

Waggaa 17th Lak. 7/2001
 ከፍተኛ ዓመት ተጥር ጀምሮ
 17th year No 7/2009



Finfinnee, Guraandhala 26 Bara 2001
 ፌብሩዋሪ 26 ቀን ፳፻፩ ዓ.ም
 Finfine, March 5, 2009

MAGALATA OROMIYAA

መ ገ ለ ተ ኦ ሮ ሚ ያ

MEGELETA OROMIA

Gatiin Tokko
 የገዱ 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. 149/ 2001

Labsii Manneen Bulchiinsa Mootummaa Naannoo
 Oromiyaa Bulchuu, Mirga Dabarsuufi Raawwannaa
 Isaa Murteessuuf Bahe Lak. 122/1999 Fooyyessuuf
 Bahe.....Fuula 1.

ግውጫ

አዋጅ ቁጥር ፩፻፵፱/፪ሺ፩

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 የሚያስተዳድራቸውን ቤቶች የማስተላለፍ እና
 አፈጻጸሙን ለመወሰን የወጣ አዋጅ ቁጥር ፩፻፵፱/
 ፲፱፻፺፱ ለማሻሻል የወጣ አዋጅገጽ ፩

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 Mootummaa Naannoo Oromiyaa
 Bulchuu, Mirga Dabarsuufi
 Raawwannaa Isaa Murteessuuf Bahe
 Lak. 122/1999 Fooyyessuuf Bahe

ቁጥር ፩፻፵፱/፪ሺ፩

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 የማስተላለፍ እና አፈጻጸሙን ለመወሰን
 የወጣ አዋጅ ቁጥር ፩፻፵፱/፲፱፻፺፱ን
 ለማሻሻል የወጣ አዋጅ

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 ድርጅቶች እድል ማስፋት አስፈላጊ ሆኖ
 በመገኘቱ፤

በተሻሻለው የኦሮሚያ ብሔራዊ ክልላዊ ሕገ
 መንግሥት አዋጅ ቁጥር ፵፮/፲፱፻፺፱ አንቀጽ ፵፱
 (፫) (ሀ) በተደነገገው መሠረት ከዚህ የሚከተለው
 ታውሏል፡፡

፩. አጭር ርዕስ

ይህ አዋጅ «የኦሮሚያ ብሔራዊ ክልላዊ
 መንግሥት የሚያስተዳድራቸውን ቤቶች
 የማስተላለፍ እና አፈጻጸሙን ለመወሰን
 የወጣውን አዋጅ ቁጥር ፩፻፵፱/፲፱፻፺፱
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 ተብሎ ሊጠቀስ ይችላል፡፡

Proclamation No. 149/2009

Proclamation Issued to Amend the
 Proclamation No. 122/2006, the Proclamation
 to Determine the Transfer and Execution of
 the Oromia National Regional State
 Administered Houses

WHEREAS, it is found necessary to
 transfer the condominium houses built in
 the region and widen the opportunity of
 transferring these houses to individuals
 or organizations;

NOW, THEREFORE, in accordance
 with the Revised Constitution of the
 Oromia National Regional State No.
 46/2001, Article 49(3) (a), it is hereby
 proclaimed as follows;

1. Short Title

This Proclamation may be cited as
 "Proclamation Issued to Amend
 Proclamation No. 122/2006, the
 Proclamation to Determine the Transfer
 and Execution of the Oromia National
 Regional State Administered Houses
 No. 149/2009."

1. Mata Durce Gabaabaa

Labsiin kun "Labsii Manneen Bulchiinsa
 Mootummaa Naannoo Oromiyaa
 Bulchuu, Mirga Dabarsuufi Raawwannaa
 Isaa Murteessuuf Bahe Lak. 122/1999
 Fooyyessuuf Labsii Bahe Lak. 149/2001,"
 jedhamee.waamamuu ni danda'a.

2. Fooyya'iinsa

Labsiin Lak. 122/1999 akka armaan gadiitti fooyya'ee jira.

1) Keewwanni 4 Keewwanni Xiqqaan 2(d) haqamee kan armaan gadiitiin bakka bu'ee jira.

4(2)(d) “Jiraataan magaalaa manneen gamoo waliinii keessatti ijaaramu keessa jiraatu mana jireenyaa dhuunfaa isaa kan hin qabne mana ijaarama akka bitatu carraan dursaa kenneefii yoo itti fayyadamuuf humna ykn fedhii dhabe, namni kamiyyuu akka bitatu ni hayyamamaaf.”

2) Keewwanni 4 Keewwanni Xiqqaan 2(f) haqamee kan armaan gadiitiin bakka bu'ee jira.

4(2)(f) “Hamma gaafa guyyaa iyyannoo dhiyeesseetti magaalaa jiraatu keessatti ykn naannoo magaalichaatti yoo xiqqaate ji'a ja'aafi isaa ol jiraachuusaa yookaan kan hin jiraanne yoo ta'e sababa barumsaa ykn hojiitiin magaalaa ala jiraachuu isaafi eessaafi hanga ture ibsuu qaba. Haa ta'u malee, qonnaan bultoonni ykn namoonni haala addaatiin akka bitatan heyyamameef yeroon ji'a ja'aa kun raawwattiinsa hin qabaatu.”

3) Keewwanni 4 Keewwanni Xiqqaan 2(j) haqamee kan armaan gadiitiin bakka bu'eera.

4(2)(j) “Namni mana gamoo waliinii bitate kamiyyuu turtii waggaa sadii booda gatii manichaa guutuu kafaluun ykn kafalee osoo hin xumuriin qaama dhimmi ilaallatu dursee beeksisuun yammuu hayyamamuuf qaama sadaffaatti dabarsuu ni danda'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.”

፩. ማሻሻያ

አዋጅ ቁጥር ፩፻፵፱/፪ሺ፩ ከዚህ አንደሚከተለው ተሻሽሏል፡፡

፩) አንቀጽ ፬ ንዑስ አንቀጽ ፪ (መ) ተሽር ከዚህ በሚከተለው ተተክሏል፡፡

፬(፪)(መ). “የግሉ ቤት የሌለው የጋራ የመኖሪያ ቤቶች ሕንፃ በሚሰራበት ከተማ የሚኖር የከተማ ነዋሪ የተሰራውን ቤት እንዲገዛ የቅድሚያ እድል ተሰጥቶ ለመጠቀም አቅም ወይም ፍላጎት ከጣ ማንኛውም ሰው እንዲገዛ ይፈቀድለታል፡፡”

፪) የአንቀጽ ፬ ንዑስ አንቀጽ ፪ (ረ) ተሽር ከዚህ በሚከተለው ተተክሏል፡፡

፬(፪)(መ). “ማመልከቻ እስከቀረበበት ቀን ድረስ በሚኖርበት ከተማ ውስጥ ወይም በከተማው አካባቢ ቢያንስ ለስድስት ወር እና ከዚያ በላይ መኖሩን፣ ያልኖረ ከሆነ በትምህርት ወይም በስራ ምክንያት ከከተማ ውጭ መኖሩን፣ የኖረበትን ቦታና የቆየበትን ጊዜ መግለጽ አለበት፡፡ ይሁን እንጂ በልዩ ሁኔታ እንዲገዙ የተፈቀደላቸው ገበሬዎች ወይም ለዎች ላይ ይህ የስድስት ወር ጊዜ ተፈጻሚነት አይኖረውም፡፡”

፫) የአንቀጽ 4 ንዑስ አንቀጽ ፪ (በ) ተሽር ከዚህ በሚከተለው ተተክሏል፡፡

፬(፪)(በ). “የጋራ ሕንፃ ቤት የገዛ ማንኛውም ሰው ከሦስት ዓመት ቆይታ በኋላ የቤቱን መላው ዋጋ በመክፈል ወይም ከፍሎ ሳይጨርስ ጉዳዩ የሚመለከተውን አካል በቅድሚያ በማሳወቅ ለሦስተኛ ወገን ለማስተላለፍ ይችላል፡፡ አፈፃፀሙም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡”

2. Amendment

Proclamation No. 122/2006 is amended as follows:

1) Article 4(2)(d) is revoked and replaced by the following:

4(2)(d). “If a dweller living in the town where the condominium is built, with no privately owned house does not use the opportunity of purchasing the house due to lack of capacity or interest, any other individual can be allowed to purchase it.”

2) Article 4(2)(f) is revoked and replaced by the following:

4(2)(f) “The individual shall produce evidence stating that he/she has lived in the town or vicinity for at least six months or more until the date of his/her application, or has not lived for such a period due to education or employment reasons, the place and period of his/her stay shall be stated. However, this six months period shall not be applicable on farmers or individuals granted special privilege of buying the house.”

3) Article 4(2)(j) is revoked and replaced by the following:

4(2)(j). “Anyone who has purchased a condominium house can transfer it to the third party after three years, either with or without the settlement of the total price of the house, informing the concerned body first. Its execution shall be determined by the regulation to be issued.

4) Keewwata 6 Keewwata Xiqqaa 4tti aanee Keewwattoonni Xiqqaan armaan gadii dabalamaniiru.

“6(5) Bulchiinsi magaala jiraattota sababa misoomaatiin manaafi iddoo isaanirraa buqqa’aniif mana gamoo waliinii bitee kennuufii ni danda’a. Dhaabbileen Mootummaas ta’e Miti-Mootummaa namoota hiyyeeyyii balaa adda addaatiif saaxilamaniif kafaltii yeroo tokkootiin bitanii kennuufii akka danda’an haala ni mijeessa.

6(6) Manneen hojii Mootummaafi dhuunfaa hojjattoota isaaniitiif bituu ni danda’a.”

5) Keewwanni 10 Keewwanni Xiqqaan 2 guutuma guutuutti haqamee jira.

6) Keewwanni 12 Keewwanni Xiqqaan 3 (a) – (d) haqamee kan armaan gadiitiin bakka bu’ee jira.

12(3) “Kafaltiin duraa erga kafalame booda gatiin manaa hafe akkaataa sadarkaafi guddina manichaarratti hundaa’ee guyyaa mana bitee fudhateefi yeroo turmaataa (grace period) erga xumureen booda akkaataa gabatee armaan gadiitti kan raawwatamu ta’a.

Lak	Gosa Manaa	Kafaltii Duraa	Yeroo Turmaataa	Waggaa Itti Xumuramu Qabu
1	Istuudiyoo	%10	Hanga Ji’a 12	25
2	Abbaa Ciisicha 1	%10	“ “ 9	20
3	“ “ 2	%15	“ “ 9	20
4	“ “ 3	%20	“ “ 9	15
5	Mana Daldalaa	%25	“ “ 6	10

7) Keewwanni 12 Keewwanni Xiqqaan 4 (a) – (c) haqamee jira.

8) Keewwanni 15 Keewwanni Xiqqaan 1(b) haqamee kan armaan gadiitiin bakka bu’ee jira.

15(1)(b) “Mana jireenyaa bitatee waggaa sadii osoo hin guutin qaama sadaffaatti yoo dabarse,”

፬) ከአንቀጽ ፮ ንዑስ አንቀጽ ፬ ቀጥሎ የሚከተሉት ንዑስ አንቀጾች ተጨምረዋል።

“፮(፭). የከተማ አስተዳደር በልማት ምክንያት ከቤታቸው እና ከቦታቸው ለተፈናቀሉ ነዋሪዎች የጋራ ሕንፃ ቤት ገዝቶ ሊሰጣቸው ይችላል። መንግስታዊም ሆኑ መንግስታዊ ያልሆኑ ድርጅቶች ለልዩ ልዩ አደጋ ለተጋለጡ ድሃ ሰዎች በአንድ ጊዜ ክፍያ ገዝተው ለመስጠት እንዲችሉ ሁኔታውን ያመቻቻል።

፮(፮). የመንግስትና የግል መስሪያ ቤቶች ለሰራተኞቻቸው መግዛት ይችላሉ። አፈፃፀሙም በደንብ የሚወሰን ይሆናል።”

፭) አንቀጽ ፲ ንዑስ አንቀጽ ፪ ሙሉ በሙሉ ተሽሯል።

፮) አንቀጽ ፲፪ ንዑስ አንቀጽ ፫ (ሀ) - (መ) ተሽሮ ከዚህ በሚከተለው ተተክቷል።

፲፪(፫). “የቅድሚያ ክፍያ ከተከፈለ በኋላ ቀሪው የቤት ዋጋ በቤቱ ደረጃ እና ትልቅነት ሁኔታ ላይ ተመስርቶ የገዛውን ቤት ከወሰደበት ቀን እና የቆይታ ጊዜ (grace period) ካጠናቀቀ በኋላ ከዚህ በሚከተለው ሰንጠረዥ መሠረት የሚፈፀም ይሆናል።”

ተ.ቁ	የቤቱ ዓይነት	የቅድሚያ ክፍያ	የቆይታ ጊዜ	የሚጠናቀቅበት ዓመት
1	እስቱዲዮ	10%	እስከ 12 ወር	25
2	ባለ 1 መኝታ	10%	“ 9 “	20
3	ባለ 2 መኝታ	15%	“ 9 “	20
4	ባለ 3 መኝታ	20%	“ 9 “	15
5	ንግድ ቤት	25%	“ 6 “	10

፯) አንቀጽ ፲፪ ንዑስ አንቀጽ ፬ (ሀ) - (ሐ) ተሽሯል።

፰) አንቀጽ ፲፭ ንዑስ አንቀጽ ፩ (ለ) ተሽሮ ከዚህ በሚከተለው ተተክቷል።

፲፭(፩)(ለ). “የመኖሪያ ቤት ገዝቶ ሦስት ዓመት ሳይሞላው ለሦስተኛ ወገን ካስተላለፈ፣”

4) The following Sub-Articles are added next to Article 6 Sub-Articles 4.

“6(5). The City Administration can purchase condominium houses for dwellers displaced from their house and land due to development works. The City Administration shall also facilitate for governmental and non-governmental organizations to purchase condominium houses for the poor people exposed to disaster in one settlement.

6(6). Governmental and private organizations can purchase the condominium houses for their employees. Its execution shall be determined by the regulation to be issued.”

5) Article 10 Sub-Article 2 is totally revoked.

6) Article 12 Sub-Articles 3 (a) – (d) is revoked and replaced by the following.

“12(3). After the advance payment and completion of the grace period, the remaining price shall be determined by the standard and size of the house as per the following table.”

No.	House Type	Advance Payment	Grace Period in months	Period of Settlement
1	Studio	10%	Up to 12	25 yrs
2	Single Bedroom	10%	“ “ 9	20 “
3	Double Bedroom	15%	“ “ 9	20 “
4	Three Bedroom	20%	“ “ 9	15 “
5	Business House	25%	“ “ 6	10 “

7) Article 12 Sub-Article 4 (a) – (c) is revoked.

8) Article 15 Sub-Article 1(b) is revoked and replaced by the following.

“15(1)(b). If the house is transferred to the third party before the three years is up;”

9) Keewwanni 15 Keewwanni Xiqqaan 1(d) haqamee kan armaan gadiitiin bakka bu'ee jira.

15(1)(d) "Magaalaa keessatti ykn naannoo magaalatti ji'a ja'aafi isaa ol jiraadhe jedhee ragaa sobaa yoo dhiyeesse,"

10) Keewwata 18tti aanee Keewwattoonni 19 fi 20 haaraan dabalamanii jiru.

"19. Akkaataa Carraan Dabarsa Manaa Itti Babal'atu

1) Jiraattonni carraan baheef hanga ji'a tokkootti dhiyaatanii kafaltii barbaachisu kan hin raawwanne yoo ta'e carraa biroo baasuun osoo hin barbaachifne jiraattota biroo ulaagaa guutanii carraan hin baaneef waamuun akka bitatan gochuu ni danda'ama.

2) Keewwata 19 Keewwata Xiqqaa 1 jalatti kan tumame akkuma eegametti ta'ee, jiraattota magaalichaa mana gamoo waliinii bitachuuf ulaagaa guutanii akka bitatan affeeraman humna ykn fedhii bitachuu dhabuun isaanii erga mirkanaa'e booda namoonni ykn dhaabbileen biro akka bitatan affeeruun ni danda'ama. Raawwiin isaa dambiin kan murtaa'u ta'a.

20. Akkaataa Shallaggii gatii Manneenii

Shallaggiin gatii manneenii, baasiin dhiyeessa gaafatamu bu'uura misoomaafi akkaataa kafaltii baankiin gaafatamu Dambii bahuun kan murtaa'u ta'a.

3. Yeroo Labsichi Itti Ragga'u

Labsiin kun Guraandhala 26 Bara 2001 irraa eegalee kan ragga'e ta'a.

Finfinnee, Guraandhala 26 Bara 2001

Abbaaduulaa Gammadaa

Pireezidaantii Mootummaa Naannoo

Oromiyaa

ዐ) አንቀጽ ፲፮ ንዑስ አንቀጽ ፩ (መ) ተሽር ከዚህ በሚከተለው ተተክቷል፡፡

፲፮(፩)(መ) "በከተማው ውስጥ ወይም በከተማው አካባቢ ስድስት ወር እና ከዚያ በላይ ኖራያለሁ ብሎ የሐሰት ማስረጃ ካቀረበ፤"

፲) ከአንቀጽ ፲፰ ቀጥሎ አዲስ አንቀጽ ፲፱ እና ፳ ተጨምረዋል፡፡

"፲፱) ቤት የማስተላለፍ ዕድል የሚሰፋበት ሁኔታ

፩) እጣ የወጣላቸው ነዋሪዎች እስከ አንድ ወር ድረስ ቀርበው አስፈላጊውን ክፍያ የማይፈጽሙ ከሆነ ሌላ ዕጣ ማውጣት ሳያስፈልግ መመዘኛውን የሚያሟሉ ዕጣ ያልወጣላቸውን ነዋሪዎች በመጥራት እንዲገዙ ማድረግ ይቻላል፡፡

፪) በአንቀጽ ፲፱ ንዑስ አንቀጽ ፩ የተደነገገው እንደተጠበቀ ሆኖ የከተማ ነዋሪዎች የጋራ ሕንፃ ቤት ለመግዛት መመዘኛውና የሚያሟሉ እንዲገዙ ተጋብዘው አቅም ወይም የመግዛት ፍላጎት የሌላቸው መሆኑ ከተረጋገጠ በኋላ ሌሎች ሰዎች ወይም ድርጅቶች እንዲገዙ መጋበዝ ይቻላል፡፡ አፈፃፀሙ በደንብ የሚወሰን ይሆናል፡፡

፳) የቤቶች ዋጋ የስሌት ሁኔታ

የቤቶች የዋጋ ስሌት፣ የመሠረተ ልማት አቅርቦት ወጪና በባንክ የሚጠየቀው ክፍያ ሁኔታ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡"

፫. አዋጁ የሚፀናበት ጊዜ

ይህ አዋጅ ከየካቲት ፳፮ ቀን ፪ሺ፩ ዓ.ም. ጀምሮ የፀና ይሆናል፡፡

ፊንፊኔ፣ የካቲት ፳፮ ቀን ፪ሺ፩ ዓ.ም.

አባዱላ ገመዳ

የኦሮሚያ ብሔራዊ ክልላዊ መንግሥት ፕሬዚዳንት

9) Article 15 Sub-Article 1(d) is revoked and replaced by the following.

"15(1)(d). If the individual has produced falsified document stating that he/she has lived for six months or more in the town or its vicinity,"

10) Article 19 and 20 are added next to Article 18.

"19. Conditions to Widen House Transference Chance

1) If a dweller who get the chance fails to appear and settle the necessary payment within one month, the house shall be sold to other dwellers who met the requirement with no need of making another drawing;

2) Without prejudice to the provision of Article 19 Sub-Article 1, if the dweller who have the chance is confirmed to be financially incapable or do not have the interest to purchase the condominium house, other persons or organizations may be invited to purchase it. Its execution shall be determined by the regulation to be issued.

20) Calculation of the Value of the Houses

Calculation of the value of the houses, infrastructure supply expense and payment asked by the bank shall be determined by the regulation to be issued.

3. Effective Date

This Proclamation shall come into force as of the 5th of March 2009.

Finfinne, 5th of March 2009

Abadula Gammeda

President of Oromia National Regional State