

Waggaa 13^{ffaa} Lak114/2000
 13^ኛ ዓመት ቁጥር.....114/2000
 13th Year No.....114/2008



Finfinnee.....Adooleessa 01/12 bara 2000
 ፊንፊኔ.....01/12/2000
 Finfine.....08/08/2008

MAGALATA OROMIYAA

መገለታ ኦሮሚያ

MEGELETA OROMIA

Gatii Tokkoo _____ ያንዱ ዋጋ _____ Unit Price _____	To'annoo Caffee Mootummaa Naannoo Oromiyaatiin kan Bahe በኦሮሚያ ብሔራዊ ክልላዊ መንግሥት በጨፌ ኦሮሚያ ጠባቂነት የወጣ	Lakk S. Poostaa _____ ፖ.ሣ. ቁጥር _____ P.O. Box _____
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<u>Qabiyyee</u>	<u>ማውጫ</u>	<u>Content</u>
<u>Dambii Lak. 114/2000</u> Dambii Lafa Magaalaa Liiziin Kennuu Fi KiraadhaanBulchuuf Bahe Lakk.Fooyyessuuf Bahe	<u>ደንብ ቁጥር 114/2000</u> የከተማ መሬትን በሊዝ ለመስጠትና በክራይ ለማስተዳደር የወጣ ደንብ ቁጥር 98/1999 ለማሻሻል የወጣ ደንብ	<u>Regulation No. 114/2008</u> Regulation to amend the Regulation to Provide Urban land through Lease and Administer in Rent, No. 98/2007
<u>Dambii Lak.114/2000</u> Dambii Lafa Magaalaa Liiziin Kennuu Fi KiraadhaanBulchuuf Bahe Lakk.Fooyyessuuf Bahe Dambiin Lizii fi Kiraa lafa magaalotaa hojiirra jiru guddina hawaasa diinagdee yeroo amma magaalonni Oromiyaa irra gahan	<u>ደንብ ቁጥር 114/2000</u> የከተማ መሬትን በሊዝ ለመስጠትና በክራይ ለማስተዳደር የወጣ ደንብ ቁጥር 98/1999 ለማሻሻል የወጣ ደንብ በሥራ ላይ ያለው የከተማ መሬት	<u>Regulation No. 114/2008</u> Regulation to amend the Regulation to Provide Urban land through Lease and Administer in Rent, No. 98/2007 Whereas, it is found necessary to amend the lease price of

waliin kan wal hin-simnee waanta’eef gatii liiziin lafi magaalaa itti kennamu fooyyeessuun barbaachisaa ta’ee waan argameef: Akkaataa Labsii Federaalaa Lakk. 272/1994 keewwata 4 fi 8 fi labsii Lakk. 132, 2000 keewwata 23(1) tiin dambiin kannatti aanu bahee jira. 1. MataDureeGabaabaa Dambiin kun “Dambii Lafa Magaalaa Liiziin Kennuu fi Kiraadhaan bulchuuf bahe Lakk. 98/1999 fooyyeessuuf bahe Lakk 114/2000” jedhamee waamamuu ni danda’a. 2. Hiika Akkaataan jechichaa hiika biro kan kennisiisuuf yoota’emalee dambii kana keessatti:- “Gatii Liizii” jechuun kaffaltii lafa kaareemeetira tokkobal’ina lafaa waliigalaatiin baayifamee argamu jechuu dha. 3. Fooyya’iinsa Dambiin Lakk. 98/1999 akka armaan gadiitti fooyya’eera 1) Keewwatni 3(1) fi (2) haqamee kan armaan gadiitiin bakka bu’eera	ሊዝና ክራይ ደንብ በአሁኑ ጊዜ የኦሮሚያ ከተሞች ከደረሱበት ማህበራዊና ኢኮኖሚያዊ ዕድገት ጋር የማይጣጣም በመሆኑ የከተማ መሬት በሊዝ የሚሰጥበትን ዋጋ ማሻሻል አስፈላጊ ሆኖ በመገኘቱ፤ በፌዴራል አዋጅ ቁጥር 272/1994 አንቀፅ 4 እና 8 እና አዋጅ ቁጥር 132/2000 አንቀፅ 23 (1) መሠረት የሚከተለው ደንብ ወጥቷል፡፡ 1. አጭር ርዕስ ይህ ደንብ “የከተማ መሬትን በሊዝ ለመስጠትና በክራይ ለማስተዳደር የወጣ ደንብ ቁጥር 98/1999 ለማሻሻል የወጣ ደንብ ቁጥር 114/2000” ተብሎ ሊጠቀስ ይችላል፡፡ 2. ትርጓሜ የቃሉ አገባብ የተለየ ትርጉም የማያስጠው ካልሆነ በስተቀር በዚህ ደንብ ውስጥ፡- “የሊዝ ዋጋ” ማለት የአንድ ካሬ ሜትር መሬት ክፍያ ከአጠቃላይ የመሬት ስፋት ጋር ተባዝቶ የሚገኝ ማለት ነው፡፡ 3. ማሻሻያ ደንብ ቁጥር 98/1999 እንደሚከተለው ተሻሽሏል፡- 1) አንቀፅ 3 (1) እና (2) ተሰርዞ ቀጥሎ ባለው	urban land since the existing land lease and rent regulation is not compatible with the current socio-economic development of urban centers of Oromia; Now, Therefore, in accordance with the Federal Proclamation No. 272/2002 Article 4 and 8 and Proclamation No. 132/2008 Article 23 (1), the following regulation is hereby issued. 1. Short Title This regulation may be cited as “Regulation No. 114/2008, A Regulation to Amend the Regulation to Provide Urban Land through Lease and Administer in Rent, No. 98/2007” 2. Definitions Unless the context requires otherwise, in this regulation:- “Lease Price” means the payment obtained after payment of one care meter of land multiplied by total area of the land. 3. Amendment Regulation No. 98/2007 has been amended as follows:- Article 3 sub article 1 and 2 has been canceled and replaced.
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Gabatee 1: Magaalota Liiziidhaan Bulan

Garee	Magaalota
1 ^{ffaa}	Duukam Galaan Laga Xaafuu-Laga Daadhii Sulultaa Buraayyu.Sabbata, Mannaagashaa, Hoolota,Sandaafa Bakkee, Adaamaa, Bushooftuu. Moojoo fi Shashamannee
2 ^{ffaa}	Jimma, Bishaan Gurraacha, Naqamtee, Asaallaa, Amboo, Walisoo,Baatu, Kuyyeraa, Arsii nagalle, Awadaay, Maqii

1) Keewwatni 3(4) akka armaan gadiitti fooyya'eera

Gabatee 2: Gatii ka'umsaa Liizii Gosa Itti Fayyadama Lafaatiin

Lakk	Gosaitti fayyadama lafaa	Bara Liizii Hanga	Sadarkaa magaalaa	Gatii ka'umsaa Lafa m ² tokko bara Liiziif	
				Qar.	Saan.
1	Mana jireenyaa dhuunfaa	99	1 ^{ffaa}	1188	00
			2 ^{ffaa}	792	00
2	Daldalaa fi Kennaa tajaajila Daldalaa	80	1 ^{ffaa}	1200	00
			2 ^{ffaa}	800	00
3	Industriifi kuusaa	80	1 ^{ffaa}	720	00
			2 ^{ffaa}	480	00

4	Tajaajilahawaasummaa(Barn oota,Fayyaa,Qo'annoo, Aaddafi Ispoortii)	99	1 ^{ffaa}	891	00
			2 ^{ffaa}	595	00
5	Riil Isteetii	99	1 ^{ffaa}	1188	00
			2 ^{ffaa}	792	00

Lakk	Sadarkaa Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa m ² tokko bara Liiziif	
			Qar.	Saan.
1	1 ^{ffaa}	1 ^{ffaa}	1386	00
		2 ^{ffaa}	1287	00
		3 ^{ffaa}	1188	00
2	2 ^{ffaa}	1 ^{ffaa}	891	00

- 2) Gatiin ka'uumsaa lafa liiziin magaalota keessatti kennamu akkaataa sadarkaa iddoo magaalichi baasu irratti hundaa'ee haala armaan gaditiin kanraawwatamu ta'a
- 3) Kenni lafa qonnaa magaalaaf qabame akkaataa barbaachisummaa isaatti waliigaltee bulchinsamagaalaatiin kanraawwatu ta'a.
- 4) Qonnaa abaaboo ilaalchisee haala waliigaltee kan raawwatu ta'a.

Gabatee 3: gatii Liizii Mana JireenyaaDhuunfaa

		2 ^{ffaa}	841	00
		3 ^{ffaa}	792	00

Lakk	Sadarkaa Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa m ² tokko bara	
Lakk	Sadarkaa Magaalaa	Sadarkaa Iddoo	Liiziif Gatii Ka'umsaa Lafa m ² tokko bara	
			Liiziif	
			Qar.	saan.
			Qar.	Saan.
1	1 ^{ffaa}	1 ^{ffaa}	1360	00
		2 ^{ffaa}	1280	00
		3 ^{ffaa}	1200	00
2	2 ^{ffaa}	1 ^{ffaa}	960	00
		2 ^{ffaa}	880	00
		3 ^{ffaa}	800	00

Gabatee 4: Gatii Liizii LafaDaldalaafiTajaajilaDaldala adda addaa

Gabatee 5: Liizii LafaIndustriifi Kuusaa

1	1ffaa	1ffaa	880	00
		2ffaa	800	00
		3ffaa	720	00
2	2ffaa	1ffaa	640	00
		2ffaa	560	00
		3ffaa	480	00

Gabatee 6: Tajaajila Hawaasummaaf

Lakk	Sadarkaa Magaalaa	Sadarkaa Iddoo	Gatii Ka'umsaa Lafa m ² tokko bara Liiziif	
			Qar.	Saan.
1	1ffaa	1ffaa	1089	00
		2ffaa	990	00
		3ffaa	891	00
2	2ffaa	1ffaa	792	00
		2ffaa	693	00
		3ffaa	594	00

5) Keewwatni 4(2) haqamee kanarmaangadiinbakkabu'eera.

“Keewwata kana keewwataxiqqaa (1) jalattikan tumame akkumaecgamettita'ee Piroojektoota haala addaatiin jajjabaachuu qaban ilaalchisee murteeBoordiin Investimeentii Naannichaa kennuun kan raawwatamuta'a.

ሠንጠረዥ 1: በሊዝ የሚተዳደሩ ከተሞች

ምድብ	ከተሞች
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1ኛ	ዱከም፣ ገላን፣ ለገጣፎ-ለገዳዲ፣ ሱሉልታ፣ ቡራዩ፣ ሰበታ፣ መናገሻ፣ ሆሎታ፣ ሰንዳፋ፣ በኬ፣ አዳማ፣ ቢሾፍቱ፣ ሞጆና ሻሸመኔ
2ኛ	ጅማ፣ ቢሻን ጉራቻ፣ ነቀምቴ፣ አሰላ፣ አምቦ፣ ወሊሶ፣ ባቱ፣ ኩየራ፣ አርሲ ነጌሌ፣ አወዳይ፣ መቂ

1) አንቀፅ 3 (4) እንደሚከተለው ተሸሽሏል፡፡

ሠንጠረዥ 2: የሊዝ መነሻ ዋጋ በመሬት አጠቃቀም ዓይነት

ተ.ቁ	የመሬት አጠቃቀም ዓይነት	የሊዝ ዘመን እስከ	የከተማ ደረጃ	የ1 ካ.ሜ. መሬት ለሊዝ ዘመን መነሻ ዋጋ	
				ብር	ሳ
1	የግል መኖሪያ ቤት	99	1ኛ	1188	00
			2ኛ	792	00
2	ለንግድና ለንግድ አገልግሎት አሰጣጥ	80	1ኛ	1200	00
			2ኛ	800	00
3	ለኢንዱስትሪና ለመጋዘን	80	1ኛ	720	00
			2ኛ	480	00
4	ለማሕበራዊ አገልግሎት (ትምህርት፣ ጤና፣ ምርምር፣ ባህልና ስፖርት)	99	1ኛ	891	00
			2ኛ	594	00
5	ሪል ስቴት	99	1ኛ	1188	00
			2ኛ	792	00

- 2) በከተሞች ውስጥ የሚሰጠው መሬት የሊዝ መነሻ ዋጋ ከተማው በሚያወጠው የቦታ ደረጃ ላይ በመመስረት እንደሚከተለው የሚፈጸም ይሆናል፤
- 3) ለከተማ ግብርና የተያዘ መሬት አሰጣጥ እንደ አስፈጻሚ በከተማ አስተዳደር ስምምነት የሚፈጸም ይሆናል፤

4) የአበባ እርሻን በተመለከተ በስምምነት መሠረት የሚፈጸም ይሆናል።

ሠንጠረዥ 3: የግል መኖሪያ ቤት የሊዝ ዋጋ

ተ.ቁ	የከተማ ደረጃ	የቦታ ደረጃ	የ1 ሜትር ስኩዌር መሬት መነሻ ዋጋ ለሊዝ ዘመን	
			ብር	ሳ
1	1ኛ	1ኛ	1386	00
		2ኛ	1287	00
		3ኛ	1188	00
2	2ኛ	1ኛ	891	00
		2ኛ	841	50
		3ኛ	792	00

ሠንጠረዥ 4: ለንግድና ለተለያዩ የንግድ አገልግሎት የሚውል መሬት የሊዝ ዋጋ

ተ.ቁ.	የከተማ ደረጃ	የቦታ ደረጃ	የ1 ሜትር ስኩዌር መሬት መነሻ ዋጋ ለሊዝ ዘመን	
			ብር	ሳ
1	1ኛ	1ኛ	1360	00
		2ኛ	1280	00
		3ኛ	1200	00
2	2ኛ	1ኛ	960	00
		2ኛ	880	00
		3ኛ	800	00

ሠንጠረዥ 5: የኢንዱስትሪና መጋዘን መሬት ሊዝ

ተ.ቁ	የከተማ ደረጃ	የቦታ ደረጃ	የ1 ሜትር ስኩዌር መነሻ ዋጋ ለሊዝ ዘመን	
			ብር	ሳ

1	1ኛ	1ኛ	880	00
		2ኛ	800	00
		3ኛ	720	00
2	2ኛ	1ኛ	640	00
		2ኛ	560	00
		3ኛ	480	00

ሠንጠረዥ 6: ለማሕበራዊ አገልግሎት

ተ.ቁ	የከተማ ደረጃ	የቦታ ደረጃ	የ1 ሜትር ስኩዌር መሬት መነሻ ዋጋ ለሊዝ ዘመን	
			ብር	ሳ
1	1ኛ	1ኛ	1089	00
		2ኛ	990	00
		3ኛ	891	00
2	2ኛ	1ኛ	792	00
		2ኛ	693	00
		3ኛ	594	00

5) አንቀፅ 4 (2) ተሰርዞ በሚከተለው ተተክቷል፡-

በዚህ አንቀፅ ንዑስ አንቀፅ 1 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ በልዩ ሁኔታ መበረታታት ያለባቸው ፕሮጀክቶችን በተመለከተ የክልሉ ኢንቨስትመንት ቦርድ በሚሰጠው ውሳኔ መሠረት የሚፈጸም ይሆናል፡፡

Table 1: Urban Center Administered by Lease

Group	Urban centers
1 st	Dukem, Gelan, Lega Tafo-Lega dadi, Sululta, Burayu, Sebeta, Menagasha, Holota, Sendafa Beke, Adama, Bishoftu, Modjo, and Shashamane
2 nd	Jima, Beshan Guracha, Nekemte, Asella, Ambo, Weliso, Batu, Kuyera, Arsi Negele,

	Aweday, Meki
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1) Article 3 sub article 4 is amended as follows:-

Table 2: The benchmark lease price by the type of land service

No.	Type of land service	Lease year up to	Level of urban center	Benchmark price of 1m ² land for lease year	
				Birr	Cents
1	Private residential house	99	1st	1188	00
			2nd	792	00
2	Trade and trade service delivery	80	1st	1200	00
			2nd	800	00
3	Industry and Warehouse	80	1st	720	00
			2nd	480	00
4	Social services (Education, Health, Research, culture and sport)	99	1st	891	00
			2nd	594	00
5	Real Estate	99	1st	1188	00
			2nd	792	00

2) The benchmark price of land provided by lease in urban centers shall be implemented as follows based on the level of the site issued by the urban center:-

3) The land occupied for urban agriculture shall be provided as per the agreement of the urban administration as deemed necessary;

4) Floriculture farming shall be implemented as per the agreement.

Table 3: The Lease Price of Private Residential House

No.	Level of Urban Center	Level of site	The benchmark price of 1m ² land for lease year	
			birr	Cents
1	1 st	1st	1386	00

		2nd	1287	00
		3rd	1188	00
2	2 nd	1st	891	00
		2nd	841	50
		3rd	792	00

Table 4: The Lease Price of the Land for Trade and Different Trade Services

No.	Level of Urban Center	Level of site	The benchmark price of 1m ² land for lease year	
			Birr	Cents
1	1 st	1st	1360	00
		2nd	1280	00
		3rd	1200	00
2	2 nd	1st	960	00
		2nd	880	00
		3rd	800	00

Table 5: Lease Price of the Land for Industry and Warehouse

No.	Level of urban Center	Level of site	The benchmark price of 1m ² land for lease year	
			Birr	Cents
1	1 st	1st	880	00
		2nd	800	00
		3rd	720	00
2	2 nd	1st	640	00
		2nd	560	00
		3rd	480	00

Table 6: For Social Services

No.	Level of urban center	Level of site	The benchmark price of 1m ² land for lease	
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			year	
			Birr	Cents
1	1 st	1st	1089	00
		2nd	990	00
		3rd	891	00
2	2 nd	1st	792	00
		2nd	693	00
		3rd	594	00

5) Article 4 (2) has been cancelled and replaced by the following:-

Without prejudice to the provision under sub article 1 of this article, regarding projects need to be encouraged in special way; it shall be implemented in accordance with the decision given by investment Board of the Region

4. Seerota Raawwatiinsa Hin Qabaanne Dambiileen, qajeelfamootnii fi barmaatileen hojii dhimmoota dambii kana keessatti tumamaniin wal-faalleessan raawwatiinsa hin qabaatan.	4. ተፈጻሚነት ስለማይኖራቸው ሕጎች በዚህ ደንብ ውስጥ ከተደነገጉ ጉዳዮች ጋር የሚቃረኑ ደንቦች፣ መመሪያዎችና ልማዳዊ አሠራሮች ተፈጻሚነት አይኖራቸውም፡፡	4. Inapplicable Laws Regulations, directives and work practices inconsistent with the issues stipulated in this regulation shall have no effect.
5. Yeroo Dambichi Itti Ragga’u Dambiin kun 1/12/bara 2000 irraa eegalee kan ragaa’eta’a Abbaaduulaa Gammadaa Pirezidaanti Mootummaa Naannoo Oromiya Adooleessa 01/12 bara 2000 Finfinnee	5. ደንቡ የሚፀናበት ጊዜ ይህ ደንብ ከ01/12/2000 ዓ.ም ጀምሮ የፀና ይሆናል፡፡ አባዱላ ገመዳ የኦሮሚያ ክልላዊ መንግሥት ፕሬዝዳንት 01/12/2000 ፊንፊኔ	5. Effective Date This regulation shall enter in to force as of 08, 08, 2008. AbaDula Gameda President of Oromia Regional State 08/08/2008 Finfine