Waggaa 24ffaa……..……...Lak.128/2011
ሯ፬ኛዓመት……..…ቁጥር ፩፻፳፰፣ ፪ሺ፲፩
24th Year…….. No.128/2011

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Finfine..……..November 12, 2018

MAGALATA OROMIYAA
መገለተ ኦሮሚያ
MEGELETA OROMIA

Gatiin Tokkoo…….Qar. _____ ያንዱ ዋጋ.....---ብር ከ---ሣንቲም Unit Price……Birr---------	To'annoo Caffee Mootummaa Naannoo Oromiyaatiin kan Bahe በኦሮሚያ ብሔራዊ ክልላዊ መንግሥት የጨፌ ኦሮሚያ ጠባቂነት የወጣ	Lakk S. Poostaa……21383-1000 ፖ.ሣ.ቁጥር ……21383-1000 P.O.Box ……21383-1000

Qabiyyee Dambii Lak.128/2002 Dambii Lafa Magaalota Naannoo Oromiyaa Keessatti Liiziidhaan Keennamuu fi Kiraan Bulu Irra-Deebiidhaan Murteessuuf Bahe	ማውጫ ደንብ ቁጥር ፩፻፳፰/፪ሺ፲፩ በኦሮሚያ ክልል በሊዝ የሚፈቀድና በኪራይ የሚተዳደር የከተማ መሬትን እንደገና ለመወሰን የወጣ ደንብ	Content Regulations No. 128/2010 Regulations to Provide for the Re-Determination of Urban Land Holding Permitted by Lease and Administered by Rent in Oromia Region
Dambii Lak.128/2002 Dambii Lafa Magaalota Naannoo Oromiyaa Keessatti Liiziidhaan Keennamuu fi Kiraan Bulu Irra-Deebiidhaan Murteessuuf Bahe Mootummaan Naannoo Oromiyaa Lafa magaalaa liiziin kennuu fi kiraadhaan bulchuuf Dambii lakk.	ደንብ ቁጥር ፩፻፳፰/፪ሺ፲፩ በኦሮሚያ ክልል በሊዝ የሚፈቀድና በኪራይ የሚተዳደር የከተማ መሬትን እንደገና ለመወሰን የወጣ ደንብ የኦሮሚያ ክልላዊ መንግስት	Regulations No. 128/2010 Regulations to Provide for the Re-Determination of Urban Lands in Oromia Region Permitted by Lease and Administered by Rent WHEREAS, it has become

1/1987 erga baasee eegalee adeemsa raawwii keessatti rakkoolee fi hanqinaalee yeroo yeroon mul'atan salphisuuf fooyya'iinsa dambiiwwan armaan dura bahan addaan cicitanii waan jiraniif raawwachiistonnii fi fayyadamtoonni ragaa guutuu bakka tokkootti akka argatan gochuun barbaachisaa ta'ee waan argameef, Dambiin gatii lafa magaalotaa liiziidhaan kennuu fi kiraadhaan bulchuuf bahee hojii irra jiru waan olka'eef abbootii qabeenyaa kan hin hawwanne waan ta'eef gatii ka'umsaa liizii fi kiraa lafa magaalaa kan madaalawaa ta'e hirmaattota hawwachuu akka danda'uutti fooyyessuun barbaachisaa ta'ee waan argameef; Akkaataa Labsii Lakk. 147/2001 keewwata 8tiin Dambiin kanatti aanu bahe jira. **Kutaa Tokko** **Tumaalee Waliigalaa** **1. Mata Duree Gabaabaa** Dambiin kun **"Dambii Lafa Magaalota Naannoo Oromiyaa keessatti Liiziidhaan kennamuu fi Kiraadhaan Bulu irra Deebiidhaan Murteessuuf bahe lakk.128/2002"**	**የከተማ መሬትን በሊዝ ለመፍቀድና በኪራይ ለማስተዳደር ደምብ ቁጥር 1/1987ን ካወጣ ጀምሮ በአፈፃፀም ሂደት በየጊዜው የታዩ ችግሮችንና ጉድለቶችን ማቃለልና ከዚህ በፊት የወጡ የማሻሻያ ደንቦች ተበታትነው የሚገኙ በመሆናቸው፣ አስፈጻሚዎችና ተጠቃሚዎች የተሟላ መረጃ በአንድ ቦታ እንዲያገኙ ማድረግ አስፈላጊ ሆኖ በመገኘቱ፤** **የከተማ መሬትን በሊዝ ለመስጠትና በኪራይ ለማስተዳደር በወጣው ደምብ መሠረት በሥራ ላይ ያለው ዋጋ ከፍ ያለ በመሆኑ የተነሳ ባለሀብቶችን የማይስብ ስለሆነ፣ የከተማ መሬት የሊዝና የኪራይ መነሻ ዋጋ ሚዛናዊ እንዲሆንና ተሳታፊዎችን መሳብ እንዲችል አድርጎ ማሻሻል አስፈላጊ ሆኖ በመገኘቱ፤** **በአዋጅ ቁጥር 147/2001 አንቀፅ 8 መሠረት ይህ ደንብ ወጧል፡፡** **ክፍል አንድ** **ጠቅላላ ድንጋጌዎች** **1. አጭር ርዕስ** **ይህ ደንብ "በኦሮሚያ ክልል**	necessary to resolve the operational bottlenecks & rectify the defects encountered during the implementation of Regulations No 1/1987, issued by Oromia Regional State for permitting urban land holding by lease and administering through rent; and, on account of the fact that the hitherto adopted amendment regulations are found scattered and fragmented, it is also deemed imperative to put in place a consolidated law so as to enable implementers and the users get access to a one-stop comprehensive information; WHEREAS, due to the fact that the price fixed by the existing lease regulations is too high, and, as such, non-attractive to investors; it is found essential to revise the benchmark price of lease and rent of urban land holding and thereby make it reasonable and attractive to participants; NOW, THEREFORE, these regulations are hereby issued

jedhamee waamamuu ni danda'a.

2. Hiika

Akkaataan seensa jechichaa hiika biro kan kennisiisuuf yoo ta'e malee dambii kana keessatti:

1) "Mana Maree Bulchiinsaa" jechuun Mana Maree Bulchiinsa Mootummaa Naannoo Oromiyaa jechuudha.

2) "Biiroo"jechuun Biiroo Lafaa fi Eegumsa Naannoo Oromiyaa fi caasaalee isaa jechuudha.

3) "Liizii"jechuun sirna mirga itti fayyadama lafa magaalaa waliigalteedhaan kan ittiin darbuu yookaan kan ittiin qabamu jechuudha.

4) "Sadarkaa Iddoo"jechuun iddoowwan magaalota keessatti argamaniif akkaataa misoomaa fi faayidaa isaaniitiin sadarkaa kennameef jechuudha.

5) "Kiraa" jechuun kaffaltii

ውስጥ በሊዝ የሚፈቀድና በኪራይ የሚተዳደር የከተማ መሬትን እንደገና ለመወሰን የወጣ ደንብ ቁጥር ፩፻፳፰/፪ሺ፲፪" ተብሎ ሊጠቀስ ይችላል።

2. **ትርጓሜ**

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

1) **"የመስተዳደር ምክር ቤት" ማለት የኦሮሚያ ክልላዊ መንግሥት መስተዳደር ምክር ቤት ማለት ነው።**

2) **"ቢሮ" ማለት የኦሮሚያ ክልል የመሬትና የአካባቢ ጥበቃ ቢሮና ቅርንጫፎቹ ማለት ነው።**

3) **"ሊዝ" ማለት የከተማ መሬት የመጠቀም መብት በውል መሠረት የሚተላለፍበት ወይም የሚያዝበት የመሬት ይዞታ ስሪት ነው።**

4) **"የቦታ ደረጃ" ማለት በከተማ ውስጥ ለሚገኙ ቦታዎች እንደ**

pursuant to Articlte 8 of proclamation No 147/2001.

Part One

General Provisions

1. Short Title

These regulations may be cited as "Regulations to Provide for the Re-Determination of Urban Land Holding in Oromia Region Permitted by Lease and Administered by Rent, No. 128/2010".

2. Definitions

In these regulations, unless the context requires otherwise:

1) "Administrative Council" means the Oromia Regional State Administrative Council.
2) "Bureau" means the Oromia Region Land and Environmental protection Bureau and the branches thereof.
3) "Lease" means a land tenure system in which the right of use of urban land is transferred or held under a contract.
4) "Land Grade" means the grade given for urban

mirga ittifayyadama lafa magaalaa argachuuf raawwatamu jechuudha. 6) **"Dhaabbata Tajaajila Hawaasummaa Ummataaf Kennan"** jechuun kaayyoon isaanii bu'aadhaaf osoo hin ta'in uumataaf tajaajila kennuudhaaf kan dhaabbatan jechuudha. 7) **"Lafa Mana Jireenyaa"** jechuun maastar plaanii magaalaa irratti hundaa'uudhaan lafa tajaajila mana jireenyaatiif akka oolu murta'ee ramaddii kiraatiin yookaan liziidhaan kan kennamu jechuudha. 8) **"Industirii Maanufaakchariingii"** jechuun warshaa meeshaalee dheedhii guutumaan guutuutti yookaan gar-tokkeen gara dhumataatti jijjiiruudhaan gurgurtaaf yookaan itti fayydamaaf oolan kan omishu jechuu dha. 9) **"Agroo Industirii"**jechuun warshaa, oomisha qonnaa	**መልማታቸው ሁኔታና የአጠቃቀም ምድባቸው የተሰጣቸው ደረጃ ነው።** 5) **"ኪራይ" ማለት የከተማ ቦታን የመጠቀም መብት ለማግኘት የሚፈፀም ክፍያ ማለት ነው።** 6) **"ማህበራዊ አገልግሎትን ለህዝብ የሚሰጡ ድርጅቶች" ማለት ዓላማቸው ለትርፍ ሳይሆን ለህዝብ አገልግሎት ለመስጠት የተቋቋመ ማለት ነው።** 7) **"የመኖርያ ቤት መሬት" ማለት በከተማ ማስተር ፕላን ላይ በመመርኮዝ ለመኖሪያ ቤት አገልግሎት እንዲውል ተወስኖ በኪራይ ምድብ ወይም በሊዝ የሚሰጥ መሬት ማለት ነው።** 8) **"የማኑፋክቸሪንግ ኢንዱስትሪ" ማለት ጥሬ ዕቃዎችን ሙሉ በሙሉ ወይም በከፊል ወደ አላቂ በመቀየር ለሽያጭ ወይም ለመጠቀም የሚውሉ**	lands on the basis of their development conditions and use types. 5) **"Rent"** means the payment made to obtain the right of use of urban land. 6) **"Social-Service-Rendering Organizations"** means not-for-profit organizations established to render service to the public. 7) **"Residential Housing Land"** means land designated to be used for the purpose of dwelling houses and permitted by lease or rent based on the Master Plan of the urban center. 8) **"Manufacturing Industry"** means a factory which, by wholly or partially converting raw materials into perishables, produces materials to be used for sale or consumption. 9) **"Agro Industry"** means a factory which, by wholly or partially converting agricultural raw

dheedhii guutumaa guutuutti yookaan gar-tokkeen gara dhumatetti jijjiiruudhaan gabaaf dhiyeessuu jechudha.

Kuta Lama

Waa'ee Liizii

3. Qabiyyee Iddoo Liiziin Iratti Raawwatuu:

Qabiyyee iddoo armaan gadii irratti liiziin raawwatiinsa ni qabaata:

1) Qabiyyee iddoo durii kan kiraadhaan hin bulee kamiiyyuu.

2) Iddoowwan qabiyyee haarawaa hojii daldalaaf yookaan mana jireenyaatiif oolan.

3) Akkaataa dambii kanaatiin lafa kiraan bulu irraa gara liiziitti jijjiiramuuf qaama aangoo qabuuf gaafiin dhiyaate kan hayyamameef.

4) Magaaloota liiziin bulan keessatti iddoo fi manneen mootummaan dhaalaman ta'ee ijaarsi isaanii sadarkaa pilaanii magaalichaatiin kan walhinsimne yoo ta'ee fi abbaan qabeenyaa mana

ዕቃዎችን የሚያመርት ፋብሪካ ማለት ነው።

9) "አግሮ ኢንዱስትሪ" ማለት የግብርና ጥሬ ምርትን ሙሉ በሙሉ ወይም በከፊል ወደ አላቂ በመቀየር ለገበያ የሚቀርቡ ዕቃዎችን የሚያመርት ፋብሪካ ማለት ነው።

ክፍል ሁለት

ስለ ሊዝ

3. ሊዝ ስለሚፈፀምበት ይዞታ

በሚከተሉት ይዞታዎች ላይ ሊዝ ተፈጻሚነት ይኖረዋል፦

1) በኪራይ በማይተዳደር ማንኛውም የድሮ ይዞታ፤

2) ለንግድ ሥራ ወይም ለመኖሪያ ቤት የዋሉ አዳዲስ ይዞታዎች፤

3) በዚህ ደንብ መሠረት በኪራይ ከሚተዳደር መሬት ወደ ሊዝ ለመቀየር ስልጣን ላለው አካል ጥያቄ ቀርቦ የተፈቀደለት፤

4) በሊዝ በሚተዳደሩ ከተሞች ውስጥ በመንግስት የተወረሱ ቦታዎች ወይም

materials into perishables, produces materials to be supplied to the market.

Part Two

Lease Holding

3. Possessions Falling Under Lease Holding System

Lease shall be applicable on the following possessions

1) Any old possession not administered by rent.
2) New possessions that are used for commercial activities or residential housing.
3) Where, in accordance with this regulation, the request submitted to the appropriate body for converting old possession into lease holding is permitted
4) Where the possession pertains to houses or premises, within the urban centers administered by lease system, expropriated by the government and the construction of same is not compatible with the standard of the plan of the urban center and the construction of a

bakka buusee ijaaruuf yookaan, tilmaama gatii manaa kaffaluuf kan gaafatame.	ቤቶች ሆኖ ግንባታቸው ከከተማው ፕላን ደረጃ ጋር የማይጣጣም ከሆነና ተተኪ ቤት ለመገንባት ወይም የቤቱን የዋጋ ግምት ለመክፈል በባለንብረቱ የተጠየቀ።	substitute house or the payment of the the estimated value of the house has been requested by the owner thereof.

a) Gabatee Magaalota Liiziin Bulan Agarsiisuu

Garee	Magaalota
1ffaa	Buraayyuu, Sabbataa, Mannaagashaa, Hoolota, Sululta, Sandaafaa-Bakkee, Lagaxaafoo-Lagadaadhii, Galaan, Duukam, Bushooftuu, Moojoo, Adaamaa, Shaashamannee, Daalee ykn Naannoo harrowaan Langaanno, Abiyyaataa fi Shaalaa
2ffaa	Naqamtee, Jimma, Asallaa, Amboo, Walisoo, Awwadaay, Arsii-Nageellee, Maqii, Bishaanguraacha fi Baatuu

ሀ) በሊዝ የሚተዳደሩ ከተሞችን የሚያሳይ ሰንጠረዥ

ምድብ	ከተሞች
1ኛ	ቡራዩ፤ ሰበታ፤መናገሻ፤ሆሎታ፤ሱሉልታ፤ ሰንዳፋ ባኬ፤ላጋ ጣፎ ላጋ ዳዲ፤ ገላን፤ ዱከም፤ ቢሾፍቱ፤ ሞጆ፤ አዳማ፤ ሻሸመኔ፤ ዳሌ ወይም የላንጋኖ ሐይቆች አካባቢ፤ አቢያታና ሻላ
2ኛ	ነቀምቴ፤ ጅማ፤አሰላ፤ አምቦ፤ ወሊሶ፤አወዳይ፤ አርሲ ነጌሌ፤ መቂ፤ ቢሸን ጉራቻና ባቱ።

a) Table Showing Urban Centers Administered By Lease

Category	Urban Centers
1st	Burayu, Sebeta, Managesha, Holota, Sululta, Sandafa-Bake, LegaTafo-Legedadi, Gelan, Dukam, Bushoftu, Mojo, Adama, Shashamene, Dale or Area around lake Langano, Abiyata and Shala
2nd	Naqamte, Jima, Asela, Ambo, Weliso, Aweday, Arsi-Nagelle, Maqi, Bishan Guracha and Batu

4. Akkaataa Gatiin Liizii Lafa	4. የከተማ መሬት የሊዝ ዋጋ	4.Manner of Determining Urban Land Lease Price

Magaalaa Ittiin Murtaa'u	አወሳሰን	
1) Dambii kanaan ala haala birootiin yoo murtaa'e malee, gatiin liizii kan murtaa'u gatii ka'umsa irratti hundaa'uudhaan caalbaasii cufaatiin ta'a.	1) ከዚህ ደንብ ውጪ በሌላ ሁኔታ ካልተወሰነ በስተቀር፤ የሊዝ ዋጋ የሚወሰነው በመነሻ ዋጋ ላይ በመመስረት በዝግ ጨረታ ይሆናል።	1) Unless it is determined otherwise under conditions not provided by this regulation, the lease price is determined by closed-tender based on the lease benchmark price.
2) Caalbaasii miidiyaa Mootummaa Federaalaa yookaan Naannoo irratti bahee gatii ka'umsaa liizii magalichaatti ol kan ta'e dorgomaa tokkoon yoo dhiyaate dorgomtoota biro daangeessuun jiraachu dhabuun yoo mirkana'ee caalbaasii biro baasuun osoo hin barbaachisin nama gatii olaanaa dhiyeesee kenuun ni danda'ama.	2) በፌዴራል ወይ በክልል መገናኛ ብዙሀን ላይ በወጣ ጨረታ ከከተማው የሊዝ መነሻ ዋጋ በላይ የሆነ ዋጋ በአንድ ተፎካካሪ ከቀረበ፤ ሌሎች ተወዳዳሪዎችን አለመገደቡ ከተረጋገጠ ሌላ ጨረታ ማውጣት ሳያስፈልግ ከፍተኛ ዋጋ ላቀረው ተወዳዳሪ መስጠት ይቻላል።	2) Where, pursuant to the lease tender advertised through federal or regional media, tender price higher than the lease benchmark price of the urban center is offered by a sole bidder, upon ascertaining that the process may not restrict other bidders, the sole bidder with the highest price may be declared the winner thereof without the need to resort to a second round tender thereon.
3) Keewwata kana Keewwata Xiqqaa (1) jalatti kan ibsame akkuma eegametti ta'ee, piroojektoota haala addaatiin jajjabeeffamuu qaban kan akka Agroo-industirii, Manifaakcheriingii, Hoteelota gurguddaa, Rizoortii fi tajaajila hawaasaa adda addaa fi investmentiwwan biro Bordii Investiimantii Oromiyaatiin akka	3) በዚህ አንቀፅ ንዑስ አንቀፅ 1 የተደነገገው ቢኖርም፣ በተለየ ሁኔታ እንዲበረታቱ በኦሮሚያ ኢንቨስትመንት ቦርድ ለተወሰኑ እንደ አግሮ-ኢንዱስትሪ፤ ማኑፋክቸሪንግ፤ ትላልቅ ሆቴሎች፤ ሪዞርት ለመሳሰሉና ለተለያዩ የህብረተሰብ አገልግሎት ለሚውሉ የኢንቨስትመን ፕሮጀክቶች ድርድርና በጋራ	3) Notwithstanding the provisions of sub-Article 1 of this Article, urban land may be permitted by negotiation for such projects as agro-industry, manufacturing industry, grand hotels, resorts, various social services and other investment projects which are

jajabeefamanu murt'an haala walta'iinsaan kennuun ni danda'ama.

4) Gatiin guddaan caalbaasiidhaan argame gatii iddoo sanaa ta'a. Moo'attooni tokkoo ol ta'anii gatii walqixxee yoo dhiyeessan moo'attooni yookaan, bakka bu'ootni isaanii bakka argamanitti carraadhaan adda bahu.

5) Gatiin caalbaasii lafa liiziidhaan kennamu ilaalchisee dhiyaate fooyya'aadha jedhamee yoo bulchiinsa magaalichaatiin kan itti amanamu yoo ta'ee lafa kan biro sadarkaan isaa walqixa ta'eef caalbaasii haaraa osoo baasuu hinbarbaachisin yeroo ji'a sadi hincaaleef hojii irra oolchuun ni danda'a.

6) Raawwatiinsa caalbaasii yookaan, waliigaltee irratti namni komii qabu Biiroof komii isaa guyyaa 10 keessatti dhiyeefachuu ni danda'a. Biiroonis komii dhiyaateef guyyaa 15 keessatti murtii itti kennuu qaba..

መግባት መሬት ሊፈቀድ ይችላል።

4) **በጨረታ የተገኘ ትልቁ ዋጋ የቦታው ዋጋ ይሆናል። ተወዳዳሪዎች ካንድ በላይ ሆነው እኩል ዋጋ ካቀረቡ አሸናፊዎቹ ወይም ተወካዮቻቸው በተገኙበት በእጣ ይለያሉ።**

5) **በሊዝ የሚሰጥ መሬትን አስመልክቶ የቀረበ የጨረታ ዋጋ የተሻለ ነው ተብሎ በከተማ መስተዳደሩ የታመነበት እንደሆነ ደረጃው እኩል ለሆነ ለሌላ መሬት አዲስ ጨረታ ማውጣት ሳያስፈልግ ሶስት ወር ለማይበልጥ ጊዜ ስራ ላይ ማዋል ይቻላል።**

6) **በጨረታ ወይም በውል አፈፃፀም ላይ ቅር የተሰኘ ሰው ቅሬታውን በ10 ቀናት ውስጥ ለቢሮው ማቅረብ ችላል። ቢሮውም በቀረበው ቅሬታ ላይ በ15 ቀናት ውስጥ ውሳኔ መስጠት አለበት።**

determined, by Oromia Investment Board, to be encouraged and treated under special conditions.

4) The highest bid price shall be the lease price of that locality. Where there are more than one bidder and all of the bidders offered equal price, the winner shall be determined by lot, drawn at the presence of the bidders or their agents.

5) When the presented lease price is believed to be a fair price by the concerned city administration, such price may be adopted for other lands with similar grade for a period not more than three months without the need to advertise other lease tender.

6) Any person aggrieved by the execution of the bid or the contract may lodge complaints to the Bureau within 10 days. The Bureau shall render its decision thereon within 15 days.

5. Bara Waliigaltee Liizii

1) Barri liizii iddoo magaalaa liiziin kennamuu waliigaltee liizii keessatti kan ibsamu ta'ee bara kanaan gaditti tarreefame caaluu hin qabu.

La kk	Gosa tajaajilaa	Sadarkaa magaaloota			
		1ffaa	2ffaa	3ffaa	4ffaa
1	Mana jireenyaa dhuunfaa	99	99	99	99
2	Industrii	80	80	80	80
3	Daldalaa fi tajaajila adda addaa	70	70	70	70
4	Barnoota, saayinsii, Teknoloojii fayyaa, Aadaa fi Ispoortii	99	99	99	99
5	Kan biroof	70	70	70	70

2) Keewwata kana Keewwata-Xiqqaa (1) jalatti kan ibsame jiraatullee barri waliigaltee kaffaltii liizii waggaa soddomaa gadi waggaa afurtamaa oli ta'uu hin qabu.
3) Keewwata kana Keewwata-Xiqaa (2) jalatti kan ibsame akkuma eegametti ta'ee, yeroo waligaltee keesa taa'e keesatti kaffaltiin liizii kan hin xumuramne yoo ta'e dhala waliin kan kaffalamu ta'a.

5. የሊዝ ውል ዘመን

፩) በሊዝ የሚሰጥ የከተማ ቦታ የሊዝ ዘመን በሊዝ ውሉ ውስጥ የሚገለጽ ሆኖ ከዚህ በታች የተዘረዘረውን የዘመን ጣሪያ መብለጥ የለበትም።

ቁጥር	የአገልግሎቱ ዓይነት	የከተማው ደረጃ			
		1ኛ	2ኛ	3ኛ	4ኛ
፩	ለመኖሪያ ቤት	99	99	99	99
2	ለኢንዱስትሪ	80	80	80	80
3	ለንግድና ለተለያዩ አገልግሎቶች	70	70	70	70
4	ለትምህርት፣ ለሳይንስ፣ ለጤና ቴክኖሎጂ፣ ለባህልና ስፖርት	99	99	99	99
5	ለሌሎች	70	70	70	70

፪) በዚህ አንቀፅ ንዑስ አንቀፅ (፩) የተመለከተው ቢኖርም፣ የሊዝ ውል የክፍያ ዘመን ከሰላሳ አመት በታች፣ ከአርባ አመት በላይ መሆን የለበትም።

፫) በዚህ አንቀፅ ንዑስ አንቀፅ (፪) የተመለከተው እንደተጠበቀ ሆኖ፣ በውሉ ውስጥ በተቀመጠው የጊዜ ገደብ ውስጥ የሊዝ ክፍያ ያልተጠናቀቀ ከሆነ ቀሪው ከነወለዱ የሚከፈል ይሆናል።

5. Period of Lease Contract

1) The lease period of urban land shall be specified in the lease contract, which period shall not exceed the following ceilings:

S. N	Type of Service	Level of Urban Centers			
		1st	2nd	3rd	4th
1	Residential housing	99	99	99	99
2	Industry	80	80	80	80
3	commerce and other services	70	70	70	70
4	Education, science, health technoligy, culture and sports	99	99	99	99
5	Others	70	70	70	70

2) Notwithstanding the provision of sub-Article (1) of this Article, the period of the lease payment of the lease contract shall not be less than 30 years and more than 40 years.

3) Without prejudice to sub-Article (2) of this Article, where the payment of the total lease amount is not effected in full within the time limits of the term of payment specified under the lease contract the remaining balance shall be paid with interest thereon.

6. Akkaataa kaaffaltii Liizii	6.የሊዝ ክፍያ አፈጻጸም	6.Performance of Lease Payment
1) Kaffaltiin liizii waliigalaa bara waliigaltee kaffaltii liiziif qoodamee waggaa	1) ጠቅላላ የቦታው የሊዝ ክፍያ ዋጋ ለሊዝ ውሉ የመክፈያ ዘመን	1) The total lease amount shall be paid on the basis of equal annual installments, whereby the annual lease payment, the amount obtained by dividing

waggadhaan ji'oota jahan duraa keessatti kan kaffalamu ta'ee, kaffaltiin waggaa jalqabaa waliigaltee mallatteessuun dura kaffalamuu qaba. 2) Gatii waliigalaa caalbaasiin moo'ate keessaa kaffaltii dura %15 riil isteetiif, %10 inveestmeentii birootiif guyyaa waliigalteen mallatta'u kaffalamuu qaba. 3) Kaffaltii liizii yeroo tokkotti kaffalee kan xumuru haala addaatiin ni jajjabeeffama raawwin isa qajeelfaman kan murta'uu ta'a. 4) Gatii ka'umsaa liizii Hoteelaa abbaa urjii sadii gadi ta'an gatii ka'umsaa liizii lafa daldalaa fi tajaajila adda addaaf ka'umeen kan keessummeeffamu ta'a.	ተካፍሎ፣ እኩል ዓመታዊ ክፍያ በየክፍያ ዓመቱ የቀዳሚዎቹ ስድስት ወራት ውስጥ የሚከፈል ሆኖ የመጀመሪያው ዓመት ክፍያ ውሉ ከመፈረሙ በፊት መፈጸም አለበት። 2) ከጠቅላላ የሊዝ ዋጋ ውስጥ ቅድሚያ ክፍያ 15% ለሪስ እስቴት፣ 10% ለሌላ ኢንቨስትመንት ውሉ በሚፈረምበት ቀን መከፈል አለበት። 3) የሊዝ ክፍያን ባንዴ ከፍሎ የሚጨርስ በተለየ ሁኔታ ይበረታታል፤ አፈጻጸሙ በመመሪያ ይወሰናል። 4) ከሶስት ኮከብ በታች የሆኑ ሆቴሎች የሊዝ መነሻ ዋጋ ለንግድና ለተለያዩ አገልግሎት ለሚውል መሬት በተቀመጠ መነሻ ዋጋ መሠረት የሚስተናገድ ይሆናል።	the total lease amount by the lease payment period, shall be effected in the first six months of each annual term; nonetheless, the first year lease payment shall be paid prior to signing the contract. 2) Of the total lease amount, advance payment shall, 15% for real estate and 10% for other investments, be paid on the date of the signing of the lease contract. 3) The leaseholder, effecting the full payment of the total lease amount in lump-sum shall, exceptionally, be encouraged. Implementation of same shall be determined by directive to be issued hereunder. 4) The lease benchmark price of less-than-three-star hotels shall be treated in accordance with the lease benchmark price fixed for commercial activities and other services.

7. Akkaataa kenniinsa Waraqaa Ragaa Abbaa Qabiyyummaa	7.የሊዝ ባለይዞታነት ማረጋገጫ ወረቀት አሰጣጥ	7. Issuance of Lease Holding Certificate

Lafa Liizii	ሁኔታ	
1) Boordiin inveestimeentii Oromiyaa nama iddoo magaalaa liiziidhaan akka kennamuuf hayyamameef Biiroon uunkaalee dhimma kanaaf qophaa'an guuchisiisee waliigaltee erga mallateessisee booda waraqaa ragaa abbaa qabiyyummaa ni kenna.	1) የኦሮሚያ ኢንቨስትመንት ቦርድ የከተማ መሬት በሊዝ እንዲሰጠው ለተፈቀደለት ሰው ቢሮው ለዚሁ ጉዳይ የተዘጋጁ ፎርሞችን አሰሞልቶ ስምምነት ከስፈረመ ቦኃላ የባለይዞታነት ማረጋገጫ ወረቀት ይሰጣል።	1) The Bureau shall, after having caused the person, to whom urban land lease holding is permitted by Oromia Investment Board, sign lease contract through filling formalities prepared for such purpose, issue lease holding certificate.
2) Keewwata kana keewwata xiqqaa (1) jalatti kan ibsame jiraatullee, iddoo piroojeektoota manneen jireenyaa namoota birootiif dabarsuuf riil Isteetii ijaaraniif, waliigaltee nama sadffaa waliin taasifame yoo dhiyeeffatan waraqaa abba qabiyyumaa yeroo waliigaltee liizii irratti ibsame hincaaleef ni kennamaaf.	2) በዚህ አንቀፅ ንዑስ አንቀፅ 1 ስር የተመለከተው ቢኖርም፣ ለሌሎች ሰዎች ለማስተላለፍ የመኖሪያ ቤት ፕሮጀክቶችን ለሚገነቡ ሪል ስቴቶች፣ ከሶስተኛ ወገን ጋር የተደረገን የሊዝ ውል ካቀረቡ በሊዝ ውሉ ላይ ከተመለከተው የሊዝ ዘመን ለማይበልጥ ጊዜ የባለይዞታነት ማረጋገጫ ወረቀት ይሰጣቸዋል።	2) Notwithstanding the provisions of sub-Article (1) of this Article, lease holding certificate may be issued, upon producing lease contracts concluded with third parties, for the term not exceeding the lease period, for real estate projects that construct dwelling houses to be transfered to other persons.
3) Lafa riil-Isteettii irratti kaffaltiin liizii lafa qabiyyee waliinii kan akka daandii, iddoo bashananaa, dirree kubaa miilaa fi kan kana fakkaatan kan raawwatamu abbaa qabeenyaa laficha irratti waliigaltee duraa	3) በሪል ስቴት መሬት ላይ እንደ መንገድ፣ የመዝናኛ ቦታ፣ የእግር ኳስ ሜዳና እነዚህን የመሳሰሉ የጋራ ይዞታ የሆኑ ቦታዎች የሊዝ ክፍያ	3) The lease payment regarding common possessions such as road, recreation center, play fields and others found within the real estate land shall be effected by the investor who had concluded the original lease contract there upon.

raawwateen ta'a.

8. Akkaataa Hordoffii Lafa Liizii

1) Biiroon akkaataa dambii kanaatiin namni liiziidhaan iddoo fudhate kamiiyyuu haala waliigaltee seeneen yeroo hayyammameef keessatti hojii eegaluu isaa ni hordofa.

2) Akkaata keewwata kana keewwata xiqqaa (1) jalatti tumameen abbaan qabeenyaa hayyamni kennameef hojii isaa yeroo hayyamameef keessatti yoo jalqabuu baate Komishini Ivestmentii Oromiyaa tarkaanfii sirreefamaa ni fudhata.

9. Mirgaa fi Dirqama Abbaa Qabiyyee

Abbaan qabiyyee lafaa kamiyyuu mirgaa fi dirqama armaan gadii ni qabaata:

1) Abbaan qabiyyee liizii qaama dhimmi ilaalu hayyamsiisuudhaan mirga isaa yeroo waliigaltee liizii keessatti nama biraatti

የሚፈፀመው በመሬቱ ላይ ቀዳሚውን ውል ባደረገው ባለሀብት ይሆናል።

8. የሊዝ መሬት ክትትል ሁኔታ

1) ቢሮው በዚህ ደንብ መሠረት መሬት በሊዝ የወሰደ ማንኛውም ሰው በገባው ውል መሰረት በተፈቀደለት ጊዜ ውስጥ ሥራ መጀመሩን ይከታተላል።

2) መሬት በሊዝ የወሰደ ማንኛውም ሰው በዚህ አንቀፅ ንዑስ አንቀፅ 1 በተመለከተው የጊዜ ገደብ ውስጥ መሬቱን ለተፈቀደለት ዓላማ ጥቅም ላይ ማዋል ካልጀመረ የኦሮሚያ ኢንቨስትመንት ኮሚሽን የማስተካከያ እርምጃ ይወስዳል።

9. የባለይዞታው መብትና ግዴታ

ማንኛውም የመሬት

8. Follow up Mechanism of Leased Lands

1) The Bureau shall follow up, in accordance with this regulation, whether the lessee to whom urban land lease holding is permitted has begun to use the land for the prescribed purpose within the period of time granted under the lease contract.

2) Where the lessee to whom urban land lease holding is permitted fails to commence using the land for the prescribed purpose within the period of time specified under sub-article (1) of this Article, Oromia Investment Commission shall take corrective measures.

9. Rights and Obligations of Leaseholder

Any leaseholder has the following rights and obligations:-

1) With the authorization of

dabarsuu ni danda'a.

2) Abbaan qabiyyee, seera, waliigaltee liizii fi qajeelfamoota bahan kabajuu qaba.

10. Waliigaltee Liizii Haaromsuu

1) Abbaan qabiyyee liizii kan akka haaromsamuuf barbaadu gaafii isaa barri waligaltee osoo hin xumuramin waggaa tokko dura bulchiinsa magaalatiif dhiyeesuu qaba Bulchiinsi magaalichaas yaada qabu waliin ji'a tokko keessatti Biiroof ni dabarsa.

2) Gaafiin haaromsaa Biiroof erga dhiyaatee jalqabee ji'a tokko keessatti deebii argachuu qaba. Ji'a tokko keessatti deebiin yoo kennamuufii baate waliigaltichi akka haaromsameetti lakka'ama.

3) Waliigaltichi kan haaromsamu yookaan akka hin haaromsamne kan ta'u Biiroodhaan ta'a.

4) Waliigalteen liizii

ባለይዞታ የሚከተሉት መብትና ግዴታ ይኖሩታል፦

1) የሊዝ ባለይዞታ የሚመለከተውን አካል በማስፈቀድ የሊዝ መብቱን በሊዝ ውሉ የጊዜ ገደብ ውስጥ ለሌላ ሰው ማስተላለፍ ይችላል።

2) ባለይዞታው ህግ፣ የሊዝ ውሉንና፣ የሚወጡ መመሪያዎችን ማክበር አለበት።

10.የሊዝ ውል ዕድሳት

1) እንዲታደስለት የሚፈልግ የሊዝ ባለይዞታ ጥያቄውን የስምምነት ዘመን ሳይጠናቀቅ ከአንድ አመት በፊት ለከተማ መስተዳደር ማቅረብ አለበት። የከተማው መስተዳደርም ካለው ሀሳብ ጋር በአንድ ወር ውስጥ ለቢሮ ያስተላልፋል።

2) የዕድሳት ጥያቄው ለቢሮ ከቀረበ ጀምሮ

the appropriate body, any lessee may transfer his leasehold right to others to the extent of the period of the lease contract.

2) The lessee shall comply with the lease contract, the relevant law and directives issued thereunder.

10. Renewal of Lease Contract

1) The lessee who wishes to renew the lease contract shall submit his request to the concerned town administration, one year prior to the expiry of the lease period. The town administration, shall, within one month, transfer the request, together with his opinion, to the Bureau.

2) The Bureau shall respond to the renewal request within one month from the date of receipt of such request. If the Bureau fails to do so within one month, it shall be deemed as though the contract has been renewed.

3) The decision to renew or not to renew the contract shall be made by the

haaromsamu bara waliigaltee liizii dambii kana keewwata 6 jalatti tumame caaluu hin qabu.

5) Waliigaltichi yommuu haaromsamu abbaan qabiyyee gatii ka'umsa liizii bara itiin haaromfamu sanaan ni kaffala.

11. Addaan Citiinsa Waliigaltee Liizii fi Kaffalttii Beenyaa

1) Waliigalteen liizii iddoo magaalaa kan addaan citu:-

(a) Abbaan qabiyyee lafaa kamiyyuu kaffaltii waggaa ji'a jahan duraa keessatti yoo hin kaffalin yookaan, akka dambii kanaatiin kan irraa barbaadamu yeroodhaan yoo hin raawwatin yookaan,

(b) Qaama aangoo qabu irraa hayyama osoo hin argatin abbaan qabiyyee bifa tajaajila iddoo yoo jijjiire yookaan

(c) Seerotaa, Waliigaltee liizii fi qajeelfamoota bahan cabsee yoo

በአንድ ወር ውስጥ መልስ ማግኘት አለበት፡፡ በአንድ ወር ውስጥ መልስ ካልተሰጠው ውሉ እንደታደሰ ይቆጠራል፡፡

3) **ውሉ የሚታደሰው ወይም እንዳይታደስ የሚወሰነው በቢሮው ይሆናል፡፡**

4) **የሚታደሰው የሊዝ ውሉ ዘመን በዚህ ደንብ አንቀፅ 6 ስር የተደነገገውን የሊዝ ዘመን ጣሪያ መብለጥ የለበትም፡፡**

5) **ውሉ ሲታደስ ባለይዞታው በዕድሳቱ ወቅት የሚኖረውን የሊዝ መነሻ ዋጋ ይከፍላል፡፡**

11. የሊዝ ውል መቋረጥና የካሳ ክፍያ

1) **የከተማ ቦታ የሊዝ ውል የሚቋረጠው፦**

(ሀ) ማንኛውም የመሬት ባለይዞታ የአመት ክፍያን ከስድስት ወር በፊት ካልከፈለ ወይም በዚህ ደንብ መሰረት የሚፈለግበትን በጊዜ

Bureau.

4) The renewed lease period shall not exceed the ceilings provided under Article 6 of this regulation.

5) Where the lease contract is renewed the lessee shall pay the prevailing benchmark lease price.

11. Termination of Lease Contract and Payment of Compensation

1) Urban land lease contract shall be terminated where:-

(a) Any leaseholder fails to effect the annual payment within the first six months or fails to perform in due time what is required of him as per this regulation; or,

(b) the leaseholder converts the prescribed land use type without securing authorization from the appropriate body; or,

(c) where it is found that the leaseholder has

argame yookaan, (d) Qamaa dhimmi ilaaluu osoo hin hayyamsiisin garee sadaffaatti jijjiiree yoo argamee ta'a. 2) Akkaataa keewwata kanaa keewwata xiqqaa 1(a-d) tti kan tumamee fi sababa birootiin qaamni waliigaltee liizii addaan kutuu barbaadu of eeggannoo hanga ji'a jahaa kennuu ni danda'a. 3) Qabiyyeen liizii tajaajila uumataaf yookaan, bu'ura master pilaaniitiin faayidaa biraatiif akka oolu yoo barbaadame abbaa qabiyyeetiif qabeenya laficha irraa qabuuf gatii gabaa yerootiin tilmaamamee beenyaan kan kaffalamuuf ta'a. 4) Kan keewwata kana keewwata xiqaa (3) jalatti tumame jiraatullee abbaan qabiyyee yoo	ካልፈፀመ ወይም (ለ) ስልጣን ካለው አካል ፍቃድ ሳያገኝ ባለይዞታው የቦታ አገልግሎት አይነትን ከለወጠ ወይም፣ (ሐ) ህጎችን፣ የሊዝ ውሉንና የሚወጡ መመሪያዎችን ተላልፎ ከተገኘ ወይም፣ (መ) የሚመለከተውን አካል ሳያስፈቅድ ለሶስተኛ ወገን አስተላልፎ ከተገኘ ይሆናል። 2) በዚህ አንቀፅ ንዑስ አንቀፅ (ሀ)-(መ) በተደነገገው መሠረትና በሌላ ምክንያት የሊዝ ውሉን ማቋረጥ የሚፈልግ አካል እስከ ስድስት ወር ቅድመ-ማስጠንቀቂያ መስጠት ይችላል። 3) የሊዝ ይዞታ ለህዝብ አገልግሎት ወይም በማስተር ፕላን መሰረት ለሌላ አገልግሎት እንዲውል ከተፈለገ ለባለይዞታው በመሬቱ ላይ ላለው ንብረት በወቅቱ የገበያ ዋጋ ተተምኖ ካሳ የሚከፈለው ይሆናል። 4) በዚህ አንቀፅ ንዑስ አንቀፅ (3) የተደነገገው	breached the lease contract, or violated laws and directives issued thereunder; or, (d) The leaseholder transferred the land to third party without authorization of the appropriate body. 2) The body who intends to terminate the lease contract as per sub-Article 1(a)-(b) of this Article and on other grounds may give a prior warning ranging up to six months. 3) Where it is decided to commit the leasedland for public interest or, where, pursuant to the master plan, it is intended to be used for other purposes; the lessee shall be paid compensation for the property situated thereon by assessing in terms of the prevailing market price. 4) Notwithstanding the provisions of sub-Article (3) of this Article, where

barbaade iddoo walffakkaatu bara waliigaltee hafeef kan turu caalbaasii malee waliigaltee duraatiin kennamuufii ni danda'a.	ቢኖርም ባለይዞታው ከፊለገ ለቀረው የውሉ ጊዜ ተመሳሳይ ቦታ ያለጨረታ በቀድሞው ውል መሠረት ሊሰጠው ይችላል።	the leaseholder wishes he may be given, without a bid, a similar substitute plot of land for the remaining lease period under the previous contract.

5) Gatii Ka'umsaa Liizii

a) Gabatee Gatii Ka'umsaa Liizii Lafa Mana Jireenyaa

Lakk	Garee Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa Karee Meetira Tokkoo (M^2) Waggaan	
			Qarshii	Saantima
1	1ffaa	1ffaa	8	40
		2ffaa	7	80
		3ffaa	7	20
2	2ffaa	1ffaa	5	40
		2ffaa	5	10
		3ffaa	4	80

b) Gabatee Gatii Ka'umsaa Liizii Lafa Hooteelaa

Lakk	Gosa Tajaajilaa	Garee Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa Meetira Karee Tokkoo (M^2) Waggaan	
				Qarshii	Saantima
1	Hoteela Abbaa Urjii 3	1ffaa	1ffaa	13	60
			2ffaa	12	80
			3ffaa	12	00
		2ffaa	1ffaa	9	60
			2ffaa	8	80
			3ffaa	8	00
2	Hoteela Abbaa Urjii 4	1ffaa	1ffaa	11	90
			2ffaa	11	20
			3ffaa	10	50
		2ffaa	1ffaa	8	40
			2ffaa	7	70
			3ffaa	7	00
		1ffaa	1ffaa	10	20
			2ffaa	9	60

3	Hoteela Abbaa Urjii 5		3ffaa	9	00
		2ffaa	1ffaa	7	20
			2ffaa	6	60
			3ffaa	6	00

c) Gabatee Gatii Ka'umsa Liizii Lafa Rezoortii

Lakk	Saayitii	Abba Urjii	Gatii Ka'umsaa Lafa Meetira Karee Tokkoo (M^2) Waggaan	
			Qarshii	Saantima
1	Magaalaa keessatti Qarqara Haroo	3	12	80
		4	12	00
		5	9	60
2	Magaalaa Rizoortii	3	12	00
		4	9	60
		5	8	80
3	Bishaan danfaa	3	8	00
		4	7	30
		5	6	60
4	Iddoowwan seenaa	3	6	30
		4	6	00
		5	5	70
5	Parkii	3	5	40
		4	5	10
		5	4	80
6	Kan biroo	3	4	50
		4	4	20
		5	3	90

d) Gabatee Gatii Liizii Lafa Daldalaa Fi Tajaajila Adda Addaa

Lakk	Garee Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa Karee Meetira Tokkoo (M^2) Waggaan	
			Qarshii	Saantima
1	1ffaa	1ffaa	14	45
		2ffaa	13	60
		3ffaa	12	75
2	2ffaa	1ffaa	10	20
		2ffaa	9	35
		3ffaa	8	50

e) Gabatee Gatii Ka'umsa Liizii Lafa Industrii

La Kk	Gosa Industrii	Garee Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Karre meetira Tokko Wagaan	
				Qa.	Sant.
1	Maanifaakchariing	1ffaa	2	6	50
			3	5	85
		2ffaa	2	4	55
			3	3	90
2	Agro-Industrii	1ffaa	2	7	00
			3	6	30
		2ffaa	2	4	90
			3	4	20
3	Kan biroo	1ffaa	2	7	50
			3	6	75
		2ffaa	2	5	25
			3	4	50

f) Gabatee Gatii Ka'umsaa Liizii Lafa Tajaajila Hawaasummaa Kan Akka Barnoota, Fayyaa, Qo'annoo, Aadaa Fi Ispoortii.

La kk	Garee Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa Meetira Karee Tokkoo (M^2) Waggaan	
			Qarshii	Saantima
1	1ffaa	1ffaa	7	70
		2ffaa	7	00
		3ffaa	6	30
2	2ffaa	1ffaa	5	60
		2ffaa	4	90
		3ffaa	4	20

g) Gabatee Gatii Ka'umsa Liizii Riil- Isteetii

La kk	Garee Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa Meetira Karee Tokkoo (M^2) Waggaan	
			Qarshii	Saantima
1	1ffaa	1ffaa	12	00
		2ffaa	9	60

		3ffaa	8	00
2	2ffaa	1ffaa	6	40
		2ffaa	5	12
		3ffaa	4	11

13.የሊዝ መነሻ ዋጋ

ሀ) የመኖሪያ ቤት መሬት የሊዝ መነሻ ዋጋ ሰንጠረዥ

ቁጥር	**የከማው ምድብ**	**የቦታው ደረጃ**	**የአንድ ካሬ ሜትር መሬት የመነሻ ዋጋ በዓመት**	
			ብር	**ሳንቲም**
1	1ኛ	1ኛ	8	40
		2ኛ	7	80
		3ኛ	7	20
2	2ኛ	1ኛ	5	40
		2ኛ	5	10
		3ኛ	4	80

ለ) የሆቴል መሬት የሊዝ መነሻ ዋጋ ሰንጠረዥ

ቁጥር	**የኮከብ ደረጃ**	**የከተማው ምድብ**	**የቦታው ደረጃ**	**የአንድ ካሬ ሜትር መሬት የመነሻ ዋጋ በዓመት**	
				ብር	**ሳንቲም**
1	ባለ 3 ኮከብ ሆቴል	1ኛ	1ኛ	13	60
			2ኛ	12	80
			3ኛ	12	00
		2ኛ	1ኛ	9	60
			2ኛ	8	80
			3ኛ	8	00
2		1ኛ	1ኛ	11	90
			2ኛ	11	20

	ባለ 4 ኮከብ ሆቴል		3ኛ	10	50
		2ኛ	1ኛ	8	40
			2ኛ	7	70
			3ኛ	7	00
3	ባለ 5 ኮከብ ሆቴል	1ኛ	1ኛ	10	20
			2ኛ	9	60
			3ኛ	9	00
		2ኛ	1ኛ	7	20
			2ኛ	6	60
			3ኛ	6	00

ሐ) የሪዞርት መሬት የሊዝ መነሻ ዋጋ ሰንጠረዥ

ቁጥር	ሳይት	የኮከብ ደረጃ	የአንድ ካሬ ሜትር መሬት የመነሻ ዋጋ በዓመት	
			ብር	ሳንቲም
1	በከተማ ውስጥ ሀይቅ ዳርቻ	3	12	80
		4	12	00
		5	9	60
2	የሪዞርት ከተማ	3	12	00
		4	9	60
		5	8	80
3	ፍል ውሀ	3	8	00
		4	7	30
		5	6	60
4	ታሪካዊ ቦታ	3	6	30
		4	6	00
		5	5	70
5	ፓርክ	3	5	40
		4	5	10

		5	4	80
6	ሌሎች	3	4	50
		4	4	20
		5	3	90

መ) የንግድና የተለያዩ አገልግሎቶች መሬት የሊዝ ዋጋ ሰንጠረዥ

ቁጥር	የከተው ምድብ	የቦታው ደረጃ	የአንድ ካሬ ሜትር መሬት የመነሻ ዋጋ በዓመት	
			ብር	ሳንቲም
1	1ኛ	1ኛ	14	45
		2ኛ	13	60
		3ኛ	12	75
2	2ኛ	1ኛ	10	20
		2ኛ	9	35
		3ኛ	8	50

ሠ) የኢንዱስትሪ መሬት የሊዝ መነሻ ዋጋ

ቁጥር	የኢንዱስትሪ አይነት	የከተማ ምድብ	የቦታው ደረጃ	የአንድ ካሬ ሜትር መሬት የመነሻ ዋጋ በዓመት	
				ብር	ሳንቲም
1	ማኑፋክቸሪንግ	1ኛ	2	6	50
			3	5	85
		2ኛ	2	4	55
			3	3	90
2	አግሮ ኢንዱስትሪ	1ኛ	2	7	00
			3	6	30
		2ኛ	2	4	90
			3	4	20
		1ኛ	2	7	50

3	ሌሎች		3	6	75
		2ኛ	2	5	25
			3	4	50

ረ) እንደ ትምህርት፣ጤና፣ጥናት፣ባህልና ስፖርት ለለመሳሰሉ የማህበራዊ አገልግሎት የሊዝ መሬት መነሻ ዋጋ ሰንጠረዥ

ቁጥር	የከተማ ምድብ	የቦታው ደረጃ	የአንድ ካሬ ሜትር መሬት የመነሻ ዋጋ በዓመት	
1	1ኛ	1ኛ	7	70
		2ኛ	7	00
		3ኛ	6	30
2	2ኛ	1ኛ	5	60
		2ኛ	4	90
		3ኛ	4	20

ሰ)የሪል እስቴት መሬት የሊዝ መነሻ ዋጋ ሰንጠረዥ

ቁጥር	የከተማ ምድብ	የይዞታው ደረጃ	የአንድ ካሬ ሜትር መሬት የመነሻ ዋጋ በዓመት	
			ብር	ሳንቲም
1	1ኛ	1ኛ	12	00
		2ኛ	9	60
		3ኛ	8	00
2	2ኛ	1ኛ	6	40
		2ኛ	5	12

		3ኛ	4	11

13. Lease Benchmark Price

a) Schedule of Lease Benchmark Price for Residential House

Serial Number	Urban Center Category	Land Grade	Benchmark Lease Price For One Meter Square (M^2), Per Year	
			Birr	Cent
1	1st	1st	8	40
		2nd	7	80
		3rd	7	20
2	2nd	1st	5	40
		2nd	5	10
		3rd	4	80

b) Schedule of Lease Benchmark Price for Hotels

Number	Star Level	Urban Center Category	Land Grade	Benchmark Land Price Of One Meter Square (M^2), Per Year	
				Birr	Cent
1	3 Star Hotel	1st	1st	13	60
			2nd	12	80
			3rd	12	00
		2nd	1st	9	60
			2nd	8	80

			3rd	8	00
2	4 star Hotel	1st	1st	11	90
			2nd	11	20
			3rd	10	50
		2nd	1st	8	40
			2nd	7	70
			3rd	7	00
3	5 star Hotel	1st	1st	10	20
			2nd	9	60
			3rd	9	00
		2nd	1st	7	20
			2nd	6	60
			3rd	6	00

c) Schedule of Lease Benchmark Price for Resort

Number	Site	Star Level	Benchmark Land Price Of One Meter Square (M^2), Per Year	
			Birr	Cent
1	Urban Centers Lake Shores	3	12	80
		4	12	00
		5	9	60
2	Urban Resort	3	12	00

		4	9	60
		5	8	80
3	Hot Spring Water	3	8	00
		4	7	30
		5	6	60
4	Historical Places	3	6	30
		4	6	00
		5	5	70
5	Park	3	5	40
		4	5	10
		5	4	80
6	Others	3	4	50
		4	4	20
		5	3	90

1. Schedule of Lease Benchmark Price for Commerce and Other Services

Number	Urban Center Category	Land Grade	Benchmark Land Price Of One Meter Square (M^2) Per Year	
			Birr	Cent
1	1st	1st	14	45
		2nd	13	60
		3rd	12	75
2	2nd	1st	10	20
		2nd	9	35
		3rd	8	50

2. Schedule of Lease Benchmark Price for Industry

Number	Type of Industry	Urban Center Category	Land Grade	Benchmark Land Price Of One Meter Square (M^2), Per Year	
				Birr	Cent
1	Manufacturing	1st	2	6	50
			3	5	85
		2nd	2	4	55
			3	3	90
2	Agro- Industry	1st	2	7	00
			3	6	30
		2nd	2	4	90
			3	4	20
3	Others	1st	2	7	50
			3	6	75
		2nd	2	5	25
			3	4	50

f) Schedule of Lease Benchmark Price for Social Services Such As Education, Health, Research, Culture, and Sports

Number	Urban Center Category	Land Grade	Benchmark Land Price Of One Meter Square (M^2), Per Year	
			Birr	Cent
1.	1st	1st	7	70
		2nd	7	00
		3rd	6	30
2	2nd	1st	5	60

		2nd	4	90
		3rd	4	20

g)Schedule of Lease Benchmark Price for Real Estate

Number	Urban Center Category	Land Grade	Benchmark Land Price Of One Meter Square (M^2), Per Year	
			Birr	Cent
1.	1st	1st	12	00
		2nd	9	60
		3rd	8	00
2	2nd	1st	6	40
		2nd	5	12
		3rd	4	11

Kutaa Sadii Waa'ee Kiraa	ክፍል ሶስት ስለኪራይ	Part Three Rental Tenure
13 Iddoowwan kiraadhaan Bulan Iddoowwan kanaan gaditti ibsaman kiraadhaan ni bulu. 1) Lafa mana jireenyaa dhuunfaa yookaan waldaaf kennamu. 2) Akkaataa murtii Mana Maree Bulchiinsaa kallattiidhaan hojiiwwan	13 በኪራይ የሚተዳደሩ ይዞታዎች ከዚህ በታች የተመለከቱት ይዞታዎች በሊዝ የተዳደራሉ፦ 1) ለግለሰብ ወይም ለማህበር የሚሰጥ መሬት፤ 2) በመስተዳደር ምክር ቤት	13 Plots of Land Administered by Rent The following plots of land shall be administered by rent- 1) Plots of land permitted for personal or common residential housing. 2) On the basis of decision of the

faayidaa uumataaf oolan, yookaan iddoowwan investimantii jajjabeeffamuu qabaniif oolan. 3) Qabiyyee durii irratti gaaffiin iddoo babal'isuuf dhiyyaatee qaama aangoon kennameefiin iddoon gaafatamee projeektii biraatiif ooluu kan hindandeenye ta'uun mirkanaa'ee yoo hayyamame. 4) Qabiyyee dhaabiilee misooma Motuummaa. 5) Magaalota liiziidhaan akka bulan murta'aniin ala jiran. 6) Magaaloota kiraan bulan keessatti iddoo fi manneen mootummaadhaan dhaalaman ta'ee ijaarsi isaanii, sadarkaa pilaanii magaalichaatiin kan walhinsimne yoo ta'ee fi abbaan qabeenyaa mana bakka buusee ijaaruuf yookaan, tilmaama gatii manaa kaffaluuf kan gaafatame. **14. Kaffalti Kiraa**	**ውሳኔ መሰረት በቀጥታ ለህዝብ ጥቅም የሚውሉ ስራዎች ወይም መበረታታት ላለባቸው ኢንቨስትመንቶች የሚውሉ ይዞታዎች፤** 3) **በድሮ ይዞታዎች ላይ ይዞታ ለማስፋፋት ቀርቦ ጥያቄ ስልጣን በተሰጠው አካል ይዞታው ተጠይቆ ለሌላ ፕሮጀክት መዋል የማይችል መሆኑ ተረጋግጦ ከተፈቀደ፤** 4) **የመንግስት ልማት ድርጅቶች ይዞታ፤** 5) **በሊዝ እንዲተዳደሩ ከተፈቀደላቸው ከተሞች ውጪ ላሉ፤** 6) **በኪራይ የሚተዳደሩ ከተሞች ውስጥ በመንግስት የተወረሱ ቦታዎችና ቤቶች ሆኖ ግባታቸው ከከተማው ፕላን ደረጃ ጋር የማይጣጣም ከሆነና ባለሀብቱ ቤት ተክቶ ለመገንባት ወይም የቤቱን ዋጋ ግምት ለመክፈል**	Administrative council, plot of land directly committed for public purposes or lands used for certain investment activities that are purported to be encouraged. 3) Plot of land permitted to be used for the expansion of an old possession after it has been ascertained by appropriate body that the requested polt of land cannot be used for other projects. 4) Possessions of public enterprises. 5) Urban centers not administered under lease. 6) Within the urban centers administered by rental system, plots of land and houses which are expropriated by the government, the construction of which is not compatible with standard of the urban plan and where it has been requested by the owner thereof to build a substitute house or pay an estimated value of same. **14 Rental Payment** 1) Where old private

1) Manni jireenyaa dhuunfaa durii gartokkeen mana jireenyaaf, gartokeen immoo daldalaaf yoo ta'e, abbaan qabiyyee hojii daldalaaf kan tilmaamame ni kaffala. Hojichi kan gaggeeffamu mooraa tokko keessatti ta'ee hojiin kutaalee adda addaa keessatti kan gaggeefamu yoo ta'e akkaataa qajeelfama Biiroon baasuun kaffaltiin kan raawwatamu ta'a. 2) Keewwata kana, keewwata xiqqaa (1) jalatti kan ibsame akkuma eeggametti ta'ee, kiraan lafaa sadarkaa magaalaa fi sadarkaa iddootiin karee meetiraaf akka kanaa gaditti ibsameen ni kafalama.	ከተጠየቀ። **14 የኪራይ ክፍያ** 1) የድሮ የግለሰብ መኖሪያ ቤት በከፊል ለመኖሪያ ቤትነት በከፊል ደግሞ ለንግድ ከሆነ ባለይዞታው ለንግድ ስራው የተገመተውን ይከፍላል። ስራው የሚካሄደው በአንድ አጥር ውስጥ ሆኖ ሥራው በተለያየ ክፍል ውስጥ የሚካሄድ ከሆነ ቢሮ በሚያወጣው መመሪያ መሰረት ክፍያ የሚፈፀም ይሆናል። 2) በዚህ አንቀፅ ንዑስ አንቀፅ (1) ሥር የተገለፀው እንደተጠበቀ ሆኖ የመሬት ኪራይ በከተማ ደረጃና በቦታ ደረጃ ለካሬ ሜትር በሚከተለው እንደተገለፀው ይከፈላል፦	residential house is used partly for dwelling purposes and partly for commercial activities, the owner thereof shall pay rental price estimated for the commercial activity. Where such commercial activity is carried out in various rooms within one compound, the rental price shall be paid in accordance with directive to be issued by the Bureau. 2) Without prejudice to sub-Article (1) of this Article, the rental price shall be paid, per year, in meter square, based on the urban center category and land grade as per the schedule hereunder:

a) Gabatee Kiraa Lafaa Daldalaa fi Tajaajila Adda Addaa Agarsiisu

Sadarkaa Magaalaa	Sadarkaa Iddoo	Bal'ina Iddootiin (Qarshii/Kaare Meetiraaf/Waggaan)				
		Hanga 500	501-1000	1001-1,500	1,500-2000	2000 Ol
1ffaa	1ffaa	3.00	3.10	3.20	3.30	3.40
	2ffaa	2.50	2.60	2.70	2.80	2.90

	3ffaa	2.00	2.10	2.20	2.30	2.40
2ffaa	1ffaa	1.90	2.00	2.10	2.20	2.30
	2ffaa	1.70	1.80	1.90	2.00	2.10
	3ffaa	1.50	1.60	1.70	1.80	1.90
3ffaa	1ffaa	1.20	1.30	1.40	1.50	1.60
	2ffaa	1.00	1.10	1.20	1.30	1.40
	3ffaa	0.80	0.90	1.00	1.10	1.20
4ffaa	1ffaa	0.80	0.90	1.00	1.10	1.20
	2ffaa	0.60	0.70	0.80	0.90	1.00
	3ffaa	0.40	0.50	0.60	0.70	0.80

b) Gabatee Kiraa Lafa Tajaajila Barnootaa, Wirtuu Qo'annoo Aadaa fi Ispoortii Agarsiisu.

Sadarkaa Magaalaa	Sadarkaa iddoo	Bal'ina iddootiin (qarshii/kaare meetiraaf/Waggaan)				
		Hanga 500	501-1000	1001-1,500	1,500-2000	2000 ol
1ffaa	1ffaa	2.50	2.60	2.70	2.80	2.90
	2ffaa	2.30	2.40	2.50	2.60	2.70
	3ffaa	2.10	2.20	2.30	2.40	2.50
2ffaa	1ffaa	2.00	2.10	2.20	2.30	2.40
	2ffaa	1.80	1.90	2.00	2.10	2.20
	3ffaa	1.60	1.70	1.80	1.90	2.00
3ffaa	1ffaa	1.60	1.70	1.80	1.90	2.00
	2ffaa	1.40	1.50	1.60	1.70	1.80
	3ffaa	1.20	1.30	1.40	1.50	1.60
4ffaa	1ffaa	1.20	1.30	1.40	1.50	1.60
	2ffaa	1.00	1.10	1.20	1.30	1.40
	3ffaa	0.80	0.90	1.00	1.10	1.20

c) Gabatee Kiraa Lafa Mana Jireenyaa Agarsiisu

Sadarkaa Magaalaa	Sadarkaa iddoo	Bal'ina iddootiin (qarshii/kaare meetiraaf/Waggaan)					
		Hanga200	201-500	500-750	750-1000	1000-1250	1250 ol
	1ffaa	0.80	0.96	1.12	1.28	1.44	1.60

1ffaa	2ffaa	0.64	0.80	0.96	1.12	1.28	1.44
	3ffaa	0.48	0.64	0.80	0.96	1.12	1.28
2ffaa	1ffaa	0.64	0.80	0.96	1.12	1.28	1.44
	2ffaa	0.48	0.64	0.80	0.96	1.12	1.28
	3ffaa	0.32	0.48	0.64	0.80	0.96	1.12
3ffaa	1ffaa	0.48	0.64	0.80	0.96	1.12	1.28
	2ffaa	0.32	0.48	0.64	0.80	0.96	1.12
	3ffaa	0.16	0.32	0.48	0.64	0.80	0.96
4ffaa	1ffaa	0.32	0.48	0.64	0.80	0.96	1.12
	2ffaa	0.16	0.32	0.48	0.64	0.80	0.96
	3ffaa	0.12	0.16	0.32	0.48	0.64	0.80

d) Gabatee Kiraa Lafa Industrii Agarsiisu

Lakk	Gosa Industrii	Sadarkaa Magaalaa	Sadarkaa iddoo	Gatii kiraa bal'ina lafaatiin (Qar./m²(Waggaan)				
				Hanga 500	501-1000	1001-1,500	1,500-000	2000 ol
1	Manufaak charingi	1ffaa	1	1.63	1.69	1.76	1.82	1.89
			2	1.43	1.45	1.56	1.62	1.69
			3	1.23	1.29	1.36	1.42	1.49
		2ffaa	1	1.28	1.34	1.41	1.47	1.54
			2	1.08	1.14	1.21	1.27	1.34
			3	0.88	0.94	1.01	1.07	1.14
		3ffaa	1	0.93	0.99	1.06	1.12	1.19
			2	0.73	0.79	0.86	0.92	0.99
			3	0.50	0.59	0.66	0.72	0.79
		4ffaa	1	0.58	0.64	0.71	0.77	0.84
			2	0.38	0.44	0.51	0.57	0.64
			3	0.18	0.24	0.31	0.37	0.44
2	Agro-industri	1ffaa	1	1.75	1.82	1.89	1.96	2.03
			2	1.55	1.62	1.69	1.76	1.83
			3	1.35	1.42	1.49	1.56	1.63
		2ffaa	1	1.45	1.52	1.59	1.66	1.73
			2	1.25	1.63	1.39	1.46	1.53
			3	1.05	1.12	1.19	1.26	1.33
		3ffaa	1	1.15	1.22	1.29	1.36	1.43
			2	0.95	1.02	1.09	1.16	1.23

			3	0.75	0.82	0.89	0.96	1.03
		4ffaa	1	0.85	0.92	0.99	1.06	1.13
			2	0.65	0.72	0.79	0.86	0.93
			3	0.45	0.52	0.59	0.66	0.73
3	Kan biroo	1ffaa	1	1.88	1.95	2.03	2.10	2.18
			2	1.68	1.75	1.83	1.90	1.98
			3	1.48	1.55	1.63	1.70	1.78
		2ffaa	1	1.63	1.70	1.78	1.85	1.93
			2	1.43	1.50	1.57	1.65	1.73
			3	1.23	1.30	1.37	1.45	1.53
		3ffaa	1	1.38	1.45	1.53	1.60	1.68
			2	1.18	1.25	1.33	1.40	1.48
			3	0.98	1.05	1.13	1.20	1.28
		4ffaa	1	1.13	1.20	1.28	1.35	1.43
			2	0.93	1.00	1.08	1.15	1.23
			3	0.73	0.80	0.88	0.95	1.03

ሀ) ለንግድ ቤቶችና ለተለያዩ አገልግሎቶች የሚውል መሬት ኪራይን የሚያሳይ ሰንጠረዥ

የከተማ ደረጃ	የቦታ ደረጃ	በቦታ ስፋት (ብር/ለካሬ ሜትር/በአመት)				
		እ ስ ከ 500	501-1000	1001-1500	1500-2000	2000 በ ላ ይ
1ኛ	1ኛ	3.00	3.10	3.20	3.30	3.40
	2ኛ	2.50	2.60	2.70	2.80	2.90
	3ኛ	2.00	2.10	2.20	2.30	2.40
2ኛ	1ኛ	1.90	2.00	2.10	2.20	2.30
	2ኛ	1.70	1.80	1.90	2.00	2.10
	3ኛ	1.50	1.60	1.70	1.80	1.90
	1ኛ	1.20	1.30	1.40	1.50	1.60

3ኛ	2ኛ	1.00	1.10	1.20	1.30	1.40
	3ኛ	0.80	0.90	1.00	1.10	1.20
4ኛ	1ኛ	0.80	0.90	1.00	1.10	1.20
	2ኛ	0.60	0.70	0.80	0.90	1.00
	3ኛ	0.40	0.50	0.60	0.70	0.80

ለ)ለትምህርት፣ለጥናት ማእከል፣ባህልና ስፖርት አገልግሎቶች የሚውል መሬት ኪራይን የሚያሳይ ሰንጠረዥ

የከተማ ደረጃ	የቦታ ደረጃ	በቦታ ስፋት (ብር/ለካሬ ሜትር/በአመት)				
		እስከ 500	501-1000	1001-1500	1501-2000	2000 በላይ
1ኛ	1ኛ	2.50	2.60	2.70	2.80	2.90
	2ኛ	2.30	2.40	2.50	2.60	2.70
	3ኛ	2.10	2.20	2.30	2.40	2.50
2ኛ	1ኛ	2.00	2.10	2.20	2.30	2.40
	2ኛ	1.80	1.90	2.00	2.10	2.20
	3ኛ	1.60	1.70	1.80	1.90	2.00
3ኛ	1ኛ	1.60	1.70	1.80	1.90	2.00
	2ኛ	1.40	1.50	1.60	1.70	1.80
	3ኛ	1.20	1.30	1.40	1.50	1.60
4ኛ	1ኛ	1.20	1.30	1.40	1.50	1.60
	2ኛ	1.00	1.10	1.20	1.30	1.40
	3ኛ	0.80	0.90	1.00	1.10	1.20

ሐ) የመኖሪያ ቤት ኪራይ የሚያሳይ ሰንጠረዥ

የከተማ ደረጃ	የቦታ ደረጃ	በቦታ ስፋት (ብር/ለካሬ ሜትር/በአመት)					
		እ ስ ከ 200	201-500	501-750	751-1000	1001-1250	1250 በ ላ ይ
1ኛ	1ኛ	0.80	0.96	1.12	1.28	1.44	1.60
	2ኛ	0.64	0.80	0.96	1.12	1.28	1.44
	3ኛ	0.48	0.64	0.80	0.96	1.12	1.28
2ኛ	1ኛ	0.64	0.80	0.96	1.12	1.28	1.44
	2ኛ	0.48	0.64	0.80	0.96	1.12	1.28
	3ኛ	0.32	0.48	0.64	0.80	0.96	1.12
3ኛ	1ኛ	0.48	0.64	0.80	0.96	1.12	1.28
	2ኛ	0.32	0.48	0.64	0.80	0.96	1.12
	3ኛ	0.16	0.32	0.48	0.64	0.80	0.96
4ኛ	1ኛ	0.32	0.48	0.64	0.80	0.96	1.12
	2ኛ	0.16	0.32	0.48	0.64	0.80	0.96
	3ኛ	0.12	0.16	0.32	0.48	0.64	0.80

መ) የኢንዱስትሪ መሬት ኪራይ የሚያሳይ ሰንጠረዥ

ቁጥር	የኢንዱስትሪ አይነት	የከተማ ደረጃ	የቦታ ደረጃ	የኪራይ ዋጋ በመሬቱ ስፋት (ብር/M2/ በአመት				
				እስከ-500	501-1000	1001-1500	1501-2000	2000 በላይ
1	ማኑፋክቸሪንግ	1ኛ	1	1.63	1.69	1.76	1.82	1.89
			2	1.43	1.45	1.56	1.62	1.69
			3	1.23	1.29	1.36	1.42	1.49

		2ኛ	1	1.28	1.34	1.41	1.47	1.54
			2	1.08	1.14	1.21	1.27	1.34
			3	0.88	0.94	1.01	1.07	1.14
		3ኛ	1	0.93	0.99	1.06	1.12	1.19
			2	0.73	0.79	0.86	0.92	0.99
			3	0.50	0.59	0.66	0.72	0.79
		4ኛ	1	0.58	0.64	0.71	0.77	0.84
			2	0.38	0.44	0.51	0.57	0.64
			3	0.18	0.24	0.31	0.37	0.44
2	**አግሮ ኢንዳስትሪ**	1ኛ	1	1.75	1.82	1.89	1.96	2.03
			2	1.55	1.62	1.69	1.76	1.83
			3	1.35	1.42	1.49	1.56	1.63
		2ኛ	1	1.45	1.52	1.59	1.66	1.73
			2	1.25	1.63	1.39	1.46	1.53
			3	1.05	1.12	1.19	1.26	1.33
		3ኛ	1	1.15	1.22	1.29	1.36	1.43
			2	0.95	1.02	1.09	1.16	1.23
			3	0.75	0.82	0.89	0.96	1.03
		4ኛ	1	0.85	0.92	0.88	1.06	1.13
			2	0.65	0.72	0.79	0.86	0.93
			3	0.45	0.52	0.59	0.66	0.73
3	**ሌላ**	1ኛ	1	1.88	1.95	2.03	2.10	2.18
			2	1.68	1.75	1.83	1.90	1.98
			3	1.48	1.55	1.63	1.70	1.78
		2ኛ	1	1.63	1.75	1.78	1.85	1.93
			2	1.43	1.55	1.57	1.65	1.73
			3	1.23	1.70	1.37	1.45	1.53
		3ኛ	1	1.38	1.50	1.53	1.60	1.68

			2	1.18	1.30	1.33	1.40	1.48
			3	0.98	1.45	1.13	1.20	1.28
		4ኛ	1	1.13	1.25	1.28	1.35	1.43
			2	0.93	1.00	1.08	1.15	1.23
			3	0.73	0.80	1.88	1.95	1.03

a) Scedule Of Land Rent For Commerce And Other Services

Urban Center Category	Land Grade	Rental Price In Birr, Per Year, In Meter Square				
		Upto 500	501-1000	1001-1,500	1,500-2000	Above 2000
1st	1st	3.00	3.10	3.20	3.30	3.40
	2nd	2.50	2.60	2.70	2.80	2.90
	3rd	2.00	2.10	2.20	2.30	2.40
2nd	1st	1.90	2.00	2.10	2.20	2.30
	2nd	1.70	1.80	1.90	2.00	2.10
	3rd	1.50	1.60	1.70	1.80	1.90
3rd	1st	1.20	1.30	1.40	1.50	1.60
	2nd	1.00	1.10	1.20	1.30	1.40
	3rd	0.80	0.90	1.00	1.10	1.20
4th	1st	0.80	0.90	1.00	1.10	1.20
	2nd	0.60	0.70	0.80	0.90	1.00
	3rd	0.40	0.50	0.60	0.70	0.80

b) Scedule Of Land Rent for Education, Cultural Research Center, and Sports

Urban Center Category	Land Grade	Rental Price In Birr, Per Year, In Meter Square				
		Upto 500	501-1000	1001-1,500	1501-2000	Above 2000
1st	1st	2.50	2.60	2.70	2.80	2.90
	2nd	2.30	2.40	2.50	2.60	2.70
	3rd	2.10	2.20	2.30	2.40	2.50
2nd	1st	2.00	2.10	2.20	2.30	2.40
	2nd	1.80	1.90	2.00	2.10	2.20
	3rd	1.60	1.70	1.80	1.90	2.00
3rd	1st	1.60	1.70	1.80	1.90	2.00
	2nd	1.40	1.50	1.60	1.70	1.80
	3rd	1.20	1.30	1.40	1.50	1.60
4th	1st	1.20	1.30	1.40	1.50	1.60
	2nd	1.00	1.10	1.20	1.30	1.40
	3rd	0.80	0.90	1.00	1.10	1.20

c) Scedule Of Land Rent for Residential Housing

Urban Center Category	Land Grade	Rental Price In Birr, Per Year, In Meter Square				
		Up to 200	201-500	751-1000	1001-1250	Above 1250
1st	1st	0.80	0.96	1.12	1.28	1.44
	2nd	0.64	0.80	0.96	1.12	1.28
	3rd	0.48	0.64	0.80	0.96	1.12

2nd	1st	0.64	0.80	0.96	1.12	1.28
	2nd	0.48	0.64	0.80	0.96	1.12
	3rd	0.32	0.48	0.64	0.80	0.96
3rd	1st	0.48	0.64	0.80	0.96	1.12
	2nd	0.32	0.48	0.64	0.80	0.96
	3rd	0.16	0.32	0.48	0.64	0.80
4th	1st	0.32	0.48	0.64	0.80	0.96
	2nd	0.16	0.32	0.48	0.64	0.80
	3rd	0.12	0.16	0.32	0.48	0.64

d) Scedule Of Land Rent for Industry

Number	Type of Industry	**Urban Center Category**	Land Grade	**Rental Price In Birr, Per Year, In Meter Square**				
				Upto 500	501-1000	1001-1500	1501-2000	Above 2000
1.	Manufacturing	1st	1	1.63	1.69	1.76	1.82	1.89
			2	1.43	1.45	1.56	1.62	1.69
			3	1.23	1.29	1.36	1.42	1.49
		2nd	1	1.28	1.34	1.41	1.47	1.54
			2	1.08	1.14	1.21	1.27	1.34
			3	0.88	0.94	1.01	1.07	1.14
		3rd	1	0.93	0.99	1.06	1.12	1.19

			2	0.73	0.79	0.86	0.92	0.99
			3	0.50	0.59	0.66	0.72	0.79
		4th	1	0.58	0.64	0.71	0.77	0.84
			2	0.38	0.44	0.51	0.57	0.64
			3	0.18	0.24	0.31	0.37	0.44
2.	Agro-Industry	1st	1	1.75	1.82	1.89	1.96	2.03
			2	1.55	1.62	1.69	1.76	1.83
			3	1.35	1.42	1.49	1.56	1.63
		2nd	1	1.45	1.52	1.59	1.66	1.73
			2	1.25	1.63	1.39	1.46	1.53
			3	1.05	1.12	1.19	1.26	1.33
		3rd	1	1.15	1.22	1.29	1.36	1.43
			2	0.95	1.02	1.09	1.16	1.23
			3	0.75	0.82	0.89	0.96	1.03
		4th	1	0.85	0.92	0.88	1.06	1.13
			2	0.65	0.72	0.79	0.86	0.93
			3	0.45	0.52	0.59	0.66	0.73
3.	Others	1st	1	1.88	1.95	2.03	2.10	2.18
			2	1.68	1.75	1.83	1.90	1.98
			3	1.48	1.55	1.63	1.70	1.78
		2nd	ẟ	1.63	1.75	1.78	1.85	1.93
			2	1.43	1.55	1.57	1.65	1.73
			3	1.23	1.70	1.37	1.45	1.53
		3rd	ẟ	1.38	1.50	1.53	1.60	1.68
			2	1.18	1.30	1.33	1.40	1.48
			3	0.98	1.45	1.13	1.20	1.28
		4th	ẟ	1.13	1.25	1.28	1.35	1.43
			2	0.93	1.00	1.08	1.15	1.23
			3	0.73	0.80	1.88	1.95	1.03

15. Addaan citiinsa Waliigaltee Kiraa fi Kaffaltii Beenyaa 1) Waligalteen kiraa kan addaan citu: (a) Iddoon Tajaajila hawaasaatiif kan barbaadamu yoo ta'e, yookaan, (b) Bu'uura master pilaanii magaalichaatiin iddoon tajaajila biraatiif oolchuun yoo barbaachise yookaan. (c) Iddoon gara qabiyyee liiziitti yoo jijjirameyookaan. (d) Abbaan qabiiyyee, seera, waligaltee kiraa fi qajeelfamoota bahan cabsee yoo argameedha. 2) Akkataa Keewwata kanaa keewwata xiqqaa 1 (a) fi (b) jalatti tumameen	15 የኪራይ ስምምነት መቋረጥና የካሳ ክፍያ 1) የኪራይ ስምምነት የሚቋረጠው (ሀ) ቦታው ለሕብረተሰብ አገልግሎት የሚፈለግ ከሆነ ወይም (ለ) በከተማው ማስተር ፕላን መሰረት ቦታውን ለሌላ አገልግሎት ማዋል ካስፈለገ ወይም (ሐ) ቦታው ወደሊዝ ይዞታ ከተለወጠ ወይም (መ) ባለይዞታው ህግን የኪራይ ስምምነትንና የወጡ መመሪያዎችን ተላልፎ ከተገኘ ነው፡፡ 2) በዚህ አንቀፅ ንዑስ አንቀፅ 1 (ሀ) እና (ለ) ስር በተደነገገው መሰረት ኪራይ ከተቋረጠ ካሳ ለባለይዞታው የሚከፈለው በመሬቱ ላይ ላለው ንብረት በወቅቱ የገበያ ዋጋ ተተምኖ የሚከፈል ይሆናል፡፡	15 Termination of Rental Contract and Payment of Compensation 1) The rental contract of urban land shall be terminated where: (a) the plot of land is needed to be used for public interest; or, (b) it is found necessary to use the plot of land, pursuant to the master plan of the urban center, for other purposes; or, (c) the plot of land is converted to leasehold system; or, (d) it is found that the possessor has breached the contract or violated the laws and directives. 2) Where the rental contract is terminated in accordance with sub article 1(a) and (b) of

kiraan yoo addaan cite beenyaan abbaa qabiyyeetiif kan kaffalamu qabeenyaa laficharra qabuuf gatii gabaa yerootiin tilmamamee kan kaffalamu ta'a. akka barbaachisumaasaatti lafti walgitu bakka bu'uufii ni danda'a.

Kutaa Afur

Tumaalee Adda Addaa

16. Iddowwan Kaffaltii Malee Kennaman

1) Iddowwan waajjiroota mootummaa baajata mootummaatiin bulan, manneen amaantaa, lafa awwaalaf oolaan manneen Maree Bulchiinsa Aanaa fi Magaalaatiin murtaa'ee liizii fi kiraa irraa biliisaan kan kennamu ta'a.

2) Bu'uura keewwaata kana keewwata xiqqa (1) tiin iddoon kenname hayyama Biiroo malee tajaajila

እንደአስፈላጊነቱ ተመጣጣኝ መሬት ሊተካለት ይችላል።

ክፍል አራት

ልዩ ልዩ ድንጋጌዎች

16. ያለክፍያ የሚሰጡ ቦታዎች

1) **በመንግስት በጀት የሚተዳደሩ የመንግስት መስሪ ቤት ቦታዎች፤ የእምነት ቤቶች፤ ለቀብር የሚውሉመሬቶች በወረዳና ከተማ መስተዳደር ተወስኖ ከሊዝና ከኪራይ ነፃ ሆኖ የሚሰጥ ይሆናል።**

2) **በዚህ አንቀፅ ንዑስ አንቀፅ (1) መሰረት የተሰጠ ቦታ ያለቢሮ ፍቃድ ወደሌላ አገልግሎት መቀየር ወይም ወደ ሌላ ሰው ማስተላለፍ አይችልም።**

3) **የመሬት አስጣጥ**

this article, compensation shall be paid to the possessor for the property situated thereto on the basis of the prevailing market price estimation. Where it is deemed necessary, equivalent substitute polt of land may be given.

Part Four

Miscellaneous Provisions

16 Land to be Granted Free of Payments

1) Plots of land used for office premises of budgetary government entities; worship services for religious institutions and cemetery sites shall be granted free from lease and rental payments in accordance with the decisions of the councils of woreda and urban center

biiraatti jijjiruu yookaan nama biiraatti dabarsuun hin danda'amu. 3) Akkaataan kenniinsa lafaa qajeelfama Biiroon baasuun kan raawwatamu ta'a. **17. Jijjiirama Ittifayyadama Lafaa** 1) Biiroon master Pilaanii irratti hundaa'ee yoo hayyameef malee abbaan qabiyyee liiziin yookaan kiraan fuddhate tajaajila lafichi duraan kenna ture irraa jijjiruu 2) Akkaataa keewwata kanaa keewwata xiqqaa (1)tiin jijjirraan tajaajila lafaa yoo hayyaamamu: (a) Qabiyyee waligaltee kiraatiin bulu yoo ta'e gatiin kiraa bifa tajaajila itti jijjiramuu fi	**ሁኔታ ቢሮ በሚያወጣው መመሪያ የሚፈፀም ይሆናል።** **17 የመሬት አጠቃቀም ለውጥ** **1) ቢሮው በማስተር ፕላን ላይ በመመስረት የፈቀደለት ካልሆነ በስተቀር በሊዝ ወይም በኪራይ የወሰደ ባለይዞታ መሬቱ ቀድሞ ይሰጥ ከነበረው አገልግሎት ሊቀይር አይችልም።** **2) በዚህ አንቀፅ ንዑስ አንቀፅ (1) መሰረት የመሬት አገልግሎት ለውጥ ሲፈቀድ፤** **(ሀ) በኪራይ ስምምነት የሚተዳደር ይዞታ ከሆነ የኪራይ ዋጋው በሚቀየርበት የአገልግሎት አይነት ና ለቦታው በተወሰነው ደረጃ ይሆናል።** **(ለ) በሊዝ ስምምነት የሚተዳደር ይዞታ ከሆነ**	administrations. 2) The intended use of plot of land permitted in accordance with sub article 1 of this article may not be converted for other uses or transferred to third party without authorization of the Bureau. 3) The Bureau may issue directive for the detailed implementation of the provisions of this Article. **17 Conversion of the Use of Land** 1) The possessor who has acquired urban land under lease or rental contract may not convert the original prescribed use of the land unless and until it is authorized by the Bureau pursuant to

sadarkaa iddootiif murtaa'en ni ta'a. (b) Qabiyyee waligaltee liiziitiin bulu yoo ta'e kaffaltii fi barri waligaltee tajaajila itti jijjiramuun ta'ee haalli raawwii isaa qajeelfama Biiroon baasuun kan raawwatamuu ta'a. 3) Jijjiirraa tajaajila keewwata kanarratti ibsame hayyamuu kan danda'u: (a) Kiraa yoo ta'e Biiroodhaan (b) Liizii yoo ta'e Boordii investimentiitiin yookaan qaama inni bakka buusun ta'a. **18. Iddoowan Kanaan Dura Liiziidhaan Qabaman** 1) Iddoowwan	**ክፍያና የአገልግሎት ስምምነት ዘመን በሚለወጥበት ሆኖ አፈጻጸሙ ቢሮ በሚያወጣው መመሪያ መሰረት ይሆናል።** **3) በዚህ አንቀፅ የተገለፀን የአገልግሎት ለውጥ መፍቀድ የሚችለው፡-** **(ሀ) በኪራይ ከሆነ በቢሮ፤** **(ለ) በሊዝ ከሆነ በኢንቨስትመንት ቦርድ ወይም እሱ በሚወክለው አካል ይሆናል።** **18 ከዚህ በፊት በሊዝ የተያዙ ቦታዎች** **1) ከዚህ ደንብ መሻሻል በፊት በሊዝ የተያዙ ማንኛውም ቦታዎች በፊት በተስማሙበት ሁኔታ የሚፈፀም**	the master plan of the urban center. 2) Where, in accordance with sub article 1 of this article, the conversion of use of land is authorized: (a) The rental price, for possessions of land administered by rental contract, shall be effected as per the price determined for the type of use to which the conversion is made and the land grade. (b) The lease payment and lease period, for possessions administered under lease, shall be effected pursuant to the type of use to which the conversion is made. The Bureau may issue directive for the detailed

fooyya'iinsa Dambii kanaatiin duraa liiziidhaan qabaman kamiyyuu akkaataa duraan waliigalameen kan raawwatamu ta'a. 2) Keewwata kana keewwata xiqaa 1. Jallatti kan tumamee jiraatulee halaa addaan citinsa waliigaltee liizii bu'uura dambii kanaan kan raawwatamu ta'a. **19. Wa'ee Gaaffii, Kenna fi Dabarsa Lafa Investimantii** 1) Gaaffiin lafa argachiuu kan dhiyaatu komishinii investimeentii Oromiyaa fi caasaa isaatiif ta'a. 2) Lafti liiziin kennamu kamiyyuu caalbsiin qofa ta'a. 3) Kan Keewwata kana	ይሆናል። 2) በዚህ አንቀፅ ንዑስ አንቀፅ (1) ስር የተደነገገው ቢኖርም የስምምነት መቋረጥ ሁኔታ በዚህ ደምብ መሰረት የሚፈፀም ይሆናል። **19 ስለኢንቨስትመንት መሬት አሰጣጥና አስተላለፍጥያቄ** 1) የኢንቨስትመንት መሬት የማግኘት ጥያቄ የሚቀርበው ለኦሮሚያ ኢንቨስትመንት ኮሚሽንና ለመዋቀሩ ይሆናል። 2) በሊዝ የሚሰጥ ማናቸውም መሬት በጨረታ ብቻ ይሆናል። 3) በዚህ አንቀፅ ንዑስ አንቀፅ (2) ስር የተደነገገው ቢኖርም	implementation of the provisions of this Article. 3) The authorization of the conversion of use of land provided under this article shall be granted: (a) By the Bureau where it is a rental contract; (b) By Investment Board or the body delegated by same, where it is a lease contract. **18 Previous Lease possessions** 1) Any plot of land held under lease contract prior to the amendement of this regulation shall be administered in accordance with the previous contract. 2) Notwithstanding the provisions of sub article 1 of this Article,

keewwata xiqqaa (2) jalatti tumame jiraatuyyuu, piroojektoota haala addaatiin jajjabaachuu qaban kanneen akka tajaajila faayidaa ummataaf oolan caalbasiin ala gatii ka'umsaa liiziitiin kennuun ni danda'ama. 4) Ragaan qabiyyee lafaa fi saayit pilaaniin kan kennamu Biiroon yoo ta'u, dizaayinii mirkaneessuu fi heyyamni ijaarsaa kan kennamu Biiroo Hojii fi Misooma Magaalaatiin ta'a. 5) Kaffaltiin liizii fi klafichaa galii kan ta'u Biiroo Galiiwwanii Oromiyaatiif caasalee isaaf ta'a.	**በልዩ ሁኔታ መበረታታት ላለባቸው ፕሮክቶች ለሐብረተሰቡ ጥቅም የሚውሉ አገልግሎቶች ያለጨረታ በሊዝ ዋጋ መነሻ መስጠት ይቻላል፡፡** **4) የመሬት ይዞታ ማስረጃና ሳይት ፕላን የሚሰጠው በቢሮ ሲሆን ዲዛይን ማረጋገጥና የግንባታ ፈቃድ የሚሰጠው በስራና ክተማ ልማት ቢሮ ይሆናል፡** **5) የሊዝና የመሬቱ ኪራይ ክፍያ ገቢ የሚሆነው ለኦሮሚያ ገቢዎች ቢሮና ለመዋቅሮቹ ይሆናል፡**	termination of lease contract shall, exeptionaly, be governed by this regulation. **19 Request, Pemission and Transfer of Investment Land** 1) The request for obtaining investment land shall be submitted to Oromia Investment Commission and the branches of same. 2) The permission of any plot of land under lease shall be effected only through tender. 3) Notwithstanding the provisions of sub article 1 of this article, projects which are purported to be encouraged and intended for public purposes may be permitted without bidding, as per the lease benchmark price.

6) Lafti invastaraaf kenname, investerichi Boordii investimentii Oromiyaa hayyamsiisuudhaan idea kamiyyuu irraa erga bilisa ta'uun isaa mirkana'ee booda qabiyyee isaa nama biraatiif dabarsuu ni danda'a. 7) Investarichi qabeenyaa laficha irraa qabu wabii qabsiisuudhaan Baankii irraa qarshii liqeeffachu ni danda'a. 8) Investerichi tajaajila hayyamameef gara hojii birootti jijjiruuf gaafii isaa Komishiiniin Investmeentii Oromiyaaf dhiyeessee, komishiinii investimeentii	6) ለኢንቨስተር የተሰጠ መሬት ኢንቨስተሩ የኦሮሚያ ኢንቨስት·መንት· ቦርድን በማስፈቀድ ከማንኛውም ዕዳ ነፃ መሆኑ ከተረጋገጠ ቦታላ ይዞታውን ለሌላ ሰው ማሳለፍ ይችላል። 7) ኢንቨስተሩ በመሬቱ ላይ ያለው ንብረት በዋስት·ና በማስያዝ ከባንክ ገንዘብ ሊበደር ይችላል። 8) ኢንቨስተሩ የተፈቀደለት·ን አገልግሎ·ት ወደ ሌላ ስራ ለመቀየር ጥያቄውን ለኦሮሚያ ኢንቨስት·መንት· ኮሚሽን አቅርቦ የኦሮሚያ ኢንቨስት·መንት· ኮሚሽን የቀረበለት·ን	4) Landholding certificate and site plan shall be issued by the Bureau; and design approval and construction permit shall be made by Works and Urban Development Bureau. 5) Lease and rental payments shall be effected to Oromia Income Bureau and branches of same. 6) Where it is proved that an investment land is free from any debt it may be transferred to third party upon obtaining authorization from Oromia Investment Board. 7) The investor may obtain loan from bank by mortgaging the property situated on the land. 8) Where the investor who wishes to convert the prescribed use of

Oromiyaa gaafii dhiyaateef yaada isaa waliin Boordii Investimentiif dhiyeessee hayyammsisuu ni danda'a.	ጥያቄ ከሀሳቡ ጋር ለኢንቨስትመንት ቦርድ አቅርቦ ማስፈቀድ ይችላል።	land and submits his request to Oromia Investment Commission, the latter may cause authorization of same by presenting the request, together with its opinion, to the Investment Board.
20. Aangoo Qajeelfama Baasuu Biiroon dambii kana hojiira oolchuuf qajeelfama baasuu ni danda'a.	20 መመሪያ የማውጣት ስልጣን ቢሮ ይህንን ደምብ ስራ ላይ ለማዋል መመሪያ ሊያወጣ ይችላል።	20 Power to Issue Directives The Bureau may issue directive for the implementation of this regulation.
21. Seerota Raawwatiinsa Hin Qabaanne 1) Dambiin lakk. 1/1987, Dambiin lakk. 3/1989, Dambiin lakk. 10/1990, Dambiin lakk. 16/1992, Dambiin lakk. 24/1994, Dambiin lakk. 98/1999 fi Dambiin lakk. 114/2000 Dambiin kanaan haqamaniiru.	21 ተፈፃሚነት የሌላቸው ህጎች 1) ደንብ ቁጥር 1/1987፣ ደንብ ቁጥር 3/1980፣ ደንብ ቁጥር 10/1990፣ ደንብ ቁጥር 16/1992፣ ደንብ ቁጥር 24/1994፣ ደንብ ቁጥር 98/1999 እና ደንብ ቁጥር 114/2000 በዚህ ደንብ ተሽሯል።	21 Inapplicable Laws 1) The Regulation no.1/1987, Regulation no.3/1989, Regulation no.10/1990, Regulation no.16/1982, Regulation no.24/1994, Regulation no.98/1999 and Regulation no.114/2000 are repealed and replaced by this regulation.
2) Dambiiwwan, yookaan qajeelfamoonii fi barmaatileen hojii dambii kanaan	2) ማንኛውም ከዚህ ደንብ ጋር የሚቀረኑ ደምቦች ወይም መመሪያዎችና	2) Any regulation, directive or customary practice inconsistent with the provisions of this regulation shall have no

walfaallessan kamiyyuu dhimmoota dambii kana keessatti ibsaman irratti raawwannaa hinqabaatu. **22. Yeroo Dambiin Kun Itti Ragga'u** Dambiin kun Caamsaa 26 bara 2002 irraa eegalee kan ragga'u ta'a. **Abbaaduulaa Gammadaa** **Pirezidaantii Mootummaa Naannoo Oromiyaa** **Finfinnee Sadaasa 4/2011**	**አሰራሮች በዚህ ደምብ በተሸፈኑ ጉዳዮች ላይ ተፈፃሚነት አይኖራቸውም።** **22 ይህ ደንብ የሚፀናበት ጊዜ** ይህ ደንብ ከ ግንቦት 26፣ 2002 ጀምሮ የሚፀና ይሆናል። **አባዱላ ገመዳ** **የኦሮሚያ ብሔራዊ ክልላዊ መንግስት ፕሬዚዳንት** **አዲስ አበባ ህዳር 4/2011**	effect on matters covered hereunder. **22 Effective Date** This regulation shall come in to effect as of June 3, 2010. **Abbadula Gamada** **President of Oromia Regional State** **Finfine November 4, 2011**