



**WAAJJIRA AFYAA' IIFI CAFFEE  
OROMIYAATIIN KAN QOPHAA'E**

Waggaa 15<sup>th</sup> ..... Lak. 3/1999

፲፭ኛ ዓመት ..... ቁጥር ፫/፲፱፻፺፱

15th year ..... No. 3/2006

Finfinnee, Sadaasa 17 bara 1999

ፌንፌኔ፣ ሀዳር ፲፯/፲፱፻፺፱ ዓ.ም.

Finfinne, November 26, 2006

# MAGALATA OROMIYAA

## መ ገ ለ ተ ኦ ሮ ሚ ያ

# MEGELETA OROMIA

|                    |                                                            |                                   |
|--------------------|------------------------------------------------------------|-----------------------------------|
| Gatiin Tokko ..... | To'annoo Caffee Mootummaa Naannoo<br>Oromiyaatiin Kan Bahe | Lakk. S. Poostaa ..... 21383-1000 |
| ያንዱ ዋጋ .....       | በኦሮሚያ ብሔራዊ ክልላዊ መንግሥት<br>በጨፌ ኦሮሚያ ጠባቂነት የወጣ                | የፖ.ሣ.ቁጥር .....                    |
| Unit Price .....   |                                                            | P.O. Box .....                    |

| <u>QABIYYEE</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>ማጠቃለያ</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>CONTENT</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Hanqina manaa magaalota keessatti<br>radd'achaa jiru salphisuuf, iddoo magaalaa<br>nannoota dhuunfaadhaaf qoqqoodanii hiru<br>dabalatee akkaataa lafti faayidaarra ooluu<br>danda'u malawwan biroos hojiiarra<br>oolchuun barbaachsisaa ta'ee waan<br>argameef;<br><br>Iddoo magaalaa ijaarsa gamoo waliinii kan<br>qabu manneen wal cinaatti ykn wal irratti<br>ijaramuuf oolchuun, iddoo xiqqoo ykn<br>dhiphoo magaalaa keessaa nama hedduuf<br>qabiyyeefi itti fayyadama waliiniitiif akka<br>oolu gochuun, itti fayyadamaafi dhiyeessa<br>iddoo magaalaa fooyyessuun, akkasumas,<br>miidhagina magaalaa eeguudhaan bu'aa inni<br>fidu waan hubatameef;<br><br>Namoota misoomsitoota dhuunfaaniifi<br>waldaan ijaarsa kondominiyeemiirratti<br>gahee guddaa qabanuufi warra<br>kondominiyeemii bitaniif ykn mirga qabaniif<br>haala mijaa'aa uumuun kondominiyeemii<br>walitti ijaaruun murteessaa waan ta'eef; | በከተሞች የሚታየውን የቤት እጥረት ለመቀነስ<br>የከተማ ቦታን ለግል ሽንሽና ከማድረግ በተጨማሪ<br>ሌሎች የከተማ ቦታ አጠቃቀም አማራጮችን<br>ጎን ለጎን ተግባራዊ ማድራግ አስፈላጊ መሆኑን<br>በመገንዘብ፤<br><br>የከተማ ቦታን ወደ ላይ ወይም ጎን ለጎን የተሰሩ<br>ቤቶችን ለሚይዝ የጋራ ሕንፃ ግንባታ ማዋል<br>አነስተኛ የከተማ ቦታ የብዙ ሰዎች የጋራ ይዞታ<br>እና መጠቀሚያ እንዲሆን በማድረግ የከተማ<br>ቦታ አጠቃቀምና የቤት አቅርቦትን በማሻሻል<br>እንዲሁም የከተሞችን ውበት በመጠበቅ ረገድ<br>የሚኖረውን ድርሻ በመረዳት፤<br><br>የግል አልሚዎችና ማህበራት በኮንዶሚኒየም<br>ግንባታ ለሚኖራቸው ከፍተኛ አስተዋጽኦ እና<br>የኮንዶሚኒየም ለሚገዙ ወይም ለሌሎች<br>በኮንዶሚኒየም ላይ ባለመብት ለሆኑ ሰዎች<br>ምቹ ሁኔታ መፍጠር ለጋራ ሕንፃ ግንባታ<br>ወሳኝ በመሆኑ፤ | <b>WHEREAS</b> , to minimize housing problems<br>in the urban areas it is deemed necessary<br>to implement other alternative means in<br>addition to plots basis urban land use;<br><br><b>WHEREAS</b> , recognizing that the allocation<br>of urban land to a high rise or a row of<br>houses condominium building will<br>contribute to maintain the beauty of the<br>urban areas and to the improvement of<br>urban land use and supply of housing<br>through making great number of people<br>benefit and commonly hold a small size of<br>urban land;<br><br><b>WHEREAS</b> , it is essential to the<br>development of condominium to create<br>favorable conditions, to private developers<br>and co-operatives, which have major<br>contributions towards the development of<br>condominium and also to purchase of units<br>and to all others, which have a right, related<br>to the condominium; |

Akkaataa Heera Mootummaa Naannoo Oromiyaa Lak. 46/1994 Keewwata 49(3) (a)tiin kan kanatti aanu labsamee jira.

### Kutaa Tokko Tumaalee Waliigalaa

#### 1. Mata Durree Gabaabaa

Labsiin kun “Labsii Abbaa Qabeenyummaa Kondominiyeemii Mootummaa Naannoo Oromiyaa Lak.121/1999” jedhamee waamamuu ni danda’a.

#### 2. Hiika

Akkaataan seensa jechichaa hiika biroo kan kennisiisuuf yoo ta’e malee, Labsii kana keessatti:

- 1) “Kondominiyeemii” jechuun konstiraakshina manneen shan ykn isaa ol kan dhuunfaatti qabaniifi walcinaatti ykn walirratti ijaaramanii fi qabeenya waliinii ta’uudhaan iddoo tajaajila waliinii kennu of keessaa qabu kan jireenyaaf ykn tajaajila birootiif oolu ta’ee lafa kondomiyemiin irratti ijaarame ni dabalata.
- 2) “Tajaajila waliinii” jechuun Qaama kondominyeemii kan manneen dhuunfaatiin qabaman ala ta’e hundadha;
- 3) “Baasii waliinii” jechuun kaayyoofi dirqama Waldaa Abbootii Manneenii fiixaan baasuuf baasii godhame kamiyyuufi akkaataa Labsii kanaatti beeksisa kondominiyeemii keessatti baasii waliinii jedhamee kan ibsameedha.
- 4) “Bu’aa waliinii” jechuun Galii Waldaa Abbootii Manneenii galchuurraa baasiin hir’ifamee bu’aa hafeedha.
- 5) “Galmeessisaa” jechuun akkaataa Labsii kanaa Keewwata 4tti kan kondominiyeemii galmeessiseedha.
- 6) “Beeksisa Gamoo” jechuun mirgaafi dirqama Waldaa Abbootii Qabeenyaa fi namoonni mana bitachuun mataa mataatti kan qaban beeksisuuf sanada bahe ennaa ta’u fooyya’iinsa beeksisa kondominiyeemiirratti taasifame kamiyyuu ni dabalata.
- 7) “Ibsa kondominiyeemii” jechuun maqaa teessoo kondominiyeemii, daangaa manaafi iddoo tajaajila waliiniitiif oolu, akkasumas kondominiyeemicha keessatti iddoo tajaajila waliiniifi manneen tokko tokkoon isaanii qubatanii itti argaman sanadii agarsiisu ennaa ta’u fooyya’iinsa ibsa kondominiymii kamiyyuu ni dabalata.

ለዚህም በአሮሚያ ብሔራዊ ክልላዊ ሕገ መንግስት ቁጥር ፵፮/፲፱፻፺፱ በአንቀጽ ፵፱ ንዑስ አንቀጽ ፫ መሠረት ከዚህ ቀጥሎ ያለው ታውጿል፡፡

### ከፍል አንድ

#### ጠቅላላ

#### ፩. አጭር ርዕስ

ይህ አዋጅ “በአሮሚያ ብሔራዊ ክልላዊ መንግስት የኮንዶሚኒየም ባለቤትነት አዋጅ ቁጥር ፻፳፭/፲፱፻፺፱” ተብሎ ሊጠቀስ ይችላል፡፡

#### ፪. ትርጓሜ

የቃሉ አገባብ ሌላ ትርጉም ካላሰጠው በስተቀር በዚህ አዋጅ ውስጥ፡-

- ፩) “ኮንዶሚኒየም” ማለት ከመሬት ወደ ላይ ጎን ለጎን የተሰሩ በተናጠል የሚያዙ አምስትና ከአምስት በላይ ቤቶች እና በጋራ ባለቤትነት የሚያዙ የጋራ መጠቀሚያዎች ያሉት ለመኖሪያ ወይም ለሌላ አገልግሎት የሚውል ግንባታ ሲሆን ኮንዶሚኒየም ያረፈበት የቦታ ይዞታ ይጨምራል፡፡
- ፪) “የጋራ መጠቀምያ” ማለት በተናጠል ከተያዙት ቤቶች ውጭ ያለ ማናቸውም የኮንዶሚኒየም አካል ነው፡፡
- ፫) “የጋራ ወጪ” ማለት የባለቤቶች ማህበር አላማና ግዴታ ለማስፈጸም የሚደረግ ማናቸውም ወጪ እና በዚህ አዋጅ በኮንዶሚኒየም ማሳወቂያ የጋራ ወጪ ተብሎ የተደነገገው ነው፡፡
- ፬) “የጋራ ትርፍ” ማለት የባለቤቶች ማህበር ከሚሰበሰበው ገቢ ወጪው ተቀንሶ የሚገኘው ውጤት ነው፡፡
- ፭) “አስመዝጋቢ” ማለት በዚህ አዋጅ አንቀጽ ፬ መሠረት ኮንዶሚኒየምን ያስመዘገበ ነው፡፡
- ፮) “የሕንፃ ማሳወቂያ” ማለት የቤት ባለቤቶች ማህበር እና የእያንዳንዱን የቤት ባለቤት መብትና ግዴታዎች የሚወስን ሰነድ ሲሆን ማንኛውንም የኮንዶሚኒየም ማሳወቂያ ማሻሻያ ይጨምራል፡፡
- ፯) “የኮንዶሚኒየም መግለጫ” ማለት የኮንዶሚኒየምን ስምና አድራሻ የቤቶችንና የጋራ መጠቀሚያዎችን ወሰኖች እንዲሁም ከኮንዶሚኒየም አንፃር የጋራ መጠቀሚያዎች እና የእያንዳንዱ ቤት የሚገኝበትን ትክክለኛ ቦታ የማያሳይ ሰነድ ሲሆን ማንኛውም የኮንዶሚኒየም መግለጫና ማሻሻያ ይጨምራል፡፡

NOW, THEREFORE, in accordance with the Constitution of the Oromiya National Regional State No. 46/2001, Article 49 (3)

(a) proclaims as follows:

### PART ONE GENERAL

#### 1. Short Title

This proclamation may be cited as the “Proclamation to Provide for the Ownership of Condominium Houses of the Oromiya National Regional State No. 121/2006.”

#### 2. Definition

In this Proclamation unless the context requires:

- 1) “**Condominium**” means a building for residential or other purpose with five or more separately owned units and common elements, in a high-rise building or in a row of houses, and includes the land holding of the building.
- 2) “**Common elements**” means all that are part of the condominium except the units.
- 3) “**Common Expense**” means the excess of all receipts of the objectives and duties of unit owners association and any expenses specified as common expenses in this proclamation or in a declaration.
- 4) “**Common Surplus**” means the excess of all receipts of the owners association over the expenses of the association.
- 5) “**Declarant**” means any one who registers a building under Article 4 of this Proclamation.
- 6) “**Declaration**” means an instrument that describes the rights and obligation of the unit owners association and of the unit owner and includes any amendments thereto.
- 7) “**Description**” means an instrument that specifies the name and location of the condominium, the boundaries of units and of common elements, and includes all amendments thereto.

8) “Tajaajila waliinii manneen murtaa’eef ramadame” jechuun qaama kondominiyeemii ta’ee iddoo tajaajila waliinii keessaa mana tokkoof ykn manneen murtaa’aniif qofa tajaajila akka kennu godhamee kan ramadameedha.

9) “Waldaa Abbootii Manneenii” jechuun Waldaa Abbootii Kondominiyeemi akkaataa Labsii kanaatti dhaabbateedha.

10) “Qaama Galmeessu” jechuun akkaataa Labsii kanaatti hojii galmeessuu akka raawwatu kan aangoon kennameef qaama raawwachiisaadha.

11) “Badii guddaa” jechuun balaa bifa kamiyyuu gamoo sana irra gahuudhaan kan ka’e gatiin deebisee ittiin suphamu ykn ijaaramu gatii manichaa ol kan ta’u jechuudha.

12) “Mana” jechuun sanadii beeksisafi ibsa kondominiyeemii keessatti tajaajila murtaa’e tokkoof kan ramadame qaama kondominiyeemii kutaa tokko ykn kutaa tokko ol qabuudha.

### 3. Daangaa Raawwatiinsaa

Labsiin kun Naannoo Oromiyaa keessatti Bulchiinsa Magaalotaa, Waajjiraalee Pirojektoota Misooma Manneenii fi Manneen Mootummaa Naannoo irratti ni raawwata.

#### KUTAA LAMA

#### Kondominiyeemii Galmeessuufi Waraqaa Ragaa

#### 4. Kondominiyeemii Galmeessuu

1) Kan Labsii kanaan tumame akkuma eegametti ta’ee, abbaan kondominiyeemii ykn bakka bu’aansaa akkaataa Labsii kanaatti kondomiyeemii bituudhaaf kan isa dandeggisan beeksisaafi ibsa kondominiyeemii dambii ittiin bulmaataafi dambii keessaa dhiyessee fedhiisaa barreeffamaan mul’isee ni galmaa’a.

2) Qabeentaan beeksisaafi ibsa kondominiyeemii, Dambii ittiin bulmaataa akkasumas dambii Labsii kana hojiirra oolchuuf bahu keessatti murtaa’a.

3) Beeksisniifi ibsi kondominiyeemii dambiin ittiin bulmaataafi dambii keessaa qaama galmeessuun ragga’uufi galmaa’uu qabu.

#### 5. Waraqaa Ragaa

Akkaataa Labsii kanaatti kondominiyeemiin ennaa galmaa’e abbaa galmeessiseef waraqaan ragaa ni kennama.

፩) “ለተወሰነ ቤት የተመደበ የጋራ መጠቀሚያ” ማለት ከጋራ መጠቀሚያ ውስጥ ለአንድ ወይም ለተወሰነ ቤቶች አገልግሎት ብቻ የተመደበ የኮንዶሚኒየም አካል ነው፡፡

፪) “የቤት ባለቤቶች ማህበር” ማለት በዚህ አዋጅ መሠረት የተቋቋመ የኮንዶሚኒየም ባለቤቶች ማህበር ነው፡፡

፫) “መዝጋቢ አካል” ማለት በዚህ አዋጅ መሠረት የምዝገባ ተግባር ለማከናወን የሚሰየም አስፈጻሚ አካል ነው፡፡

፬) “ታላቅ ውድመት” ማለት በማንኛውም አይነት ሕንጻው ላይ በሚደርስ አደጋ ምክንያት መልሶ የማደራጀት የመገንባት ወጪ ከቤቱ ዋጋ በላይ ሲሆን ማለት ነው፡፡

፭) “ቤት” ማለት በኮንዶሚኒየም ማሳወቂያና መግለጫ ለአንድ ለተወሰነ አገልግሎት የተመደበ አንድ ወይም ከአንድ በላይ ክፍሎች ያሉት የኮንዶሚኒየም አካል ነው፡፡

#### ፫. የተፈጻሚነት ወሰን

ይህ አዋጅ በአርሚያ ብሔራዊ ክልል ውስጥ በሚገኙት የከተሞች አስተዳደር፣ በቤት ልማት ፕሮጀክት ጽ/ቤት እና በክልሉ የመንግስት ቤቶች ላይ ተፈጻሚ ይሆናል፡፡

#### ክፍል ሁለት

#### የኮንዶሚኒየም ምዝገባና የምስክር ወረቀት

#### ፬. የኮንዶሚኒየም ምዝገባ

፩) የዚህ አዋጅ ድንጋጌዎች እንደተጠበቁ ሆነው ማንኛውም የኮንዶሚኒየም ባለቤት ወይም ወኪሉ በዚህ አዋጅ መሠረት ኮንዶሚኒየሙን ለመግዛት ፍላጎቱን በጽሑፍ ለመመዝገብ ብቁ የሚያደርጉትን የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ ሲያቀርብ ኮንዶሚኒየሙ ይመዘገባል፡፡

፪) የኮንዶሚኒየም ማሳወቂያና መግለጫ የመተዳደሪያ ደንብ እና ውስጠ ደንብ ይዘት ይህንን አዋጅ ለማስፈጸም በሚወጣ ደንብ ይወሰናል፡፡

፫) የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንቡ በመዝጋቢው አካል መጽደቅና መመዝገብ አለበት፡፡

#### ፭. የምዝገባ የምስክር ወረቀት

በዚህ አዋጅ መሠረት ኮንዶሚኒየሙ ሲመዘገብ ለአስመዝጋቢው የምስክር ወረቀት ይሰጠዋል፡፡

8) “Limited common elements” means common elements designated for the exclusive use of only one or some of the units;

9) “Unit owners Association” means an association of unit owners instituted under this proclamation;

10) “Registrar” means an Office assigned to register a condominium in accordance with this Proclamation;

11) “Substantial Damage” means any kind of damage that exceeds the cost price of reconstruction or renewal of the unit;

12) “Unit” means a part of the building consisting one or more rooms and designated for a specific purpose in a declaration and description;

### 3. Scope of Application

This Proclamation shall apply in Oromiya Regional Urban Administration and on the Housing Development Offices and the Regional Government Houses.

## PART TWO

### Registration and Certificate

#### 4. Registration of Condominium

1) Notwithstanding provisions of this Proclamation, a building may be registered as a condominium when the owners or their agents submit written application declarant the intention that the building be governed under this Proclamation together with a declaration; description, by-laws, and rules.

2) The contents of declaration, description by-laws and rules shall be determined by the Regulations issued to implement this Proclamation.

3) The declaration description by laws and rules shall be approved and registered by the registrar.

#### 5. Certificate of Registration

Certificate of registration shall be issued for the Declarant where the building is registered under this Proclamation.

**6. Bu'aa Galmaa'uu**

- 1) Kondominiyeemichi, lafti kondominiyemichi irratti ijaaramee, mirgi, bu'aaniifi dirqamni kana wajjiin walqabatan hundi akkaataa Labsii kanaatti ni bulu;
- 2) Gamoon ibsa Kondominiyeemii keessatti ibsame manneeniifi tajaajila waliin qabamaniif ni hirama;
- 3) Waldaan Abbootii Qabeenyaa qaama seerummaa qabu ni dhaabbata;

**7. Beeksisa, Ibsa, Dambii Ittiin Bulmaataafi Dambii Keessaa Kondominiyeemii Fooyyessuu**

- 1) Beeksisa, ibsa, dambii ittiin bulmaataafi dambii keessaa fooyyessuuf abbootii manneeniin harka sadii keessaa harka lamaan (2/3) murtaa'uu qaba
- 2) Abbootii manneeniitiin kan ragga'e fooyya'iinsi Dambiin ittiin Bulmaataafi dambii keessaa kan hojiirra oolan qaama galmeessutti dhiyaatee galmaa'ee waldichaaf waraqaan galmaa'uusaa yoo kennameefidha.

**KUTAA SADII****Abbaa Qabeenyummaa****8. Waa'ee Abbaa Qabeenyummaa Manaa**

- 1) Kan Labsii kana keessatti tumame akkuma eegametti ta'ee, abbaan manaa kamiyyuu manicharratti mirga abbaa qabeenyummaa ni qabaata.
- 2) Manni qaama kondiminiyeemii ta'ee Labsii kanaan bulu, mataasaa danda'ee kophaatti mirgiifi dirqamni seera qabeessa ta'e irratti uumamuu ni danda'a.

**9. Waa'ee Tajaajila Waliinii**

- 1) Labsii kanaan, beeksisa kondominiyeemii, dambii ittiin bulmaataafi dambii keessaarratti daangaan godhaman akkuma eegamanitti ta'ee, abbaan kondominiyeemii kamiyyuu haala sirrii ta'een tajaajila waliiniitti fayyadamuuf mirga ni qabaata.
- 2) Mirgi tajaajila waliinii fayyadamuu kan hin qoodamneefi mirga abbaa qabeenyummaa mana tokko tokkoon isaan kan gargar hin baanedha.
- 3) Mirgi abbaan qabeenyummaa mana tokko tokkoon isaa tajaajila waliinii irratti qabu dhibbeentaan isaa beeksisa kondominiyeemii keessatti ni murtaa'a.

**፮. የምዝገባ ውጤት**

- ሐ) ኮንዶሚኒየም፣ ኮንዶሚኒየም ያረፈበት ቦታና ከዚሁ ጋር የተያያዙ መብቶች፣ ጥቅሞችና ግዴታዎች በዚህ አዋጅ መሠረት ይተዳደራሉ።
- ከ) በኮንዶሚኒየም መግለጫ ላይ የተገለጸው ሕንፃ በቤቶችና በጋራ መጠቀሚያዎች ይከፋፈላል።
- ለ) የቤት ባለቤቶች ማህበር ሕጋዊ ሰውነት ያለው አካል ሆኖ ይቋቋማል።

**፯. የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ ስለማሻሻል**

- ሐ) የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ መሻሻል በቤት ባለቤቶች ፪/፫ኛ ድምጽ መወሰን አለበት።
- ከ) በቤት ባለቤቶች የጸደቀው መተዳደሪያ ደንብና ውስጠ ደንብ ማሻሻያ ተግባራዊ የሚሆነው ለመዝጋቢው አካል ቀርቦ ሲመዘገብና ለዚሁም የምዝገባ የምስክር ወረቀት ለማህበሩ ሲሰጠው ነው።

**ክፍል ሦስት****ስለ ባለቤትነት****፰. ስለ ቤት ባለቤትነት**

- ሐ) በዚህ አዋጅ የተደነገገው እንደተጠበቀ ሆኖ የማናቸውም ቤት ባለቤት በቤቱ ላይ የባለቤትነት መብት ይኖረዋል።
- ከ) በዚህ አዋጅ መሠረት የሚተዳደር የኮንዶሚኒየም አካል የሆነ ቤት በተናጠል ማናቸውም ሕጋዊ ተግባር የሚከናወንበት ነው።

**፱. ስለ ጋራ መጠቀሚያዎች**

- ሐ) በዚህ አዋጅ በኮንዶሚኒየም ማሳወቂያ፣ በመተዳደሪያ ደንብና በውስጠ ደንብ የተወሰኑ ገደቦች እንደተጠበቁ ሆነው ማንኛውም የኮንዶሚኒየም ባለቤት የጋራ መጠቀሚያዎችን አግባብ በሆነ መንገድ የመጠቀም መብት አለው።
- ከ) በጋራ መጠቀሚያዎች የመጠቀም መብት የማይከፋፈል እና ከእያንዳንዱ ቤት የባለቤትነት መብት ጋር የማይነጣጠል ነው።
- ለ) የእያንዳንዱ ቤት ባለቤትነት መብት በጋራ መጠቀሚያ ላይ የሚያስገኘው የማይከፋፈል መብት ድርሻ መቶኛ በኮንዶሚኒየም ማሳወቂያ ይወሰናል።

**6. Effect of Registration**

- 1) The building together with the land holding and related rights benefits and obligations shall be governed by this Proclamation.
- 2) The building in the description shall be divided in to units and common elements.
- 3) A unit owners association shall be established as an independent legal Person.

**7. Amendment to Declaration,****Description By-laws and Rules**

- 1) The amendment of declaration description by-laws and rules shall be approved by a 2/3rd majority vote of unit owners.
- 2) The amendment of declaration, description, by-laws and rules approved by unit owners shall be effective only upon registration and issuance of certificate thereof.

**PART THREE****Ownership****8. Unit Ownership**

- 1) Subject to this Proclamation a unit owner is entitled to ownership right upon the unit.
- 2) A unit of a building registered under this Proclamation may be subject to any legal transaction.

**9. Common Elements**

- 1) Subject to the restrictions in this Proclamation, the declaration, description by-laws and rules any unit owner shall have the right to properly use the common elements.
- 2) The right to use common elements is undivided and attached to the unit ownership.
- 3) The percentage of the undivided share of interest in the common elements attached to the unit ownership shall be determined in the declaration.

- 4) Mirgi abbaa qabeenyummaa mana tokko tokkoon isaa tajaajila waliin irratti qabu gaheensaa qaama mana tokko tokko kamiyyuu ta'ee kan ilaalamuufi gochi seeraan manarratti raawwatu martiinuu kan isa hammatu ta'a.
- 5) Akkaataa Labsii kanaatti yoo ta'e malee tajaajilli waliinii qoqqoodamuu hin danda'u.

## KUTAA AFUR

### Waa'ee Waldaa Abbootii Manneenii

#### 10. Waa'ee Waldichaa

Waldaan Abbootii Manneenii kan dhaabbate bu'aa argamsiisuuf ykn qooddachuuf otoo hin ta'in bu'aa waliinii miseensotaaf argamsiisuuf kan dhaabbateedha.

#### Kaayyoo

Waldaan Abbootii manneenii kaayyoowwan armaan gaditti ibsaman ni qabaata;

- 1) Abbootii manneenii bakka bu'ee kondominyeemicha bulchuu;
- 2) Nagaafi tasgabpii jiraattota kondominyeemii eegsisuu;
- 3) Abbootiin manneenii, namoonni manneen qabataniifi warri tajaajila waliinii kireeffatan Labsii kana, beeksisaa, ibsa kondominyeemii, dambii ittiin bulmaataafi naamusa (Code of conduct) kabajuusaanii mirkaneessuu;
- 4) Abbootii manneenii bakka bu'uudhaan dhimmoota biroo barbaachiisaa ta'an raawwachuudha.

#### 12. Miseensummaa Waldaa

Abbaan kondominyeemii qabu kamiyyuu miseensa Waldaa Abbootii Manneenii ta'uu qaba.

#### 13. Aangoofi Hojii Waldichaa

Waldaan Abbootii Manneenii Aangoofi Hojii armaan gaditti ibsaman ni qabaata.

- 1) Beeksisaa gamoofi ibsa waliin bulmataa akkasumas dambii keessaa baasuufi fooyyessuu;
- 2) Baajata murteessuufi fooyyessuu;
- 3) Tajaajila waliinii haala itti tajaajilaman murteessuu;
- 4) Tajaajila waliinii kireessuu, wabiidhaan qabsiisuu fi dabarsuu;
- 5) Adabbii, baasiifi kaffaltii tajaajilaa murteessuu;
- 6) Hojjettoota qaxaruu, bulchuufi hojiirraa gaggeessuu;

- ፬) የኢንዱስትሪ ቤት የባለቤትነት መብት በጋራ መጠቀሚያ ላይ የሚያስገኘው መብት ድርሻ የኢንዱስትሪ ቤት አካል ሆኖ የሚታይና በቤት ላይ የሚፈፀመው ማናቸውም ሕጋዊ ተግባር የሚመለከተው ነው፡፡
- ፭) በዚህ አዋጅ መሠረት ካልሆነ በቀር የጋራ መጠቀሚያዎች ሊከፈሉ አይችሉም፡፡

## ክፍል አራት

### ስለ የቤት ባለቤቶች ማህበር

#### ፲. ስለ ማህበሩ

የቤት ባለቤቶች ማህበር ትርፍ ለማግኘት ወይም ለመከፋፈል ሳይሆን ለአባላቱ የጋራ ጥቅም የተቋቋመ ማህበር ነው፡፡

#### ፲፩. ዓላማ

የቤት ባለቤቶች ማህበር የሚከተሉት ዓላማዎች ይኖራታል፡፡

- ፩) የቤት ባለቤቶችን በመወከል ኮንዶሚኒየምን ማስተዳደር፤
- ፪) የኮንዶሚኒየምን ነዋሪዎች ሠላምና ደህንነት ማስጠበቅ፤
- ፫) የቤት ባለቤቶች ቤቶችን የያዙ ሰዎች የጋራ መጠቀሚያ ተከራዮች ይህንን አዋጅ የኮንዶሚኒየም ማላወቂያና መግለጫውን መተዳደሪያ ደንቡንና ውስጠ ደንቡን ማክበራቸውን ማረጋገጥ፤
- ፬) የቤት ባለቤቶችን የጋራ ጥቅም በመወከል አስፈላጊ የሆኑ ሌሎች ተግባራትን መፈፀም፤

#### ፲፪. የማህበር አባልነት

ማንኛውም የኮንዶሚኒየም ባለቤት የቤት ባለቤቶች ማህበር አባል መሆን አለበት፡፡

#### ፲፫. የማህበሩ ሥልጣንና ተግባር

የቤት ባለቤቶች ማህበር የሚከተሉት ሥልጣንና ተግባራት ይኖራታል፡፡

- ፩) የሕንፃ ማላወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ማውጣትና ማሻሻል፤
- ፪) በጀት መወሰንና ማሻሻል፤
- ፫) የጋራ መጠቀሚያዎችን አጠቃቀም መወሰን፤
- ፬) የጋራ መጠቀሚያዎችን ማከራየት፣ በዋስትና ማስያዝና ማስተላለፍ፤
- ፭) ቅጣት፣ መዋጮና የአገልግሎት ክፍያዎችን መወሰን፤
- ፮) ሠራተኞች መቅጠር፣ ማስተዳደርና ማሰናበት፤

- 4) The Percentage of the unaided interest in the common elements shall be a part of the unit ownership and any legal act on a unit shall also be effective upon the undivided share of interest.
- 5) Unless otherwise provided in this Proclamation Common elements are not divisible.

## PART FOUR

### UNIT OWNERS ASSOCIATION

#### 10. The Association

The unit owners association is an association established with a view to obtaining mutual benefits other than securing or sharing of Profits.

#### 11. Objectives

The unit owners association shall have the following objectives:

- 1) Manage the Condominium on behalf of unit owners;
- 2) Ensure the Peace and security of residents in the Condominium;
- 3) Ensure that unit owners, occupiers of units, lessees of the common elements comply with this Proclamation, declaration, description, by-laws and rules;
- 4) Perform other necessary activities in the interest of unit owners' mutual benefit.

#### 12. Membership

Every unit owner in a condominium shall be a member of the respective unit owners association.

#### 13. Powers and Duties of the Association

The unit owners association shall have the following powers and duties:

- 1) Adopt or amend the declaration description by-laws and rules.
- 2) Approve budgets and amendments thereto;
- 3) Determine the conditions on the use of common elements;
- 4) Lease, subject to security and transfer the common elements;
- 5) Determine fines, fees and contributions;
- 6) Hire, administer and fire employees;

- 7) Abbaa qabeenyaa ta'uu, wabiidhaan qabsiisuufi dabarsuu;
- 8) Waliigaltee seenuu, himachuufi himatamuu ni danda'a.

**14. Aangoofi Hojii Walga'ii Waliigalaa Waldichaa**

Walga'iin waliigalaa Waldaa Abbootii Manneenii Aangoofi Hojii armaan gadii ni qabaata.

- 1) Beeksisaafi ibsa kondominiyeemii akkasumas fooyaa'iinsa taasifamu raggaasisuu;
- 2) Dambii ittiin bulmaataafi dambii keessaa akkasumas fooyya'iinsa isaanii raggaasisuu;
- 3) Miseensota Boordiifi Dirikteroota filachuufi hojiirraa gaggeessuu;
- 4) Gabaasa raawwii hojiifi oditii waldichaa dhagahuufi murteessuu;
- 5) Akkaataa Labsii kanaattii Waldaan Abbootii Manneenii Waldaa Abbootii Manneenii biroo wajjin akka walitti makamu ykn kondominiyeemichi Labsii kanaan buluun isaa akka raawwatu murteessuu;
- 6) Sagantaa hojiifi baajata waggaa raggaasisuu;
- 7) Boordii direkterootaatiin dhimma dhiyaatu kamiyyuu irratti murteessuudha.

**15. Walgahii Waldaa Abbootii Manneenii**

- 1) Waldaan Abbootii Manneenii bara baraan walgahii miseensota waliigalaa ni qabaata.
- 2) Haala yaamicha Boordiin Dirikterootaa taasisuun walgahii ariifachiisaa ni adeemsisa.
- 3) Abbootiin Manneenii harka digdamii shan (%25) ta'an walgahiin akka waamamu yoo gaafatan Boordiin Direkterootaa walgahii abbootii manneenii ni waama.
- 4) Walgahii waliigalaa abbootiin manneenii harka 50+1 ykn isaa ol yoo argaman walgahii guutuu ni ta'a.
- 5) Abbootiin Manneenii qaamaan argamuudhaan ykn bakka bu'aadhaan sagalee kennuu ni danda'u.
- 6) Abbootiin Manneenii qaamaan argamuudhaan ykn bakka bu'aadhaan sagalee kennuu ni danda'u.

- ፮) የንብረት ባለቤት መሆን፣ በዋስትና ማስያዝና ማስተላለፍ፤
- ፯) ውል መዋዋል፣ መክሰስና መከሰስ፤

**፲፩. የማህበሩ ጠቅላላ ስብሰባ ሥልጣንና ተግባር**

የቤት ባለቤቶች ማህበር ጠቅላላ ስብሰባ የሚከተሉት ሥልጣንና ተግባር ይኖራታል፡፡

- ፩) የኮንዶሚኒየም ማሳወቂያና መግለጫ እንዲሁም ማሻሻያ ማጽደቅ፤
- ፪) መተዳደሪያ ደንብና ውስጠ ደንብ መግለጫ እንዲሁም ማሻሻያዎችን ማጽደቅ፤
- ፫) የዳይሬክተሮች ቦርድ አባላትን መምረጥና መሻር፤
- ፬) የማህበሩን የሥራ ክንውን፣ የሂሳብ ምርመራ ሪፖርቶች መስማትና ውሳኔ መስጠት፤
- ፭) በዚህ አዋጅ መሠረት የቤት ባለቤቶች ማህበር ከሌላ የቤት ባለቤቶች ማህበር ጋር እንዲዋሀድ ወይም ኮንዶሚኒየም በዚህ አዋጅ መሠረት መተዳደሩ እንዲያበቃ መወሰን፤
- ፮) ዓመታዊ የሥራ ዕቅድና በጀት ማጽደቅ፤
- ፯) በዳይሬክተሮች ቦርድ በሚቀርብለት ማናቸውም ጉዳይ ላይ ውሳኔ መስጠት፡፡

**፲፭. የቤት ባለቤቶች ማህበር ስብሰባ**

- ፩) የቤት ባለቤቶች ማህበር ዓመታዊ ጠቅላላ ስብሰባ ይኖረዋል፡፡
- ፪) የቤት ባለቤቶች ማህበር የዳይሬክተሮች ቦርድ በሚያደርገው ጥሪ መሠረት አስቸኳይ ስብሰባዎችን ያካሂዳል፡፡
- ፫) ፳፭% (ሃያ አምስት በመቶ) የሆኑትን ቤቶች የያዙ የቤት ባለቤቶች ስብሰባ እንዲደረግ ከጠየቁ የዳይሬክተሮች ቦርድ የቤት ባለቤቶች ስብሰባ መጥራት አለበት፡፡
- ፬) በማንኛውም ስብሰባ ከጋራ ሕንፃው ቤት ባለቤቶች ፶ ፐርሰንት ሊደመር ፩ /የሃምሳ በመቶ ሊደመር አንድ/ እና በላይ ከተገኙ ምልዓተ ጉባኤ ይሆናል፡፡
- ፭) የቤት ባለቤቶች በቀጥታ ወይም በወኪል አማካኝነት ድምጽ ሊሰጡ ይችላሉ፡፡
- ፮) በዚህ አዋጅ በሌላ ሁኔታ ካልተደነገገ በቀር የቤት ባለቤቶች ማህበር ውሳኔ የሚያስተላልፈው በድምጽ ብልጫ ይሆናል፡፡

- 7) Own, subject to security and transfer property;
- 8) Enter in to contracts, to sue and/ or be sued.

**14. Power and Duties of the General Meeting**

The Unit owners' general meeting shall have the following Powers and duties:

- 1) Approve the declaration, description and amendments thereto;
- 2) Approve the by-laws and rules, and amendments thereto;
- 3) Elect and remove members of the board of directors;
- 4) Hear and decide on activity and audit reports of the association;
- 5) Decide on amalgamation of the unit owners' as-association with other unit owners associations and on termination of the condominium to be administered in this Proclamation.
- 6) Approve the annual Plan and budget;
- 7) Decide on such other matters as may be presented by the board of directors.

**15. Meeting of Unit Owners**

- 1) The unit owners association shall hold annual general meeting.
- 2) The unit owners association shall hold extraordinary meetings as may be called by the board of directors.
- 3) A general meeting shall be called by the board of directors where owners of 25% of the units request for a general meeting.
- 4) There shall be a quorum in any general meeting where owners who own 50%+1 (fifty per cent plus one) and above of the units are present.
- 5) Unit owners may cast vote personally or by proxy.
- 6) Unless otherwise provided in this Proclamation all matters proposed for the consideration of the unit owners at a meeting of owners shall be decided by majority votes of owners.

- 6) Labsii kana keessatti akkaataa biraatiin hanga hin tumaminitti murtiin walgahii Abbootii Manneeniitiin darbu sagalee caalmaan ta'a.

#### 16. Boordii Dirakterootaa

- 1) Boordii Dirakterootaa qaama Hogganaa Waldaa Abbootii Manneeniiti.
- 2) Boordii Dirakterootaa inni jalqabaa qaama galmeessuun kan dhaabbatu ta'uun isaa akkuma eegamutti ta'ee Abbootii Manneenii keessaa isaaanumaan kan filatamu ta'a.

#### 17. Boordii Dirakteroota Jalqabaa

- 1) Kondominiyeemiin haala Labsii kanaatti erga galmaa'ee booda qaamni galmeessise Boordii Dirkteeroota isaa jalqabaa ramaduu (dhaabu) qaba,
- 2) Abbootiin Manneenii miseensota Boordii abbaa galmeessisuun ramadamanitti miseensota biroo dabaluu ykn jijjiiranii filachuu ni danda'u,
- 3) Akkaataa Keewwata kanaatti yeroo filannoon itti adeemsifamuu fi haala aangoo wal irraa fuudhuu Boordii jalqabaafi Boordii bakka bu'u ilaalchisee dambii Labsii kana hojiirra oolchuuf bahu keessatti ibsama.

#### 18. Aangoofi Hojii Boordii Direkteerootaa

Boordii Dirakterootaa Aangoofi Hojii armaan gadii ni qabaata.

- 1) Akkaataa Labsii kanaatti walgahii miseensota hunda waamuufi qaboo yaaii barreessee qabuu;
- 2) Beeksisaafi ibsa Kondominiyeemii dambii ittiin bulmaataafi dambii keessaa akka fooyya'u qopheessuufi ennaa ragga'es hojii irra oolchuu;
- 3) Sagantaafi baajata waggaa qopheessuu, yoo ragga'es hojiirra oolchuu;
- 4) Galmeewwaniifi herregawwan waldichaa qabuu;
- 5) Murtii walgahii waliigala waldaa Abbootii Manneenii raawwachuufi raawwachiisuu;
- 6) Hojii waldichaa ilaalchisee walgahii waliigalaa waldichaatiif gabaasa dhiyeessuu;

#### ፲፮. የዳይሬክተሮች ቦርድ

- ሀ) የዳይሬክተሮች ቦርድ የቤት ባለቤቶች ማህበር የአመራር አካል ነው።
- ለ) የመጀመሪያው ዳይሬክተሮች በአስመዝጋቢው የሚሰየሙ መሆናቸው እንደተጠበቀ ሆኖ ዳይሬክተሮች ከቤት ባለቤቶች መካከል በባለቤቶች ይመረጣሉ።

#### ፲፯. የመጀመሪያው የዳይሬክተሮች ቦርድ

- ሀ) የኮንዶሚኒየም በዚህ አዋጅ መሠረት ከተመዘገበ በኋላ አስመዝጋቢው የመጀመሪያውን የዳይሬክተሮች ቦርድ መሰየም አለበት።
- ለ) የቤት ባለቤቶች በአስመዝጋቢው በተሰየሙት የቦርድ አባላት ተጨማሪ የሚሆኑ አባላት ወይም ተተኪ የዳይሬክተሮች ቦርድ ሊመርጡ ይችላሉ።
- ሐ) በዚህ አንቀጽ መሠረት ምርጫ ስለሚከናወንበት ጊዜ እና በመጀመሪያ የዳይሬክተሮች ቦርድ እና በተተኪው የዳይሬክተሮች ቦርድ መካከል ስለሚደረገው የሥልጣን ሽግግር ይህንን አዋጅ ለማስፈጸም በሚወጣ ደንብ ይወሰናል።

#### ፲፰. የዳይሬክተሮች ቦርድ ሥልጣንና ተግባር

የዳይሬክተሮች ቦርድ የሚከተሉት ሥልጣንና ተግባር ይኖሩታል።

- ሀ) በዚህ አዋጅ መሠረት የማህበሩን ጠቅላላ ስብሰባ መጥራትና የስብሰባውን ቃለ ጉባኤ በጽሑፍ መያዝ፤
- ለ) የኮንዶሚኒየም ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ማሻሻያ ማዘጋጀትና ሲጸድቅም በሥራ ላይ ማዋል፤
- ሐ) ዓመታዊ የሥራ ዕቅድና በጀት ማዘጋጀት ሲጸድቅም በሥራ ላይ ማዋል፤
- ወ) የማህበሩን መዛግብትና ሂሳብ መያዝ፤
- ከ) የቤት ባለቤቶች ማህበር ጠቅላላ ስብሰባ ውሳኔዎችን ማስፈጸም፤
- ኧ) የማህበሩን የሥራ እንቅስቃሴ በሚመለከት ለጠቅላላ ስብሰባ ሪፖርት ማቅረብ፤

#### 16. Board of Directors

- 1) The board of directions is the managerial organ of unit owners association.
- 2) Provided that declarant may assign the first board of directors, the unit owners shall, from among the unit owners, elect the directors.

#### 17. The First Board of Directors

- 1) The declarant shall designate the first board of directors after registration of condominium under this Proclamation.
- 2) Unit owners may elect additional members to the first board of directors or elect members for a succeeding board of directors.
- 3) The Period of election under this Article, and the transitions of powers between the first board of directors and the succeeding board of directors shall be determined by regulations to be issued under this Proclamation.

#### 18. Powers and Duties of Board of Directors

The board of directors shall have the following powers and duties:

- 1) Call the unit owners' General meeting under this Proclamation and keep minutes;
- 2) Prepare amendments for the declaration, description, by-laws and rules and implement it upon approval;
- 3) Prepare annual Plans and the budget and implement it upon approval;
- 4) Keep the records and accounts of the association;
- 5) Implement the decisions of the general meetings of unit owners;
- 6) Submit reports on the activities of the association to the general meetings;

- 7) Hojiiwwan walgahii waliigalaa waldichaatiin kennaman kan biroo raawwachu.

#### 19. Wa'ee Dambii Ittiin Bulmaataafi Dambii Keessaa

Waldaan abbootii mannenii dambii ittiin bulmaataafi dambii keessaa ni qabaata.

#### 20. Waa'ee Odiitaraa

- 1) Waladaan Abbootii Manneenii odiitara ni qabaata;
- 2) Haaala oditarii itti filatamu, baay'ina, dandeettii barbaachisuu, hojiifi geggeeffamni isaa dambii keessatti ni murtaa'a.

#### 21. Gurgurtaa Galmeessisaan Raawwatamu

- 1) Akkaataa Labsii kanaatti otoo gamoon hin galmaa'ii ykn erga galmaa'ee booda waliigaltee gurgurtaa kondominiyeemii raawwachuun ni danda'ama;
- 2) Kondominiyeemiin otoo hin galmaa'ii duras ta'e booda galmeessisaan nama kondominiyeemii bitu kamiyyuu odeeffannoo kennuufii qaba.
- 3) Galmeessisaan nama bituuf hanga odeeffannoo kennuufitti namni bitu kamiyyuu waliigaltee gurgurtaatiin hin dirqamu.
- 4) Odeeffannoon galmeessisaarraa isaa gahee namni bitu, maqaa abbaa qabeenyummaa otoo hin jijjiiramin waliigaltichi haqamuusaa galmeessisaatti barreeffamaan beeksisuu ni danda'a.
- 5) Dhimmoota odeeffannoo keessatti ibsaman irratti jijjiirraan guddaan yoo jiraate galmeessisaan jijjiirraa kana nama bituuf himuu qaba. Jijjiirraan guddaan jiraachuusaa odeeffannoo ennaa itti himame ykn namni bitu ofuma jijjiirraa guddaan jiraachuusaa hubatee abbaan glmeessisu odeeffannoo fooyya'e jiraachuusaa otoo hin beeksisin yoo hafe, namni bitu barreeffama waliigaltee diiguusaa galmeessisaatti beeksisuu ni danda'a.
- 6) Otoo kondomoniyeemichi hin galmaa'in galmeessisaan waliigaltee gurgurtaa manaa raawwatee ijaarsa gamoo waliigaltee keessatti ibsame ariifachiisaan xumuree gamicha galmeessisuuf dirqama qaba.

- ፯) ሌሎች በጠቅላላ ስብሰባ የሚሰጡትን ተግባራት ማከናወን፡፡

፲፱. ስለመተዳደሪያ ደንብና ውስጠ ደንብ የቤት ባለቤቶች ማህበር መተዳደሪያ ደንብና ውስጠ ደንብ ይኖሩታል፡፡

#### ፳. ስለ ኦዲተር

- ሀ) የቤት ባለቤቶች ማህበር ኦዲተር ይኖረዋል፡፡
- ለ) የኦዲተር አሰያየም ብዛት፣ ተፈላጊ ችሎታ፣ ተግባራትና ስንብት በደንብ ይወሰናል፡፡

#### ፳፩. በአስመዝጋቢው የሚደረግ ሽያጭ

- ለ) በዚህ አዋጅ መሠረት ሕንፃው ከመመዝገቡ በፊት ወይም ከተመዘገበ በኋላ የኮንዶሚኒየም ሽያጭ ውል ለመዋዋል ይቻላል፡፡
- ለ) ኮንዶሚኒየም ከመመዝገቡ በፊትም ሆነ በኋላ ከአስመዝጋቢው ላይ ኮንዶሚኒየም ለሚገዛ ማንኛውም ሰው አስመዝጋቢው መረጃ መስጠት አለበት፡፡
- ለ) አስመዝጋቢው ለገዢው መረጃ አስከሚሰጠው ድረስ ገዢው በቤት ሽያጭ ውል አይገደድም፡፡
- ለ) መረጃ ከአስመዝጋቢው የደረሰው ገዢ የባለሀብትነት ሥም በስሙ ከመዛወሩ በፊት ለአስመዝጋቢው በጽሑፍ የውሉን መሠረዝ መግለጽ ይችላል፡፡
- ለ) በመረጃ በተገለጹ ጉዳዮች ላይ መሠረታዊ ለውጥ ሲኖር አስመዝጋቢው በተሻሻለ መረጃ ለውጡን ለገዢው መግለጽ አለበት፡፡ በተሻሻለ መረጃ መሠረታዊ ለውጥ መኖሩን ሲገለጽለት ወይም ገዢው በፊት ለአስመዝጋቢው በጽሑፍ የውሉን መሠረዝ መግለጽ ይችላል፡፡
- ለ) ኮንዶሚኒየም ከመመዝገቡ በፊት የቤት ሽያጭ ውል የተዋዋለ አስመዝጋቢ በውሉ የተመለከተውን ሕንፃ ግንባታ ላይዘገይ የማጠናቀቅና ሕንፃውን የማስመዝገብ ግዴታ አለበት፡፡

- 7) Perform such other duties as may be assigned by the general meetings.

#### 19. By-laws and Rules

The unit owners association shall have by-laws and rules.

#### 20. Auditor

- 1) Unit owner association shall have an auditor.
- 2) The appointment, number, qualification, duties and dismissal of on auditors shall be determined by regulation.

#### 21. Sale by the Declarant

- 1) The declarant may conclude a contract of sell of a unit before or after registration of the building.
- 2) The declarant shall deliver a disclosure document to every person who purchases a unit from the declarant before or after the registration of the building.
- 3) The contract of sale shall not bind the purchaser until the declarant delivers him disclosure document.
- 4) A purchaser who received a disclosure document may, before transfer of ownership, cancel the contract of sale and notify in writing the cancellation of contract to the declarant.
- 5) The declarant shall deliver the purchaser an amended disclosure document whenever there is a material change in matters declared in the disclosure document. The Purchaser who received an amended disclosure or who discovered a material change may notify in writing the declarant the cancellation of the contract.
- 6) A declarant who entered into a contract of sale of a unit before the registration of the building shall complete construction and register the building with out delay.

**22. Manneen Kireessuu**

- 1) Abbaan manaa kamiyyuu mana yoo kireessu ykn kiraa yoo haaromsu barreeffamaan Waldaa Abbootii Manneenii beeksisuu, akkasumas sanadii waliigaltee kiraa ykn haaromsasaa walqabsiisee kennuu qaba.
- 2) Abbaan manaa kamiyyuu sababa kamiiniyyuu waliigaltteen kiraa yoo citee waliigalitchi cituusaa ragaa miltoo gochuun Waldaa Abbootii Manneenii beeksisuu qaba.
- 3) Abbaan manaa kamiyyuu ennaa waliigaltee kiraa raawwatu abbaa kireeffateef kooppii beeksisaa fi ibsa kondominiyeemii, dambii ittiin bulmaataafi dambii keessaa kennuu qaba.

**23. Dursanii Manatti Galuu**

Beeksisniifi ibsi kondominiyeemii otoo hin galmaa'iniifi maqaan abbaa qabeenyummaa nama biteef otoo hin dabriin namni bite mana bitetti galuu isaa, yeroo kanas namni bite kaffaltii inni raawwachuu qabuufi dirqama galmeessisaa ilaalchisee waliigaltee bittaa fi gurgurtaa manichaa keessatti waliigaluun ni danda'ama.

**KUTAA SHAN**

**Baasii Waliiniifi Bu'aa**

**24. Buusii Abbootii Qabeenyaan Taasifamu**

- 1) Kan Labsii kanaan tumame akkuma eegametti ta'ee, abbootiin qabeenya baasiwwan waliinii raawwachuuf, baasii faayidaa hin qoodamne tajaajila waliinii irraa qabaniin walgitu ni kaffalu.
- 2) Abbaan manichaa tajaajila waliiniitti kan hin fayyadamne ta'usaa yoo murteesse, ykn waldicharra gaaffii faayidaa qaba kan jedhu yoo ta'e, ykn dambii ittiin bulmaataa ykn dambii keessaatiin waldicha keessatti mirgi inni tajaajila waliinii irratti qabu gartokkeen ykn guutummaatti kan daangeffame yoo ta'ellessi jechi Keewwata kana xiqqaa 1 jalatti tumame hojiirra ni oola.

**፳፪. ቤቶችን ስለማከራየት**

- ፩) ማንኛውም የቤት ባለቤት ሲያከራይ ወይም የቤት ኪራይ ውል ሲያድስ ለቤት ባለቤቶች ማህበር በጽሑፍ መግለጽ እና የኪራይ ውሉን ሰነድ ወይም የኪራይ ውሉን ማደሻ ሰነድ አባሪ አድርጎ መስጠት አለበት፡፡
- ፪) ማንኛውም የቤት ባለቤት የቤት ኪራይ ውል በማናቸውም ምክንያት ሲቋረጥ የውሉን መቋረጥ የሚያስረዳ ማስረጃ አባሪ በማድረግ የውሉን መቋረጥ ለቤት ባለቤቶች ማህበር መግለጽ አለበት፡፡
- ፫) ማንኛውም የቤት ባለቤት የቤት ኪራይ ውል ሲዋዋል ለተከራዩ የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ ቅጂ መስጠት አለበት፡፡

**፳፫. አስቀድሞ ወደ ቤት ስለመግባት**

የኮንዶሚኒየም ማሳወቂያና መግለጫ ከመመዝገብና የቤት ባለቤትነት ስም ለገዥው ከመዛወሩ በፊት ገዥው ወደ ገዛው ቤት ስለመግባቱ በዚህም ጊዜ ገዥው ስለሚከፍለው ክፍያና ስለ አስመዝጋቢው ግዴታ በቤት ሽያጭ ውል ላይ ስምምነት ሊደረግ ይችላል፡፡

**ክፍል አምስት**

**ስለጋራ ወጪዎችና ትርፍ**

**፳፬. በባለቤቶች የሚደረግ መዋጮ**

- ፩) የዚህ አዋጅ ሌሎች ድንጋጌዎች እንደተጠበቁ ሆነው የቤት ባለቤቶች የጋራ ወጪዎችን ለመሸፈን በጋራ መጠቀሚያዎች ላይ ካላቸው የማይከፋፈል ጥቅም ጋራ የሚመጣጠን መዋጮ ይከፍላሉ፡፡
- ፪) የቤት ባለቤቱ በጋራ መጠቀሚያዎች ላለመጠቀም የወሰነ ቢሆንም ወይም በማጎበሩ ላይ የይገባኛል ጥያቄ ያለው ቢሆንም ወይም በቤት ባለቤቶች ማጎበር በመተዳደሪያ ደንብ ወይም ውስጠ ደንብ በጋራ መጠቀሚያዎች የመጠቀም መብቱ በከፊል ወይም በሙሉ የተገደበ ቢሆንም የዚህ አንቀጽ ጉዕስ አንቀጽ ፩ ተፈጻሚ ይሆናል፡፡

**22. Lease of a Unit**

- 1) The owner of a unit who leases or renews lease of a unit shall notify to the unit owners association the contract thereto, and shall provide a copy of the contract of lease or renewal.
- 2) The owner of a unit shall notify the unit owners association the termination of the contract of lease and provided the relevant document that evidences the termination.
- 3) The owner of a unit who leases a unit shall provide the lessee with a copy of the declaration and description, by-laws and rules of the condominium.

**23. Interim Occupancy**

The Contract of sale of a unit may provide the occupancy of a unit by the purchaser before registration of the building and transfer of ownership and may determine the occupancy fee to be paid by the purchaser and the duties of the declarant during interim occupancy.

**PART FIVE**

**Common Expenses and Surplus**

**24. Contribution by Owners**

- 1) Without Prejudice to other provisions of this proclamation unit owners shall contribute to cover common expenses in proportion to their undivided interest in the common elements.
- 2) Sub Article 1 of this Article shall be applicable even if, the owner has waived the right to use the common elements or he has a claim against unit owners association or the declaration, by-laws and rules restrict him from using the common elements.

**25. Mirga Wabii**

- 1) Abbaan manaa buusi waliinii ennaa kaffaluu dide waldichi mana abbaa qabeenyichaafi faayidaa inni qabeenya waliinii keessaa qabu irratti hanga buusii hin kaffaliinii ilaalchiisee mirga wabummaa ni qabaata. Kaffaltiin kuni baankiitti yeroo murtaa'e keessatti kaffalamuu dhabuusaatiin kan ka'e dhala dhabameefi baasii bahan ni dabalata.
- 2) Abbaan manaa buusiisaa kaffaluun guyyaa irraa eegamuu kaasee baatiiwwan sadii keessatti akkaataa Labsii kanaatti mirga qabeenyicha irraa qabu kan isa mirkaneessu waldichi waraqaa ragaa argachuu qaba.
- 3) Haala Keewwata kana Keewwata xiqqaa(2) jalatti yoo kan hin galmoofne ta'e mirgi qabachuu waldichaa ji'oonni sadan erga darbanii booda raawwatiinsa hin qabu.
- 4) Mirga wabii waldichi qabu mirkaneessuuf waraqaan ragaa kennamu hanga buusii abbaan manichaa hin kaffaliniifi buusicha kaffalchiisuuf baasii waldichi baase addaan baasee mul'isuu qaba.
- 5) Waldichi mirga wabummaa kana otoo hin galmeessin dura abbaa manaa dhimmi ilaaluuf of eeggannoo guyyaa 15 kennuu qaba.
- 6) Abbaan manichaa haala Keewwata kanaatiin kafaltii irraa barbaadamu yoo raawwate waldichi kana mirkaneessee akka galmaa'u gochuudhaan abbaa qabeenyichaaf ragaa kennaaf.
- 7) Mirgi wabii Keewwata kana jalatti caqafame gibiraafi qaraxa Mootummaa malee mirga wabummaa galmaa'anis ta'e kan hin galmoofne dura mirga dursaa ni qabaata.

**26. Bu'aa Waliinii**

- 1) Bu'aan waldichi argatu kamiyyuu baasii waliinii kaffaluuf oola ykn herrega adda ta'e keessatti kuufama.
- 2) Waldaan hanga hin diigamnetti bu'aan kun abbootii manneeniitiif hin hiranu.

**፳፭. የመያዣ መብት**

- ሐ) የቤት ባለቤት የጋራ መዋጮውን በማይከፍልበት ጊዜ ማህበሩ በባለቤቱ ቤትና በጋራ ጥቅሞች ድርሻው ላይ ባልተከፈለው መዋጮ መጠን የመያዣ መብት ይኖረዋል። ይህ የገንዘብ መጠን ክፍያው በተወሰነለት ጊዜ ባለመከፈል ምክንያት የሚኖረውን ወለድ እና ወጪዎችን ይጨምራል።
- ከ) የቤት ባለቤት መዋጮውን መክፈል ከነበረበት ጊዜ አንስቶ ባለው የሦስት ወር ጊዜ ውስጥ ማህበሩ በዚህ አዋጅ መሠረት በንብረቱ ላይ አለ የሚለውን የመያዣ መብቱን የሚያረጋግጥለት ምስክር ወረቀት ማግኘት አለበት።
- ለ) በዚህ አንቀጽ ንዑስ አንቀጽ ፪ መሠረት ያልተመዘገበ እንደሆነ የማህበሩ የመያዣ መብት የሦስት ወር ጊዜው ካለቀ በኋላ ተፈጻሚ አይሆንም።
- ሐ) የማህበሩን የመያዣ መብት ለማረጋገጥ የሚለጠው የምስክር ወረቀት የቤት ባለቤቱ ያልከፈለውን የመዋጮ መጠን እና መዋጮውን ለማስከፈል ሲባል ማህበሩ ያወጣቸውን ልዩ ልዩ ወጪዎች ለይቶ ማመልከት ይኖርበታል።
- ከ) ማህበሩ የመያዣውን መብት ከማስመዝገቡ በፊት ለሚመለከታቸው የቤት ባለቤቶች የ፲፭ ቀናት የቅድሚያ ማስጠንቀቂያ መስጠት አለበት።
- ከ) የቤት ባለቤቱ በዚህ አንቀጽ የሚፈልግበትን ክፍያ ከፍለጎ ሲያጠናቅቅ ማህበሩ ይህንን የሚያረጋግጥ ማስረጃ እንዲመዘገብ በማድረግ ለቤት ባለቤቱ ሊሰጠው ይገባል።
- ከ) በዚህ አንቀጽ የተመለከተው የማህበሩ የመያዣ መብት ከመንግስት ግብርና ቀረጥ በስተቀር ከሌሎች ከተመዘገቡ ሆነ ያልተመዘገቡ መያዣዎች ቅድሚያ ይኖረዋል።

**፳፮. የጋራ ትርፍ**

- ሐ) ማህበሩ የሚያገኘው ማንኛውም ትርፍ የጋራ ወጪዎችን ለመሸፈን ይውላል ወይም በልዩ ተቀማጭ ሂሳብ ውስጥ ይቀመጣል።
- ከ) ማህበሩ ካፈረሰ በስተቀር ይህ ትርፍ በቤት ባለቤቶች መካከል አይከፋፈልም።

**25. The Right to Lien**

- 1) The unit owners' association shall have lien right in proportion to the unpaid common expense against the owner's unit and appurtenant common interest. The amount needed from the unit owner shall include interest on and expenses due to the delay of the payment of common expenses.
- 2) The unit owners association must in accordance with this proclamation obtain a certificate evidencing its right of lien within three months period, beginning from the default.
- 3) A lien right not registered within the period fixed under Sub Article 2 of this Article shall have no effect after the lapse of the three months period.
- 4) The certificate evidencing the right to lien shall specify the defaulted amount and the expenses from the unit owner.
- 5) The unit owners association shall give 15 days notice to the concerned owners before the registration of the lien.
- 6) The unit owners association shall cause the registration of payment and give a testimonial to the owner who paid the defaulted contribution under this Article.
- 7) The right to lien of the unit owners association under this Article shall have priority over registered or non registered rights except tax and duties of the government.

**26. Common Surplus**

- 1) The common surplus obtained by the unit owners association shall be used to cover common expenses or shall be deposited in the reserve fund.
- 2) Common profit shall not be divided among unit owners except upon the dissolution of the association.

**27. Suphaafi Haaromsa**

- 1) Sababa balaatiin manneen hubaman suphuu
  - (a) Walddichi manneenfi tajaajila waliinii akkasumas qabeenya waldichaa sababa balaatiin hubaman suphisiisuu qaba;
  - (b) Sababa balaatiin suphaan raawwatamu qaama balaan irra gahe suphuufi haaraadhaan baka busuu ni dabalata. Haa ta'u malee, hojii dabalataa manneen irratti godhame hin dabalatu;
  - (c) Raawwii Labsii kanaaf hojiin dabalataa mana tokkorratti godhame kan murtaa'u sadarkaa manneenii beeksisa gamoo keessa taa'een wal-bira qabamee madaaludhaan ta'a;
  - (d) Keewwanni kun Keewwwata xiqqaa 1(b) jiraatus gamichi otoo hin galmaa'in dura hojiiwwan dabalataa manneen irratti raawwataman yoo jiraatan waldichi suphisiisuu dirqama qaba.
- 2) Waa'ee Haaromsuu
  - (a) Walddichi tajaajila waliinii haaromsuuf dirqama qaba. Yoom akka haaromsuu qabu dambii keessatti ibsama;
  - (b) Mana tokko tokkoon isaa haaromsuun dirqama abbaa manichaati;
  - (c) Tajaajila waliinii manneen murtaa'anif oolan haaromsuun abbootii manneeni tajaajilli kun kophaatti ramadameef ta'a;
  - (d) Dirqamni haaromsuu akkaataa uumama qabeenyichaatti itti fayyadamuurraa kan ka'e dulluma ykn tajaajila dadhabaa deemusaas ni ilaala.
- 3) Haaromsuu Abbootii
 

Qabeenyaatiin Raawwatamu

  - (a) Haaromsuu Tajaajila waliin ykn manaa dirqama abba manaa yoo ta'eefi abbaan manaa kunis yeroo gahaa keessatti dirqama kana yoo hin raawwanne waldichi baasii isaatiin raawwachuu ni danda'a;

**፳፯. ስለጥገናና ዕድላት**

- ፩) በአደጋ ምክንያት ጉዳት የደረሰባቸውን ቤቶች ስለመጠገን፡-
  - (ሀ) በአደጋ ምክንያት ጉዳት የደረሰባቸውን ቤቶች የጋራ መጠቀሚያዎችንና የማህበሩ ንብረቶች ማህበሩ ማስጠገን አለበት፡፡
  - (ለ) በአደጋ ምክንያት የሚደረግ ጥገና ጉዳት የደረሰበትን አካል መጠገንና በአዲስ መተካትን ይጨምራል፡፡ ሆኖም በቤቶች ላይ የተደረገ ተጨማሪ ሥራ ላይ የሚደርስ ጉዳትን መጠገንን አይጨምርም፡፡
  - (ሐ) ለዚህ አዋጅ አፈጻጸም በአንድ ቤት ላይ የተደረገ ተጨማሪ ሥራ ዓይነትና መጠን የሚወሰነው በሕንፃ ማሳወቂያ በተቀመጠው የቤቶች ደረጃ ጋር በማወዳደር ይሆናል፡፡
  - (መ) የዚህ አንቀጽ ንዑስ አንቀጽ ፩/ለ/ ቢኖርም ሕንፃው ከመመዝገቡ በፊት በቤቶች ላይ የተደረገ ተጨማሪ ሥራዎች ቢኖሩ ማህበሩ የማስጠገን ኃላፊነት ይኖርበታል፡፡
- ፪) ስለ ዕድላት
  - (ሀ) ማህበሩ የጋራ መጠቀሚያዎችን የማደስ ኃላፊነት አለበት፤
  - (ለ) እያንዳንዱን ቤት የማደስ ኃላፊነት የቤቱ ባለቤት ነው፤
  - (ሐ) ለተወሰኑ ቤቶች የተመደቡ የጋራ መጠቀሚያዎችን ማደስ የጋራ መጠቀሚያዎቹ የተመደቡላቸው ቤቶች ባለቤቶች ኃላፊነት ነው፤
  - (መ) የማደስ ኃላፊነት በመደበኛ የንብረት አጠቃቀም የሚመጠን ማርጀት ወይም አገልግሎት መቀነስ ማስተካከልን ይመለከታል፡፡
- ፫) በቤት ባለቤቶች የሚደረግ ዕድላት
  - (ሀ) የጋራ መጠቀሚያን ወይም ቤትን የማደስ ኃላፊነት የቤት ባለቤት ከሆነና የቤት ባለቤቱ በቂ በሆነ የጊዜ ገደብ ውስጥ ይህንን ኃላፊነቱን ባይወጣ ማህበሩ ዕድላቱን በራሱ ሊያከናውን ይችላል፤

**27. Repair and Maintenance**

- 1) Repair of damage caused by accident:
  - (a) The unit owners association shall repair units, common elements and the assets of the association damaged by accident.
  - (b) Repair of damage caused by accident shall include repairing and replacing the damaged part. But it does not include repairing the damage caused to improvements made to a unit.
  - (c) For the purpose of this proclamation improvements to a unit shall be determined in accordance with the standard set in the declaration to which a particular unit belongs.
  - (d) Notwithstanding Sub-Article 1 (b) of this Article, the unit owners association shall have a responsibility to repair improvements made to a unit before the registration of the building.
- 2) Maintenance
  - (a) The unit owners association shall have a responsibility to maintain common elements. It notifies the day of maintenance based on the Regulation.
  - (b) Each unit owners shall have a responsibility to maintain a unit.
  - (c) Each unit owners shall have a responsibility to maintain the limited common element reserved for their exclusive use.
  - (d) The responsibility of maintenance shall mean wear and tear caused by normal use or old age.
- 3) Maintenance for the Unit of Owners
  - (a) The Unit Owners Association may maintain a common element or a unit, which a unit owner is responsible but failed to maintain within a reasonable period of time.

(b) Haala Keewwata Xiqqaa kanaatti waldichi yoo haaromsise baasiinsaa baasii waliiniitti dabalamee gahee abbaa manichaa ta'ee tilmaamama.

## 28. Kuusaa Maallaqaa Adda Ta'e

- 1) Waldichi kuusaa maallaqaa addaa ta'e mataasaa danda'e suphuufi haaromsuuf kan oolu kuusudhaan yeroo barbaachisu baasuu qaba.
- 2) Maallaqaa kuusaa (fundii) kana waldichi abbootii qabeenyaarraa buusii ni sassaaba.
- 3) Maallaqa kuusuu (fundiin) Keewwata kana keessatti ibsame kuni qabeenya waldichaa waan ta'eef Labsii kanaan yoo ta'e malee abbootii qabeenyaaf hin hiramuu.

## KUTAA JAHA

### Waa'ee Waldoota Walitti Makuu

## 29. Waa'ee Galmaa'uu

- 1) Tumaleen Labsii kanaa akkuma eegametti ta'ee waldaawwan Abbootii manneen lama ykn lamaa ol ta'an beeksisaafi ibsa kondominiyeemii dambii ittiin bulmaataafi dambii keessaa ittiin walitti makaman qaama galmeessuuf dhiyeessuudhaan walitti makamuu ni danda'u.
- 2) Otoo hin galmaa'in dura abbootiin manneenii waldaa tokko tokkoon walitti makamu kana %80n ragaasisuufi warra waldaawwan bakka bu'uuf aangoo qabanuun mallattaa'uunsaa mirkanaa'uu qaba.
- 3) Waldaa walitti makamuuf kan tajaajilu beeksisiifi ibsi kondominiyeemii, dambii ittiin bulmaataafi dambii keessaa walgahii waliigalaa walitti makama waldootiif waamamuurratti dhiyaatee ragga'uu qaba.
- 4) Gabaasni odiitaraa waldaawwan walitti makaman waggaa dhumaa walgahii Keewwata Xinnaa (3)tti tuqamerratti miseensotaaf ibsamuu qaba.

## 30. Bu'aa Galmaa'uun Qabu

- 1) Waldaawwan walitti makaman qaama seerummaa isaan dhaabanitti waldaa Abbootii Manneenii tokko uumu.

(ለ) በዚህ ንዑስ አንቀጽ መሠረት ማህበሩ ዕድላት ሲያከናውን ወጪው ኃላፊነቱን ያልተወጣው የቤት ባለቤት የጋራ ወጪ ተጨማሪ ድርሻው ሆኖ ይታሰባል፡፡

## ፳፰. ስለ ልዩ ተቀማጭ ገንዘብ

- ሐ) ማህበሩ ለጥገናና እድላት ራሱን የቻለ የተለየ ገንዘብ ማስቀመጥ እና ሲያስፈልግ ወጪ ማድረግ አለበት፡፡
- ከ) ለዚህ ተቀማጭ ገንዘብ ማህበሩ ከቤት ባለቤቶች መዋጮ ይሰበስባል፡፡
- ዘ) በዚህ አንቀጽ የተመለከተው ተቀማጭ ገንዘብ የማህበሩ ሀብት በመሆኑ በዚህ አዋጅ መሠረት ካልሆነ በቀር ለቤት ባለቤቶች አይከፋፈልም፡፡

## ክፍል ስድስት

### ስለ ማህበራት ውህደት

## ፳፱. ስለ ምዝገባ

- ሐ) የዚህ አዋጅ ድንጋጌዎች እንደተጠበቁ ሆነው ሁለት ወይም ከሁለት በላይ የሆኑ የቤት ባለቤቶች ማህበራት የተዋሃደ የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብ ለመዝጋቢው አካል በማስመዝገብ ሊዋሃዱ ይችላሉ፡፡
- ከ) ውህደቱ ከመመዝገቡ በፊት በእያንዳንዱ ማህበር የቤት ባለቤቶች ትጥር ስንት ድምፅ መጽደብና ማህበራቱን ለመወከል ሥልጣን ባላቸው ሰዎች መፈረሙ መረጋገጥ አለበት፡፡
- ዘ) ስለ ውህደቱ በሚጠራው ጠቅላላ ስብሰባ ለሚዋሃደው ማህበር የሚያገለግሉት የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ በውህደቱ ላይ ውሳኔ ለመስጠት ለሚጠራው ጠቅላላ ስብሰባ ቀርበው መጽደቅ አለባቸው፡፡
- በ) የሚዋሃዱት ማህበራት የመጨረሻ ዓመት የኦዲት ሪፖርት በንዑስ አንቀጽ ፫ ላይ በተጠቀሰው ስብሰባ ላይ ለአባላት መግለጽ አለበት፡፡

## ፴. ምዝገባው የሚያስከትለው ውጤት

- ሐ) ውህደቱን የመሰረቱት ማህበራት በሙሉ ተዋህደው የተዋሃደ አንድ የቤት ባለቤቶች ማህበር ይመሰረታል፡፡

(b) The cost of the maintenance done under this Sub-Article by the unit owners association shall be added to the contributions of the defaulting unit owner to the common expenses.

## 28. Reserved Fund

- 1) The unit owners' association shall establish a reserve fund for repair and maintenance and may use it where necessary.
- 2) The unit owners' association shall collect contribution from owners for the reserve fund.
- 3) The Reserve Fund under this Article shall be the property of the unit owners association. And it shall not be divided among members except in accordance to this proclamation.

## PART SIX

### Amalgamation of Associations

## 29. Registration

- 1) Without prejudice to the provisions of this proclamation two or more unit owners associations may amalgamate by registering with the registrar the declaration, description, by-laws and rules for the amalgamated association.
- 2) The registrar must ensure the decision for amalgamation is ratified by 80% of unit owners of each association and is signed by duly authorized representatives of each association.
- 3) The amalgamated declaration, description, by-laws and rules shall be presented and approved by the general meeting held to decide on amalgamation.
- 4) The last year audit report of the amalgamating unit owners associations shall also be notified to members of each association at a meeting mentioned under Sub-Article 3.

## 30. Effect of Registration

- 1) The associations are amalgamated and one amalgamated association shall be established.

- 2) Tajaajilli waliiniifi manneen walitti makamuun dura jiran kan waldaa walitti makamuu ta'anii itti fufu.
- 3) Walitti makamuu dura kan jiran ibsiifi beeksisin kondominiyeemii, dambiin ittiin bulmaataafi dambii keessaa waldaa kamiyyuu hojjiirra ooluunsanii ni hafa.
- 4) Keewwanni 31 Labsii kanaa akkuma eegametti ta'ee Boordiiin dirikterootaa waldaawwan walitti makamanii turan bakka tokkotti dhufani Boordii Dirikteroota waldaa uumamee kan jalqabaa ta'u.
- 5) Akkaataa Keewwata 31tin filannoon hanga adeemsifamutti kan tajaajilan odiitarri tokko ykn tokko ol miseensotaan ni ramadamu.
- 6) Mirgiifi dirqamni waldaalee walitti makamanii kophaa kophaatti jiru turan waldaa walitti makamuu-dhaan uumameef ni dabru.

### 31. Dirikterootaafi Odiitaroota Filachuu

Ibsiifi beeksisni kodiminiyeemii, dambiin ittiin bulmaataafi dambii keessaa waldaa walitti makamuun uumamee gaafa galmaa'e kaasee guyyaa 90 keessatti abbootiin manneenii waldicha uumaman walgahii waliigalaa taasisanii miseensota Boordii Dirikterootaafi oditaroota filachuu qabu.

### KUTAA TORBA

### Kondominiyeemiin Akkaataa Labsii Kanaatin Buluunsaa Haala Itti Hafu

### 32. Fedhii Abbootii Manneenii

Abbootiin Manneenii yoo xiqqaate harka 80 ta'uun kondominiyeemichi haala Labsii kanaatti buluunsaa yaa hafu jedhanii yoo sagalee kennan waldichi waan kana barreeffamaan qaama galmeessuuf dhiyeessuu qaba.

### 33. Badii Guddaa

- 1) Kondimiyyeemicha irratti badii guddaan gahe jedhee Boordichi ennaa murteessu dhimmicha walgahii waliigalaa abbootii manneetiif dhiyeessudhaan hanga badii gaheefi badii kana booda kondominiyeemichi akkaataa Labsii kanaatti bulu akka itti fufu ykn hin fufne murteessisuu qaba.

- ፪) ከውህደት በፊት የነበሩት ቤቶች እና የጋራ መጠቀሚያዎች የተዋህደው ማህበር በቶችና የጋራ መጠቀሚያዎች ሆነው ይቀጥላሉ፡፡
- ፫) ከውህደቱ በፊት የነበሩት የእያንዳንዱ ማህበር የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ ተፈጻሚነታቸው ይቀራል፡፡
- ፬) የዚህ አዋጅ አንቀጽ ፴፩ እንደተጠበቀ ሆኖ ከውህደቱ በፊት የነበሩት የእያንዳንዱ ማህበር ዳይሬክተሮች በአንድ ላይ የተዋህደው ማህበር የመጀመሪያ ዳይሬክተሮች ይሆናሉ፡፡
- ፭) በዚህ አዋጅ አንቀጽ ፴፩ መሠረት ምርጫ አስከሚከናወን የሚያገለግሉ አንድ ወይም ከአንድ በላይ አዲተሮች በአባላት ይሰየማሉ፡፡
- ፮) ውህደቱን የመሰረተው የእያንዳንዱ ማህበር መብትና ግዴታዎች ለተዋሃደው ማህበር ይተላለፋሉ፡፡

፴፩. ዳይሬክተሮችንና አዲተሮችን ስለመምረጥ የተዋህደው ማህበር የኮንዶሚኒየም ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ በተመዘገበ በ፺ ቀናት ውስጥ የተዋህደው ማህበር የቤት ባለቤቶች በጠቅላላ ስብሰባ ለተዋህደው ማህበር የዳይሬክተሮች ቦርድ አባላትና አዲተሮች መምረጥ አለባቸው፡፡

### ክፍል ሰባት

### ኮንዶሚኒየም በዚህ አዋጅ መሠረት መተዳደሩ ስለሚያበቃበት ሁኔታ

### ፴፪. የቤት ባለቤቶች ፈቃድ

ድምፅ በሚሰጥበት ጊዜ ቢያንስ ፹ ፐርሰንት የሆኑት ቤቶች ባለቤቶች የጋራ ሕንጻው በዚህ አዋጅ መሠረት መተዳደሩ እንዲያበቃ በማለት ድምፅ ከሰጡ ማህበሩ ይህንኑ የሚገልጽ የጽሑፍ ማስታወቂያ ለመዘጋገሙ አካል ማቅረብ አለበት፡፡

### ፴፫. ከፍተኛ ውድመት

፩) ቦርዱ በኮንዶሚኒየም ላይ ከፍተኛ ውድመት ደርሷል ብሎ በሚወስንበት ጊዜ ጉዳዩን ለቤት ባለቤቶች ጠቅላላ ስብሰባ በማቅረብ ስለውድመቱ መጠን እና ከውድመቱ በኋላ ኮንዶሚኒየም በዚህ ሕግ መገዛቱን ያቆም እንደሆነ ማስወሰን አለበት፡፡

- 2) The units and common elements before the amalgamation shall be units and common elements of the amalgamated association.
- 3) The declaration, description, by-laws and rules of each amalgamated association shall cease to apply.
- 4) Without prejudice to Article 31 of this proclamation, directors of each amalgamated association shall together constitute the first directors of the amalgamated association.
- 5) The members of the amalgamated association shall designate one or more auditors serving until election is held under Article 31 of this proclamation.
- 6) The rights and duties of each amalgamated associations shall be transferred to the amalgamated association.

### 31. Election of Directors and Auditors

The general meeting of the amalgamated association shall, with in 90 days of registration of the declaration, description, by-laws and rules of the amalgamated association elect members of the board of directors and designate auditors.

### PART SEVEN

### Termination of Condominium to be Governed Under This Proclamation

### 32. Consent of Unit Owners

The association shall notify in writing to the registrar if 80% of the owners vote for termination of the condominium to be governed under this proclamation.

### 33. Substantial Damage

- 1) Whenever the board of directors decides there is substantial damage to the building it must submit the matter to the general meeting and the later shall decide on the extent of the damage and whether to terminate the condominium to be governed by this proclamation.

- 2) Akkaataa walgahii Keewwata Xiqqaa (1) kanaatin taasifaman irratti abbootiin manneenii harka 80 ol ta'an kondominiyeemichi Labsii kana jalatti akka hin bulle yoo murteessan Boordichi murtii kana barreeffamaan qaama galmeessutti dhiyeessuu qaba.
- 3) Abbootiin manneenii sagalee Keewwata kanaaatin kondominiyeemichi Labsii kanaan akka hin bulle yoo hin murteessin Boordichi yeroo gahaa ta'e keessatti badii kana deebisee hojjisiisuu qaba.

#### 34. Waa'ee Gurgurtaa

- 1) Kondominiyeemichi ykn tajaajilli waliinii ennaa gurguramu seerri kuni kondominiyeemicha ykn tajaajila waliinii gurguramerratti raawwachuunsaa ni hafa.
- 2) Waldichi akkaataa Keewwata kana Keewwata Xiqqaa (1) jalatti ibsameen gurgurtaa raawwachuuf:
  - (a) Gaafa sagaleen kenname abbootiin manneenii harka 80 ol ta'an gurgurticha deeggara-nuufi,
  - (b) Gurgurtichi tajaajilli manneen murtaa'anii addaan bahan, akkasumaas manneen tajaajila waliinii kennamaniif fedhii isaanii barreeffamaan kennuu qabu.

#### 35. Fedhii Uummataaf Jecha Qabeenya Dhaaluu

Bu'aa uummataaf jecha haala seera qabeessa ta'een kondominiyeemiin ykn tajaajilli waliinii dhaalame seera kana jalatti buluunsaa ni hafa.

#### 36. Bu'aa Gurgurtaafi Qabeenya Dhaaluu Irra Argamu

- 1) Akkaataa Labsii kanaa Keewwata 34 yookiin 35tti kondominiyeemichi ykn tajaajilli waliinii gurguramuun ykn dhaalamuun kan ka'e bu'aan argamu dhibbeentaa mirga abbootiin manneenii waliinii irraa qabaniin qoodamaaf.
- 2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame jiraatus kan gurgurame yookiin dhaalame tajaajila waliinii manneen murtaa'eef qofa adda bahee kenname yoo ta'e bu'aan kun kan qoodamu manneen kana keessaa kan mirga qabaniif qofa ta'a.

- ፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሠረት በሚደረገው የባለቤቶች ስብሰባ ከ፹ ፐርሰንት በላይ የሆኑት ቤቶች ባለቤቶች ከንደሚረዳም በዚህ ሕግ መገዛቱ እንዲያበቃ ከወሰኑ ቦርዱ ይህንኑ የሚገልጽ የጽሑፍ ማስታወቂያ ለመዘጋጠሙ አካል ማቅረብ አለበት፡፡
- ፫) የቤቶች ባለቤቶች በዚህ አንቀጽ በተገለጸው ድምጽ መጠን ከንደሚረዳም በዚህ ሕግ መገዛቱን እንዲያቆም በማለት ካልወሰኑ ቦርዱ በቂ በሆነ ጊዜ ውስጥ ውድመቱ እንዲጠገን ማድረግ አለበት፡፡

#### ፴፬. ስለ ሽያጭ

- ፩) የኮንዶሚኒየም ወይም የተወሰነው የጋራ መጠቀሚያ በሚሸጥበት ጊዜ ይህ ሕግ በተሸጠው ኮንዶሚኒየም ወይም የጋራ መጠቀሚያ ላይ ተፈጻሚ መሆኑ ያበቃል፡፡
- ፪) ማህበሩ በዚህ አንቀጽ ንዑስ አንቀጽ ፩ በተደነገገው መሠረት ሽያጭ ለማከናወን:
  - (ሀ) ድምጽ በተሰጠበት ዕለት ፹ ፐርሰንት የሚሆኑትን የቤት ባለቤቶች የአዎንታ ድምጽ እና
  - (ለ) ሽያጩ ለተወሰኑ ቤቶች አገልግሎት ተለይተው በተጨማሪ የጋራ መጠቀሚያው ተለይቶ የተሰጣቸው የእያንዳንዳቸውን ቤቶች ባለቤቶች ፈቃደኝነት በጽሑፍ ማግኘት አለበት፡፡

፴፭. ለሕዝብ ጥቅም ንብረት ስለመውሰድ በሕግ መሠረት ለሕዝብ ጥቅም ሲባል የተወሰደ የኮንዶሚኒየም ወይም የጋራ መጠቀሚያ በዚህ ሕግ መገዛቱ ያበቃል፡፡

#### ፴፮. ከሽያጭና ከንብረት መወሰድ ስለሚገኝ ጥቅም

- ፩) በዚህ አዋጅ አንቀጽ ፴፬ ወይም አንቀጽ ፴፭ መሠረት የኮንዶሚኒየም ወይም የተወሰነው የጋራ መጠቀሚያ በመሸጡ ወይም በመወሰዱ የሚገኝ ውጥቅም በጋራ መጠቀሚያዎች ላይ ባላቸው የመቶኛ ጥቅም ጋር ተመጣጣኝ በሆነ መጠን ለቤት ባለቤቶች ይከፋፈላል፡፡
- ፪) የዚህ አንቀጽ ንዑስ አንቀጽ ፩ ቢኖርም የተሸጠው ወይም የተወሰደው ለተወሰኑ ቤቶች መጠቀሚያነት ብቻ ተለይቶ የተተው የጋራ መጠቀሚያ በሆነ ጊዜ ጥቅሙ የሚከፋፈለው የጋራ መጠቀሚያው ተለይቶ በተሰጣቸው ቤቶች መካከል ብቻ ይሆናል፡፡

- 2) The board shall notify the registrar if 80% of the owners vote for termination of the condominium to be governed by this proclamation in the general meeting held under Sub-Article 1 of this Article.
- 3) The board must repair the damage if the unit owners do not vote in favor of the termination of the condominium to be governed by this proclamation by a majority determined by this Article.

#### 34. Sale

- 1) If the condominium or part of the common element is sold, this proclamation shall cease to govern the respective condominium common element thereof.
- 2) To make a sale under Article 34 (1), the association shall obtain:
  - (a) 80% vote of unit owners in favor of sale, and,
  - (b) Consent expressed in writing of each unit owners to whom the limited common elements are designated where the sale includes limited common elements.

#### 35. Expropriation for public Interest

A condominium or a common element expropriated for public interest shall cease to be governed by this proclamation.

#### 36. Proceeds and Compensation

- 1) The unit owners shall share the proceeds of sale or compensation received for condominium or common elements sold or expropriated under Article 34 and 35 of this proclamation, in the same proportion to their interest in the common element.
- 2) Notwithstanding Sub-Article 1 of this Article the proceeds of sale of limited common elements shall be divided among owners, to whom it is designated.

**37. Waa'ee Galmaa'uu**

- 1) Qaamni galmeessu beeksisa akkaataa Labsii kanaa Keewwata 32 yookiin 33tin dhiyaateef qoratee galmeessuun waraqaa ragaa ni kennaaf.
- 2) Guyyaa waraqaan ragaa kenname kaasee kondomiyeemicharratti Labsiin kunii fi Labsicha hojiirra oolchuuf seeroonni bahan kan biroo kondominyeemicharratti raaw-wachuunsanii ni hafa.

**38. Waa'ee Qoodiinsa Horii Qabeenyaa**

Kondominyeemichi akkaataa Labsii kanaatti buluunsaa yoo hafe:

- 1) Qabeenyi waldaa abbootii manneenii gaaffii qabeenya waldicharratti ka'an kaffaluuf oola.
- 2) Qabeenyi hafe, mirga abbootiin manneenii qabeenya waliinii irraa qaban irratti hundaa'uudhaan hirmaaf.

**KUTAA SADDEET****Waldaa Gamtaa Manneen Jireenyaa Kondominyeemii Ijaaruuf Gurmaa'an****39. Haala Gurmaa'insaa**

Waldaan gamtaa Manneen jireenyaa kondominyeemii ijaaruudhaaf gurmaa'uu ni danda'u.

**40. Raawwii Labsii Waldaa Gamtaa**

- 1) Waldaa Gamtaa kondominyeemii ijaaruuf gurmaa'an irratti waldaa Gamtaa Ijaarsa manaa ilaalchisee Labsii Lak. 147/1991 keessatti tumame isaan irrattis ni raawwata.
- 2) Haa ta'u malee, guyyaa gamoo Labsii kanaan galmaa'e kaasee Labsii kanaan bula.

**41. Gamoo Galmeessisuu**

- 1) Ijaarsi kondominyamii ennaa xumurame koreen hojii raawwachiisaa waldichaa akkaataa Labsii kanaatti kondomiyeemicha ni galmeessisa.
- 2) Akkaata Labsii kanaatti koreen hojii raawwachiisaa waldichaa kondominyeemii galmeessise Boordii Abbootii qabeenyaa isa jalqabaa ta'uudhaan Labsii kana jalatti aangoofi hojii Boordiif kenname ni qabaata.
- 3) Akkaataa Labsii Lak. 147/1991tti koreen ol'aanaan filatame akka odiitaraa ta'ee tajaajila.

**፴፯. ስለምዝገባ**

፩) መዝጋቢው አካል በዚህ አዋጅ አንቀጽ ፴፪ ወይም ፴፫ መሠረት የሚቀርብለትን ማስታወቂያ መርምሮ በመመዝገብ የምስክር ወረቀት ይሰጣል፡፡

፪) የምስክር ወረቀቱ እንደተሰጠ ይህ አዋጅና አዋጁን ለማስፈጸም የሚወጡ ሌሎች ሕጎች በኮንዶሚኒየም ላይ ተፈጻሚነታቸው ያበቃል፡፡

**፴፱. ስለሀብት ክፍፍል**

ኮንዶሚኒየም በዚህ አዋጅ መገዛቱ ሲያበቃ:

፩) የቤት ባለቤቶች ማህበር ሀብት በማህበሩ ላይ የሚነሱ የገንዘብ ጥያቄዎችን ለመክፈል ይውላል፡፡

፪) ቀሪው የማህበሩ ሀብት በጋራ ጥቅማቸው መጠን ለቤት ባለቤቶች ይከፈላል፡፡

**ክፍል ስምንት****ኮንዶሚኒየም ለመስራት ስለሚደራጁ****የመኖሪያ ቤት የሀብረት ሥራ ማህበራት****፴፱. አደረጃጀት**

የመኖሪያ ቤት የሀብረት ሥራ ማህበራት ኮንዶሚኒየም በመስራት ዓላማ ሊደራጁ ይችላሉ፡፡

**፵. የሕብረት ሥራ ማህበራት አዋጅ ተፈጻሚነት**

፩) ኮንዶሚኒየም ለመስራት ለሚደራጁ የሕብረት ሥራ ማህበራት ስለመኖሪያ ቤት የሕብረት ሥራ ማህበራት በአዋጅ ቁጥር ፻፵፯/፲፩ ዓ.ም የተደነገገው ተፈጻሚ ይሆናል፡፡

፪) ይሁን እንጂ ከተመዘገበበት ቀን ጀምሮ በዚህ አዋጅ መሠረት ይተዳደራል፡፡

**፵፩. ኮንዶሚኒየም ማስመዝገብ**

፩) የኮንዶሚኒየም ግንባታ ሥራ ሲጠናቀቅ የማህበሩ ሥራ አመራር ኮሚቴ በዚህ አዋጅ መሠረት ኮንዶሚኒየምን ያስመዘግባል፡፡

፪) በዚህ አንቀጽ መሠረት ኮንዶሚኒየምን ያስመዘገበው የሥራ አመራር ኮሚቴ የባለቤቶች ማህበር የመጀመሪያ ቦርድ በመሆን በዚህ ሕግ ለቦርዱ የተሰጡት ሥልጣንና ተግባራት ይኖሩታል፡፡

፫) በአዋጅ ቁጥር ፻፵፯/፲፩ መሠረት የተመረጠው የቁጥጥር ኮሚቴ በዚህ አዋጅ መሠረት አዲተር ሆኖ ይሰራል፡፡

**37. Registration**

- 1) The registrar shall examine the notice under Article 32 and Article 33 of this proclamation and shall register and deliver a certificate.
- 2) This proclamation and other laws enacted to implement this proclamation shall cases to govern the condominium upon the delivery of the certificate.

**38. Distribution of Assets**

Where the condominium ceases to be governed by this proclamation:

- 1) The asset of the association shall be used to pay the debts of the association; and
- 2) The remaining shall be divided among the owners in proportion to their common interest.

**PARTEIGHT****Co-operatives Condominium****39. Establishment**

Co-operatives may be established for the purpose of building a condominium.

**40. Applicability of Co-operatives' Proclamation****Proclamation**

- 1) The co-operatives proclamation No. 147/1998 shall be applicable on co-operatives established for the purpose of building a condominium.
- 2) This proclamation shall be applicable on cooperatives established for the purpose of building a condominium upon the day of registration.

**41. Registration of the Building**

- 1) The management committee of the co-operative shall upon completion of construction, register the building under this proclamation.
- 2) The management committee, which registers the building under this Article shall become the first board of directors and shall have the powers and duties of the board under this proclamation.
- 3) The control committee under proclamation No. 147/1998 shall be an auditor under this Proclamation.

- 4) Kondominiyeemii guyyaa galmaa'ee kaasee guyyaa 90 keessatti Abbootiin Manneenii Boordii Daayirekteraafi odiitaraa filachuu ni danda'u.

### KUTAA SAGAL

#### Tumaalee Adda Addaa

#### 42. Aangoo Dambii Baasuu

Manni Marii Bulchiinsaa Mootummaa Naannoo Oromiyaa Labsii kana hojiirra oolchuuf dambii baasuu ni danda'a.

#### 43. Seerota Raawwattiinsa Hin Qabne

Seeronni Labsii kanaan wal faallessan kamiyyuu raawwattiinsa hin qabaatan.

#### 44. Yeroo Labsichi Itti Ragga'u

Labsiin kun Sadaasa 17 Bara 1999 irraa jalqabee kan ragga'u ta'a.

Finfinnee,

Sadaasa 17 bara 1999

Abbaaduulaa Gammadaa

Pireezidaantii Bulchiinsa

Mootummaa Naannoo Oromiyaa

- ፬) ኮንዶሚኒየሙ በተመዘገበ በ፲ ቀናት ውስጥ የቤት ባለቤቶች አዲስ የዳይሬክተሮች ቦርድና አዲተር ሊሰይሙ ይችላሉ።

### ክፍል ዘመኝ

#### ልዩ ልዩ ድንጋጌዎች

#### ፵፪. ደንብ ስለማውጣት

የኦሮሚያ ብሔራዊ ክልላዊ መንግስት ምክር ቤት ይህን አዋጅ ሥራ ላይ ለማዋል የሚረዳ ደንብ ማውጣት ይችላል።

#### ፵፫. ስለ ሌሎች ሕጎች ተፈጻሚነት

ከዚህ አዋጅ ጋር የሚቃረኑ ማንኛውም አይነት ህጎች ተፈጻሚነት አይኖራቸውም።

#### ፵፬. አዋጁ የሚፀናበት ጊዜ

ይህ አዋጅ ከህዳር ፲፯/፲፱፻፱ ዓ. ም. ጀምሮ የፀና ይሆናል።

ፊንፊኔ፣ ህዳር ፲፯/፲፱፻፱ ዓ.ም.

አባዱላ ገመዳ

የኦሮሚያ ብሔራዊ ክልላዊ መንግሥት  
ፕሬዚዳንት

- 4) The unit owners may elect a new board of directors and designate auditor within 90 days from registration of the building.

### PART NINE

#### Miscellaneous

#### 42. Power to Issue Regulations

The Oromiya National Regional Government Council may issue regulations for the proper implementation of this Proclamation.

#### 43. Applicability of Other Laws

Any law that is in contradiction with this Proclamation shall not be applicable.

#### 44. Effective Date

This Proclamation shall enter into force as of November 26, 2006.

Finfinne,

November 26, 2006

Abadula Gemmeda

President of the National  
Regional State of Oromia