



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

Waggaa 15th Lak. 4/1999

፲፭ኛ ዓመት ቁጥር ፬/፲፱፻፲፱

15th year No. 4/2006

Finfinnee, Sadaasa 18 Bara 1999

ፌንፊኔ ህዳር ፲፰ ቀን ፲፱፻፲፱ ዓ.ም

Finfine, November 27, 2006

MAGALATA OROMIYAA

መ ገ ለ ተ ኦ ሮ ሚ ያ

MEGELETA OROMIA

Gatiin Tokko

የገዳ ዋጋ

Unit Price

To'annoo Caffee Mootummaa Naannoo
Oromiyaatiin Kan Bahe

በኦሮሚያ ብሔራዊ ክልላዊ መንግሥት
በጨፌ ኦሮሚያ ጠባቂነት የወጣ

Lak. S. Poostaa 21383-1000

የፖ.ሣ.ቁጥር

P.O.Box

QABIYYEE

Labsii Lak.122/1999

Labsii Manneen Bulchiinsa Mootummaa
Naannoo Oromiya Bulchuu Mirga
Dabarsuufi Raawwannaasaa Murteessuuf
Bahe Fuula 1

ማውጫ

አዋጅ ቁጥር ፩፻፳፪/፲፱፻፲፱

የኦሮሚያ ብሔራዊ ክልላዊ መንግሥት
የሚያስተዳድራቸውና ቤቶች የማስተላለፍ ኃላፊነትንና
አፈጻጸሙን ለመወሰን የወጣ አዋጅ ገጽ ፩

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Labsii Manneen Bulchiinsa
Mootummaa Naannoo Oromiya
Bulchuu Mirga Dabarsuufi
Raawwannaasaa Murteessuuf Bahe

አዋጅ ቁጥር ፩፻፳፪/፲፱፻፲፱

የኦሮሚያ ብሔራዊ ክልላዊ መንግሥት
የሚያስተዳድራቸውና ቤቶች
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ለመወሰን የወጣ አዋጅ

Proclamation No 122/2006

Proclamation to provide for the
Execution, Administration and
Transfer of the Oromiya Regional
State Government Houses

Rakkoon jiraattota magaalota Oromiyaa
hanqina manaafi tajaajila bu'uura dabalatee
jireenyumtuu baadiyaan waan wal
qabateef; baadiyaaniifi magaalli wal
gargaaraa akka misooman tasifaman malee,
sochiin Mootummaa bu'aa guddina
waliigalaafi itti fufaa ta'uu waan hin
dandeenyeef;

Rakkoo mana jireeyaa magaalota Oromiyaa
fooyyessuuf jiraattota magaalotaa qofa otoo
hin ta'in qotee bulaa baadiyyaa jiraachaa
magaalotatti mana ijaarrachuuf humna
qabu akka hirmaatu haala mijeessuun
barbaachisaa waan ta'eef;

Keessattuu, uummanni Oromoo sirnoota
darbaniin magaalotii keessatti karaa
siyaasaa, dinagdeefi hawaasummaatin itti
fayyadamaa waan hin turreef magaalota
keessatti haala wal qixaa ta'e uumuun
barbaachisaa waan ta'eef;

በኦሮሚያ ከተሞች የሚገኙ ነዋሪዎች ችግር
ከቤት እጥረት እና መሰረተ ልማት በተጨማሪ
ኑሮው በራሱ ከገጠር ጋር የተቆራኘ በመሆኑና
ከተማና ገጠር እርስ በእርስ በመረዳዳት ልማትን
ካላፋጠኑ የመንግሥት እንቅስቃሴ ብቻ ጠቀሜታ
ያለው ዘላቂ እድገት ማምጣት ስለማይችል፤

በኦሮሚያ ከተሞች ያለውና የቤት ችግር
ለመቅረፍ የከተማው ነዋሪ ብቻ ሳይሆን በገጠር
እየኖረ በከተማ ቤት ለመስራት አቅም ያለው
ገበሬ እንዲላተፍ ሁኔታዎችን ማመቻቸት
አስፈላጊ ስለሆነ፤

በተለይም የኦሮሞ ሕዝብ ባለፉት ሥርዓቶች
በከተማ ውስጥ በፖለቲካ፤ በልማትና
በማህበራዊ ጉዳዮች ላይ እኩል ተጠቃሚ
ሰላልነበር ይህንንም ችግር ከሥር ነቅሎ መጣለ
አስፈላጊ ስለሆነ፤

WHEREAS, in addition to lack of shelter
and infrastructure service problems of
Oromiya urban residents, for urban life is
linked to rural, unless both areas assist one
another to enhance development,
government efforts alone can hardly bring
about sustainable development;

WHEREAS, to resolve shelter problems of
residents in the urban areas of Oromiya, it
is necessary to facilitate not only for urban
dwellers but also for farmers residing in
rural areas and can afford to build units in
the towns;

WHEREAS, particularly the Oromo people
had never been beneficiaries of urban
politico-socio-economies of the past
regimes, so it is necessary to create equity
in urban areas;

Mootummaan Naannoo sadarkaa jireenyaafi fedhii jirattota magaalotaafi naannoosaanii ilaalcha keessa galchuun bu'uura sagantaa misooma manaa baasee magaalota keessatti ijaarsi manneenii adeemsifamaa waan jiruuf;

Haala seera qabeessa, adeemsa bu'aa bahii hin qabneen, ifaafi saffisaa akkasumas gahee saalaa haala mirkaneessuun, humna galii tilmaama keessa galchuudhaan hamma kafaltiifi manneen ijaaraman haala jiraattota magaalaatiif itti darbaniifi raawwannaan haalli abbaa manaa itti ta'an tumuun barbaachisaa ta'ee waan argameef,

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

Kutaa Tokko

Tumaalee Waliigalaa

1. Mata Duree Gabaabaa

Labsiin kun "Labsii Manneen Bulchiinsa Mootummaa Naannoo Oromiyaa Bulchuu, Mirga Dabarsuufi Raawwannaasaa Murteessuuf Bahe Lak. 122 /1999" jedhamee waamamuu ni danda'a.

2. Hiika

Akkaataan seensa jechichaa hiika biraa kan kennisiisuuf yoo ta'e malee, Labsii kana keessatti;

1) "Kan Mana Barbaadu" jechuun akkaataa Labsii kanaatiin nama qaama Mootummaa Naannootin manni hin darbiiniif ta'ee;

(a) Bu'uura Labsii kana Keewwata 4 jalatti caqafameen hanga guyyaa iyyannoo dhiyeffateetti magaalaa naannoo keessaafi magaalaa keessaa mana dhuunfaa ykn iddoo mana itti ijaarratu kan hin qabne, ykn;

(b) Mannisaa, iddoon manasaa ykn manni Mootummaa kan inni kireeffatee sababa sagantaa misooma magaalichaaf ykn sagantaa misooma biroottiif akka gadi lakkisu kan godhameefi nama akkaataa Labsii kanaa Keewwata 4tin mana bitachuuf iyyata dhiyeffate kamiyyuu ennaa ta'u; nama hojiif ykn barumsaaf yeroodhaaf magaalichaa ala jirus ni dabalata ykn;

የክልሉ መንግስት የከተማ ነዋሪዎችን ያደርጋል ደረጃና ፍላጎት ግምት ውስጥ አስገብቶ ባወጣው የቤት ልማት ፕሮግራም መሠረት በከተሞች የቤቶች ግንባታ በመካሄድ ላይ ያለ በመሆኑ፤

ፍትሕ፣ ግልጽ፣ ቀልጣፋና ውጣ ወረድ በሌለው ቀላል በሆነ ሥነ ስርዓት፣ እንዲሁም የተጠቃሚዎችን የጾታ ተዋጽኦ በሚያረጋግጥና የገቢ አቅም ግምት ውስጥ በሚያስገባ የክፍያ መጠንና የአከፋፈል ሁኔታ የተገነቡ ወይም የሚገነቡ ቤቶች ለከተማ ነዋሪዎች እና በአካባቢው ለሚገኙ ሀብታም ገበሬዎች የሚተላለፍበትን የቤት ባለቤት የሚሆኑበትን አፈጻጸም መደንገግ አስፈላጊ ሆኖ በመገኘቱ፤

በኦሮሚያ ብሔራዊ ክልል ሕገ መንግሥት ቁጥር ፵፮/፲፱፻፺፱ አንቀጽ ፵፱ (፫) (ሀ) በተደነገገው መሠረት ይህ አዋጅ ታውጧል፡፡

ክፍል አንድ

ጠቅላላ

፩. አጭር ርዕስ

ይህ አዋጅ «የኦሮሚያ ብሔራዊ ክልላዊ መንግሥት የሚገነባቸውና ቤቶች ለማስተላለፍ ኃላፊነታቸውንና አፈጻጸሙን ለመወሰን የወጣ አዋጅ ቁጥር ፩፻፳፱/፲፱፻፺፱» ተብሎ ሊጠቀስ ይችላል፡፡

፪. ትርጓሜ

የቃሉ አገባብ ሌላ ትርጉም ካላለጠ በስተቀር በዚህ አዋጅ ውስጥ፤

፩) «ቤት ፈላጊ» ማለት በዚህ አዋጅ መሠረት በክልሉ መንግስት አካላት ቤት ያልተላለፈለት ሰው ሆኖ፤

(ሀ) በዚህ አዋጅ አንቀጽ ፬ በተመለከተው መሠረት

ማመልከቻ እስካቀረበበት ቀን ድረስ በሚኖርበት ከተማና በከተማው ዙሪያ አካባቢ የአራሱ የግል ቤት ወይም መስሪያ ቦታ የሌለው፤ ወይም

(ለ) የግል መኖሪያ ቤቱ፣ የቤት መስሪያ ቦታው ወይም የተከራየው የመንግስት ቤት በከተማው የቤት ልማት ፕሮግራም ወይም በሌላ የልማት ስራ ምክንያት የሚነሳበት በዚህ አዋጅ አንቀጽ ፬ መሠረት ቤት ለመግዛት ማመልከቻ የሚያቀርብ ማንኛውም ሰው ሲሆን፤ በሥራ ወይም በትምህርት ምክንያት ለጊዜው ይኖርበት ከነበረው ከተማ ውጪ የሚኖር ሰውና ይጨምራል፡፡

WHEREAS, the Regional State Government taking into consideration the interest of the residents of the towns and its environs has drawn housing development plans and is undertaking their implementations;

WHEREAS, it is necessary to legislate equitable, transparent, efficient, and simple execution procedures that enable to transfer the ownership of units constructed to the town residents in a manner that takes into account their income potentials and sex composition;

NOW THEREFORE, in accordance with Constitution of the Oromiya National Regional State Government No. 46/2007 Article 49(3) (a), hereby proclaims follows;

Part One

General

1. Short Title

This Proclamation may be cited as "The Proclamation to Provide for the Execution, Administration and Transfer of the Oromiya National Regional State Government Houses No. 122/2006".

2. Definitions

Unless and otherwise the word meant to have a different meaning in the context, in this Proclamation:

1) "Home Seeker" means a person to whom a unit has not been transferred according to this Proclamation, and

(a) In accordance with Article 4 of this Proclamation until the day he lodged application, provided that he has no his own private house or plot of land in the Regional State Town.

(b) Whose private house, plot of land or leased government house is to be cleared by the town's Development Program or any other development undertaking, provided that he has lodged application to purchase a unit according to Article of this Proclamation, and shall include one who is temporarily residing out of that town on account of business or study.

- (c) Kaffaltii raawwachuuniifi iyyata gaaffii manaa galfachuun akkuma eegametti ta'ee, haala baay'ina uummata Oromoo magaalichaa hubannoo keessa galchuudhaan, akkasumas qotee bulaa naannichaafi iyyataa Koreen Bulchiinsa Magaalaa dhimma kanaaf filatu dursi ni kennama. Akkaataan dhimmi kun itti raawwatamuufi ulaagaan barbaachisu dambiidhaan ibsama.
- 2) "Mana kondominiyeemii gamtaa tajaajilu" jechuun hiika Labsii Abbaa Qabeenyummaa Kondominiyeemii Lak. 121/1999 keessatti kennameef qabaatu;
- 3) "Istudiyoo" jechuun kutaa fincaaniifi iddoo itti bilcheeffatan (kitchen) keessaan yookiin alaan dhuunfaatti akka qabaatu godhamee kan ijaaramee fi qaama kondominiyeemii kan ta'e mana jireenyaa kutaa tokko qofa qabu jechuudha.
- 4) "Labsii" jechuun Labsii Abbaa Qabeenyummaa Kondominiyeemii Mootummaa Naannoo Oromiyaa Lak. 121/1999 jedhuudha.
- 5) "Mana Mootummaa" jechuun qabeenyummaan isaa kan Mootummaa ta'ee qaama Naannichaa kamiinuu ykn Waajjira Pirojektii Misooma Manneeniitin namootaaf kireeffamee magaalota keessatti kan argamuudha.
- 6) "Baasii Ijaarsaa" jechuun Waajjira Pirojektii Misooma Manneeniitin tajaajilamtoota tokkoon tokkoon isaaniif mana tajaajilu ijaaruuf qofa baasii ba'e ykn ba'uudha.
- 7) "Waajjira" jechuun Waajjira Pirojektii Misooma Manneen Naannoo Oromiyaa ykn Waajjiroota Damee Misooma Manneenii Magaalota keessatti argamaniidha.
- 8) "Waldaa" jechuun Waldaa Qusannaafi Hojii Gamtaa ykn Waldaa Gamtaa Qusannaafi Liqii Bu'uuraa sadarkaa magaalatti dhaabbate ykn Yuniyeenii Waldaa Afooshaa ykn Afooshaa kamiyyuu jechuudha.
- 9) "Boordii" jechuun Boordii Waajjira Pirojektii Misooma Manneen Mootummaa Naannoo Oromiyaa jechuudha.

(ሐ) ከፊያ መፈጸምና የቤት መጠየቅያ ማመልከቻ ማስገባት እንዳለ ሆኖ በከተማ ውስጥ የሚገኙትን የኦሮሞ ህዝብ ብዛት ከግምት በማስገባት እንዲሁም በአካባቢው የሚገኘውን ገበሬ የከተማው ነዋሪ ለማድረግ የከተማው ከሚቴ አስተዳደር ለዚህ ጉዳይ ብሎ ለሚመርጠው አመልካች ቅድሚያ ይሰጣል፡፡

፪) «የጋራ መጠቀሚያ ኮንዶሚኒየም ቤት» ማለት በኮንዶሚኒየም ባሌቤትነት አዋጅ ቁጥር ፩፻፳፪/፲፱፻፺፱ የተሰጣቸው ትርጉም ይኖራቸዋል፡፡

፫) «ስቱዲዮ» ማለት የግል መፀዳጃ ክፍልና ማእድ ቤት በውስጡ ወይም ከውጪ እንዲኖረው ተደርጎ የተሰራና የኮንዶሚኒየም አካል የሆነ ባለ አንድ ክፍል መኖሪያ ቤት ነው፡፡

፬) «አዋጅ» ማለት የኦሮሚያ ብሔራዊ አልላዊ መንግስት የኮንዶሚኒየም ባለቤትነት አዋጅ ቁጥር ፩፻፳፪/፲፱፻፺፱ ነው፡፡

፭) «የመንግስት ቤት» ማለት ንብረትነቱ የመንግስት ሆኖ በክልሉ ማንኛውም አካል ወይም በኦሮሚያ የቤቶች ልማት ፕሮጀክት ጽህፈት ቤት ተከራይቶ በከተሞች ውስጥ የሚገኝ ነው፡፡

፮) «የግንባታ ወጪ» ማለት የቤቶች ልማት ፕሮጀክት ጽህፈት ቤት ለአንዳንዱ ተጠቃሚ የሚያገለግለውና ቤት ለመገንባት ብቻ ያወጣው ወይም የሚያወጣው ወጪ ነው፡፡

፯) «ጽሕፈት ቤት» ማለት የኦሮሚያ ብሔራዊ አልላዊ መንግስት የቤቶች ልማት ፕሮጀክት ጽህፈት ቤት ወይም በየከተማው የሚገኙ የቤቶች ልማት ፕሮጀክት ጽሕፈት ቤት ናቸው፡፡

፰) «ማሕበር» ማለት በከተማ አቀፍ ደረጃ የተመሠረተ ቁጠላን ብድር ህብረት ስራ ማህበር፣ ህብረት ወይም መሠረታዊ ቁጠላና ብድር ህብረት ሥራ ማህበር ወይም በከተማ አቀፍ ደረጃ የተመሠረተ የዕድሮች ህብረት ወይም ማናቸውም እድር ነው፡፡

፱) «ቦርድ» ማለት የኦሮሚያ ብሔራዊ አልላዊ መንግስት የቤቶች ልማት ፕሮጀክት ቦርድ ጽህፈት ቤት ነው፡፡

(c) Keeping the execution of the unit payment and the application lodge for the unit as it is and taking into consideration the big size of the Oromo population residing in the town as well as the farmer of the environ, priority will be given for any Home Seeker who applied for a unit to the committee of Town Administration. The implementation of the issue under question will be explained on the code of conduct of the Office.

2) "Unit", "Condominium" and "Common Element" shall have the meaning given to them by the Proclamation No. 121/2006.

3) "Studio" means a single room dwelling house constituting part of a condominium and having its own toilet and kitchen built inside or outside thereof.

4) "Proclamation" means Proclamation on the Ownership of condominium of the Oromiya National Regional State Government No. 121/2006.

5) "Government House" means any house or organ of the region located in the town owned by the government or leased by the National Regional State Housing Development project Office.

6) "Construction Cost" means direct cost incurred by the National Regional State Housing Development Project Office for the construction of each house to be used by a Home Seeker.

7) "Office" means the Oromiya National Regional State Housing Development Project Office or branch Offices of the Housing Developments located in the town.

8) "Association" means union of saving and credit cooperatives or credit and saving cooperatives organized at town level or union of *Idirs* organized at town level or any *Idirs*.

9) "Board" means board of the Oromiya National Regional State Housing Development Project Office.

- 10) “*Nama*” jechuun nama uumamaa ykn kan seeraan qaamni namummaa kennameef jechuudha.
- 11) Labsii kana keessatti jechi dhiira ibsan dubartiis ni dabaluu.

3. Daangaa Raawwattiinsaa

Labsiin kun namoota manneen sagantaa misooma manneen naannichaatin ijaaramanutti fayyadamaniifi akkasumas namoota bulchiinsa manneenii kanaa wajjin qunnamtii qabanirratti ni raawwatama.

Kutaa Lammaffaa

Akkaataa Namoota Mana Barbaadan Itti Galmeessamaniifi Manneen Mootummaa Naannichaan Ijaaraman Dabarsuun Itti Raawwatamu

4. Akkaataa Iyyannoon Namoota Mana Barbaadanii Itti Dhiyaatu

- 1) Namni mana barbaadu kamiyyuu:
 - (a) Waldaa miseensa itti ta’e, Waajjira isaa, Waajjira Bulchiinsa Magaalaa ykn Gandarraa iyyata kallattiin dhiyeessee galmaa’uudhaan mana jireenyaa kaffaltii walduraa duuba yeroo dheeraa keessatti ykn kaffaltii yeroo tokkoon raawwatamuun mana bituu akka barbaadu beeksisuu ni danda’a.
 - (b) Mana daldalaa bituuf ykn kireeffachuuf kan barbaadu yoo ta’e, akkaataa seera faayinaansii Naanichaatti beeksisa caalbaasii bahu ykn mariirratti (negotiation) hundaa’ee iyyata bittaa ykn kiraa mana daldalaa waajjirichaatti dhiyeessuun gaafachuu ni danda’a.
- 2) Namni mana barbaadu unka iyyannoo keessatti qabxiwwan armaan gaditti tuqaman ibsuu qaba;
 - (a) Maqaa guutuu hanga akaakayyuutti, teessoo jireenyaa fi hojii,
 - (b) Kan fuudhe ykn heerumte yoo ta’e maqaa haadha manaa ykn abbaa manaa hanga akaakayyuu,
 - (c) Akkaataa Labsii kanaatti kanaan dura manni kan hin dabrineef ta’uu,
 - (d) Magaalaa jiraatu keessatti mana dhuunfaa ykn iddoo ijaarsa manaaf oolu kan hin qabne ta’uu,

- ፲) «ሰው» ማለት የተፈጥሮ ሰው ወይም በህግ የሰውነት መብት የተሰጠው አካል ነው።
- ፲፩) በዚህ አዋጅ ውስጥ ወንድን የሚገልፅ ቃል ሴትንም ገልጻል።

፫. የተፈጻሚነት ወሰን

ይህ አዋጅ በክልሉ የቤት ልማት ፕሮግራም መሰረት በሚገነቡ ቤቶች ተጠቃሚዎችን ከቤቶች አስተዳደር ጋር ግንኙነት ባላቸው ሰዎች ላይ ተፈጻሚ ይሆናል።

ክፍል ሁለት

ቤት ፈላጊዎችን መመዝገብን የክልሉ መንግስት የተገነቡ ቤቶችን የማስተላለፍ አፈጻጸም

፬. የቤት ፈላጊዎች ማመልከቻ ቅጽ ይዘትና አቀራረብ

፩) ማንኛውም ቤት ፈላጊ፡-

(ሀ) ላባል ከሆነበት ማህበር፣ ከጽሕፈት ቤቱ፣ ከከተማ አገልግሎት ጽሕፈት ቤት /ማዘጋጃ ቤት/ ወይም ቀበሌ ማመልከቻ በግንባር ቀርቦ በመመዝገብ የመኖሪያ ቤት በተከፋፈለ የረጅም ጊዜ ክፍያ ወይም በአንድ ጊዜ ክፍያ ከጽሕፈት ቤቱ ለመግዛት እንደሚፈልግ ሊያሳውቅ ይችላል።

(ለ) የንግድ ቤት ለመግዛት ወይም ለመከራየት የሚፈልግ ከሆነ ደግሞ በክልሉ መንግስት የፋይናንስ አስተዳደር ሕግ እንደተደነገገው በጨረታ ማስታወቂያ በሚገለፀው ወይም በስምምነት ላይ የተመሰረተ አግባብነት ያለው የንግድ ቤት ግዢ ወይም የኪራይ ማመልከቻ ቅጽ በመሙላት ለጽሕፈት ቤት ማመልከት ይችላል።

፪) ቤት ፈላጊ በመኖሪያ ቤት ፈላጊዎች ማመልከቻ ቅጽ የሚከተሉትን ዝርዝሮች መግለጽ ይኖርበታል፡-

(ሀ) ሙሉ ስሙና ከእያቱ፣ የመኖሪያና የስራ አድራሻውን፣

(ለ) ያገባ ወይም ያገባች ከሆነ ጓደኛውን ወይም ጓደኛዋን ሙሉ ስም ከአነስዳት፣

(ሐ) በዚህ አዋጅ መሠረት ቀደም ብሎ ያልተላለፈለት መሆኑን፣

(መ) በሚኖርበት ከተማ ውስጥ የግል መኖሪያ ቤት ወይም የቤት መሥሪያ ቦታ የሌለው መሆኑን፣

10) “Person” means physical or judicial person.

11) Provisions of this Proclamation in the masculine gender shall also apply to the feminine gender.

3. Scope of Application

This Proclamation shall be applicable to purchaser of units constructed or under construction by the Housing Development Program and persons related to the administration thereto.

Part Two

Registration of Home Seekers and Implementation of the Transfer of Houses owned by the Regional State Government

4. Lodging of Home Seekers Application Form and Its Content

1) Any Home Seeker may:

(a) Declare his intention to purchase a unit from the Town Administration Office or Kebele and indicate whether he affects payment either in installment or at one go by filling Home Seekers’ Application Form provided by the association to which he is a member.

(b) Declare his intention to purchase or lease a business unit by filling the appropriate form prepared for the purchase or lease of business unit as provided for in the Finance Administration of the Region.

2) Any Home Seeker shall fill the following particulars in the Home Seekers’ Application Form:

(a) His full name including his grandfather’s name and residence and business place.

(b) If married, his spouse’s full name including grandfather’s name;

(c) That no unit has been transferred to him in accordance with this Proclamation.

(d) His having no own private house or plot of land in the town.

- (e) Sababa sagantaa misooma manneenii ykn misooma biraatin kan ka'e mana dhuunfaa isaa ykn iddoo ijaarsa manaaf oolu kennameef akka gadhiisu taasifamuusaa,
- (f) Amma gaafa guyyaa iyyanno dhiyeesseetti magaalaa jiraatu keessatti ykn naannoo magaalichaatti yoo xiqqaate waggaa lama walitti aansee jiraachuusaa ykn kan hin jiraanne yoo ta'e sababa haala barumsaa ykn hojiidhaan magaalaa ala jiraachuusaafi eessaafi hanga ture ykn turu ibsu; Haa ta'u malee, iyyataan Oromoo jiraataa baadiyyaa ta'uusaa yoo mirkanaa'e ulaagaan waggaa lama jedhu kun raawwattiinsa hin qabu.
- (g) Sadarkaafi baay'ina kutaa mana bituuf barbaadu, akkasumas magaalaa manichi itti argamu,
- (h) Galii ji'aan argatuufi burqaa galichaa,
- (i) Gatii manichaa kan kaffalu al-tokkoon ykn walduraa duuba ta'uusaa, akkasumas yoo walduraa duubaan yeroo dheeraa keessatti kan kaffalu ta'e, akkaataa Labsii kanaatti kaffaltii duraa galchuufi kaffaltii kaffalee fixuuf fedhii qabaachuusaa,
- (j) Kaffaltiin manichaa yeroo murtaa'e dura dhumullee, mana jireenyaa bitate kana waggoota shan (5) dura namoota birootti gurgurtaan ta'e kennaan akka hin dabarsine waadaa galuusaa;
- (k) Akkaataa Labsii kanaatin buluuf fedhii qabaachuusaa,
- (l) Mana Mootummaa keessa kan jiraatu yoo ta'e, mana bitate gaafa guyyaa fudhate kaasee guyyaa 30 keessatti qaama manicha bulchuuf akka galchu waadaa galuu,
- (m) Wanti iyyata keessatti caqafame soba ta'ee yoo argame, waliigalteen akka diigamu ta'ee, manicha waajjirichaaf kan gadi dhiisu, akkasumas horii kaffale keessaa baasiin manicha suphuuf baheefi haala qajeelfama waajjirichi kaffaltii kiraa ilaalchisee baasurratti hundaa'uun gatiin kiraa yeroo keessaa tureef herregamee erga irraa cite booda kan hafe qofti akka deebi'uuf kan hayyamame ta'uusaa;

- (ሀ) በቤቱ ልማት ፕሮግራም ወይም በሌላ የልማት ስራ ምክንያት በከተማው ውስጥ የሚገኝ የግል ቤቱን ወይም ቤት መስሪያ ቦታውን እንዲለቅ መደረጉን፤
- (ረ) ማመልከቻ እስካቀረበበት ቀን ድረስ በተከተታይ በሚኖርበት ከተማ ወይም በከተማው ዙሪያ አካባቢ ቢያንስ ለሁለት ዓመት የኖረ መሆኑን፤ ካልኖረ ደግሞ ከከተማው ውጪ የኖረበትን የሥራ ወይም የትምህርት ሁኔታ እና የትና ለምን ያህል ጊዜ እንደቆየ ወይም እንደሚቆይ የሚገልጽ፤ ይሁን እንጂ የኦሮሞ ተወላጅ ሆኖ በገጠር መኖሩ ከተረጋገጠ ሁለት ዓመት የሚለው መስፈርት ተፈጻሚነት የለውም፡፡
- (ሰ) ለመግዛት የሚፈልገውና ቤት ዓይነትና የክፍል ብዛት፤ እንዲሁም ቤቱ የሚገኝበትን ከተማ፤
- (ሸ) የወርሃዊ ገቢውን መጠንና ምንጭ፤
- (ቀ) የቤቱን ዋጋ በአንድ ጊዜ ወይም በተከፋፈለ ረጅም ጊዜ ክፍያ የሚከፍል መሆኑን፤ እንዲሁም የተከፋፈለ የረጅም ጊዜ ክፍያ በሚሆንበት ጊዜ በዚህ አዋጅ መሠረት ቅድሚያ ክፍያ ለመክፈልን የተከፈለውና ክፍያ በተወሰነው ጊዜ ውስጥ ከፍሎ ለማጠናቀቅ ፍቃደኛ መሆኑን፤
- (በ) የቤቱን ዋጋ ክፍያ ከተወሰነው ጊዜ ቀደም ብሎ ቢጠናቀቅም የገዛውን የመኖሪያ ቤት በመጀመሪያዎቹ አምስት ዓመታት ውስጥ በሽያጭ ወይም በስጦታ ለሶስተኛ ወገን ለማስተላለፍ ቃል መግባቱን፤
- (ተ) በዚህ አዋጅ መሠረት ለመተዳደር ፈቃደኛ መሆኑን፤
- (ቸ) የሚኖረው በመንግስት ቤት ከሆነ ቤቱን ለሚያስተዳድረው አካል የገዛውን ቤት በተረከበ በ30 ቀን ውስጥ ለማስረከብ ፈቃደኛ መሆኑን እና፤
- (ኀ) በማመልከቻ ቅጽ የሞላው ዝርዝር ሐሰተኛ ሆኖ ቢገኝ ውሉ ተቋርጦ የገዛውን ቤት በመልቀቅ ለሻጩ ለማስረከብና ከክፍሉ ገንዘብ ላይ ለቤቱ ዕድሳት የሚያስፈልገውን ወጪና ለቆየበት ጊዜ በጽህፈት ቤቱ በሚወጣው መመሪያ በሚወስነው የኪራይ ቤት ተመን መሰረት ለቤቱ የሚሰላ የኪራይ ዋጋ ተቀንሶ ቀሪው ብቻ እንዲመለስበት የሚፈቅድ መሆኑን፤

- (e) Statement of the clearance of his own house or plot of land on account of the Housing Development Program or another development undertaking.
- f) His continuous residing in the town for a minimum of two years until the day of his application, if not, the place and period of time he had resided or will reside outside the town for the purpose of a study or business; However, if it is found that the applicant is an Oromo who resided in the countryside/ rural part of the town, the residing period which says two years is not applicable.
- g) The type of unit and number of rooms he desires to purchase as well as the town in which the unit is located.
- h) The amount and source of his income in a month.
- i) His consent to pay the total price of the unit in one go, or in installment, if the latter is the case, the amount of down payment and the period in which he will settle the remaining amounts in accordance with this Proclamation.
- j) Statement of his commitment not to transfer the unit he has purchased to a third party through sale or donation during the first five years from his receipt of the unit even if he has accomplished the payment required for the unit before the estimated period.
- k) His consent to be governed by the Proclamation.
- l) His consent to hand over the government house in which he resides, to the body administering it within thirty days of his receipt of the unit he has purchased.
- m) His consent to the termination of the contract, where the particulars filled in the Application Form are found to be false, and the consequent handing over of the unit to the seller as well as to be refunded out of the money he has already paid, only after maintenance cost and monthly rent for his stay in the unit has been calculated and settled according to the rate fixed by the guidelines to be issued by the Office.

- 3) Namni mana barbaadu iyyata galfatu keessatti wanti caqafame hundi dhugaafi sirrii ta' uusaa mirkaneessee mallatteessuu qaba.

5. Namoota Mana Barbaadan Addaan Baasuufi Galmeessuu

- 1) Namni mana barbaadu kamiyyuu odeeffannoon unka iyyannoorratti guutee Mana Qopheessa Tajaajilaa Magaalaatti odeeffannoo kuusaa ragaa keessa jiru wajjiin ilaalee hubachuudhaan mana jireenyaa kan dhuunfaa ykn iddoo manni jireenyaa irratti ijaaramu akka hinqabne akkasumas akkaataa Labsii kanaatin maqaasaatin ykn fuudhaafi heeruma keessa otoo jiranii maqaa haadha manaasaatin ykn abbaa manaasheetin mana jireenya dhuunfaa akka hin qabne waajjirichi ni qulqulleessa.
- 2) Akkaataa Keewwata kana Keewwata Xiqqaa 1tin qulqulleeffama taasifamurratti Waajjirichi:
- (a) Jiraattoonni gandaa iyyataan keessa jiraatu unka bu'uura Keewwata 4(2) tin guutee yaada akka irratti kennan guyyaa 7f gabateerratti baasee yaada kennamanii wajjin ni madaala.
- (b) Waldaa iyyataan miseensa itti ta'eefi iyyata itti galfate miseensoonni waldichaa yaada kennan yoo qabaatan akka kennan maqaansaa beeksisaan akka bahu ni godha; yaada kennamees ni qorata.
- 3) Namni mana barbaadu akkaataa Keewwata kanaa Keewwata Xiqqaa 1 fi 2 jalatti tumameen qulqulleessuun tarreeffamni unka iyyannoorratti guutame sirrii ta' uusa mirkaneessee waajjirri galmee namoota mana barbaadan keessatti iyyataa ni galmeessa. Gabatee beeksisaa waajjiraarratti maqaansaa ifa ta'a; Tartiiba akkaataa Labsii kanaa Keewwata 6tti mirga mana jireenyaa bitachuu ni argata.

6. Mirga Dursaa Argachuu

Waajjirri baay'ina manneen jiran bu'uura godhachuudhaan:

- 1) Namoonni mana barbaadan kan sababa misoomaatin ka'aniif gaaffii Bulchiinsa Magaalaatin dhiyaatu ka'umsa godhachuudhaan akkaataa murtii bulchiinsa Mootummaa naannootin haala adda ta'een mirgi manneen murtaa'an dursanii bitachuu ni qabaatu.

- ፫) ቤት ፈላጊዎች በማመልከቻ ቅጽ ላይ የሞላው ዝርዝር እውነተኛን ትክክለኛ መሆኑና በፊርማው ማረጋገጥ አለበት።

፭. ቤት ፈላጊዎችን ማጣራትን መመዝገብ

- ፩) ማንኛውም ቤት ፈላጊ በማመልከቻ ቅጽ የሞላው ዝርዝር በከተማው አገልግሎት ማዘጋጃ ቤት የመረጃ ማዕከል ካለው መረጃ ጋር እንዲገንዘብ በማድረግ የግል መኖሪያ ቤት መሰሪያ ቦታ እንደሌለው፣ እንዲሁም በዚህ አዋጅ መሠረት በእራሱ ስም ወይም በጋብቻ ውስጥ እያሉ በትዳር ጓደኛው ስም የተገዛ የመኖሪያ ቤት እንደሌለው ጽሕፈት ቤቱ ያጣራል።
- ፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሠረት ከሚደረገው ማጣራት በተጨማሪ ጽሕፈት ቤቱ፡-
- (ሀ) አመልካች በሚኖርበትና ማመልከቻ ቅጽ በአንቀጽ ፬ ንዑስ አንቀጽ ፪ መሠረት በሞላበት ቀበሌ ነዋሪዎች አስተያየት እንዲሰጡበት ለ፯ ቀናት በማስታወቂያ ስሌዳ ላይ ለጥፎ ከሚሰጠው አስተያየት ጋር ማመልከቻውን ያገናኝባል፤
- (ለ) አመልካች የማመልከቻ ቅጽ በሞላበትን አባል በሆነበት ማህበር ለሎች አባላት አስተያየት/ጥቆማ/ካላቸው እንዲያቀርቡ ስሙ በማስታወቂያ እንዲወጣ ያደርጋል፤ አስተያየቱንም ይመረምራል።
- ፫) ቤት ፈላጊው በዚህ አንቀጽ ንዑስ አንቀጽ ፩ እና ፪ በተመለከተው መሠረት በሚደረገው ማጣራት በማመልከቻው ቅጽ የሞላው ዝርዝር ትክክለኛ መሆኑ ሲረጋገጥ በጽሕፈት ቤቱ በሚወሰነው መሠረት ቤት ፈላጊዎች መዝገብ አመልካች ይመዘገባል፤ በጽሕፈት ቤቱ ማስታወቂያ ሠሌዳ ስሙ ይፋ ሆኖ በዚህ አዋጅ አንቀጽ ፮ በተቀመጠው ቅድም ተከተል መሠረት የመኖሪያ ቤት የመግዛት መብት ያገኛል።

፮. የቅድሚያ አወሳሰን

ጽሕፈት ቤቱ ያሉትን ቤቶች ብዛት መሰረት በማድረግ፡

- ፩) በልማት ምክንያት ለሚነሱ ቤት ፈላጊዎች በከተማ አገልግሎት ጽሕፈት ቤት/ማዘጋጃ ቤት/ በሚቀርብ ጥያቄ መነሻ የክልሉ አስተዳደር በሚወሰነው መሠረት የተወሰነ የቤቶች ድርሻ በልዩ ሁኔታ ተይዞላቸው ቤቶችን የመግዛት የቅድሚያ መብት ይኖራቸዋል፤

- 3) The Home Seeker shall verify that the particulars filled in the Application Form are correct and true.

5. Screening and Registration of Home Seekers

- 1) The particulars filled by any Home Seeker shall be verified vis-à-vis the data base of the town Government to make sure that he has no his own House and a plot of land and that he has not purchased a unit according to this Proclamation in his name or in the name of his spouse while in the wedlock.
- 2) According to this Article Sub-Article (1) the Office shall carry out the screening in the following manner:
- (a) Eliciting information by posting for a period of 7 days, the name of the Home Seeker on the notice board of the kebele, in which he resides and has filled the Application Form, and cross checking based on the information of the respective residents thus to be gathered and based on the Article 4 (2) of the Proclamation.
- (b) Obtain information by posting the name of the Home Seeker on the notice board of the association of which he is a member and whereby he has filled Application Form thereof and cross checking based on the information given.
- 3) Where the particulars filled in the Application Form by the Home Seeker have been verified pursuant to Sub-Article 1 and 2 of this Article, his name shall be entered by the Office in the Register of Home Seeker's and this shall be publicized on the Notice Board; He shall be entitled to unit purchase right as per the order of precedence provided as per Article 6 of this Proclamation.

6. Setting priority

Based on the stock of units the Office shall:

- 1) A stock of units shall be reserved for Home Seekers to be cleared from their place of residence on account of development undertaking shall have priority to purchase units as per the decision of Regional State Administration.

- 2) Akkaataa Keewwata kana Keewwata Xiqqaa Itin namoota mana barbaadan mirga dursaa argatan keessaa bu'uura Keewwata 5(3) jalatti tumameen kan galmaa'an keessaa yoo xinnaate hanga %20 dubartoota otoo hin heerumin ykn sababa hiikuutin ykn du'aatin abbaa manaa ta'anii mana bulchanu (household head) ta'uu qabu.
- 3) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tuqame jiraatullee, namni gatii manichaa guutuusaa ykn gatii murtaa'e keessaa harka caalaa kaffale mirgi dursaa ni kennamaaf.
- 4) Waldaan kamiyyuu, akkaataa Labsii kanaa Keewwata 13 Keewwata Xiqqaa 1 jalatti tumameen gatii gurgurtaa guutuu kaffalee bitachuudhaan haala Labsii kana Keewwata 6 (2) fi (3) tti caqafameen miseensota isaa mana barbaadaniif akka hiree dabarsu manneen murataa'an ramadamuufi ni danda'a.

Aangoofi Hojii Waajjirichaa

Waajjirichi Aangoofi hojii seerota birootin kennameef akkuma eegametti ta'ee;

- 1) Manneen jireenyaafi manneen daldalaa ijaaramaniifi ijaaramaa jiran addaan baasee qabuudhaan gurgurtaadhaaf ni qopheessaa ykn Bulchiinsa Magaalaatiin akka qophaahu ni taasisa;
- 2) Manneen ijaare akkaataa Labsii kanaatin ni galmeessisa ykn karaa qaamoota bakka bu'ummaa kenneefitin wanti barbaachisaa ta'e guutamee akka galmaahu ni taasisa.
- 3) Baay'ina namoota mana barbaadaniifi sadarkaa garagaraa isaan irratti argaman beekuudhaaf ragaa dandeessisu ni qindeessa, ykn ganda gandatti akka qindaa'u ni taasisa.
- 4) Akkaataa labsii kanaatiin baay'ina namoota mana barbaadaniifi qoodiinsa, manneen ijaaramanii xumuramaniifi ijaaramaa jiran tilmaama keessa galchuudhaan kan namoota mana barbaadan ga'uu qabuufi ulaagaawwan filannoo ragaa unka iyyannoo namoota mana barbaadan irratti hundaa'uudhaan, yeroodhaan yaada murtee qopheessee qaama ol'aanuuf ni dhiyeessa; yoo mirkanaa'es hojiirra ni oolcha.

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሠረት በቅድሚያ መብት ተጠቃሚ ከሚሆኑ ቤት ፈላጊዎች መካከል በዚህ አዋጅ አንቀጽ ፭ ንዑስ አንቀጽ ፫ መሠረት የተመዘገቡ እስካሉ ድረስ ቢያንስ ፳ ፐርሰንቲ እማወራዎች ይሆናሉ፤

፫) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ የተመለከተው ቢኖርም የቤቱን ሽያጭ ጠቅላላ ዋጋ በአንድ ጊዜ ክፍያ ወይም ከተወሰነው የተሻለ ቅድሚያ ክፍያ የሚፈፅም ገዥ የቅድሚያ መብት ያገኛል፤

፬) ማናቸውም ማህበር በዚህ አዋጅ አንቀጽ ፲፫ ንዑስ አንቀጽ ፩ እንደተመለከተው ጠቅላላ የሽያጭ ዋጋ ከፍሎ በመግዛት በዚህ አንቀጽ ንዑስ አንቀጽ ፪ እና ፫ በተደነገገው መሠረት ለቤት ፈላጊ አባላቱ የሚያከፋፍላቸው የተወሰኑ ቤቶች ሊመደቡለት ይችላሉ፡፡

፯. የጽሕፈት ቤቱ ስልጣንና ተግባር

ጽሕፈት ቤቱ በሌሎች ሕጎች የተሰጠ ስልጣንና ተግባራት እንደተጠበቁ ሆኖ፡

፩) የተገነቡ ወይም በግንባታ ላይ ያሉ የመኖሪያ ቤቶችን የንግድ ቤቶችን ለይቶ ያስተዋውቃል፤

፪) የገንባቸውን ቤቶች በአዋጅ መሰረት ያስመዘግባል ወይም ውክልና በሰጠው ሌላ አካል አማካኝነት አስፈላጊው ተሟልቶ እንዲመዘገቡ ያደርጋል፤

፫) በተለያዩ ደረጃዎች የሚገኙ ቤት ፈላጊዎችን ብዛትን ቁጥር ለማወቅ የሚያስችል መረጃ ያደራጃል፤ ወይም በየቀበሌው እንዲደራጁ ያደርጋል፤

፬) በዚህ አዋጅ መሠረት የቤት ፈላጊዎችን ብዛትና ክፍፍል እንዲሁም የተጠናቀቁ፣ በመገንባት ላይ ያሉ ቤቶችን ግምት ውስጥ በማስገባት ለቤት ፈላጊዎች ሲከፋፈል ስለሚገባው ድርሻና የመምረጫ መስፈርቶችን አስመልክቶ በቤት ፈላጊዎች ማመልከቻ ቅጾች በሚገኘው መረጃ ላይ በመመሥረት የውሳኔ ሃሳብ በየጊዜው እያዘጋጀ ለበላይ አካል ያቀርባል፤ ሲፀድቅም ተግባራዊ ያደርጋል፤

2) Where the number of Home Seekers having priority right indicated in Sub-Article 1 of this Article registered under Sub-Article 3 of Article 5 a minimum of 20% female-headed-households shall be entitled.

3) Notwithstanding Sub-Article 1 of this Article, any Home Seeker who pay the total sale price in one go or, better down payment than the fixed amount shall acquire special priority to purchase a unit.

4) A unit may be assigned to any association in return for the payment of their total price in one go as indicated in Sub-Article 1 of Article 13 of this Proclamation for the purpose of distributing to its members as provided under Sub-Articles 2 and 3 of Article 6.

7. Powers and Duties of the Office

Keeping powers and duties delegated to the Office by the other party as it is;

1) Categorize units by purpose as for trade and living and prepares for sale by itself or by Town Government.

2) Register units constructed in accordance with this Proclamation or according to the power given to the Substitutes.

3) Organize or cause to be organized at kebele level in respect of the number and composition of varying status group Home Seekers.

4) Prepare and Submit proposals periodically in accordance with this Proclamation to the person in authority concerning the share of stock of units to be distributed with in Home Seekers and selection criteria based on the number and composition of Home Seekers it has collected from the Application Form, as well as the units constructed or under construction and shall implement same upon approval and ensure its implementation.

- 5) Waliigaltee manneen jireenyaa namoota mana barbaadanif itti darbu qopheessuudhaan nama mana bitatu filatee waliigaltee bittaaafi gurgurtaa ni mallatteessaa; ykn qaama seera qabeessa kan biraatif bakka bu'uummaa ni kennaa;
- 6) Bakka bu'ummaa kennaneef keessatti nama mana bitatee waliigaltee diigerratti akkaataa Labsii kanaa Keewwata 15 Keewwata Xiqqaa 2 tiin bakka bu'aan tarkaanfii barbaachisaa akka fudhatu heeyyamuu ni danda'a; bakka bu'aan waliigaltee akkaataa seeraatin hojiirra oolchuusaa ni mirkaneessa;
- 7) Namoonni mana bitan akkaataa waliigaltee mallatteessaniin kaffaltii duraa ykn gatii guutuu akka kaffalaniifi gamoo filatan keessaa mana mataa mataaasani gahu adda bahee, waliigaltee raawwatanii akka fudhatan ni taasisa; ykn waliigaltee raawwatamuusaa ni mirkaneessa;
- 8) Nama mana daldalaa bituudhaaf ykn kireeffatuudhaaf caalbaasii dorgomee ykn mariidhaan (by negotiation) mo'ate kamiyyuu wajjin akka barbaachisaa ta'eetti, waliigaltee gurgurtaa ykn kiraa, magaalaa manichi itti argamuutti akka mallattaa'u bakka bu'uummaa ni kenna. Manneen daldalaa kireeffamanis akkaataa Labsii kanaafi Dambii Mootummaan Naannoo Oromiyaa manneen bulchuuf baasuun kan bulan ta'uusaanii ni hordofa; ni to'ata;
- 9) Namni mana bitate kamiyyuu haala waliigalteen kaffaltii xumuruunsaa yoo mirkanaa'e, mana bitateef waraqaan ragaa abbaa qabeenyummaa fi iddoo qabiyyee lafaa haala fudhatama qabuun waajjira taajaajila magaalaa (Bulchiinsa Magaalaa) itti argamurraa akka kennamuuf ajaja ni dabarsa; akka kennameefis ni hordofa;
- 10) Manneen kondominiyeemii jiraattotaaf tajaajila waliinii akka kennan hojjataman haala Labsii kanaatin abbootii manneenii kan waldaan galmaa'aniif ykn waldaa daldalaati waliigaltee gurgurtaatin darbuufi tajaajillisaa otoo hin jijjiiramne hojiirra ooluusaa ni mirkaneessa.

- ፩) መኖሪያ ቤት ለቤት ፈላጊ የሚተላለፍበት ውል በማዘጋጀት የሚገዛውን ቤት ከለየ የግዢና የሻጭ ውል ይፈራረማል፤ ወይም ለሌላ አግባቡ ላለው አካል ውክልና ይሰጣል፤
- ፪) በሚሰጠው ውክልናም ውል ባፈረሰ ቤት ገዢ ላይ በዚህ አዋጅ አንቀጽ ፲፭ ንዑስ አንቀጽ ፪ በተመለከተው መሠረት ተወካዩ ተገቢውን እርምጃ እንዲወስድ መፍቀድ ይችላል፤ ተወካዩ ውሉን በአግባቡ ሥራ ላይ ማዋሉን ያረጋግጣል፤
- ፫) ቤት ገዢዎች በፈረሙት ውል መሠረት እንደየአግባቡ ቅድሚያ ክፍያ ወይም ጠቅላላ ዋጋ እንደከፍሉና በመረጡት ሕንጻ ውስጥ ለሚገኝ ፎቅና የቤት ዓይነት ለእያንዳንዳቸው የሚደርሰው ቤት ተለይቶ ውል እንዲዋዋሉና እንዲረከቡ ያደርጋል፤ ወይም መደረጉን ያረጋግጣል፤
- ፬) የንግድ ቤት ለመግዛት ወይም ለመከራየት በጨረታ ወይም በስምምነት ተወዳድሮ ካሸነፈ ማንኛውም ቤት ፈላጊ ጋር እንደየአግባቡ የቤት ሽያጭ ወይም ኪራይ ውል ቤቱ የሚገኝበት ከተማ ጽሕፈት ቤት እንዲፈረም ውክልና ይሰጣል፤ የተከራዩ ንግድ ቤቶችም በዚህ አዋጅ መሠረትና የኦሮሚያ ብሔራዊ ክልላዊ መንግስት ቤቶችን ለማስተዳደር ባወጣው ደንብ መሠረት መተዳደራቸውን ይከታተላል፤ ይቆጣጠራል፤
- ፭) ማንኛውም ቤት ገዢ በውሉ መሠረት ክፍያውና ማጠናቀቁ ሲረጋገጥ ለገዛው ቤት የቦታ ይዞታ፤ የማይንቀሳቀስ ንብረት ምስክር ወረቀት እንደየአግባቡ በከተማው አገልግሎት ጽሕፈት ቤት / ማዘጋጃ ቤት/ ወይም ቤቱ በሚገኝበት ጽሕፈት ቤት እንዲሰጠው ትዕዛዝ ያስተላልፋል፤ መሰጠቱንም ይከታተላል፤
- ፮) ለነዋሪዎቹ የጋራ አገልግሎት እንዲሰጥ የተሠራ የጋራ መጠቀሚያ ኮንዶሚኒየምን በአዋጁ መሰረት ለተመዘገበ የባለቤቶች ማህበር ወይም ለንግድ ማህበር በሽያጭ ውል መተላለፉንና አገልግሎቱን ሳይለውጥ ሥራ ላይ መዋሉን ያረጋግጣል፤

- 5) Prepare model form for contract and transfer of unit and ensures the sale of the unit based on the criterion or by any substitute dealing with the concerned body based on the screening;
- 6) Authorize the representative to take necessary measures indicated in Sub-Article 2 of Article 15 of this Proclamation, should the purchaser fail to perform his contractual obligations, as well as ensure that the representative implements the contract accordingly;
- 7) Ensure that Home Seekers receive the units they have purchased according to the contracts of sale signed by effecting down payment or total price in one go and also ensure that the Home Seekers are assigned their own units according to the criteria set for the choice of the condominium;
- 8) prepare model form for contract of sale or lease and delegate the Office, in which the business unit is located, to conclude contract of sale or lease with a winner of auction conducted for the sale or lease business units and it shall follow up and supervise that units leased for business purpose are administrated pursuant to the Oromiya National Regional State Housing Administration Regulations;
- 9) Ensure that unit ownership title deed is issued to the purchaser by the respective city administration as the case may be, where it is ascertained that he has effected payment of the total price as per the contract of sale;
- 10) Ensure that common element is transferred by sale to Unit Owners Association registered in accordance with the Proclamation or business organization and that it is used for the designated purpose;

11) Nagahee seeraatin kafaltiin dursaa fi kafaltiin hafe akka raawwatuufi akkaataa seera bulchiinsa faayinaasii Mootummaa naannichaatiin gatiin akka sassaabamu ni taasisa; kanas akkuma barbaachisummaa isaatti mana ofiisaatii waliigaleen gurgure kaffaltii ni sassaaba; ykn baankii bitattoonni kaffaltii itti raawwatan ykn buufata kaffaltii kan biroo bakka buusuudhaan ni raawwachiisa;

12) Namni kamiyyuu akkaataa Labsii kanaa Keewwata 15 jalatti tumametti waliigaltee diiguusaa waajjirichi ennaa mirkaneesse:

(a) Mana fudhate akka gadi dhiisu ni taasisa; ykn qaama biraaf bakka bu'uummaa kennuun akka raawwatamu taasisa; waliigaltichi karaa bakka bu'aatin kan diigame yoo ta'e kanuma ni mirkaneessa.

(b) Maallaqa kaffalerraa baasiin haaromsa manaatif barbaachisuu fi yeroo mana keessa tureef qajeelfama hojii irra jirurratti hundaa'uudhaan kiraa manichaa herreegame erga hiri'amee booda kan hafe qofti akka deebii'uuf ni taasisfame ykn taasifamuusaa ni mirkaneessa;

(c) Haala Labsii kanaa Keewwata 6tin mirgi dursaa eegamee namni mana barbaadu kan biraa waliigaltee mallatteessee akka bakka bu'u taasisa; ykn bakka bu'uu isaa ni mirkaneessa;

13) Namni mana barbaadu manicha dhaabbata liqii liqeessuuf wabummaadhaan qabsiisee bitachuu kan barbaadu ta'uusaafi waajjirri dhaabbata liqii liqeessuuf tilmaama manaa akka beeksisuuf iyyanoodhaan yoo gaafatuu dhaabbatichi manicha wabummaadhaan qabatee namichaa maallaqa yoo liqeessuuf namichi gatii tilmaama manaa guutuu kanffaluu yoo danda'e waajjirri mannicha kan isatti gurguru ta'uusaa ni mirkaneessa.

፲፩) በሀጋዊ ደረሰኝ ቅድሚያ ክፍያና ቀሪ ክፍያ እንዲፈፀምና በክልሉ መንግስት የፋይናንስ አስተዳደር ሕግ መሠረት ገቢ እንደሰበሰበ ያደርጋል፤ ይህንንም እንደየአግባቡ እራሱ ተዋውሎ ለሽጠው ቤት ክፍያ በመቀበል ወይም ገዢዎች ክፍያ የሚፈፅሙበት ባንክ ወይም ሌላ የክፍያ ጣቢያ በመወከል ያስፈጽማል፤

፲፪) ማናቸውም ቤት ገዢ በዚህ አዋጅ አንቀጽ ፲፭ በተደነገገው መሠረት ውል ማፍረሱን ሲያረጋግጥ ጽሕፈት ቤቱ፡-

(ሀ) ውሉን በማቋረጥ የተረከበውን ቤት እንዲለቅ ያደርጋል፤ ወይም

ውክልና በመስጠት በሌላ አካል እንዲፈፀም ያደርጋል፤ በውክልናውም መሰረት መፈጸሙን ያረጋግጣል፤

(ለ) ከክልሉ ገንዘብ ላይ ለቤቱ ዕድላት የሚያስፈልገው ወጪና ለቆየበት ጊዜ በሚወጣው መመሪያ ላይ በሚወሰነው የኪራይ ተመን መሠረት ለቤቱ የሚሰላ የኪራይ ዋጋ ተቀንሶ ቀሪው ብቻ እንዲመለስለት ያደርጋል፤ ወይም መደረጉን ያረጋግጣል፤

(ሐ) በዚህ አዋጅ አንቀጽ ፮ በተደነገገው የቅድሚያ አወሳሰን መሠረት ሌላ ቤት ፈላጊ ውል ፈርሞ እንዲተካ ያደርጋል፤ ወይም መተካቱን ያረጋግጣል፤

፲፫) ቤት ፈላጊ ቤቱን ለአበዳሪው ተቋም በዋስትና በማስያዝ ቤት ለመግዛት የሚፈልግ መሆኑንና ጽሕፈት ቤቱ ለአበዳሪው ተቋም የቤቱን ግምት እንዲያሳውቅ በማመልከቻ ከጠየቀ፤ ቤቱን በዋስትና የያዘው ተቋም ለቤት ፈላጊው ገንዘብ ካበደረው፤ ቤት ፈላጊው የቤቱን ግምት ሙሉ ዋጋ መክፈል ከቻለ፤ ጽሕፈት ቤቱ ይህን ቤት የሚሸጥለት መሆኑን ያረጋግጣል፤

11) Ensure that down payments and remaining installments are collected by receipt as per the Finance Administration of the Regional Government; in respect of units sold or leased by itself, or cause same to be executed by a credit service institution or another body delegated for this purpose.

12) Where the Office proves that a purchaser has failed to perform the contract as provided for by Article 15 of this Proclamation:

(a) Terminate the contract and expel him from the unit or hand it over to other representative and also ensures that whether the contract is made to terminate by the representative;

(b) Ensure that he is refunded out of the money he has already paid, only after maintenance cost and monthly rent for his stay in the unit has been calculated and settled according to the rate fixed by the guidelines to be issued by the Office;

(c) Ensure that another Home Seeker conclude a contract of sale in accordance with the order of precedence stipulated in Article 6 of this Proclamation and be replaced in the unit as soon as it is vacated;

13) Notify in writing to the concerned credit institution and the purchaser, to transfer the title deed to the institution as collateral or, cause such transfer upon the request of a purchaser, who has concluded contract of sale upon settlement of down payment and expressed his desire to borrow money for settling the remaining price by mortgaging the unit.

- 14) Kanas dhaabbatichaa waraqaan ragaa abbaa qabeenyummaa manichaa haala waliigalteetiin qabamee daabbatichaaf akka dabarsu ykn akka darbuuf taasisuun bitataadhaaf barreeffamaan ni beeksisa.

8. Aangoofi Hojii Bulchiinsa Magaalaa

- 1) Sababii sagantaa misooma manaa magaalichi geggeessuun jiraattota magaalaa kan iddoo jireenyasaanii irraa ka'an odeeffannoo hawaasaafi dinagdee isaan ilaalu irraa sassaabee galmeessuudhaan ni qaba;
- 2) Namni ka'u kamiyyuu lafa mana itti ijaarratu kan biraafi beenyaan ykn manni biraa ykn beenyaan maallaqaa qofti akka kaffalamuuf kan barbaduufi mana bitachuu kan hin barbaanne iyyannoo unka namoonni iddoo jireenya saanii irraa ka'an guutan irratti guchisiisuudhaan qulqulleessa barbaachisaa taasisuun galmeessee tarreeffamasaanii waajjirichaaf ni dabarsa;
- 3) Labsii kana Keewwata 13 Keewwata Xiqqaa 1 jalatti kan tumame akkuma eegametti ta'ee, akkaataa Labsii kanaatti nama mana bitateef waraqaa ragaa qabeenya hin sochooneefi kan iddoo qabiyyee yeroo gaafatame qopheessee ni kennaaf;
- 4) Waraqaa ragaa qabiyyee manaafi ragaa qabeenya hin sochoone dhaabbata liqeessuuf akka darbuufi wabummaadhaan akka qabamu waajjiraan yammuu gaafatamu ykn akkuma haala isaaniin waajjirri iyyannoo barbaachisaa ka'umsa godhachuudhaan yammuu gaafatu waraqaa ragaa qopheessee dhaabbatichaaf ni dabarsa; namni mana barbaadus dhaabbaticha irraa yammuu liqeeffatuus bu'uura waliiglatee dhaabbata waajjin mallattaa'een qabeenyichi wabummaan qabamuusaa ni galmeessa;
- 5) Waraqaa ragaa qabeenya hin sochooneefi qabiyyee nama mana bitateef kennamurratti barbaachisaa yoo ta'e hanga waggaa murtaa'eef akka gurgurtaadhaan ykn kennaadhaan darbuu hin dandeenye irratti caqasuu ni danda'a;

፲፬) ይህንንም ተቋሙ የቤቱን የባለቤትነት ማስረጃ በዋስትና መያዝ ውሉ መሠረት ተይዞ ለተቋሙ እንዲያስተላልፍ ወይም እንዲተላለፍለት ያደርግና ለገዢው በጽሑፍ ያስታውቃል፡፡

፩. የከተማ አገልግሎት ጽሕፈት ቤት /ማዘጋጃ ቤት/ ሥልጣንን ተግባር

የከተማ አገልግሎት ጽሕፍት ቤት /ማዘጋጃ ቤት/:

ሐ) በከተማው አስተዳደር በቤት ልማት ፕሮግራም ምክንያት ከመኖሪያ ቦታቸው የሚነሱ የከተማውን ነዋሪዎች ማህበራዊና ኢኮኖሚ አቋም የሚያመለክቱ መረጃዎችን መዝግቦ ይይዛል፤

ከ) ምትክ ቦታና የገንዘብ ካሳ፣ ወይም ምትክ ቤት ወይም የገንዘብ ካሳ ብቻ እንዲከፈለው የሚፈልግን ቤት መግዛት የማይፈልግ ማንኛውም ተነሿ ከመኖሪያ ቦታቸው የሚነሱ ሰዎች ማመልከቻ በማስሞላትና ተገቢውን ማጣራት በማድረግ መዝግቦ ዝርዝራቸውን ለጽሕፈት ቤቱ ያስተላልፋል፤

ለ) በዚህ አዋጅ አንቀጽ ፲፫ ንዑስ አንቀጽ ፩ የተደነገገው እንደተጠበቀ ሆኖ በተጠየቀ ጊዜ በዚህ አዋጅ መሠረት ቤት ለገዛ ሰው የቦታ ይዞታና የማይንቀሳቀስ ንብረት ምዝገባ ምስክር ወረቀት አዘጋጅቶ ይሰጣል፤

ሐ) የቤቱ የይዞታና የማይንቀሳቀስ ንብረት ምስክር ወረቀት ለአበዳሪ ተቋማት እንዲተላለፍና በዋስትና እንዲያዝ በጽሕፈቱ ቤቱ ሲጠየቅ ወይም እንደሁኔታው ጽሕፈት ቤቱ በቤት ፈላጊው ማመልከቻ መነሻ ሲጠይቀው ምስክር ወረቀቱን አዘጋጅቶ ለተቋሙ ያስተላልፋል፤ ቤት ፈላጊው ከተቋሙ ጋር በተፈራረሙት ውል መሠረት የዋስትና መያዣውን ይመዘግባል፤

ሐ) ለገዢ በሚሰጠው የይዞታና የማይንቀሳቀስ ንብረት ምዝገባ ምስክር ወረቀት ላይ አስፈላጊ ከሆነ እስከ ተወሰነ ዓመት በሽያጭ ወይም በስጦታ መተላለፍ እንደማይችል መጥቀስ ይችላል፡፡

- 14) Notify in writing to the concerned organization about the contract and transfer of the unit based on the agreement made between the purchaser and the organization.

8. Powers and Duties of the Town Administration

The Town Administration:

- 1) Record and keep the socio-economic data in respect of the town residents to be vacated in consequence of the implementation of the Housing Development Program;
- 2) record and submit to the Office the list of residents vacated and who do not desire to purchase a unit making them fill the form prepared for Home Seekers indicating whether they intend to obtain replacement of plot, of land and compensation, or replacement house only, or compensation;
- 3) Without prejudice to Sub- Article 1 of Article 13 of this Proclamation issue title deed to a person for the possession of land and immovable property in respect of a unit purchased when requested as the case may be;
- 4) transfer upon request by the Office, or the Office based on application of the Home Seeker, the title deed for the possession of land and immovable property to the bank for the purpose of collateral and register same where the purchaser receives the loan from the credit institution;
- 5) Insert a phase in the title deed for the possession of land and immovable property which says it may not be transferred through sale or donation within five years.

Kutaa Sadii**Mirgaafi Dirqama Namoota Mana****Bitatanii****9. Dirqama Bitataa Nama Mana Mootummaa Keessa Jiraatu**

- 1) Seroota birootin kan tumaman akkuma eegamanitti ta'ee, namni mana Mootummaa keessa jiraachaa mana bitate mana Mootummaa keessa jiraatu akkaataa Labsii kanaa Keewwata 4 Keewwata Xiqqaa 2 (1) tin haala tumameen yammuu deebisu bu'uura Labsii kanaatiin mana bite ji'a lama booda fudhachuu ni danda'a.
- 2) Namni mana bitate mana mootummaa keessa jiraatu ilaalchisee unka dhimma kannaa qophaa'e kooppii sadiin waajjira gandaa manichi keessatti argamuutti qaamaan dhiyaatee gutuudhaan waajjira gandaa mirakanessisee qaama mootummaa manicha bulchuuf ykn miseensa waldaa yoo ta'e waldichaaf waraabbii tokko kennuufi qaba.

10. Mirgaafi Dirqama Nama Kaffaltii Xumure

- 1) Gatii qoqqoodamee walduraa duuba kafalamuun kafalee fixee namni mana bitee, qabiyyee iddoofi abbaa qabeenyummaa manaa waajjira irraa ykn buufata kaffaltii waajjirri bakka bu'uummaa kenneef ykn ragaa isa wabummaadhaan qabamee ture qaama qabe irraa haalli fudhaachuu itti danda'amu ni mijaa'aa.
- 2) Bitataan bitatu gatii manaa guutuu kaffalus manicha garee sadaffaatiif gurgurtaadhaan ykn kennaadhaan dabarsuun kan danda'u manicha bitee waggaa 5 yoo guutu qofa ta'ee waggaa 5 guutuufi kaffaltiin xumuramuu isaa ragaa waajjiricha irraa kennamu qaama ilaalu hundaaf dhiyeessuudhaan mirkaneessu ni qaba.

11. Mirgaafi Dirqama Dhaaltotaa

Dhaalaan (tonni) bu'uura seeraatiin bakka bu'an mirgaafi dirqama ni fudhatu.

ክፍል ሶስት**የገዢዎች መብትና ግዴታ****፱. በመንግስት ቤት የሚኖር ገዢ ግዴታ**

- ሐ) ገዢው በመንግስት ቤት የሚኖር ከሆነና በሌሎች ሕጎች የተደነገገው እንደተጠበቀ ሆኖ የሚኖርበትን የመንግስት ቤት በአንቀጽ ፬ ንዑስ አንቀጽ ፪ በፊደል «ቸ» በተጠቀሰው መሰረት ሲያስረክብ በዚህ አዋጅ መሰረት የገዛውን ቤት ከ፪ ወር በኋላ መረከብ ይችላል፡፡
- ከ) ገዢው ስለሚኖርበት የመንግስት ቤት በተመለከተ ተፈላጊውን መረጃ ለዚሁ ዓላማ በሚዘጋጀው ቅጽ /ሶስት ቅጂ/ ቤቱ በሚገኝበት ቀበሌ ጽሕፈት ቤት በግንባር ተገኝቶ በመሙላት እና የቀበሌውን ማረጋገጫ በማሟላት ቤቱን ለሚያስተዳድረው የመንግስት አካል ወይም የማህበር አባል ከሆነ ደግሞ ለማህበሩ ለአያንዳንዳቸው አንድ ቅጂ ማስረክብ አለበት፡፡

፲. ክፍያ ያጠናቀቀ ገዢ መብትና ግዴታ

- ሐ) በተከፋፈለ ተከታታይ ክፍያ ገዝቶ የቤቱን ዋጋ ያጠናቀቀ ገዢ የቦታ ይዞታና የቤቱን የባለሀብትነት ምዝገባ ወረቀት ከጽሕፈት ቤቱ ወይም ጽሕፈት ቤቱ ውክልና ከሚሰጠው የክፍያ ጣቢያ ወይም ማስረጃውን በመያዝነት ከያዘው አካል መውሰድ የሚችልበት ሁኔታ ይመቻቻል፡፡
- ከ) ገዢው የቤቱን ጠቅላላ ዋጋ ቢከፍልም ቤቱን ለሶስተኛ ወገን በሽያጭ ወይም በስጦታ ማስተላለፍ የሚችለው ቤቱን ከገዛ ፩ ዓመት ሲሞላው ብቻ ይሆናል፡፡ አምስት ዓመት መሙላቱን እና ክፍያ ስለማጠናቀቁ በጽሕፈት ቤቱ የተሰጠውን ማስረጃ ለሚመለከተው ሁሉ በማቅረብ ማረጋገጥ ይችላል፡፡

፲፩. የወራሾች መብት

በሕግ መሠረት የተተካ/ከ ወራሽ/ሾች የመብቱና የግዴታው ባለቤት/ቶች ይሆናሉ፡፡

Part Three**Rights and Obligations of the Purchaser****9. Duties of a Purchaser Residing in a Government House**

- 1) Notwithstanding the stipulations given in other places in accordance with Sub-Article 2(1) of Article 4 of this Proclamation, purchaser residing in a government house shall hand over the unit to the owner within two months after he has received the unit.
- 2) Fill and give the form which discusses that the purchaser has been residing in a government house in three copies to the kebele located in the region after the kebele office verified to a concerned body in administrating the house in person or in one copy to an association in which the purchaser is a member.

10. Rights and Obligations of Purchaser Effecting Full Payment

- 1) Necessary conditions shall be created, whereby a purchaser of a unit by installment may receive title deed from the Office or its agent, or the body in which mortgaged such a unit, provided that a purchaser has finalized payment of the total price thereof.
- 2) Notwithstanding the payment of the total price of the unit, the purchaser may not transfer the unit to the third parties through sale or donation until the lapse of 5 years. The lapse of 5 years may be evidenced to any one concerned by producing the document obtained from the Office, as the case may be, provided that the title deed whose five years turn of stay has lapsed, may serve as an evidence of the payment of the total price of the unit.

11. Rights and Obligations of Heirs

Heir/s rights and obligations shall legally be transferred to his heirs;

Kutaa Afur

Hangaafi Haala Kaffaltii, Herregaafi Haguuggii Baasii Ijaarsaa

12. Hanga Kaffaltii Duraa, Kaffaltiin Hafeefi Turmaata Yeroo

- 1) Namni mana bitatu kamiyyuu baankiirraa liqii argachuufi mana fudhachuuf kan isa dandeessisu kaffaltii duraa dhibba keessaa harka 20 raawwachuu qaba.
- 2) Manneen yeroo yeroodhaan ijaaramaniifi bu'uura Labsii kanaatiin namoota mana barbaadaniif darban kaffaltiin Keewwata Xiqqaa 1(a) jalatti murtaa'e akkuma jirutti ta'ee yaada murtii waajjiricharraa dhiyaatuun dambii Bulchiinsa Mootummaa Naannichaarraa bahuun kaffaltiin duraa bittaa manaatiif kaffalmu dabaluu ni danda'a.
- 3) Kaffaltiin duraa erga kafalamee booda, gatiin manaa hafe akkaataa sadarkaafi guddina manichaarratti hundaa'ee guyyaa mana bitee fudhateefi yeroo turmaata yeroo (grace time) erga xumurame booda haala armaan gaditti tummeen kaffalama.
 - (a) Istidiyoo hanga waggaa 20tti,
 - (b) Abbaa mana ciisicha tokko hanga waggaa 20tti,
 - (c) Abbaa mana ciisicha lamaa waggaa 15tti,
 - (d) Abbaa mana ciisicha sadiifi afurii waggaa 15tti,
- 4) Namni gatii manichaa kaffaltii qoqqoodame walitti aansee yeroo dheeraa keessatti kaffaluudhaaf waliigalee bitu haala sadarkaafi guddina manichaarratti hundaa'uudhaan guyyaa fudhate kaasee kan shallagamu turmaata grace time/ akka armaan gadiitti heyyamamaaf:
 - (a) Istudiyooodhaaf hanga ji'a 12,
 - (b) Abbaa mana ciisicha tokkoofi kan isaa olii bifa kamiifiyyuu hanga ji'a 9,
 - (c) Manneen daldalaatiif ji'a 6,

ክፍል አራት

የክፍያ መጠን፣ የአከፋፈል ሁኔታ፣ እንዲሁም የገንባታ ወጪ ስሌትና አሸፋፈን

፲፪. የቅድሚያ ክፍያ መጠንና እንዲሁም

የቀሪ ክፍያን የችሮታ ጊዜ

- ፩) ማንኛውም ዓይነት ቤት ገዢ ከባንክ ብድር ለማግኘትና ቤት ለመረከብ የሚያስችል የቅድሚያ ክፍያ የቤት ጠቅላላ ዋጋ ጽ በመቶ ይከፍላል፡፡
- ፪) በየጊዜው ለሚገነቡና በዚህ አዋጅ መሠረት ለቤት ፈላጊዎች ለሚተላለፉ ቤቶች በንዑስ አንቀጽ ፩(ሀ) የተወሰነው እንደተጠበቀ ሆኖ በጽሕፍት ቤቱ በሚቀርብ የውሳኔ ሃሳብ መሠረት በክልሉ መንግስት መስተዳደር በሚወጣ ደንብ ለየቤቱ ዓይነት የሚከፈለው የቅድሚያ ክፍያ መጠን ሊጨመር ይችላል፤
- ፫) ቅድሚያ ክፍያ ከተከፈለ በኋላ ቀሪው የቤቱ ዋጋ እንደቤቱ ዓይነትና መጠን ገዢው ቤቱን ከተረከበበት ቀን በኋላ የተሰጠው የችሮታ ጊዜ ከሚያበቃበት ቀን የሚቀጥለውን የሥራ ቀን መነሻ በማድረግ በሚከተለው የጊዜ ወሰን መሠረት ይከፈላል፤
 - (ሀ) ለስቴዲዮ እስከ ፳ ዓመት፤
 - (ለ) ለባለአንድ መኝታ ቤት እስከ ፳ ዓመት፤
 - (ሐ) ለባለሁለት መኝታ ቤት እስከ ፲፩ ዓመት፤
 - (መ) ለባለሶስትና አራት መኝታ ቤት እስከ ፲፩ ዓመት፤
- ፬) የቤቱ ዋጋ በተከፋፈለ ተከታታይ ክፍያ በረጅም ጊዜ ለመክፈል የተዋዋለ ገዢ እንደቤቱ አይነትና መጠን ቤቱን ከተረከበበት ቀን ጀምሮ የሚታሰብ ክፍያ መጀመሪያ የችሮታ ጊዜ በሚከተለው መሠረት ይሰጠዋል፤
 - (ሀ) ለስቴዲዮ እስከ እስከ ፲፪ ወር፤
 - (ለ) ለማንኛውም ባለአንድ መኝታ ቤትና ከዚህ በላይ ለሆነ እስከ ፱ ወር፤
 - (ሐ) ለንግድ ቤቶች ፮ ወር፤

Part Four

Rates and Modalities of Payment, Cost Computation and Coverage

12. Rate of down payment and grace period for repaying of the remaining balance

- 1) In order to get loan from a bank and own a unit, any Home Seeker should pay 20% of the total cost in advance.
- 2) Notwithstanding the stipulations of Article 1(a) of the Article, down payments of units be built and transferred periodically to Home Seekers pursuant to the Proclamation may be varied by Regulations to be issued by the Regional Government;
- 3) Payment of the remaining balance following the settlement of down payment shall be paid by any purchaser based on the type and size of respective range of time;
 - (a) up to 20 years for a studio,
 - (b) up to 20 years for single bedroom,
 - (c) up to 15 years for two bedrooms and,
 - (d) up to 15 years for three bedrooms.
- 4) A purchaser by installment of the type and size of the unit shall be granted period of grace commencing from the date of delivery as specified hereunder on the basis of the type and size of the house;
 - (a) Up to 12 months for studio,
 - (b) Up to 9 months for single bedroom and any type of its kind above it,
 - (c) Up to 6 months for additional units.

13. Haala Kaffaltiin Itti Raawwatamu**፲፫. ስለክፍያ አፈጻጸም****13. Payment**

- 1) Gatii manaa hunda yeroo tokkotti kaffaluudhaan mana bitachuudhaaf namni waliigaltee raawwate ennaa kaffaltii raawwateettiifi ijaarsi xumurame mana waliigalteerratti tuqame qaama waliigaleerraa ni fudhata. Kan bitu yoo waldaa ta'eefi kaffaltii %100 yeroo raawwate miseensotaaf akka addaan qoodu waliigaltee kan mallatteessu yammuu ta'u waldaan tajaajila kanaaf bu'uura yaada murtii waajjiricharraa dhiyaatuun kaffaltii tajaajila boordiin murtaa'uun miseensota mana bitan irratti herreguu ni danda'a.
- 2) Namni kaffaltii qoqqoodame walduraa duuba kaffalee mana bitate:
 - (a) Labsii kana Keewwata 12 jalatti haala tumameen waajjirri ykn qaama waajjiricharraa bakka bu'een kaffaltii duraa raawwachuun isaa yoo beekameefi ijaarsi xumurame mana bitate akka fudhatu ni taasifama.
 - (b) Bu'uura waliigalteetiin kaffaltii ji'aa waajjirichaaf ykn qaama biraa kan waajjirichi bakka buusu biratti dhiyaachuu-dhaan ni raawwata.
 - (c) Keewwata kana Keewwata Xiqqaa 2 (a) kana jalatti kan tumamee jiraatuus, namni mana bitatu ijaarsii otoo hinjalqabamin jalatti ykn otoo hin xumuramin dura waliigaltee raawwachuun gatii guutuu ykn kaffaltii duraa kaffaluu ni danda'a.
 - (d) Namni mana bitu kaffaltii Keewwata 10(1) jalatti tumame ol fooyyessee kaffaltii duraa yoo kaffale, akkaataa barbaachisuummaa isaatti bitachuudhaaf dursii kennamuufii ni danda'a.
- 3) Namni manni jireenyaa darbeef ykn mana daldalaa gamoo keessatti argamuu fi gamoo waliin itti fayyadaman mana waldaa abbootii qabenyaa yeroo bitu gatii gamoowwanii hundaafi wabummaa inshuraansii hanga gahee manaatiin ni kafala.

- ፩) የቤቱን ጠቅላላ ዋጋ በአንድ ጊዜ በመክፈል ቤት ለመግዛት የተዋለ ገዢ ክፍያውን እንደፈፀመ እና ግንባታው እንደተጠናቀቀ በውሉ የተመለከተውን ቤት ከተዋለው አካል ይረከባል፤ ገዢው ማህበር በሚሆንበት ጊዜም ማህበሩ ፻% ክፍያ ፈጽሞ ለአባላቱ እንደያከፋፍል ውል የሚፈርም ሲሆን ማህበሩ ለዚህ አገልግሎት በጽሕፈት ቤቱ በሚቀርብ የውሳኔ ሃሳብ መሠረት በቦርድ የሚወሰን የአገልግሎት ክፍያ ቤት ከሚገዙ አባላቱ ላይ ሊያስብ ይችላል፡፡
- ፪) በተከፋፈለ ተከታታይ ክፍያ ቤት የገዛ ሰው፡
 - (ሀ) በዚህ አዋጅ አንቀጽ ቁጥር ፲፪ እንደተመለከተው ጽሕፈት ቤቱ ወይም በጽሕፈት ቤቱ ለተወከለው አካል ቅድሚያ ክፍያ መክፈሉ ሲታወቅና ግንባታው እንዳለቀ የገዛውን ቤት እንዲረከብ ይደርጋል፤
 - (ለ) ወርሃዊ ክፍያውን በውሉ መሠረት ለጽሕፈት ቤቱ ወይም ጽሕፈት ቤቱ ለሚወከለው ሌላ አካል ጋር በመቅረብ ይፈጽማል፤
 - (ሐ) በዚህ አንቀጽ ንዑስ አንቀጽ ፪ (ሀ) የተመለከተው ቢኖርም ገዢ የሚገዛው ቤት ግንባታ ከመጀመሩ ወይም ግንባታው ከመጠናቀቁ በፊት ውል ተዋውሎ ጠቅላላ ዋጋ ወይም ቅድሚያ ክፍያ ሊከፍል ይችላል፤
 - (መ) ለሚገዛው ቤት ጠቅላላ ዋጋ ወይም በአንቀጽ ፲ ንዑስ አንቀጽ ፩ ከተወሰነው የተሻለ ቅድሚያ ክፍያ የሚፈጽም ገዢ እንደአስፈላጊነቱ የገዢ ቅድሚያ ሊሰጠው ይችላል፤
 - ፫) ገዢው የተላለፈለት መኖሪያ ቤት ወይም ንግድ ቤት የሚገኝበት ሕንጻና የጋራ መጠቀሚያ ሕንጻ በቤት ባለቤቶች ማህበር በሚገዛበት ጊዜ የሁሉንም ሕንጻዎች ገዢ ዋጋና የመድሀን ዋስትና በቤቱ ድርሻ መጠን ይከፍላል፡፡

- 1) purchaser who agrees to pay the full price at one go shall take delivery of the house upon payment of same and where the purchaser is an association and agrees to pay 100% of the price may charge from its members for the service it renders in respect of distribution of the houses to same in accordance with the rate to be proposed by the Office.
- 2) Any person purchasing a unit by installment shall:
 - (a) take the delivery of the purchased unit upon effecting the advance payment at the collection center designated by the Office in accordance with Article 12 of this Proclamation;
 - (b) effect the monthly payment at the Office or collection center designated by the Office;
 - (c) Notwithstanding the provision of Sub-Article 2(a) of this Article the purchaser may effect advance payment before the construction of the unit.
 - (d) A purchaser who has effected the full price or better down payment than specified under Article 10 Sub-Article 1 of this Proclamation may be given priority over others.
- 3) The condominium or the element in which the unit for residence or business delivered by a unit owners association, the purchaser shall effect payment of the purchase price and insurance premium proportionate to his share. Where the unit owners association leases the common elements from the Office or from a business organization which purchased same from the Office the purchaser shall effect the monthly rent proportionate to his share.

4) Namni bitatu baankiirraa maallaqa fudhatee kan kaffalu yoo ta'e, yeroo bitatu waraqa raga qabeenya hin sochooneefi kan iddoo qabiyyee wabummaadhaaf baankiitti qabsiisuudhaaf fedhii ibsuudhaan tilmamn manichaa ibsame baankiidhaaf akka darbuu iyyannoodhaan waajjiricha gaafachuu ni danda'aa. Ta'us, namni bitatu kun karaa kamiinuu idaa kaffalu yoo addaan kute qabeenyi wabummaadhaan baankiitti qabame bu'uura Labsii Lak. 97/1990 Federaalaatiin baankii beeksisuun Waajjirichi nama biraa akka bakka buusuufi mirgi baankii akka eegamu ni taasisa.

14. Hanga Dhalaafi Kaffaltiisaa

- 1) Mana jireenyaa bu'uura Labsii kanaatiin kanfaltii addaan qoodamee walduraa duuba kafalamuun namni bitate kaffaltii hafu irratti haala gabaa yeroo sana jiru irratti hundaa'ee kan herreegamu dhala ni kafala.
- 2) Kan Keewwata kana Keewwata Xiqqaa 1 jalatti tumame jiraatuyyuu, namni kaffaltii qoqqoodame walduraa duuba kaffalamuun mana jireenyaa bitatu, hanga dhala inni kafalu haala gabaa irratti hundaa'ee dhala baankiin baasuun bakka bu'a.

15. Waliigaltee Diiguu

- 1) Namni mana bitatu:
 - (a) Kaffaltii ji'a 3 walitti aansee kan dabarseefi akeekkachiisa guyyaa 15 dursee kennamuun yoo hin kafaliin,
 - (b) Mana jireenyaa bitate kana waggaa shan (5) otoo hin guutin kennaadhaan ykn gurgurtaadhaan yoo dabarse ykn;
 - (c) Bu'uura Labsii kanaatiin manicha waajjiricharraa ykn bulchiinsa gandaarraa maqaa isaatiinis ta'e fuudhaafi heeruma keessa otoo jiranii maqaa hadha manaasaatiin ykn abbaa warraa isheetiin hin binne jedhee unka iyyattoota mana barbaadan keessatti odeeffannoon guute soba ta'ee yammuu argamu,
 - (d) Magaalaa keessatti ykn naannoo magaalaatti yoo xiqqaate waggaa lamaaf jiraadhe jedhee iyyannoosaa irratti guute soba ta'ee yoo argame waliigaltee akka diigetti fudhatama.

ሀ) ገዢው ከባንክ ብድር ወስዶ የሚከፍል ሲሆን፣ በሚገዛበት ጊዜ የቦታ ይዞታን የማይንቀሳቀስ ንብረት ምዝገባ ምስክር ወረቀት በባንክ ዋስትና እንዲያዝ ፈቃደኛ እንደሆነ በመግለጽ የቤቱ ግምት ተገልጾ ለባንክ እንዲተላለፍለት በማመልከቻ ጽሕፈት ቤቱን መጠየቅ ይቻላል፡፡ ሆኖም ገዢው በማንኛውም መንገድ ዕዳውና መክፈል ቢያቋርጥ በባንክ በመያዣ ስለተያዘ ንብረት በወጣው አዋጅ ቁጥር ፲፯/፲፱፻፲ እንደተሻሻለ ባንኩ በሚያሳውቀው መሠረት ጽሕፈት ቤቱ ሌላ ገዢ እንዲተካና የባንኩ መብት እንዲጠበቅ ያደርጋል፡፡

፲፬. የወለድ መጠንና አከፋፈል

- ሐ) የመኖሪያ ቤት በዚህ አዋጅ መሰረት በተከፋፈለ ተከታታይ ክፍያ የገዛ ሰው በቀሪው ክፍያ ላይ የሚታሰብ በወቅቱ ባለው የገበያ ዋጋ መሠረት ወለድ ይከፍላል፡፡
- ከ) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ የተደነገገው ቢኖርም፣ በተከፋፈለ ተከታታይ ክፍያ መኖሪያ ቤት የሚገዛ ሰው የሚከፍለው የወለድ መጠን ባንኩ በገበያ ዋጋ (Market Rate) የወለድ መጠን ይተካል፡፡

፲፭. ውል ስለማቋረጥ

- ሐ) ገዢው፡
 - (ሀ) ወርሃዊ ክፍያ ለ፫ ተከታታይ ወራት ያቋርጠና በሚሰጠው የ፲፭ ቀናት ቅድሚያ ማስጠንቀቂያ መሠረት ካልከፈለ፣
 - (ለ) የገዛውን መኖሪያ ቤት ፩ አመት ሣይሞላው በሽያጭ ወይም በስጦታ ካስተላለፈ ወይም፣
 - (ሐ) የግል መኖሪያ ቤት ወይም መኖሪያ ቤት መስሪያ ቦታ እያለው የለኝም፣ ወይም ደግሞ ቀደም ሲል በዚህ አዋጅ መሠረት ቤት ከጽሕፈት ቤቱ ወይም ከቀበሌ አስተዳደር በእርሱ ስም ሆነ በጋብቻ ውስጥ እያሉ በትዳር ንደኛው ስም አልገዛውም ብሎ የቤት ፈላጊዎች ማመልከቻ ቅጽ የሞላው ሐሰት ሆኖ ሲገኝ ወይም፣
 - (መ) በከተማው ወይም በከተማው ዙሪያ አካባቢ ቢያንስ ለ፪ ዓመት ኖራለሁ ብሎ በማመልከቻ ቅጽ የሞላው ቃል ሐሰተኛ ሆኖ ሲገኝ፣ ውሉን እንዳፈረሰ ይቆጠራል፡፡

4) Where a purchaser intends to borrow from the bank for the purpose of effecting the price of the house, he may request the Office to write to the bank indicating the value of the unit and his consent that the title deed for the possession of the land and ownership of immovable property be mortgaged with the bank to secure the debt. Where the purchaser fails to effect his payment the Office shall, in accordance with the Federal Proclamation No. 97/1998 (as amended) replace the other purchaser when notified by the bank to this effect and ensure the right of the bank accordingly.

14. Rate of Interest and Its Payment

- 1) A purchaser who agrees to pay the price in down payment shall pay the interest based on the market of the time pursuant to this Proclamation.
- 2) Notwithstanding the provision under Sub-Article 1 of this Article, a purchaser who pays by installment shall pay the interest based on the amount set by the bank.

15. Termination of Contract

- 1) A purchaser:
 - (a) Failed to effect payment of monthly rent for three consecutive months and warning given for 15 days; or,
 - (b) Transferred the unit through sale or donation before the lapse of five years as from the date of purchase; or,
 - (c) Misrepresented in the Home Seekers Application Form by stating that he does not have his own houses, or plot of land, or has not purchased a unit from the Office or kebele Administration, pursuant to this Proclamation, either in his name or in the name of his spouse while in wedlock; or,
 - (d) Misrepresented in the Home Seekers Application Form by stating that he has resided in the town at least for two years.

2) Akkaataa Keewwata kanaa Keewwata Xiqqaa 1 (a) jalatti tumameen namni mana bitu kan waliigaltee diige, waajjirri ykn qaama seeraa kan bakka bu'e yeroo mana itti gadi dhiisuu barreeffamaan haala akeekkachiiseen:

(a) Mana bitate waajjirichaaf ykn qaama waajjirri bakka buuseef ni kenna; yoo hin kennine seeraan dirqamee manicha akka deebisu taasifama.

(b) Maallaqa kaffaleerraa baasiin haaromsa manaatiif barbaa-chisuufi kan yeroo keessa ture haala qajeelfama waajjirichi baasuun tilmaama kiraa murtaa'uun gatiin kiraa ji'aan herreegamu hir'ifamee kan hafu dhala malee deebi'aa.

3) Keewwata kana Keewwata Xiqqaa 1 (c) fi (d) jalatti kan tumame haala kamiinyuu raawwate yoo argame Seera Yakkaan ni gaafatama.

16. Akkaataa Herreega Baasiifi Kaffaltii

1) Gatii manni itti gurguramu kan murteessu baasii ijaarsaa waajjirichaa bu'uura misooma manaatiifi naannoo manaa, akkasumas itti tajaajila waliinii tilmaama keessa galchuudhaan ta'a. Ta'us, baasiwwan bu'uura misoomaa guddina keessa kan naannoo manaa wajjin wal qunnamsiisuudhaaf barbaachisan bulchiinsa misooma magaalatiin ni raawwatama. Akkasumas, gamoo waliin itti tajaajilaman waldaan abbootii manaa waajjiricharraa bitatan yoo waldaa daldalaatti kireessan hanga gahee mana bitatee gatii kiraa kan ji'aa abbaa qabeenyaatiif ni kaffala. Akkasumas, waldaan abbootii qabeenya manaa gamoowwan waliin itti tajaajilaman waldaa daldalaa waajjiricharraa bitatteraa yoo kireeffate hanga gahee mana bitanii gatii kiraa ji'aa abbaa qabeenyaatiif ni kaffala.

2) Keewwata kana Keewwata Xiqqaa 1 (1) jalatti kan tumame jiraatus, akkaataa barbaachisaa bitattootaa galii xiqqaa qaban bitattoota galii guddaa qabaniin deeggaruudhaaf haala dandeessisuun gosa manaatiin baasiin ijaarsaa herregame boordiidhaan mirkanaa'ee sadarkaa magaalatiin hojiiirra oola.

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ (ሀ) በተመለከተው መሠረት ውል ያፈረሰ የመኖሪያ ቤት ገዢ ጽሕፈት ቤቱ ወይም የወከለው ሌላ አካል ቤቱን የሚለቅበትን ጊዜ በጽሑፍ በሚያስታውቀው መሠረት፤

(ሀ) የገዛውን ቤት ለጽሕፈት ቤቱ ወይም ጽሕፈት ቤቱ ለወከለው አካል ያስረክባል፤ ካላስረከበም በሕግ ተገዶ ቤቱን እንዲያስረክብ ይደረጋል፤

(ለ) ከከፈለው ገንዘብ ላይ ለቤቱ ዕድላት የሚያስፈልገው ወጪን ለቆየበት ጊዜ በጽሕፈት ቤቱ በሚወጣ መመሪያ በሚወሰነው የኪራይ ተመን መሠረት በየወሩ የሚሰላ የኪራይ ዋጋ ተቀንሶ ቀሪው ያለወለድ ይመለስለታል፤

፫) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ (ሐ) እና (መ) የተመለከተውን ማናቸውንም ሁኔታ የፈፀመ ቤት ገዢ በወንጀለኛ መቅጫ ሕግ መሠረት ተጠያቂ ይሆናል፡፡

፲፮. የወጪ ስሌትና አሸናፊን

፩) ቤት የሚሸጥበት ዋጋ የሚወሰነው የጽሕፈት ቤቱ የግንባታ ወጪ የቤት አካባቢ የውስጥ ውስጥ መሠረት ልማት ወጪዎችንና፤ እንዲሁም የጋራ መገልገያዎችን ግምት ውስጥ በማስገባት ይሆናል፡፡ ሆኖም በዕድገት ውስጥ ከቤትና ከአካባቢው የውስጥ ለውስጥ መስመሮች ጋር ለማገናኘት የሚያስፈልጉት የመሠረት ልማት ወጪዎች በከተማው ልማት አስተዳደር ይሸፈናል፡፡ እንዲሁም የቤት ባለቤቶች ማህበር የጋራ መገልገያ ሕንፃን ከጽሕፈት ቤቱ ገዝተው ለነጋዴዎች ማህበር ከአካራዩት የገዛውን ቤት የሚያህል የኪራይ ዋጋ ለባለንብረቱ በወር ይከፍላል፡፡

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ የተደነገገው ቢኖርም፤ እንደ አስፈላጊነቱ ዝቅተኛ ገቢ ያላቸውን ገዢዎች የተሻለ ገቢ ባላቸው ገዢዎች ለመደገም በሚያስችል መልኩ የግንባታ ወጪ በቤት ዓይነት እየተሰላ በበርዱ ፀድቆ በከተማ ደረጃ ስራ ላይ ይውላል፡፡

2) A purchaser to whom termination of contract arising from one of the conditions under Sub-Article 1 (a) of this Article and the period of time of clearance from the unit has been notified in writing shall;

(a) Hand over the unit to the Office or its agent within the period specified in the notice, provided that he shall be expelled from the unit according to regulations where he fails to comply with the notice;

(b) Be entitled to refunding without interest only after maintenance cost and monthly rent for his stay in the unit has been calculated and settled according to the rate fixed by the guidelines to be issued by the Office.

3) A purchaser, who commits any act or acts indicated in Sub-Article 1 (c) and (d) of this Article shall be punishable in accordance with the Penal Code.

16. Cost Calculation and Coverage

1) The selling price of a unit shall be determined taking into account the construction cost and the infrastructure cost inside and around the unit. However, necessary costs to connect internal infrastructural lines network of the surrounding shall be borne by the Town Government. The purchaser as well pays the monthly rent for the services he gets from the commonly used building purchased from the Office's owners association based on his share.

2) Notwithstanding the provision of Sub-Article 1 of this Article construction cost may, where necessary be computed and determined, by the Town Administration, with a view to enabling purchasers with low income to be cross subsidized by purchasers with better income.

- 3) Baasiin ijaarsaa manneen daldalaatiif bahe manneen jireenyaa deeggaruudhaaf haala dandees-sisuun akkaataa gatii ka'umsaa naannotiin kaa'ameefi manneen daldalaa mariidhaan (by negotiation) ykn caalbaasii ifaadhaan akka gurguraman ykn kireeffaman taasisuudhaan ni kafalama.
- 4) Jijjiirraan gatii kan adda ta'e yoo mudatu ykn barbaachisaa ta'uun isaa yoo itti amaname, mana gurguraman otoo hin daballe boordiin gatii sirreessuu ni danda'a.
- 5) Gatiin waliinii kan Labsii, dambiifi qajeelfama Kondominiyeemitiin tumaman hundinuu bitattootaan kan kafalamu ta'a.

17. Kaffaltii Kiraa ykn Liizii

- 1) Manneen sagantaa misooma manaatiin ijaaraman ykn gara fuulduraa ijaaraman, lafti irratti ijaaraman seera kiraatiin bulu.
- 2) Bitattoonni haala seerri ajajuun kaffaltii kiraa lafaa mana jireenyaafi gibira gamoo ni kafalu.

18. Mirga Iyyannoo fi Murtii

- 1) Bu'uura Labsii kana Keewwata Stiin qulqulleeffama taasifameen namni mana barbaadu akka hin galmoofne taasifameera ykn mirgi dursaa Keewwata 6 jalatti tuqame naaf hin eegamne kan jedhu ykn waliigalteen seeraan ala na jalaa diigameera jechuun iyyannoo kan dhiyeeffatu bitachuudhaaf kan iyyate ykn mana bitatee magaalaa itti argamuutti koree komii caqasuuf dhaabbatetti iyyannoo dhiyeeffachuufi murtii dhumaa argachuu ni danda'a.
- 2) Koreen komiidhaa Bulchiinsa magaalichaatiin kan dhaabbatu ta'ee miseensota sadii ni qabaata.
- 3) Korichis komii dhaga'u gaafa dhiyaate kaasee ji'a tokko keessatti murtii kenna.
- 4) Koreen iyyannoo dhiyaateef qulqulleessuudhaaf sanada kamiyyuu ykn ragaa ajajaan dhiyeessisee qorachuu ni danda'a.
- 5) Koreen murtiisaa qaama ykn nama iyyannoo dhiyeeffateef barreeffamaan ni beeksisa.

፫) ለንግድ ቤቶች ግንባታ የወጣ ወጪ የመኖሪያ ቤቶችን ለመደገም በሚያስችል መልኩ እንደየአካባቢው የመነሻ ዋጋ ተቀምጦለት የንግድ ቤቶች በግልጽ ጨረታ እንዲሸጡ ወይም በስምምነት እንዲከራዩ በማድረግ ይሸፈናል።

፬) ልዩ የሆነ የዋጋ መዋዠቅ ሊያጋጥም ወይም አስፈላጊ መሆኑ ሲታመን የተሸጡ ቤቶችን ሣይጨምር ቦርዱ የዋጋ ማስተካከያ ሊያደርግ ይችላል።

፭) በኮንዶሚኒየም አዋጅ፣ ደንብና መመሪያ የሚደነገጉት የጋራ ወጪዎች በሙሉ በገዢዎች የሚከፈል ይሆናል።

፲፯. የሊዝ ወይም የኪራይ ክፍያ

፩) በቤት ልማት ፕሮግራም አማካኝነት የተገነቡ ወይም ወደፊት የሚገነቡ ቤቶች የተገነቡበት መሬት በኪራይ ሕግ መሠረት ይተዳደራሉ።

፪) ገዢዎች ሕግ በሚያዘው መሠረት የመኖሪያ ቤት የመሬት ኪራይ ክፍያ እና የህንጻ ግብር ይከፍላሉ።

፲፰. አቤቱታ የማቅረብ መብትና አወሳሰን

፩) በዚህ አዋጅ አንቀጽ ፭ መሠረት በተደረገው ማጣራት በቤት ፈላጊነት እንዳልመዘገብ ተደርጊዋል የሚል፣ ወይም በአንቀጽ ፮ የተደረገው የቅድሚያ መብት አልተጠበቀልኝም የሚል ወይም ውል ያለአግባብ ፈረሰብኝ የሚል አቤቱታ አቅራቢ ለመግዛት ያመለከተው ወይም የገዛው ቤት በሚገኝበት ከተማ ለሚሠየም ቅሬታ አጣሪ ኮሚቴ አቤቱታ ማቅረብና የመጨረሻ ውሳኔ ማግኘት ይችላል።

፪) የቤት ፈላጊዎች ቅሬታ አጣሪ ኮሚቴው በከተማው አስተዳደር የሚሰየም ሆኖ ሶስት አባላት ይኖሩታል።

፫) ቅሬታ አጣሪ ኮሚቴ አቤቱታ ከቀረበለት ጊዜ ጀምሮ በ፩ ወር ጊዜ ውስጥ ውሳኔ ይሰጣል።

፬) ኮሚቴው የቀረበለትን አቤቱታ ለማጣራት ማናቸውንም ሰነድ ወይም ምስክር በትዕዛዝ ማስቀረብና መመርመር ይችላል።

፭) ኮሚቴው ውሳኔውን ለአቤቱታ አቅራቢው አካል በጽሑፍ ያስታውቃል።

- 3) Business units shall be sold or leased on auction based on floor prices to be computed and determined by the region in a manner that enables to subsidize the construction costs of dwelling units.
- 4) The board can make cost changes as the need arises.
- 5) Common expense as provided in the Proclamation, regulations and directives shall be fully paid by purchasers.

17. Payment of Rent or Lease

- 1) The land utilized in common by purchasers of units already built or to be built by the Housing Development Program shall be governed by lease law.
- 2) The purchasers shall effect annual lease payments and building tax in accordance with law.

18. Right to Lodge Compliant and Renderings Decision

- 1) A compliant who alleges denial of the right to be a Home Seeker, in the screening conducted according Article 5, or priority right of unit purchase, or who alleges undue termination of contract as provided in Articles 6 of this Proclamation respectively, may lodge his compliant to the Grievance Committee to be established in the residing town the unit in issue is located and get a final decision.
- 2) The Grievance Committee shall consist of three members appointed by the Town Administration.
- 3) The Grievance Committee shall decide on the compliant within one month of its Submission.
- 4) The committee in order to dispense the compliant may order the production of any document or appearance of any witness.
- 5) The committee shall notify its decision to the compliant in writing.

- 6) Murtii koreen kennerratti namni komii qabu ol' iyyannoosaa guyyaa murtichi isa qaqqaberraa kaasee guyyaa 15 keessatti boordiitti dhiyeeffachuuf mirga ni qabaata.
- 7) Keewwata kanaan kan tumame akkuma eegametti ta'ee, haalli walgahiin korichaa itti gaggeeffamu danbii Manni Maree Bulchiinsa Mootummaa Naannoo Oromiyaa irraa bahuun murtaa'a.

Kutaa Shan

Tumaalee Adda Addaa

19. Dirqama Deeggarsa Kennuu

Namni kamiyyuu raawwattiinsa Labsii kanaatiif deeggarsa kennuuf ni dirqama.

20. Adabbii

Namni Labsii kana cabse kamiyyuu bu'uura seera yakkaa biyyattiitiin ni adabama.

21. Seerota Raawwattiinsa Hin qabne

Seerri ykn barmaatileen hojii Labsii kanaa wajjin walfaalleessu kamiyyuu dhimmoota Labsii kanaan hammataman irratti raawwattiinsa hin qabaatan.

22. Aangoo Dambii Baasuu

Manni Marii Bulchiinsa Mootummaa Naannichaa Labsii kana raawwachiisuudhaaf danbii baasuu ni danda'a.

23. Yeroo Labsiin Itti Ragga'u

Labsiin kun Sadaasa 18 bara 1999 irraa jalqabee kan ragga'e ta'a.

Finfinnee

Sadaasa 18 bara 1999

Abbaaduulaa Gammadaa

Pireezidaantii Bulchiinsa

Mootummaa Naannoo Oromiyaa

፮) ኮሚቴው በወሳኔው ውሳኔ ላይ ቅሬታ ያለው አካል ይግባኝን ውሳኔው ከደረሰው ቀን አንስቶ ባሉት ፲፭ ቀናት ውስጥ ለቦርዱ የማቅረብ መብት አለው፡፡

፯) በዚህ አንቀጽ የተደነገገው እንደተጠበቀ ሆኖ፣ የኮሚቴው ስብሰባ የሚካሄድበት ሁኔታ የኦሮሚያ ብሔራዊ ክልላዊ መንግስት መስተዳደር ምክር ቤት በሚያወጣው ደንብ ይወሰናል፡፡

ክፍል አምስት

ልዩ ልዩ ድንጋጌዎች

፲፱. የመተባበር ግዴታ

ማንኛውም ሰው ለዚህ አዋጅ አፈጻጸም የመተባበር ግዴታ አለበት፡፡

፳. ቅጣት

ይህን አዋጅ የጣሰ ማንኛውም ሰው በሀገሪቱ የወንጀለኛ መቅጫ ሕግ መሠረት ይቀጣል፡፡

፳፩. ተፈጻሚነት ስለሚኖራቸው ሕጎች

ይህን አዋጅ የሚቃረን ማንኛውም ሕግ ወይም የተለመደ አሠራር በዚህ አዋጅ በተሸልኑ ጉዳዮች ላይ ተፈጻሚነት አይኖረውም፡፡

፳፪. ደንብ የማውጣት ስልጣን

የክልሉ መንግስት ምክር ቤት ይህን አዋጅ ለማስፈጸም ደንብ ሊያወጣ ይችላል፡፡

፳፫. አዋጅ ስለሚፀናበት ጊዜ

ይህ አዋጅ ከሀዳር ፲፭/፲፱፻፺፱ ቀን ጀምሮ የፀና ይሆናል፡፡

ፊንፊኔ

ሀዳር ፲፭/፲፱፻፺፱ ዓ.ም

አባ ዱላ ገመዳ

የኦሮሚያ ብሔራዊ ክልላዊ

መንግሥት ፕሬዚዳንት

6) A person who has a compliant on the decision given by the committee shall have a right to present his appeal to the board within 15 days.

7) Without prejudice to the provisions of this article, the rules of procedure of the committee shall be determined by the regulations to be issued by the Oromia National Regional State Administrative Council.

Part Five

Miscellaneous Provisions

19. Duty to Cooperate

Any person shall have the duty to cooperate for the implementation of this Proclamation.

20. Penalty

Any person who violates this Proclamation shall be punished under the provisions of the Penal Code of the country.

21. Inapplicable Laws

No other law or practice which is in conflict with this Proclamation shall have effect with respect to matters governed by this Proclamation.

22. Power to Issue Regulations

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

23. Effective Date

This Proclamation shall come into force as of November 27, 2006.

Done at Finfinnee

This 27th November 2006

Aba Dula Gammeda

President of Oromiya National Regional State