጽ 1 ስር የተመለ ከተው እንደ ተጠበቀ ሆኖ በዚህ ደንብ የተመለከቱት ሌሎች አስፈፃሚ አካላት በተለየ ሁኔታ ስልጣን በተሰጠባቸው ጉዳዮች ላይ ለማስፈፀም የሚረዱ መመ ሪያዎች ሊያወጡ ይችላሉ።

31. የመሸጋገሪያ ድንጋጌ

1. በሊዝ ከተፈቀዱ ቦታዎች ጋር በተያያዘና በህጋዊ ወይም በህገወጥ መንገድ የተያዘ ቦታ እንዲለቀቅ አስተዳደራዊ ትዕዛዝ ወይም ማስጠንቀቂያ በመስጠቱ ምክ ንያት በማናቸውም ፍርድ ቤት በመታየት ላይ ያሉ ጉዳዮች ይህ ደንብ ከሚፀናበት ቀን ጀምሮ ወደ የጉባዔው ተዛውረው በዚህ ደንብ መሰረት ይተያሉ ።

Part Seven
Miscellaneous Provisions

Article 27. Inapplicable Laws

No laws, regulations, directive practices that are inconsistent wi regulation shall have any effect.

Article 28 Duty to Co-operate

Any person shall be duty bound operate where he is asked to do any operation undertaken to e this regulation.

Article 29. Penality

Any person who Obstructs or d the execution of matters as set Article 20 of the proclamation entail penalty in accordance wit relevant Penal Code.

Article 30. **Power to Issue Dire**

1. The regional executive may issue directives neces the implementation of regulations.
2. Notwith sanding wit provision of sub- article article, other executive may issue detailed direc matters specfically assigne

Article 31. Transitory Provisi

1. Matters, which have bee consideration before any Court. and which are.li lands Permitted by lease a matters arising o administrative orders in lawful or unlawful land h hand over the land in shall be Transferred adjudicated by the Co according to this Regula of the time this Re becomes effective.

2. Ka hor inta uu golaha hawl fulinta deegaanku ka soo saarayo awaamiirta ku haboon, waxaa dhamaan jaggooyinkii horey loo haystay ee ku xusan farqada 1[aad] ee qodobka 7[aad] iyo dhamaan magaalooyinka uu golaha hawl fulinta deegaanku go'aamiyo in aan wakhtiga xaadirka ah laga dhaqan galin xeerkan waxaa dhaqan gal ku sii ahaanaya nidaamyadii horey uga sii jiray.

Qodobka 32[aad]:- Mudada dhaqan galka

Xeerkan wuxuu dhaqan galayaa laga bilaabo malinta uu goluhu ansixiyo.

Jig-jiga

----bisha --- sandaka 2003 TI.

Mudane Cabdi Maxamuud Cumar

Madaxweynaha Dawlada Deegaanka Soomaalida

2. የክልሉ መስተዳደር ምክር ቤት አግባብነት ያላቸው መመሪያዎች እስከሚያወጣ ድረስ በአንቀፅ 7 ንኡስ አንቀፅ 1 ስር የተመለከቱት ነገር ይዞታዎችና በክልሉ መስተዳደር በሚወስነው መሰረት ይህ ደንብ ተፈፃ ሚነት በማይኖረው ከተሞች ከዚህ በፊት ሲሰሩባቸው በነበረባቸው አሰራሮች ተፈ ፃሚ ይሆናል።

32. ደንብ የሚፀናበት ጊዜ

ይህ ደንብ በክልሉ ም/ቤት ከፀደቀበት ቀን ጀምሮ የፀና ይሆናል።

ጅጅጋ

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አብዲ መሀሙድ ኡመር

የሶማሌ ክልላዊ መንግስት ፕሬዘዳንት

2. Until such a time t administrative counci directves pursuant to s of Article 7 of this matters which pertains formerly possessed ar centers where th administrative coun determined as lands regulation maynot ap moment shall be adjud

Article 32. Effective Date

This regulation shall enter i of the day approved by cou

Done at Jig-Ji

This --- day of Mar

Abdi Mohammud

President of the Soma

State