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Waggaa 20^{ffaa}.. Lak. 5/2004
፳ኛ ዓመት.... ቁጥር ፭/፪ሺ፬
20th year .... No. 5/2012

Finfinnee, Adoolessa 18/ 2004
ፊንፊኔ፣ ሐምሌ ፲፰ ቀን ፪ሺ፬ ዓ.ም
Finfine, July 25, 2012

MAGALATA OROMIYAA
መገለታ ኦሮሚያ
MEGELETA OROMIA

Gatiin Tokkoo .... Qar. 4.00
ያንዱ ዋጋ .... ፬ ብር
Unit Price .... Birr 4.00

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. 174/2004
Labsii Gamoo Naannoo Oromiyaa .... Fuula 1

Labsii Lak. 174/2004
Labsii Gamoo Naannoo Oromiyaa

Nageenyiifi fayyaan ummataa akka mirkanaa'u taasisuuf sadarkaa ijaarsaa, fooyya'iinsaafi tajaajila gamoo sadarkaa isaa murteessuun barbaachisaa ta'ee waan argameef;

Bu'uura imaammata mootummaafi ulaagaalee saayinsiifi teekinoloji sadarkaa addunyaatti fudhatama argataniin akka walsimu sadarkaa ijaarsaa, fooyya'iinsa yookiin tajaajila gamoo murteessuun barbaachisaa ta'ee waan argameef;

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

KUTAA TOKKO
Tumaalee Waliigalaa

1. Mata Duree Gabaabaa

Labsiin kun "Labsii Gamoo Naannoo Oromiyaa Lak. 174/2004" jedhamee waamamuu ni danda'a.

ማውጫ

አዋጅ ቁጥር ፩፻፸፬/፪ሺ፬
የኦሮሚያ ክልል ሕንፃ አዋጅ .... ገጽ ፩

አዋጅ ቁጥር ፩፻፸፬/፪ሺ፬
የኦሮሚያ ክልል ሕንፃ አዋጅ

የሕዝብ ደህንነትና ጤንነት እንዲረጋገጥ ለማድረግ የግንባታ ደረጃ፣ ማሻሻያ እና የሕንፃ አገልግሎትን መወሰን አስፈላጊ ሆኖ በመገኘቱ፤

በመንግስት ፖሊሲና በዓለም አቀፍ ደረጃ ተቀባይነት ካገኙ የሳይንስና ቴክኖሎጂ መስፈርቶች ጋር እንዲጣጣም የግንባታ ደረጃ ማሻሻያ ወይም የሕንፃ አገልግሎትን መወሰን አስፈላጊ ሆኖ በመገኘቱ፤

ተሸሽሎ በወጣው የኦሮሚያ ብሔራዊ ክልላዊ መንግስት ሕገ መንግስት አዋጅ ቁጥር ፵፮/፲፱፻፺፬ አንቀጽ ፵፱(፫)(ሀ) መሰረት የሚከተለው ታውጇል::

ክፍል አንድ
ጠቅላላ ድንጋጌዎች

፩. አጭር ርዕስ

ይህ አዋጅ "የኦሮሚያ ክልል ሕንፃ አዋጅ ቁጥር ፩፻፸፬/፪ሺ፬" ተብሎ ሊጠራ ይችላል::

CONTENT

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Oromia Region Building Proclamation ... Page 1

Proclamation No. 174/2012
Oromia Region Building Proclamation

WHEREAS, it is required to determine building standards or building revisions and the minimum standard for construction or building service in order to secure public health and safety;

WHEREAS, it is deemed necessary to determine building grades or building revisions or the minimum standard for construction or building service based on government polices confirming to scientific and technological requirements approved by international standards;

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

PART ONE
General Provisions

1. Short title

This Proclamation may be cited as the "Oromia Region Building Proclamation No.174/2012".

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2. Hiika

Akkaataan jechichaa hiika biroo kan kennisiisuuf yoo ta'e malee Labsii kana keessatti:

1) **"Biiroo"** jechuun Biiroo Industiriifi Misooma Magaalaa Oromiyaa jechuudha.
2) **"Mootummaa"** jechuun Mootummaa Naannoo Oromiyaati.
3) **"Magaalaa"** jechuun akkaataa Labsii Bulchiinsa Magaalotaa Naannoo Oromiyaatiin magaalaa qaamni seerummaa magaalummaan kennameef jechuudha.
4) **"Bulchiinsa Magaalaa"** jechuun qaama bulchiinsaa akkaataa seeraatiin aangoofi hojiin magaalaa bulchuu kan kennameef jechuudha.
5) **"Gamoo"** jechuun warshaaf, mana hojiif, mana jireenyaaf yookiin tajaajiloota biroo kamiifiyyuu kan oolu ijaarsa dhaabbii yookiin kan yeroo jechuudha.
6) **"Abbaa Gamoo"** jechuun nama gamoo qabu, ijaaru yookiin diigu jechuudha.
7) **"Shuumii Gamoo"** jechuun Labsii kana akka raawwachiisuuf nama aangoon kennameef jechuudha.
8) **"To'ataa Gamoo"** jechuun ogeessa hojii ijaarsa gamoo madaalee murtee akka irratti kennu aangoon kennameef jechuudha.
9) **"Ogeessa Galmaa'e"** jechuun nama qaama aangoo qabuun galmaa'ee ogummaa diizaayiniitiin yookiin konistiraakshiniitiin waraqaan ragaa kennameef yookiin dhaabbata gorsaa konistiraakshinummaatiin galmaa'ee waraqaan ragaa kennameef jechuudha.
10) **"Kontiraaktara Galmaa'e"** jechuun nama yookiin dhaabbata qaama aangoo qabuun galmaa'ee waraqaan ragaa kontiraaktarummaa kennameef jechuudha.
11) **"Gamoo Ramaddii A"** jechuun fageenya yookiin bal'ina utubaawwan sibiilaa yookiin kan biroo lama gidduu jiru meetira 7 yookiin gamoo abbaa darbii lamaa gadii kamiyyuu kan ta'e mana jireenyaa dhuunfaa jechuudha.
12) **"Gamoo Ramaddii B"** jechuun fageenya yookiin bal'ina utubaawwan sibiilaa yookiin kan biroo lama gidduu jiru meetira 7 ol kan ta'e yookiin gamoo abbaa darbii lamaa ol kan ta'eefi gamoo ramaddii "C" jalatti kan hin hammatamne yookiin ramaddii "A" jalatti kan ramadame misooma manneenii kanneen akka Riil Isteetii (Real state) jechuudha.

፪. ትርጓሜ

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

፩) **"ቢሮ"** ማለት የኦሮሚያ የኢንዱስትሪና ከተማ ልማት ቢሮ ማለት ነው።
፪) **"መንግስት"** ማለት የኦሮሚያ ብሔራዊ ክልላዊ መንግስት ማለት ነው።
፫) **"ከተማ"** ማለት በኦሮሚያ ክልል የከተሞች አስተዳደር አዋጅ መሰረት የከተማነት ህጋዊ ሰውነት የተሰጠው ከተማ ማለት ነው።
፬) **"የከተማ አስተዳደር"** ማለት ከተማን ለማስተዳደር በህግ አግባብ ስልጣንና ተግባር የተሰጠው የአስተዳደር አካል ማለት ነው።
፭) **"ሕንፃ"** ማለት ለፋብሪካ፣ ለቢሮ፣ ለመኖሪያ ቤት ወይም ለሌላ ማናቸውም አገልግሎቶች የሚውል ቋሚ ወይም ጊዜያዊ ግንባታ ማለት ነው።
፮) **"የህንፃ ባለቤት"** ማለት ህንፃ ያለው፣ የሚገነባ ወይም የሚያፈርስ ሰው ማለት ነው።
፯) **"የሕንፃ ሹም"** ማለት ይህንን አዋጅ እንዲያስፈጽም ስልጣን የተሰጠው ሰው ማለት ነው።
፰) **"የህንፃ ተቆጣጣሪ"** ማለት የህንፃ ግንባታ ሥራን ገምግሞ ውሳኔ እንዲሰጥ ሥልጣን የተሰጠው ባለሙያ ማለት ነው።
፱) **"የተመዘገበ ባለሙያ"** ማለት ስልጣን ባለው አካል ተመዝግቦ በዲዛይን ወይም ኮንስትራክሽን ሙያ የምስክር ወረቀት የተሰጠው ሰው ወይም በኮንስትራክሽን አማካሪነት ተመዝግቦ የምሥክር ወረቀት የተሠጠው ማለት ነው።
፲) **"የተመዘገበ የሥራ ተቋራጭ"** ማለት ሥልጣን ባለው አካል ተመዝግቦ የሥራ ተቋራጭነት ወይም በኮንስትራክሽን ሥራ የምስክር ወረቀት የተሰጠው ሰው ወይም ድርጅት ማለት ነው።
፲፩) **"የ "ሀ" ምድብ ሕንፃ"** ማለት በሁለት የብረት ወይም የኮንክሪት ወይም ሌሎች ስትራክቸራል ውቅሮች መካከል ያለው ርቀት ፯ ሜትር ወይም ከዚያ በታች የሆነ ከሁለት ፎቅ በታች የሆነ ማናቸውም የግል የመኖሪያ ቤት ማለት ነው።
፲፪) **"የ "ለ" ምድብ ሕንፃ"** ማለት በሁለት የብረት ወይም የኮንክሪት ወይም ሌሎች ስትራክቸራል ውቅሮች መካከል ያለው ርቀት ከ፯ ሜትር በላይ የሆነ ወይም ከመሬት ወለል በላይ ከሁለት ፎቅ በላይ የሆነና በምድብ "ሐ" ሕንፃ ስር የማይካተት ወይም በምድብ "ሀ" ስር የተመደበ እንደ ሪልስቴት ያለ የቤቶች ልማት ማለት ነው።

2. Definitions

Unless the context requres otherwise, in this Proclamation:

1) **"Bureau"** means Oromia Industry and Urban Development Bureau.
2) **"Government"** means the government of Oromia National Regional State.
3) **"City or Town"** means any city or town duly provided with urban-legal personality in accordance with the Oromia Region Towns Administration Proclamation.
4) **"City or Town Administration"** means an administrative organ duly mandated by the relevant law in force to administer city or town
5) **"Building"** means a permanent or temporary construction used for plant or factory, office, residential or any other purposes.
6) **"Building Owner"** means any person owning building, constructing building or demolishing building.
7) **"Building Officer"** means any person duly authorized to implement this proclamation.
8) **"Building Inspector"** means any professional person authorized to inspect or evaluate and pass decision on the process of building or construction
9) ***"Registered Professional"*** *means any* person who is issued with a certificate as a designer or construction profession or registered and issued with a certificate as a construction consulting firm.
10) **"Registered Contractor"** means any person or organization duly registered by the competent body and issued with a certification as a contractor.
11) **"Category 'A' Building"** means any private residential house having steel columns or any other two columns with a distance of 7 meters in between or any private residential house below G+2 building
12) **"Category 'B' Building"** means any building, having steel columns or any other two columns with a distance of more than 7 meters in between or any such housing above G+2 building in such a way that such housing is not categorized under catagory 'C' Building or is classified under catagory 'A' building, like real estate.

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13) **"Gamoo Ramaddii C"** jechuun gamoo tajaajila ummataatiif oolu yookiin gamoo dhaabbataa ta'ee warshaa, workishooppii yookiin lafa irraa hanga dhumaatti kan dheerinni isaa meetira 12 ol ta'e gamoo kamiyyuu jechuudha.

14) **"Ijaarsa"** jechuun gamoo haaraa ijaaramu yookiin gamoo duraan ijaarame fooyyessuu yookiin gosa tajaajila isaa jijjiiruu jechuudha.

15) **"Ijaarsa Yeroof Gaggeessuu"** jechuun ijaarsa gamoo yeroon turmaata isaa murtaa'ee ijaaramu yeroon turmaata isaa yoo xumurame gamoo ka'u yookiin diigamu jechuudha.

16) **"Gamoo Sodaachisaa"** jechuun gamoo ijaarsi isaa amansiisaa hin taane yookiin sadarkaa ol'aanaadhaan nageenya namaatiif sodaachisaa ta'e yookiin balaa ibiddaatiif saaxilamuu danda'u jechudha.

17) **"Sanada"** jechuun ijaarsaafi diizaayinii gamootiin kan walqabate ragaa barbaachisaa ta'e yookiin pilaanii qophaa'e, gabaasa tilmaama gatii yookiin ragaa dhimma teekiniikaa kamiyyuu kan hubachiisu jechuudha.

18) **"Gamoo Mana Jireenyaa Dhuunfaa"** jechuun mana jireenyaa maatii tokkoof tajaajilu ta'ee mana jireenya kutaa tokkoo fi isaa ol qabu yookiin mana qulqullinaafi tajaajila bilcheessaaf kan oolu ta'ee, dallaa mana jireenyaa kana keessatti kan argamu iddoo dhaabbii konkolaataafi jireenyaaf oolu ta'ee mana guddaa irraa kutaa adda bahe ni dabalata.

19) **"Pilaanii"** jechuun ragaa hanga gamoo tokkoo, akaakuufi bal'ina, akkasumas meeshaafi diizaayinii tooftaa ijaarsa gamoo agarsiisu yookiin moodeela yoo ta'u arkiteekicharii, istiraakicharii, saanitarii, elektiriika, mekaanikaala ta'ee ittisa balaa ibiddaafi hojiilee diizaayinii biroo ni dabalata.

20) **"Ajaja Dhorkaa"** jechuun ajaja hojiin ijaarsa gamoo akka dhaabbatu yookiin akka addaan citu Shuumii Gamoo yookiin qaama bakka bu'een kennamu jechuudha.

21) **"Darbii"** jechuun kutaa bal'ina gamoo lama giddu yookiin gara oliin bal'ina biroo kan hin jirre yoo ta'e bal'inaafi baaxii giddu kan jiru jechuudha.

22) **"Nama"** jechuun nama uumamaa yookiin seeraan qaamni seerummaa kennameef jechuudha.

፲፫)"የ "ሐ" ምድብ ሕንፃ" ማለት ለህዝባዊ አገልግሎት የሚውል ህንፃ ወይም ቋሚ ሕንፃ ሆኖ ፋብሪካ፣ ወርክሾፕ ወይም ከመሬት እስከ መጨረሻ ከ፲፪ ሜትር በላይ የሆነ ማንኛውም ሕንፃ ማለት ነው።

፲፬)"ግንባታ" ማለት አዲስ ሕንፃ መገንባት ወይም ቀድሞ የነበረን ሕንፃ ማሻሻል ወይም የአገልግሎቱን ዘርፍ መቀየር ማለት ነው።

፲፭) "ጊዜያዊ ግንባታ ማካሄድ" ማለት በጊዜ ገደብ ተወስኖ የሚገነባ ግንባታ ሆኖ የጊዜ ገደቡ ሲጠናቀቅ የሚነሳ ወይም የሚፈርስ ማለት ነው።

፲፮)"አስጊ ሕንፃ" ማለት ግንባታው አስተማማኝ ያልሆነ ሕንፃ በከፍተኛ ደረጃ ለሰው ደህንነት አስጊ የሆነ ወይም ለእሳት አደጋ መጋለጥ የሚችል ማለት ነው።

፲፯) "ሰነድ" ማለት ከሕንፃ ዲዛይንና ግንባታ ጋር በተያያዘ ተፈላጊ የሆነ ማስረጃ ወይም የተዘጋጀ ፕላን፣ የዋጋ ግምት ሪፖርት ወይም ማንኛውም የቴክኒክ ጉዳይን የሚያስረዳ ሰነድ ማለት ነው፣

፲፰) "የግል መኖሪያ ቤት ሕንፃ" ማለት ለአንድ ቤተሰብ የሚያገለግል መኖሪያ ቤት ሆኖ አንድ ክፍልና ከዚያ በላይ ያለው፣ ለመፀዳጃና ለማብሰያ የሚውል ክፍል ያለው ሆኖ በዚህ የመኖሪያ ቅጥር ግቢ ውስጥ የመኪና ማቆሚያ ያለውና ለመኖሪያ የሚውል ከዋናው ቤት የተለየ ክፍል ሊጨምር ይችላል።

፲፱) "ፕላን" ማለት የአንድን ሕንፃ መጠን፣ አይነት፣ ስፋት፣ እንዲሁም ሕንፃው የሚሰራበትን ቁሳቁስና የአገነባብ ዘዴን የሚያሳይ ንድፍ ወይም ሞዴል ሲሆን የአርኪቴክቸር፣ የእስትራክቸር፣ የሳኒተሪ፣ የኤሌክትሪካልና መካኒካል ሆኖ የእሳት አደጋ መከላከያና የሌሎች ስራዎችን ንድፍ ሊያካትት ይችላል።

፳) "የእግድ ትዕዛዝ" ማለት የሕንፃ ግንባታ ስራው እንዲቆም ወይም እንዲቋረጥ በህንፃው ሹም ወይም በተወከለ አካል የሚሰጥ ትዕዛዝ ማለት ነው።

፳፩) "ፎቅ" ማለት በሁለት ወለሎች መካከል ያለ ወይም ወደ ላይ ሌሎች ወለሎች ከሌሉ በወለልና ኮርኒስ መካከል ያለ የህንፃ ክፍል ማለት ነው።

፳፪) "ሰው" ማለት የተፈጥሮ ሰው ወይም በሕግ የሰውነት መብት የተሰጠው አካል ማለት ነው።

13) **"Category 'C' Building"** means any building constructed for public services or any other permanent building with a total height of more than 12 meters from the ground, constructed for a factory/plant, workshop or any other related purposes.

14) **"Construction"** means the construction of a new building or modification of an existing building or the alteration of its use.

15) **"Temporary Construction"** means a temporary construction erected for a limited period of time and to be demolished at the completion of such period.

16) **"Risky Building"** means any building that is structurally unsafe or entailing poor or unreliable construction standard or significant threats to human safety and health or venerability to fire.

17) **"Document"** means any required documentation or evidences or defined plan or bill of quantities or any other technical specifications pertaining to the building's construction and design.

18) **"Private Residential Building"** means any residential house to be used by a single household and having one and more rooms or toillette and kitchen as well as inside-parking and service-quarters, in addition to the master-residential house.

19) **"Plan"** means a documentation or model specifying the size, type and area as well as construction materials and design specification of a given building, including the architectural, structural, sanitary, electrical and mechanical components of the same with the required fire protection and any other design-works.

20) **"Order of Suspension"** means any orders to be issued by the competent Building Officer or any other duly designated representative for the suspension or discontinue activities on a building construction site.

21) **"Storey"** means any part of a given building in between two floors or between floors and ceiling.

22) **"Person"** means any natural or juridical person having due legal personality.

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3. Ibsa Saalaa

Labsii kana keessatti jechi saala dhiiraatiin ibsame dubartiis ni dabalata.

4. Daangaa Raawwatiinsaa

1) Labsiin kun gamoo magaalaa fi magaalaan alatti ijaaraman irratti kan raawwatiinsa qabaatu:

a) Magaalota jiraattota 10,000 fi isaa ol qaban;

b) Magaalota kan biroo baay'inni jiraattota isaanii 10,000 gadi ta'us sababoota adda addaatiin akka isaan irratti raawwatiinsa qabaatu Mana Maree Bulchiinsa Mootummaa Naannoo Oromiyaatiin kan murtaa'e yoo ta'e;

c) Magaalaan alattis gamoowwan argaman kan ummanni itti tajaajilamu, gamoowwan industirii yookiin dhaabbilee qonnaa ammayyaa yookiin gamoowwan Riil Isteetii irratti raawwatiinsa ni qabaata.

2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma eegameetti ta'ee, Labsiin kun kanatti aanan irratti raawwatiinsa hin qabaatu.

a) Gamoo Labsiin kun mirkanaa'uun dura ijaarsi isaa xumurame;

b) Labsiin kun mirkanaa'uun dura eeyyamni ijaarsaa mirkanaa'een hojiin ijaarsaa gaggeeffamaa jiru irratti;

c) Gamoo sababoota adda addaatiin Labsiin kun akka irratti hin raawwatamne Mana Maree Bulchiinsa Magaalatiin murtaa'e irratti.

3) Keewwata kana Keewwata Xiqqaa 2 jalatti kan tumame jiraatullee, Labsiin kun akka irratti raawwatiinsa qabaatu Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu murteessu kan danda'u:

a) Labsiin kun ragga'uun dura eeyyamni ijaarsaa kennameefii hojiin ijaarsa isaa jalqabamee guyyaa Labsiin kun ragga'e irraa hanga waggaa sadiitti gamoo ijaarsi isaa hin xumuramne irratti.

b) Gamoo jijjiirraa tajaajila kennuu gaafatu irratti sadarkaan isaa tajaajila barbaadamuuf gahaa ta'uu isaa mirkaneessuuf.

c) Gamoo gaaffiin eeyyamni haaromsaa irratti dhiyaatuuf.

፫. የፆታ መግለጫ

በዚህ አዋጅ ውስጥ ለወንድ ፆታ የተገለጸው ለሴትም ያገለግላል::

፬. የተፈጻሚነት ወሰን

፩) ይህ አዋጅ በከተማ ወስጥና ከከተማ ውጪ በተሰሩ ሕንፃዎች ላይ ተፈፃሚነት የሚኖረው፣

ሀ) ፲ሺ እና ከዚያ በላይ ነዋሪዎች ባሏቸው ከተሞች፡-

ለ) በሌሎች ከተሞች የነዋሪዎቹ ብዛት ከ፲ሺ በታች ቢሆንም በተለያዩ ምክንያቶች በእነርሱ ላይ ተፈጻሚነት እንዲኖረው በኦሮሚያ ብሔራዊ ክልላዊ መንግስት መስተዳድር ምክር ቤት የሚወሰን ከሆነ፣

ሐ) ከከተማ ውጪ በሚገኙም ሕንፃዎች ሕዝቡ የሚገለገልባቸው የኢንዱስትሪ ወይም የዘመናዊ እርሻ ድርጅቶች ሕንፃዎች ወይም በሪልስቴት ሕንፃዎች ላይ ተፈጻሚነት ይኖረዋል::

፪) በዚህ አንቀፅ ንዑስ አንቀፅ ፩ ላይ የተደነገገው እንደተጠበቀ ሆኖ ይህ አዋጅ በሚከተሉት ላይ ተፈፃሚነት አይኖረውም::

ሀ) ይህ አዋጅ ከመታወጁ በፊት የግንባታ ሥራው የተጠናቀቀ ሕንፃ፣

ለ) ይህ አዋጅ ከመታወጁ በፊት የግንባታ ፈቃድ ተሰጥቶት ግንባታ እየተካሄደ ባለ ሕንፃ ላይ፣

ሐ) በተለያዩ ምክንያቶች ይህ አዋጅ ተፈፃሚነት እንዳይሆንባቸው በከተማ አስተዳደር ምክር ቤት በተወሰኑት ላይ፣

፫) የዚህ አንቀጽ ንዑስ አንቀጽ ፪ ድንጋጌ ቢኖርም ይህ አዋጅ ተፈፃሚነት እንዲኖረው የከተማ አስተዳደር ወይም የሚመለከተው አካል መወሰን የሚችለው፣

ሀ) ይህ አዋጅ ከመጽደቁ በፊት የግንባታ ፈቃድ ተሰጥቶት የግንባታ ሥራው ተጀምሮ፣ አዋጁ ከፀደቀበት ጊዜ አንስቶ እስከ ሶስት ዓመት ባልተጠናቀቀ የህንፃ ግንባታ ላይ፣

ለ) የአገልግሎት ለውጥ መስጠት የሚጠይቅ ህንፃ ላይ ሕንፃው ሊሰጠው ከታሰበው አገልግሎት አንፃር ደረጃውን የጠበቀ መሆኑን ለማረጋገጥ፣

ሐ) የእድሳት ፈቃድ ጥያቄ በሚቀርብለት ህንፃ ላይ::

3. Gender Reference

Provisions of this Proclamation set out in masculine gender shall also apply to the feminine gender.

4. Scope of Applicability

1) This Proclamation applies on any construction or building which is found in the urban and outside of urban area where:

(a) The towns have 10,000 dwellers and above;

(b) Any other towns subject to decision by the Regional Administrative Council decides its applicability in spite of the fact that such cities or towns have below 10,000 dwellers;

(c) Buildings in the rural built for public services, buildings owned by industrial and modern farming organizations as well as real-estate buildings located outside urban area.

2) Without prejudice to the provisions of Sub-Article 1 of this Article, this Proclamation may not apply on the following.

(a) Building completed before the effective date of this Proclamation.

(b) Which is under construction with a building permit issued before the effective date of this Proclamation;

(c) Other buildings exempted from the application of this Proclamation by the decision of the Town Administrative Council.

3) Notwithstanding the provision of Sub-Article 2 of this provision, the urban administration or the concerned organ may decide on:

(a) Buildings under construction with a building permit issued before the effective date of the Proclamation if such construction is not completed within three years of the effective date of the Proclamation;

(b) In order to ensure the compliance of a building for which alteration of service is required with the service such building sought to render;

(c) Building to which renovation is required.

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KUTAA LAMA

Dhimmoota Bulchiinsaa

5. Waa'ee Iyyannoofi Pilaanii Dhiyeessuu

1) Namni kamiyyuu hojii ijaarsaa gaggeessuuf Bulchiinsa Magaalaatiif yookiin qaama dhimmi ilaallatuuf iyyannoo isaa barreeffamaan dhiyeeffachuu qaba.
2) Iyyannoon bu'uura Keewwata kana Keewwata Xiqqaa 1 tiin dhiyaatu bu'uura unkaa Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu qopheesse irratti akkaataa ramaddii gamootiin diizaayiniifi ibsa kan qabu ta'uu qaba.
3) Iyyannoo dhiyaatu waliin ragaaleen maqaan iddoowwan daangaa irratti argaman, daandiiwwaniifi iddoo beekamaa ibsu dhiyaachuu qaba.
4) Iyyataan ragaa iddoo gamoon irratti ijaaramu yookiin mirga qabiyyee iddichaa mirkaneessu dhiyeessuu qaba.
5) Sanadoonni dhiyaatan Labsii kanaafi seerota biroo irratti mul'atan guutamu isaanii mirkaneessuuf haala gahumsa qabuun kan guutaman ta'uu qabu.

6. Waliigaltee Pilaanii

1) Namni ijaarsa gaggeessuuf barbaadu kamiyyuu hayyama ijaarsaa argachuuf iyyannoo dhiyeessuun dura waliigaltee pilaanii argachuu qaba.
2) Shuumiin Gamoo iyyannoo waliigaltee pilaanii dhiyaateef qorachuun pilaanii magaalichaa waliin kan walsimu yookiin wal hin simne ta'uu isaa barreeffamaan ni mirkaneessa.

7. Pilaanii Mirkaneessuu

1) Shuumiin Gamoo sanada pilaanii dhiyaateef tumaalee Labsii kanaafi seerota biroo waliin walsimuu isaa mirkaneeffachuu qaba.
2) Shuumiin Gamoo ulaagaalee Labsii kana keessatti yookiin seerota biroo keessatti hin ibsamin sababa gochuun pilaanii dhiyaateef mirkaneessuu diduu hin danda'u.
3) Pilaanii akka mirkanaa'u dhiyaatu irratti dogoggorri uumame adeemsa hojii keessatti kan sirraa'uu danda'u ta'uu yoo mirkaneeffate Shuumiin Gamoo yaada irratti kennuun pilaanicha mirkaneessuu ni danda'a. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.
4) Pilaanii mirkanaa'e irratti chaappaan "Mirkanaa'eera" jedhu itti taasifamee, lakkoofsa galmeefi guyyaa itti mirkanaa'e kan qabuufi Shuumii Gamootiin kan mallattaa'e ta'uu qaba.

ክፍልሁለት

የአስተዳደር ጉዳዮች

፭. ማመልከቻና ፕላን ስለማቅረብ

፩) ማንኛውም ሰው የግንባታ ስራ ለማካሄድ ለከተማ አስተዳደር ወይም ለሚመለከተው አካል ማመልከቻ በጽሁፍ ማቅረብ አለበት::
፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሠረት የሚቀርብ ማመልከቻ የከተማ አስተዳደር ወይም የሚመለከተው አካል ባዘጋጀው ቅጽ ላይ በሕንፃው ምደባ መሰረት ዲዛይንና መግለጫ ሊኖረው ይገባል::
፫) ከሚቀርበው ማመልከቻ ጋር በአዋሳኝ ቦታዎች ላይ የሚገኙ በስም የተጠቀሱ መንገዶችንና የታወቁ ቦታዎችን የሚገልጽ ማስረጃ መቅረብ አለበት::
፬) አመልካቹ ሕንፃው የሚገነባበት ቦታ ማስረጃ ወይም የቦታው የይዞታ ባለመብትነትን የሚያረጋግጥ ማስረጃ ማቅረብ አለበት::
፭) የሚቀርቡት ሰነዶች በዚህ አዋጅና ሌሎች ህጎች ላይ ያሉት መሟላታቸውን ለማረጋገጥ በተገቢ ሁኔታ መቅረብ አለባቸው::

፮. የፕላን ስምምነት

፩) ማንኛውም የግንባታ ስራ ለማካሄድ የሚፈልግ ሰው የግንባታ ፈቃድ ለማግኘት ማመልከቻ ከማቅረቡ በፊት የፕላን ስምምነት ማግኘት አለበት::
፪) የሕንፃ ሹም የቀረበለትን የፕላን ስምምነት ማመልከቻ በመመርመር ከከተማው ፕላን ጋር የሚጣጣም ወይም የማይጣጣም መሆኑን በጽሁፍ ያረጋግጣል::

፯. ፕላን ስለማጽደቅ

፩) የሕንፃ ሹም የቀረበለትን የፕላን ሰነድ ከዚህ አዋጅና ሌሎች ህጎች ጋር የሚጣጣም መሆኑን ማረጋገጥ አለበት::
፪) የህንፃ ሹም በዚህ አዋጅ ወይም በሌሎች ህጎች ውስጥ ያልተጠቀሱትን መስፈርቶች ምክንያት በማድረግ የቀረበለትን ፕላን ለማረጋገጥ ፈቃደኛ አለመሆን አይችልም::
፫) እንዲጸድቅ በቀረበ ፕላን ላይ የተፈጠረው ስህተት ቀላልና በስራ ሂደት ውስጥ ሊስተካከል የሚችል ከሆነ የሕንፃው ሹም ሀሳብ ሰጥቶበት ፕላኑን ማጽደቅ ይችላል:: ዝርዝሩ በሚወጣው ደንብ ይገለፃል::
፬) በጸደቀው ፕላን ላይ "ጸድቋል" የሚል ማህተም የተደረገበት፣ የምዝገባ ቁጥርና የጸደቀበት ቀን ያለውና በሕንፃ ሹም የተፈረመ መሆን አለበት::

PART TWO

Administrative Matters

5. Submission of Applications and Plans

1) Any interested person must submit written application to a Town Administration or the pertinent organ in order to undertake construction work.
2) Any application submitted under Sub-Article 1 of this Article must be accompanied by the corresponding design and specification or description as per the building category thereof and in line with due form developed by the concerned Town Administration or the concerned body.
3) A documentation that certifies the list of borders, roads and official places shall be enclosed with the application.
4) The applicant must submit due certification or title-documentation pertaining to the site or land of construction.
5) The document to be submitted shall be sufficiently to determine compliance with this Proclamation and other laws.

6. Plan Agreement

1) Any applicant interested in the execution of construction work shall, prior to disposing an application for issuance of construction license, obtain plan agreement.
2) After having recived an application for a planning consent a Building Officer shall grant a written confirmation for compliance or non compliance with the urban planning.

7. Approval of Plan

1) The Building Officer must check or confirm that the plan documentation complies with this Proclamation and other laws.
2) The Building Officer shall not refuse to approve the plan brought to him based on the requirements unspecified by this proclamation or other laws.
3) In case the error occurring in this respect is a minor error that may be rectified in due course, the Building Officer shall forward his recommendation and approved the plan accordingly. The details shall be determined by the Regulation to be issued.
4) The approval of plan shall be stamped 'Approved', contain the approval-registration number and date as well as authorized signature of the Building Officer.

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5) Unkaaleen iyyannoo pilaanii mirkanaa'e waliin dhiyaatan iddoo duwwaa unkaa dhimma kanaaf qophaa'an irratti mallattoon "Mirkanaa'eera" jedhu taasifamee lakkoofsa galmeefi guyyaa itti mirkanaa'e qabaachuu qaba. Yaadni dabalataa kan jiru yoo ta'e bakka duwwaa dhimma kanaaf qophaa'e irratti barreeffamee Shuumii Gamootiin mallattaa'uu qaba.

6) Akkaataa Keewwata kana Keewwata Xiqqaa 3 tiin pilaanichi erga mirkanaa'ee booda unkaa iyyannoofi waraabbii pilaanichaa waliin iyyataaf ni kennama. Waraabbiin biroo immoo Bulchiinsa Magaalaa yookiin qaama bakka bu'e bira taa'a.

7) Garagalchi iyyannoofi pilaanii mirkanaa'ee mallattoofi chaappaan kan irratti taasifame iddoo hojiin ijaarsi gamichaa ittigaggeeffamutti ifaan akka mul'atu ta'ee ni kaa'ama.

8) Orjiinaalli pilaanii mirkanaa'ee iyyata dhiyaate waliin ijaarsi jalqabamuun duraafi yammuu ijaarsi gaggeeffamu kamiyyuu Shuumii Gamootiin yookiin qaama dhimmi ilaallatuun yammuu gaafatamu dhiyaachuu qaba.

8. Yeroo Gamaaggama Pilaanii

Shuumiin Gamoo sanada pilaanii dhiyaateef gamaaggamuun yeroo murtaa'e keessatti mirkaneessuu yookiin kufaa gochuu qaba. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

9. Pilaanii Kufaa Taasisuu

1) Pilaaniin tumaalee Labsii kanaafi seerota birootiin wal faallessu kufaa ta'a.
2) Pilaaniin dhiyaate kufaa yoo ta'e, Shuumiin Gamoo sababa kufaa itti taasiseefi seera darbame gabaabinaan ibsuun mallattoo isaatiin mirkaneessuu qaba.
3) Akkaataa Keewwata kana Keewwata Xiqqaa 2 tiin pilaaniin kufaa ta'e garagalchi isaa kooppiin lama iyyataaf kan kennamu ta'ee, kooppiin tokko Bulchiinsa Magaalaa yookiin qaama dhimmi ilaalu bira akka taa'u ni taasifama.

10. Hayyama Ijaarsaa

Bu'uura Labsii kanaa Keewwata 7tiin pilaaniin mirkanaa'e hayyama ijaarsaa ta'ee ni tajaajila.

11. Yeroo Pilaaniin Mirkanaa'e Ragga'ee Itti Turu

1) Hojiin ijaarsaa kan hin jalqabamne yoo ta'e, yeroon pilaaniin mirkanaa'e ragga'ee itti turu guyyaa mirkanaa'e irraa eegalee hanga ji'a jahaatiif ta'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

፭) ከጸደቀው ፕላን ማመልከቻ ጋር የሚቀርቡ ቅጾች ለዚህ ጉዳይ በተዘጋጁ ባዶ ቦታዎች ቅጽ ላይ "ጸድቋል" የሚል ምልክት ተደርጎበት የምዝገባ ቁጥርና የጸደቀበት ቀን ሊኖረው ይገባል:: ተጨማሪ ሀሳብ ካለ ለዚህ ጉዳይ በተዘጋጀው ባዶ ቦታ ላይ ተጽፎ በሕንፃ ሹም መፈረም አለበት::

፮) በዚህ አንቀጽ ንዑስ አንቀጽ ፫ መሰረት ፕላኑ ከጸደቀ በኋላ የማመልከቻው ቅጽና የፕላኑ ግልባጭ በአንድ ላይ ለአመልካች ይሰጣል:: ሌሎች ግልባጮች ደግሞ በከተማው አስተዳደር ወይም በተወከለው አካል ዘንድ ይቀመጣል::

፯) የማመልከቻውና የጸደቀው ፕላን ግልባጭ ፊርማና ማህተም የተደረገበት ሆኖ የሕንጻው ግንባታ ስራ በሚካሄድበት ቦታ በግልጽ እንዲታይ ሆኖ ይቀመጣል::

፰) የጸደቀው ፕላን ዋና ማስረጃ ከቀረበው ማመልከቻ ጋር ግንባታው ከመጀመሩ በፊትና ግንባታው በሚካሄድበት ወቅት በሕንፃ ሹም ወይም በሚመለከተው አካል ሲጠየቅ መቅረብ አለበት::

፰. የፕላን ግምገማ ጊዜ

የህንፃ ሹም የቀረበለትን የፕላን ሰነድ በመገምገም በተወሰነ ጊዜ ውስጥ ማጽደቅ ወይም ውድቅ ማድረግ አለበት:: ዝርዝሩ በሚወጣው ደንብ የሚወሰን ይሆናል::

፱. ፕላኑን ውድቅ ስለማድረግ

፩) ከዚህ አዋጅ ድንጋጌዎችና ሌሎች ህጎች ጋር የሚቃረን ፕላን ውድቅ ይሆናል::
፪) የቀረበው ፕላን ውድቅ ከተደረገ የህንፃው ሹም ውድቅ ያደረገበትን ምክንያትና የተላለፈውን ህግ በአጭሩ በመግለጽ በፊርማው ማረጋገጥ አለበት::
፫) በዚህ አንቀጽ ንዑስ አንቀጽ ፪ መሰረት ውድቅ የተደረገ ፕላን ግልባጭ ፪ ኮፒ ለአመልካች የሚሰጥ ሲሆን፣ አንድ ኮፒ የከተማ አስተዳደር ወይም የሚመለከተው አካል ዘንድ እንዲቀመጥ ይደረጋል::

፲. የግንባታ ፈቃድ

በዚህ አዋጅ አንቀጽ ፯ መሰረት የጸደቀ ፕላን የግንባታ ፈቃድ ሆኖ ያገለግላል::

፲፩. የጸደቀው ፕላን ጸንቶ የሚቆይበት ጊዜ

፩) የግንባታ ሥራ ካልተጀመረ የጸደቀው ፕላን ጸንቶ የሚቆየው ከጸደቀበት ጊዜ አንስቶ ለ፮ ወራት ጊዜ ይሆናል:: ዝርዝሩ በሚወጣው ደንብ የሚወሰን ይሆናል::

5) Application forms submitted with approved plans shall be stamped "Approved" in the appropriate space provided and shall bear a registration number and date of approval. Comments, if any, shall be entered on the form in the space proveded and shall be signed by a Buliding Officer.

6) Once the plan is approved in accordance with Sub-Article 3 of this Article, the copy of such plan shall be given to the applicant along with the application thereto. And the other copies shall be kept by the Town Administration or its designated representative.

7) The application and copy of the plan shall bear signature and seal thereby being conspicuously placed at the concerned construction site of the building.

8) The original approved plan shall be submitted to the concerned Building Officer or the relevant representative, along with the application thereto, prior to the commencement or in due course of construction work upon due request.

8. Period of Plan Review

The Building Officer must review the plan-documentation and subsequently approve or disapprove the same within a specified period thereof. The details shall be determined by the Regulation to be issued.

9. Disapproval of Plans

1) Any plan contradicting with the provisions of this Proclamation and any other relevant laws shall be rejected.
2) Once such plan is disapproved, the Building Officer shall briefly state the grounds and legal justification for such disapproval and subsequently subscribe his signature.
3) Two copies of the plan disapproved under Sub-Article 2 of this Article shall be given to the applicant where as the remaining one copy shall be kept by the town administration or the concerned organ.

10. Construction License

Any plan approved pursuant to Article 7 of this proclamation shall serve as a construction license.

11. Effective Period of the Approved Plan

1) If the construction work is not commenced, the plan approved shall remain effective for 6 months only from the date of its approval.The details shall be determined by the Regulation to be issued.

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2) Hojiin ijaarsaa guyyaa pilaanichi mirkanaa'e irraa eegalee ji'a jaha keessatti kan jalqabameefi kan hin xumuramne yoo ta'e pilaanichi guyyaa mirkanaa'ee eegalee waggoota shaniif ragga'ee ni tura.
3) Bu'uura Keewwata kana Keewwata Xiqqaa 1 fi 2 jalatti tumameen yeroon pilaanichi ragga'ee itti turu yoo xumurame yeroon dabalataa pilaanchi mirkanaa'ee itti turu akka kennamu bu'uura tumaalee Labsii kanaatiin iyyannoon dhiyaachuu qaba.

12. Shuumii Gamoo

1) Nama Labsii kanaafi seerota biroo raawwachiisuuf ogummaafi qophii barumsaa gahaa qabu qaamni dhimmi ilaalu Shuumii Gamoo godhee ramaduu ni danda'a.
2) Shuumiin Gamoo iyyannoo pilaaniin akka mirkanaa'u dhiyaateef fuudhuun bu'uura Labsii kanaatiifi seerota biroo dhimma kana irratti fudhatama qabaniitiin xiinxalee kan walsiman yoo ta'ee ni mirkaneessa.
3) Shuumiin Gamoo daangaa magaalaa yookiin iddoo isa ilaallatu keessatti gamoo argamu tumaalee Labsii kanaatiin kan walsimu ta'uu isaa mirkaneeffachuuf to'annoo ni gaggeessa.
4) Shuumiin Gamoo gahee hojii isaa akka bahu hojjattoota gargaaran bulchiinsa magaalaatiin yookiin qaama dhimmi ilaallatuun ramadamuufii ni danda'a. Haa ta'u malee, iyyannoo pilaanii mirkaneessuuf dhiyaatuufi gabaasa xiinxala gamaaggama pilaanii irratti murtii kennuun gahee hojii isaa ta'a.
5) Shuumiin Gamoo Labsiin kun ragga'uun dura gamoo ijaaramaniifi Labsiin kun akka irratti raawwatiinsa hin qabaanne gamoo murtaa'an akka qorataman gochuuf, nageenya hawaasaatiif sodaachisaa ta'anii kan argaman akka diigaman yookiin akka sirreeffaman ajajuuf aangoo ni qabaata.
6) Shuumiin Gamoo pilaanii dogongoraan mirkanaa'een gamoo ijaarame akka sirreeffamu ajajuuf aangoo ni qabaata. Haa ta'u malee, ajaja sirreeffamaa kana kennuuf sababaa gahaa qabaachuufi barreeffamaan Abbaa Gamichaatiif kennuu qaba.
7) Shuumiin Gamoo bu'uura tumaalee Labsii, Dambiifi Qajeelfama Labsii kana raawwachiisuuf bahaniitiin itti gaafatamummaa kennamaniif akkaataa seeraatiin raawwachuu dhabuu isaatiin qaama sadaffaa irra miidhaa gahuuf ittigaafatamummaan yakkaan hordofsiisu akkuma eegametti ta'ee bu'uura tumaalee seera Hariiroo Hawaasaatiin dhuunfaa isaatti kan itti gaafatamu ta'a.

፪) የግንባታ ሥራ ፕላኑ ከጸደቀበት ቀን አንስቶ በ፮ ወራት ጊዜ ውስጥ የተጀመረና ያልተጠናቀቀ ከሆነ ፕላኑ ከጸደቀበት ቀን አንስቶ ለ፭ ዓመት ጸንቶ ይቆያል::
፫) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ እና ፪ ሥር በተደነገገው መሰረት ፕላኑ ጸንቶ የሚቆይበት ጊዜ ከተጠናቀቀ፣ ፕላኑ ጸንቶ የሚቆይበት ጊዜ እንዲራዘም በዚህ አዋጅ ድንጋጌዎች መሰረት አቤቱታ መቅረብ አለበት::

፲፪. የሕንፃ ሹም

፩) ይህንን አዋጅና ሌሎች ህጎችን ለማስፈጸም በቂ የትምህርት ዝግጅትና ሙያ ያለውን ሰው የሚመለከተው አካል የሕንጻ ሹም አድርጎ ሊመድብ ይችላል::
፪) የሕንፃ ሹም ፕላን እንዲፀድቅ የሚቀርብ ማመልከቻ በመቀበል በዚህ አዋጅና በዚህ ጉዳይ ላይ ተቀባይነት ካላቸው ሌሎች ህጎች ጋር በማገናዘብ የሚጣጣም ከሆነ ፕላኑን ያፀድቃል::
፫) የሕንፃ ሹሙ በከተማው ክልል ወይም እሱን በሚመለከት ክልል ውስጥ የሚገኙት ህንፃዎች ከዚህ አዋጅ ድንጋጌ ጋር የሚጣጣሙ መሆኑን ለማረጋገጥ ቁጥጥር ያደርጋል::
፬) የህንፃ ሹሙ የሥራ ድርሻውን ለመወጣት በከተማ አስተደደሩ ወይም በሚመለከተው አካል አጋዥ ባለሙያዎች ሊመደቡለት ይችላል:: ይሁን እንጂ ፕላኑን ለማጽደቅ በሚቀርበው ማመልከቻና የፕላን ግምገማ ሪፖርት ላይ ውሳኔ መስጠት የእሱ ኃላፊነት ይሆናል::
፭) የሕንፃ ሹሙ ይህ አዋጅ ከመፅደቁ በፊት የተሰሩ ሕንፃዎችና አዋጁ ተፈፃሚ እንዳይሆን የተወሰነባቸው ህንፃዎች እንዲጠኑ ለማድረግ፣ ለህዝብ ደህንነት አስጊ ሆነው የተገኙ እንዲፈርሱ ወይም እንዲስተካከሉ የማዘዝ ስልጣን ይኖረዋል::
፮) የሕንጻ ሹሙ በስህተት በፀደቀ ፕላን የተገነባ ህንፃ እንዲስተካከል ለማዘዝ ስልጣን ይኖረዋል:: ይሁን እንጂ ይህን የማስተካከያ ትዕዛዝ ለመስጠት በቂ ምክንያት ሊኖረውና ለባለቤቱ በፅሁፍ ሊሰጠው ይገባል::
፯) የሕንጻ ሹሙ የአዋጁን ድንጋጌዎች ለማስፈፀም በወጡት አዋጅ፣ ደንብና መመሪያ መሰረት የተሰጠውን ኃላፊነት በህግ መሠረት ባለማስፈፀሙ በሦስተኛ ወገን ላይ ለሚደርስ ጉዳት በወንጀል የሚያስከትለው ተጠያቂነት እንደተጠበቀ ሆኖ በፍትሐብሔር ህግ ድንጋጌዎች መሠረት በግሉ ተጠያቂ ይሆናል::

2) In case the construction work is commenced but not completed or is pending within the period of 6 months from the approval date of the plan, the same shall remain effective for 5 years.
3) Upon the expiry date of the effective period for the plan approved as provided under Sub-Article 1or 2 of this Article, due application for extension of the plan effective period must be filed as per the provisions of this Proclamation.

12. The Building Officer

1) The concerned body or the designated representative thereof shall appoint a qualified, competent, well experienced and skilled Building Officer to implement this Proclamation and any other pertinent laws.
2) A Building Officer shall receive applications for approval of plans and issue approved plans after ascertaining for compliance with this Proclamation and other laws.
3) A Building Officer shall inspect all buildings under the territorial jurisdiction of the urban administration or designated organ to ascertain conformity with this proclamation.
4) A Building Officer may be assisted by staff of the urban administration or designated organ in discharge of his duties; provided, however, that he shall be responsible for the ruling on application for the approval of plans and inspection reports.
5) A Building Officer is empowered to order inspection of exempted building erected before the effective date of this Proclamation and to order the demolition or rectification of such buildings if public safety is at risk.
6) A Building Officer is empower to order rectification work if plans are approved by error; provided, however, that he must have adequate justification for ordering such rectification work.
7) Without prejudice to his criminal liability, the Building Officer shall bear civil liability for any damage he causes to third parties in the course of implementing this Proclamation and the regulation and directives issued there under as a result of his own fault.

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8) Ittigaafatamummaan Shuumii Gamoo akkuma eegametti ta'ee, Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu balleessaa yookiin dogongoora Shuumiin Gamoo raawwateen qaama sadaffaa irra miidhaa gahuuf beenyaa gahaa ta'ee kafalee qaama balleesse kafalchiisuu ni danda'a.

13. To'ataa Gamoo

1) Hojjetaan waraqaa eenyummaa qaama dhimmi ilaallatuun kennameef qabu kamiyyuu gamoo ijaaramaa jiru yookiin ijaaramee xumurame yeroo hojii seenee ilaaluu fi to'achuu angoo ni qaba.
2) To'ataan Gamoo tumaalee Labsii kanaatiifi seerota biroo dabruun ijaarsa gaggeeffamu akka dhaabbatu ajaja kennuu ni danda'a. Ajajni ijaarsi akka dhaabbatu kennamu unkaa to'annoo ijaarsaatiif qophaa'uun ta'a. Haalli raawwii isaa Dambii bahuun kan murtaa'u ta'a.

14. Bakka Bu'iinsa

1) Shuumiin Gamoo hojii gamaaggama pilaanii waliin walqabate guutumaa guututti yookiin gar-tokkeen raawwachuu kan hin dandeenye yoo ta'e qaama biroof bakka bu'iinsaan kennuu ni danda'a.
2) Shuumiin Gamoo iyyannoo qajeelfameef yaada isaa barreeffamaan Bulchiinsa Magaalaatiif yookiin qaama moggaafameef ni erga; akkasumas, sanadoota waliin qabsiifamanii ergaman irratti ni mallatteessa; chaappaa ni godha.
3) Bulchiinsi Magaalaa yookiin qaamni moggaafame sanadoota ragga'an yookiin kufaa ta'an maqaa Shuumii Gamootiin ni kenna.
4) Bakka bu'iinsi gamaaggama pilaaniitiif kennamu hojiiwwan to'annoo dabalachuu ni danda'a.

15. Ajaja Kabajuu Dhiisuu

1) Shuumiin Gamoo, gamoo pilaanii hin mirkanoofneen ijaarame Labsii kana yookiin tumaalee seerota biroo kan faallessu yoo ta'e gamichi akka diigamu ni taasisa.
2) Murtii Shuumiin Gamoo, gamichi akka diigamu yookiin akka ka'u kenne abbaan gamoo kan hin raawwanne yoo ta'e, Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaalu gamicha diguun yookiin kaasuun baasii gamicha kaasuuf yookiin diiguuf bahe Abbaa Gamoo irraa gaafachuu ni danda'a.
3) Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaalu beeksisni barbaachisaa ta'e osoo hin kennamin hojiin ijaarsaa kan hojjatame yoo ta'e, hojiin hojjatame yookiin kutaan hojichaa murtaa'e akka sakatta'amee ka'u yookiin haala gamoo irratti miidhaa hin geessisneen akka diigamu Shuumiin Gamoo ajajuu ni danda'a.

፰) የሕንጻ ሹሙ ተጠያቂነት እንደተጠበቀ ሆኖ የከተማ አስተዳደሩ ወይም የሚመለከተው አካል የሕንጻው ሹሙ በፈፀመው ጥፋት ወይም ስህተት በሦስተኛ ወገን ላይ ለደረሰው ጉዳት በቂ ካሳ ከፍሎ ጥፋተኛ የሆነውን አካል ማስከፈል ይችላል፡፡

፲፫. የህንፃ ተቆጣጣሪ

፩) በሚመለከተው አካል የሚንጠለጠል መታወቂያ የተሰጠው ማንኛውም የህንፃ ተቆጣጣሪ እየተገነባ ያለ ወይም ግንባታው የተጠናቀቀ ህንፃ በስራ ሰዓት ገብቶ የማየትና የመቆጣጣር ስልጣን አለው፡፡
፪) የህንፃ ተቆጣጣሪ የአዋጁን ድንጋጌዎችንና ሌሎች ህጎችን በመተላለፍ የሚካሄድ ግንባታለማስቆም ትዕዛዝ መስጠት ይችላል፡፡ የሚሰጠው የማስቆሚያ ትዕዛዝ በሚዘጋጀው የግንባታ መቆጣጠሪያ ቅፅ ይሆናል፡፡ አፈፃፀሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

፲፬. ውክልና

፩) የህንፃ ሹም ከፕላን ግምገማ ስራ ጋር በተያያዘ በሙሉ ወይም በከፊል ተግባሩን ማከናወን ካልቻለ ለሌላ ወገን በውክልና አሳልፎ መስጠት ይችላል፡፡
፪) የህንፃ ሹም የተመራለትን ማመልከቻ በሚመለከት ሀሳቡን በጽሁፍ ለከተማ አስተዳደር ወይም ለተሰየመው አካል ይልካል፤ እንዲሁም በአባሪነት በሚላኩ ሰነዶች ላይ ይፈርማል፣ ማህተም ያደርጋል፡፡
፫) የከተማ አስተዳደር ወይም የተሰየመው አካል የጸደቁ ወይም ውድቅ የተደረጉ ሰነዶችን በሕንፃ ሹም ስም ይሰጣል፡፡
፬) ለፕላን ግምገማ የሚሰጠው ውክልና የቁጥጥር ተግባራትን ሊጨምር ይችላል፡፡

፲፭. ትዕዛዝ ያለማክበር

፩) የህንፃ ሹም ባልጸደቀ ፕላን የተገነባውን ህንፃ ከዚህ አዋጅ ወይም ከሌሎች ህጎች ድንጋጌዎች ጋር የሚቃረን ከሆነ ሕንፃው እንዲፈርስ ያደርጋል፡፡
፪) የህንፃ ሹም ሕንጻው እንዲፈርስ ወይም እንዲነሳ ውሳኔ አስተላልፎ ባለንብረቱ ይህንን ካልፈጸመ የከተማው አስተዳደር ወይም ጉዳዩ የሚመለከተው አካል ህንጻውን ለማፍረስ ወይም ለማንሳት የወጣውን ወጪ ከባለንብረቱ መጠየቅ ይችላል፡፡
፫) በከተማው አስተዳደር ወይም ጉዳዩ በሚመለከተው አካል አስፈላጊው ማስታወቂያ ሳይሰጥ የግንባታ ሥራ ተከናውኖ ከሆነ፣ የተሰራው ሥራ ወይም የሥራው የተወሰነ ክፍል ተፈትሾ እንዲነሳ ወይም በህንጻው ላይ ጉዳት በማያደርስ ሁኔታ እንዲፈርስ የህንጻው ሹም ሊያዝ ይችላል፡፡

8) The City Administration or the designated body shall make good damage incurred by third parties where such act of a Building Officer is regarded as professional fault. In such cases the city administration or the designated body shall have the right to reimburse from the Building Officer to the extent it has paid to third parties.

13. Building Inspector

1) Any inspector who received special identification badge from the concerned body is empowered to enter and visit any construction activities or any building under construction or finished during working time.
2) Inspectors may issue suspension orders with regards to construction not conforming to this proclamation or other laws, the orders shall be made on inspection report form.The details shall be determined by the Regulation to be issued.

14. Delegation

1) In events the Building Officer cannot accomplish all or some of his duties in connection to the plan-review activity, may partly or fully delegate to other bodies.
2) The Building Officer shall forward his written recommendations to the Town Administration or designated representative in relation to the application submitted to him as well as sign/seal any attachments thereto.
3) The competent Town Administration or designated representative shall, on behalf of the Building Officer issue approved or disapproved documentation.
4) Such delegation for the plan-review activity may include supervision activities.

15. Non-Compliance

1) The Building Officer shall cause the demolition of buildings, the plans of which have been disapproved, provided that such buildings contradict to this Proclamation or any other relevant laws.
2) If, in response to the decision passed by the Building Officer on the demolition or removal of such buildings, the concerned fails to perform accordingly, the concerned Town Administration or any other concerned body shall be entitled to undertake the demolition and removal of such buildings and subsequently put claims over any pertinent demolition and removal costs.
3) In the event that construction work is conducted without serving due notice, the Building Officer may issue instructions/orders on the partial inspection of the construction work executed as well as on the removal or demolition of such work without affecting the building thereon.

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4) Shuumiin Gamoo, gamoo fooyyessuuf yookiin jijjiiruuf pilaaniin mirkanaa'e osoo hin jiraatin hojiin ijaarsaa raawwatame akka sirraa'u abbaa qabiyyee ajajuu fi abbaan qabiyyichaas bu'uura ajaja kennameetiin hanga sirreessutti hojiin ijaarsaa gamicha irratti gaggeeffamu kamiyyuu akka dhaabbatu ajajuu ni danda'a.

16. Waa'ee Beeksisuu

1) Gamoo Ramaddii "B" yookiin "C" jalatti argamu ijaaruuf namni pilaanii mirkanaa'e qabu beeksisa yeroo ijaarsi itti gaggeeffamu agarsiisu Shuumii Gamoo dhimmi ilaaluuf dhiyeessuu qaba.

2) Shuumiin Gamoo beeksisa yeroo ijaarsaa akkaataa Keewwata kana Keewwata Xiqqaa 1 tiin dhiyaateef irratti murtii kennuu qaba. Daangaan yeroo Shuumiin Gamoo murtii itti kennuu qabu Dambii bahuun kan murtaa'u ta'a.

3) Shuumiin Gamichaa akaakuufi haala hojii ijaarsaa gamichaatiin beeksisni dabalataa akka dhiyaatu gaafachuu ni danda'a. Beeksisni dabalataa kan dhiyaatu yoo ta'e, yeroon beeksisni itti dhiyaatuufi sadarkaan hojii beeksisni irratti dhiyaatu qaama iyyateef pilaanii mirkanaa'e waliin barreeffamaan kennamuufii qaba.

4) Hojiilee ijaarsaa pilaanii mirkanaa'een ala gaggeeffaman akka sirreessu namni Shuumii Gamoo irraa ajajni isa dhaqqabe hojii sirreessaa akkuma xumureen Shuumii Gamoo beeksisuu qaba.

17. Meeshaalee Ijaarsaa

1) Shuumiin Gamoo meeshaaleen ijaarsaaf akka tajaajilan iddoo ijaarsaa jiran yookiin hojii ijaarsaa irra oolan hanqina qabaachuu isaanii yoo mirkaneeffate akka maqfaman ajaja kennuu ni danda'a.

2) Meeshalee ijaarsaa qulqullina hin qabnetti fayyadamuun yookiin qulqullina hojii ijaarsaa sadarkaa gadi-aanaa ta'een hojii ijaarsaa raawwachuun hojiin ijaarsichaa fudhatama akka hin arganne sababa qubsaa ta'uu ni danda'a.

3) Shuumiin Gamoo meeshaalee ijaarsaa hojiirra oole yookiin ooluuf karoorfame ilaalchisee waraqaan ragaa sadarkaa qulqullina meeshaalee ijaarsichaa agarsiisu akka dhiyaatu gaafachuu in danda'a.

18. Hayyama Itti fayyadama Gamoo

1) Gamoon Ramaddii "C" fi haaraa ijaarame bu'uura Labsii kanaatiin ulaagaa kan guute ta'uun isaa sakatta'amee kan hin mirkanoofneefi hayyamni itti fayyadamaa kan hin kennamneef yoo ta'e, tajaajila kennuun dhorkaadha.

፬) የህንፃ ሹም ሕንፃውን ለማሻሻል ወይም ለመለወጥ የጸደቀ ፕላን ሳይኖር የተፈጸመ የግንባታ ስራ እንዲስተካከል ባለንብረቱን ለማዘዝና ባለንብረቱም በትዕዛዙ መሠረት እስኪያስተካክል ድረስ በሕንጻው ላይ የሚካሄድ ማንኛውም አይነት የግንባታ ስራ እንዲቆም ማድረግ ይችላል::

፲፮. ስለ ማስታወቂያ

፩) በምድብ "ለ" ወይም "ሐ" ስር የሚገኝ ሕንጻ ለመገንባት የጸደቀ ፕላን ያለው ሰው ግንባታው የሚካሄድበትን ጊዜ የሚያመለክት ማስታወቂያ ጉዳዩ ለሚመለከተው የህንጻ ሹም ማቅረብ አለበት::

፪) የህንጻው ሹም በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሰረት በቀረበለት የግንባታ ጊዜ ማስታወቂያ ላይ ውሳኔ መስጠት አለበት:: የሚሰጠው የጊዜ ገደብ ውሳኔ በሚወጣው ደንብ የሚወሰን ይሆናል::

፫) የህንፃው ሹም በህንፃው ግንባታ ሥራ ዓይነትና ሁኔታ ተጨማሪ ማስታወቂያ እንዲቀርብ መጠየቅ ይችላል::ተጨማሪ ማስታወቂያ የሚቀርብ ከሆነ የሚቀርብበት ጊዜና ማስታወቂያው የወጣበት የስራ ደረጃ ከጸደቀ ፕላን ጋር ላመለከተው አካል በጽሑፍ መስጠት አለበት::

፬) ከጸደቀው ፕላን ውጪ የሚካሄዱ የግንባታ ስራዎች እንዲያስተካክል ከህንጻ ሹም ትዕዛዝ የደረሰው ሰው የማስተካከል ስራውን እንዳጠናቀቀ ለህንጻ ሹም ማሳወቅ አለበት::

፲፯. የግንባታ መሳሪያዎች

፩) የሕንጻ ሹም ለግንባታ አገልግሎት እንዲውሉ በግንባታ ቦታ የሚገኙ ወይም በግንባታ ስራ ላይ ያሉ መሳሪያዎች ጉድለት እንዳለባቸው ሲያረጋግጥ እንዲወገዱ ትዕዛዝ መስጠት ይችላል::

፪) ጥራት በሌላቸው የግንባታ መሳሪያዎች መጠቀም ወይም ዝቅተኛ የጥራት ደረጃ ባላቸው መሳሪያዎች የግንባታ ስራን ማከናወን ለግንባታ ስራው ተቀባይነት ያለማግኘት አጥጋቢ ምክንያት ሊሆን ይችላል::

፫) የሕንጻ ሹም በስራ ላይ የዋሉ ወይም ለማዋል የታቀዱ የግንባታ መሳሪያዎችን በሚመለከት የጥራት ደረጃቸውን የሚያመለክት የምስክር ወረቀት እንዲቀርብ መጠየቅ ይችላል::

፲፰. የሕንፃ መጠቀሚያ ፈቃድ

፩) ምድብ "ሐ" እና አዲስ የተገነባ ህንፃ በዚህ አዋጅ መሰረት መስፈርቱን ማሟላቱ ተፈትሾ ያልተረጋገጠና መጠቀሚያ ፍቃድ ካልተሰጠው አገልግሎት እንዲሰጥ ማድረግ የተከለከለ ነው::

4) The Building Officer may issue orders on the rectification of any construction work executed in the absence of approved plan for building-revision/ modification or alteration as well as cause the suspension/stoppage of any construction activities pertaining to the concerned building until the owner acts according to such orders.

16. Notice

1) Any person issued with approved plan for the construction of catagory "B" or "C" buildings must provide the concerned Building Officer with due notice of the construction schedule.

2) The Building Officer must pass a decision on the notice of construction schedule submitted in accordance with Sub-Article 1of this Article, in which case the deadline to be specified by the Building Officer shall be decided by the subsequent Regulation.

3) The Building Officer may request for the submission of additional notice of the building's construction description and conditions. In this case, the period for submission of notice and the construction level subjected to such submission shall, along with the plan approved be availed to the applicant.

4) Any applicant served with the Building Officer or building instructions orders on the rectification of any construction activities undergoing regardless of the plan approved thereof shall notify the building officer of due compliance with such terms.

17. Construction Materials

1) Upon the confirmation of any defects associated with the construction materials to be used or are already used for the construction work, the Building Officer may issue order or instructions on the disposal/removal of the same.

2) Using poor quality construction materials or undertaking the construction work with low standard construction materials may serve as valid grounds for disapproving the construction work thereon.

3) The Building Officer may request for the submission of certificates that evidences the quality standards of construction materials or equipments.

18. Occupancy Permit

1) A category "C "and a newly constructed building shall not be put to use before it has been inspected for compliance with this Proclamation and a certificate of occupancy has been issued.

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2) Shuumiin Gamoo, gamoo nageenyaaf sodaachisaa hin taane ta'uun isaa mirkanaa'eefi ijaarsi isaa gar-tokkeen xumurameef akkaatuma haala isaatti hayyama itti fayyadamaa kennuu ni danda'a.

3) Ulaagaaleen Labsii kana keessatti tumaman akkuma eegamanitti ta'e, daangaan yeroo hayyama itti fayyadama gamoo Shuumii Gamootiin kennamu Dambii bahuun kan murtaa'u ta'a.

4) Shuumiin Gamoo nama hayyama ittifayyadama gamoo osoo hin qabaanne Gamoo Ramaddii "C"tti fayyadame irratti tarkaanfii seeraa fudhachuu ni danda'a.

19. Kaffaltii Gamaaggama Pilaanii

1) Pilaaniifi sanadoonni biroo akka qorataman kan barbaachisu yoo ta'e, kafaltiin gamaaggama pilaanii ni kafalama. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

2) Kafaltiin gamaaggama pilaanii darbii walqixa ta'ee kan dhiyaatu yoo ta'e, bal'ina darbii tokkoo bu'uureeffachuun kafaltiin gamaaggama pilaanii waliigalaa darbii gamichaa kan raawwatamu yookiin kan shallagamu ta'a.

3) Kafaltiin gamaaggama pilaanii kan raawwatamu yeroo pilaanii mirkaneessuuf iyyannoon dhiyaatu ta'a.

4) Pilaanii kufaa ta'e irra deebi'uudhaan akka mirkanaa'u iyyannoon kan dhiyaatu yoo ta'e kafaltiin gamaaggama pilaanii akka raawwatu ta'a.

20. Kaffaltii Mirkaneessa Pilaanii

1) Shuumiin Gamoo kafaltii ijaarsaa, fooyya'iinsaafi babal'iinsa pilaanii gamoo mirkaneessuuf ni kafalchiisa. Haalli raawwii isaa Dambii bahuun kan murtaa'u ta'a.

2) Kafaltiin mirkaneessa pilaanii darbii walqixa ta'ee kan dhiyaatu yoo ta'e bal'ina darbii tokkoo bu'uureeffachuun kafaltiin mirkaneessa pilaanii waliigalaa darbii gamichaa kan raawwatamu yookiin kan shallagamu ta'a.

21. Kaffaltii To'annoo

1) Kafaltiin to'annoodhaaf raawwatamu akkaataa ramaddii gamootiin ta'ee, raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

2) Bu'uura Keewwata kana Keewwata Xiqqaa 1tiin kafaltiin Gamoo Ramaddii "B" f gaafatamu kafaltii Gamoo Ramaddii "A" f gaafatamu dachaa shan, kan Gamoo Ramaddii "C" f gaafatamu dachaa kudhan caaluu hin qabu.

22. Kaffaltiiwwan Deebi'an

1) Shuumiin Gamoo kafaltii tajaajilaa kan tajaajilli itti hin kennamne kamiyyuu akka deebi'u yoo gaafatame akka deebi'u ni ajaja.

፪) የህንፃ ሹም ለደህንነት አስጊ ያልሆነ ህንፃ መሆኑ ለተረጋገጠና ግንባታው በከፊል ለተጠናቀቀ ሕንፃ እንደሁኔታው የመጠቀም ፈቃድ መስጠት ይችላል፡፡

፫) በዚህ አዋጅ ውስጥ የተደነገጉ መስፈርቶች እንደተጠበቁ ሆነው በህንፃ ሹም የሚሰጠው የህንፃ መጠቀሚያ ፈቃድ ጊዜ ወሰን በሚወጣ ደንብ የሚወሰን ነው፡፡

፬) የህንፃ ሹም የህንፃ መጠቀሚያ ፈቃድ ሳይኖረው ምድብ "ሐ" ህንፃን በተጠቀመ ሰው ላይ ሕጋዊ እርምጃ መውሰድ ይችላል፡፡

፲፱. የፕላን ግምገማ ክፍያ

፩) ፕላንና ሌሎች ሰነዶች መመርመር ካስፈለጋቸው የፕላን ግምገማ ክፍያ ይፈጸማል፡፡ አፈጻጸሙም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

፪) እኩል ስፋት ላለው ፎቅ የፕላን ግምገማ ክፍያ ጥያቄ የሚቀርብ ከሆነ አጠቃላይ የፕላን ግምገማ ክፍያ የአንዱን ፎቅ ወለል ስፋት መሠረት በማድረግ የሚፈጸም ወይም የሚሰላ ይሆናል፡፡

፫) የፕላን ግምገማ ክፍያ የሚፈጸመው ፕላኑን ለማጽደቅ ማመልከቻ በሚቀርብበት ወቅት ነው፡፡

፬) ውድቅ በሆነ ፕላን ላይ በድጋሚ እንዲጸድቅ ማመልከቻ የሚቀርብ ከሆነ የፕላን ግምገማ ክፍያ እንዲፈጸም ይደረጋል፡፡

፳. የፕላን ማጸደቂያ ክፍያ

፩) የህንፃ ሹም የህንፃ ግንባታ፣ የፕላን ማሻሻያና ማስፋፊያ ሥራ ለማጽደቅ ያስከፍላል፡፡ አፈጻጸሙም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

፪) የህንጻ ፕላን ማረጋገጫ ክፍያ እኩል ሆኖ የሚቀርብ ከሆነ የአንዱን ወለል ስፋት መሰረት በማድረግ የአጠቃላይ የህንጻው ወለል ስፋት የፕላን ማጽደቂያ ክፍያ የሚፈጸም ወይም የሚገመት ይሆናል፡፡

፳፩. የቁጥጥር ክፍያ

፩) ለቁጥጥር የሚከፈል ክፍያ በህንፃው ምድብ መሰረት ሆኖ አፈጻጸሙም በሚወጣው ደንብ ይወሰናል፡፡

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሰረት ለምድብ "ለ" ህንጻ የሚጠየቅ ክፍያ ለምድብ "ሀ" ህንጻ ከሚጠየቀው ክፍያ ፭ እጥፍ ለምድብ "ሐ" ሕንጻ የሚጠየቀው ደግሞ ከ፲ እጥፍ መብለጥ የለበትም፡፡

፳፪. ተመላሽ ክፍያዎች

፩) የህንጻ ሹም አገልግሎት ያልተሰጠባቸውን ማናቸውም የአገልግሎት ክፍያዎች እንዲመለስ ከተጠየቀ እንዲመለስ ማዘዝ ይችላል፡፡

2) The Building Officer may, according to varying circumstances, issue authorization of building service for semi-finished buildings, the status of which is confirmed as non-risky.

3) Without prejudice to the criteria stipulated under this proclamation, the effective period for authorization of building service to be issued by the Building Officer shall be specified by the subsequent Regulation.

4) The Building Officer may take legal measures against any person using category 'C' building without having the proper permit.

19. Plan Review Fee

1) Any review of plans and of any other related documentation shall be subjected to the payment of due plan review charges/fees, the terms of which are to be specified by the subsequent Regulation.

2) In event of submission of a request for a plan review payment for a building with the same floor space, the total plan review payment shall be calculated based on the area of one floor.

3) Plan review fee shall be paid upon the submission of application for plan approval.

4) In cases of the submission of applications for re-approval of a rejected or disapproved plan, all due plan review fees shall be paid.

20. Plan Approval Fee

1) The building officer shall charge fees for the approval of plan revision and construction-expansion works. The terms of which are to be specified by the subsequent Regulation.

2) Any fee for the approval of plan regarding the resubmission of ground-foundation shall be calculated based on the total area of such ground foundation.

21. Supervision Fee

1) Supervision fee shall be paid based on the category of the concerned building the terms of which are to be specified by the Regulation to be issued.

2) Supervision fees payable under Sub-Article 1 of this Article for category "B" and category "C" shall not respectively exceed 5 and 10 folds of the fees chargeable from category "A".

22. Refund Fees

1) The Building Officer upon the request for refunding any unused charges/fees, the same shall order the refund.

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2) Bu'uura Keewwata kana Keewwata Xiqqaa 1tiin gaaffiin kafaltiin akka deebi'u dhiyaatu kafaltiin raawwatamee ji'a jaha keessatti kan hin dhiyaanne yoo ta'e fudhatama hin qabu.

23. Ijaarsa Yeroof Gaggeeffamu

1) Ijaarsa yeroof gaggeessuuf beeksifame ijaaruuf iyyannoon yoo dhiyaate Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaalu bu'uura Labsii kanaafi seerota birootiin ijaarsichi akka raawwatamu hayyama yeroo kennuu ni danda'a.

2) Ijaarsa yeroof gaggeessuuf bu'uura tumaalee Labsii kanaatiin to'ataa gamootiin kan to'atamu ta'a. Tarreeffamni isaa Dambii Labsii kana raawwachiisuuf bahuun kan murtaa'u ta'a.

24. Jijjiirraa Tajaajilaa, Babal'isuu, Haaromsuu, Suphuu Yookiin Diiguu

1) Shuumiin Gamoo hanga Labsii kanaan wal hin faalleessinetti tajaajila gamoo jijjiiruu, babal'isuu, haaromsuu, suphuu yookiin diiguuf hayyama ni kenna.

2) Hojiin jijjiirraa tajaajilaa, babal'isuu, haaromsuu, suphuu yookiin diiguu bal'ina kan qabu yoo ta'e, Shuumiin Gamoo pilaanii haala qabatamaa gamoo agarsiisuufi bu'uura Labsii kanaatiin kan raawwatame ta'uu isaa xiinxalaafi ragaaleen agarsiisan akka dhiyaatan gaafachuu ni danada'a.

3) Jijjiirraan tajaajilaa, babal'isuu, haaromsuu, suphuu yookiin diiguu gamoo irratti yammuu gaggeeffamu of-eeggannoon ijaarsa gamoo haarawaatiif barbaachisu kamiyyuu taasifamuu qaba.

4) Gamoo sodaachisaa ta'e diiguuf Shuumiin Gamoo hayyamuu qaba.

5) Namni kamiyyuu gamoo yammuu diigu yookiin erga diigee booda haala nageenya ummataafi qabeenya daangessitootaa irratti haala miidhaa dhaqqabsiisuu danda'uun raawwachuu hin qabu.

6) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame jiraatullee gamoowwan hambaawwan seenaa ta'an suphuuf yookiin babal'isuuf qaama dhimmi ilaalu waliin waliigalteen barreeffamaan taasifame jiraachuu qaba.

25. Ogeessota Galmaa'an Qaxaruu

1) Gamoo kamiifiyyuu hojii akaakuu diizaayinii barbaadamu kan ramaddii gamichi jalatti argamu hojjachuuf ogeessota galmaa'aniifi gahumsaafi hayyama qabaniin ta'uu qaba. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሰረት የሚቀርበው የክፍያ ማስመለስ ጥያቄ ክፍያው በተፈጸመ በ፮ ወራት ጊዜ ውስጥ ካልቀረበ ተቀባይነት የለውም፡፡

፳፫. ለጊዜው የሚካሄድ ግንባታ

፩) ጊዜያዊ ግንባታ ለማካሄድ ማሳወቂያ የተሰጠበትን ግንባታ ለመገንባት ማመልከቻ ከቀረበ የከተማ አስተዳደር ወይም ጉዳዩ የሚመለከተው አካል በዚህ አዋጅና ሌሎች ህጎች መሰረት ግንባታው እንዲፈጸም ጊዜያዊ ፈቃድ መስጠት ይችላል፡፡

፪) ጊዜያዊ ግንባታ ለማካሄድ በዚህ አዋጅ ድንጋጌዎች መሠረት በህንጻ ተቆጣጣሪ ቁጥጥር የሚካሄድበት ይሆናል፡፡ ዝርዝሩ ይህን አዋጅ ለማስፈፀም በሚወጣው ደንብ ይወሰናል፡፡

፳፬. የአገልግሎት ለውጥ፣ ማስፋፋት፣ እድሳት፣ ጥገና ወይም ማፍረስ

፩) የህንፃው ሹም ከዚህ አዋጅ ጋር በማይቃረን መልኩ የህንፃ አገልግሎት ለመለወጥ፣ ለማስፋፋት፣ ለማደስ፣ ለመጠገን ወይም ለማፍረስ የሚያገለግል ፈቃድ ይሰጣል፡፡

፪) የአገልግሎት ለውጥ፣ ማስፋፋት፣ ማደስ፣ መጠገን ወይም የማፍረስ ስራዎች ስፋት ያላቸው ከሆነ የህንጻ ሹም የህንጻውን ተጨባጭ ሁኔታ በሚያሳይና በዚህ አዋጅ መሰረት የተፈጸመ መሆኑን የሚያመለክቱ ምርመራዎችና ማስረጃዎች እንዲቀርቡ መጠየቅ ይችላል፡፡

፫) የአገልግሎት ለውጥ፣ ማስፋፋት፣ ማደስ፣ መጠገን ወይም ማፍረስ ስራዎች በህንጻው ላይ ሲካሄዱ ለአዲስ ህንጻ ግንባታ የሚያስፈልግ ማንኛውም ጥንቃቄ ሊደረግ ይገባል፡፡

፬) አስጊ የሆነ ህንጻን ለማፍረስ የህንጻ ሹም መፍቀድ አለበት፡፡

፭) ማንኛውም ሰው ህንጻ ሲያፈርስ ወይም ካፈረሰ በኋላ በህዝብ ደህንነት እና በአዋሳኞች ንብረት ላይ ጉዳት ሊያደርስ በሚችል መልኩ መፈጸም የለበትም፡፡

፮) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ስር የተደነገገው እንደ ተጠበቀ ሆኖ የታሪክ ቅርስ የሆኑ ህንጻዎችን ለመጠገን ወይም ለማስፋፋት ከሚመለከተው አካል ጋር በጽሁፍ የተደረገ ስምምነት ሊኖር ይገባል፡፡

፳፭. የተመዘገቡ ባለሙያዎችን ስለመቅጠር

፩) ለየትኛውም ሕንጻ በተፈላጊው የዲዛይን አይነት ህንጻው በሚገኝበት ምድብ የግንባታ ስራው በተመዘገቡ፣ ብቃትና ፈቃድ ባላቸው ባለሙያዎች መከናወን አለበት፡፡ ዝርዝሩ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

2) Any such requests for refunding of charges/fees to be submitted as per Sub-Article 1 of this Article shall not be accepted unless otherwise such requests are submitted within the period of 6 months from the payment date thereof.

23. Temporary Construction Work

1) In case of the submission of due application to erect temporary construction, the Town Administration or the concerned organ may issue a temporary grant in accordance with this Proclamation or other relevant laws.

2) In accordance to this Proclamation and any other relevant laws, issuances of temporary construction license for the subsequent execution of such construction work shall be followed by building inspector. The details shall be determind by the regulation to be issued for the implemetation of this Proclamation.

24. Change of Service, Expansion, Renovation/Renewal, Maintenance or Demolition

1) The Building Officer shall, in conformity with this Proclamation, issue authorization for change of service, expansion, renovation/renewal, maintenance or demolition.

2) In case of extensive change of service, expansion, renovation or renewal, maintenance or demolition, the Building Officer may request for the submission of analysis and documentation or evidences that show the execution of such activities in accordance with the existing situation of the concerned building and this Proclamation.

3) The execution of works for change of service, expansion, renovation/renewal, maintenance or demolition must take due precautions required for the construction of new buildings.

4) The Building Officer must authorize the demolition of dangerous buildings.

5) The execution of demolition activities to be conducted by any person shall not result in public risks or possible damages to the properties of the corresponding borders. during or after such demolition.

6) Notwithstanding the provision Sub-Article 1 of this Article, formal written agreement must be obtained from the concerned body in due course of conducting maintenance or expansion works for buildings of historical heritage or significance.

25. Hiring Registered Experts

1) The execution of any construction work for any buildings must be carried out by registered, competent and licensed professionals. The details shall be specified by the subsequent Regulation.

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2) Gamoo kamiifiyyuu hojiin ijaarsichaa hamma xumuramutti to'annoon ogeessotaa galmaa'aniifi gahumsaafi hayyama qaban jiraachuu qaba.

3) Gamoo kamiifiyyuu hojiin raawwii diizaayinii teekiniikaa arkiteek-cheriidhaan qindaa'uu qaba.

4) Ogeessonni Keewwata kana Keewwata Xiqqaa 1 jalatti ibsaman hojiin ijaarsaa yammuu xumuramu waraqaa ragaa xumuramuu ijaarsichaa ibsu mallattoo isaaniitiin mirkaneessuun Shuumii Gamootiif dhiyeessuu qabu.

5) Gamoo Ramaddii "B" fi "C" jalatti argamuuf diizaayinii ijaarsaa qopheessuuf ogeessi waliigaltee seene kamiyyuu miidhaa sababa hanqina diizaayinii irraa ka'een dhaqqabuu danda'uuf wabii dhiyeessuu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

26. Kontiraaktaroota Galmaa'an Qaxaruu

1) Namni gamoo ijaaruuf barbaadu kamiyyuu kontiraaktara galmaa'e kan ramaddii gamoo ijaaruu barbaadeef gahumsa qabu qaxaruu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

2) Kontiraaktarri ijaarsa Gamoowwan Ramaddi "B" fi "C" ijaaruuf waliigaltee seenu kamiyyuu miidhaa sababa hanqina qulqullinaa fi of-eeggannootiin yammuu ijaarsaa dhaqqabuuf wabii dhiyeessuu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

27. Ittigaafatamummaa Kontiraakitarootaafi Ogeessotaa

1) Kontiraaktarri yookiin ogeessi galmaa'e kamiyyuu hojii ijaarsaa yookiin diizaayinii gamoo guutumaa guutuutti yookiin kutaa hojichaa yookiin gartokkee raawwachuuf waliigaltee seenee miidhaa dhaqqabuuf yakkaan ittigaafatamummaan inni qabu akkuma eegametti ta'ee, hojjachiisaa isaatiif bu'uura tumaalee Hariiroo Hawaasaatiin kan itti gaafatamu ta'a.

2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma eegametti ta'ee, kontiraaktarri kamiyyuu ta'e jedhee yookiin dagannoodhaan gamoo ijaarame yookiin qaama gamichaa irratti hanqina hojii qulqullinaa dhaqqabsiise itti gaafatamumman inni qabu akkuma eegametti ta'ee hanqina mudate sirreessuuf dirqama qaba.

፪) ለማንኛውም ህንፃ የግንባታው ሥራ እስኪጠናቀቅ ድረስ የተመዘገቡ፣ ብቃትና ፈቃድ ያላቸው ባለሙያዎች ቁጥጥር ሊኖር ይገባል፡፡

፫) ለማንኛውም ሕንፃ የዲዛይን ቴክኒክ አፈጻጸም ስራ በአርኪቴክቸር አስተባባሪነት ይከናወናል፡፡

፬) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ስር የጠቀሱት ባለሙያዎች የግንባታ ስራ ሲጠናቀቅ የግንባታውን ስራ መጠናቀቅ የሚያበስር የምስክር ወረቀት በፊርማቸው አረጋግጠው ለህንጻ ሹም ማቅረብ አለባቸው፡፡

፭) በምድብ "ለ" እና "ሐ" ስር ለሚገኝ ህንፃ የግንባታ ዲዛይን ለማዘጋጀት ማንኛውም ስምምነት የገባ ባለሙያ በዲዛይን ጉድለት ምክንያት ሊደርስ ለሚችል ጉዳት ዋስትና ማቅረብ አለበት፡፡ አፈጻጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

፳፮. የተመዘገቡ ስራ ተቋራጮችን ስለመቅጠር

፩) ማንኛውም ህንፃ ለመገንባት የሚፈልግ ሰው ለመገንባት የፈለገውን የህንፃ ምድብ ለመገንባት የተመዘገበና ብቃት ያለውን የሥራ ተቋራጭ መቅጠር አለበት፡፡ አፈጻጸሙ በሚወጣው ደንብ መሰረት የሚወሰን ይሆናል፡፡

፪) ምድብ "ለ" እና "ሐ" ህንፃ ለመገንባት ስምምነት የገባ ማንኛውም የሥራ ተቋራጭ በግንባታ ወቅት ለሚደርሰው የጥራትና የጥንቃቄ ጉድለት ምክንያት ዋስትና ማቅረብ አለበት፡፡ አፈጻጸሙም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

፳፯. የስራ ተቋራጮችና ባለሙያዎች ኃላፊነት

፩) ማንኛውም የህንፃውን ሙሉ ወይም ከፊል የስራ ክፍል ግንባታ ወይም ዲዛይን ስራ ለማከናወን ስምምነት የገባ የተመዘገበ የስራ ተቋራጭ ወይም ባለሙያ ለሚደርሰው ጉዳት በወንጀል ለመጠየቅ ያለው ኃላፊነት እንደተጠበቀ ሆኖ ለስራው ጥፋት በፍትሐብሔር ህግ ድንጋጌዎች መሰረት ተጠያቂ ይሆናል፡፡

፪) በዚህ አንቀጽ ንዑስ ፩ ስር የተደነገገው እንደተጠበቀ ሆኖ ማንኛውም የስራ ተቋራጭ ሆነ ብሎ ወይም በቸልተኝነት በተገነባው ህንፃ ወይም በህንፃው አካል ላይ የስራ ጥራት ጉድለት ቢያደርስ ያለው ኃላፊነት እንደተጠበቀ ሆኖ ጉድለቱን የማስተካከል ግዴታ አለበት፡፡

2) For any building, there shall be supervision of registered, competent and licensed professionals until its construction is completed.

3) For any building the design techniques shall be coordinated by an architect.

4) Such professionals mentioned under Sub-Article 1 of this Article shall, upon the completion of construction work, sign and submit certificate of completion to the Building Officer.

5) Any professional committed to the development of construction design for category B and C buildings must guarantee any possible damages or losses that may occur as the result of design defects. The details of which are to be specified by the Regulation to be issued.

26. Hiring Registered Contractors

1) Any person interested in constructing any buildings must hire registered and competen to contractor for the required building class. The details of which are to be specified by the subsequent Regulation.

2) Any contractor committed to the execution of construction work for class B and C buildings must guarantee any possible damages or losses that may occur as the result of poor quality work and loss of precaution must give a guarantee. The details of which are to be specified by the subsequent Regulation.

27. Responsibilities of Contractors and Experts

1) Notwithstanding to the criminal liabilities of any contractor or professional committed to the partial or full execution of construction work or design for any buildings to any possible damages/losses that may occur in due course of such work shall be held liable as per the Civil Code's provisions.

2) Notwithstanding o the provision specified under Sub-Article 1 of this Article, in case any contractor intentionally or negligently causes any defects to the building constructed or any parts thereof, such contractor shall, in compliance with the associated liabilities, remedy such defects.

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KUTAASADII

Ol'iyyannoo fi Boordii Ol'iyyannoo Dhagahu

28. Ol'iyyannoo

1) Boordiin sadarkaa Biirootti, ol'iyyannoo murtii Boordii Sadarkaa Magaalaa irratti dhiyaatu ilaalu Labsii kanaan hundeeffamee jira. Haalli raawwii isaa Dambii bahuun kan murtaa'u ta'a.

2) Qaamni murtee Boordii sadarkaa magaalaa irratti komii qabu ol'iyyannoo Boordii Labsii kanaan hundeeffame kanaaf dhiyeeffachuu ni danda'a.

29. Boordii Ol'iyyannoo Dhagahu

1) Boordiin sadarkaa magaalota Labsiin kun irratti raawwatamu keessatti gamoo ilaalchisee murtee dhimma Shuumii Gamootiin kennamu irratti komii dhiyaatu ilaalee murtee kennu Labsii kanaan hundeeffameera.

2) Gurmaa'inni, sirni walgahiifi hojimaanni Boordichaa Dambii bahuun kan murtaa'u ta'a.

KUTAA AFUR

Diizaayinii, Qorannoo Ittifayyadama Lafaatiin Walqabatu, Dhiyeessa Bishaanii fi Saaniteeshinii

30. Qorannoowwan Ittifayyadama Lafaatiin Walqabatan

Dhimmoonni Labsii kana keessatti hammatamaniifi qorannoowwan itti fayyadama lafaa waliin walqabatan pilaanii waliigalaa akka naannootti yookiin Bulchiinsa Magaalaatiin bahee ragga'e waliin kan wal-faallessan yoo ta'e, raawwatiinsa hin qabaatan.

31. Diizaayinoota

1) Gamoo ramaddii kamiifiyyuu diizaayiniin barbaachisu ramaddii gamichi keessatti argamu qophaa'uufii qaba.

2) Gamoon kamiyyuu yookiin qaamni gamoo bu'uura Dambiiwwan diizaayinii gamoo fudhatama qabaniin nageenya, mijaa'inaafi tajaajila guutuu ittifayyadamtootaafi qaamolee biroo haala mirkaneessuu danda'uun diizaayiniin isaa qophaa'uu qaba.

3) Gamoon kamiyyuu haala nageenya namaa, ijaarsawwan biroofi qabeenyaa hin yaaddessineen diizaayiniin isaa qophaa'uufi ijaaramuu qaba.

32. Of-eeggannoowwan Yammuu Ijaarsaa Taasifamuu Qaban

Labsii kana Keewwata 31 jalatti kan tumame akkuma eegametti ta'ee, hojiileen ijaarsaa of-eeggannoowwan armaan gadiitiin raawwatamuu qabu;

1) Ijaarsi kamiyyuu haala nageenya namootaa, ijaarsawwaniifi qabeenyaa naannoo ijaarsichaatti argaman irratti balaa hin uumneen diizaayiniin isaa qophaa'uufi ijaaramuu qaba.

ክፍል ሶስት

ይግባኝና የይግባኝ ሰሚ ቦርድ

፳፰. ይግባኝ

፩) በከተማ አስተዳደር ደረጃ ባለው ቦርድ የተሰጠው ውሳኔ ላይ በሚቀርብ ይግባኝ የቅሬታ ሰሚ ቦርድ በቢሮ ደረጃ በዚህ አዋጅ ተቋቁሟል፣አፈጻጸሙም በሚወጣው ደንብ የሚወሰን ይሆናል::

፪) በከተማ አስተዳደር ደረጃ ባለው ቦርድ በተሰጠው ውሳኔ ላይ ቅሬታ ያለው አካል በዚህ አዋጅ ለተቋቋመው ቦርድ ይግባኙን ማቅረብ ይችላል::

፳፱. የይግባኝ ሰሚ ቦርድ

፩) ይህ አዋጅ ተፈጻሚ በሚሆንበት በከተሞች ደረጃ ያለውን ህንፃን አስመልክቶ በህንፃ ሹም በሚሰጡ የውሳኔ ጉዳዮች ላይ የሚቀርቡ ቅሬታዎችን ተመልክቶ ውሳኔ የሚሰጥ ቦርድ በዚህ አዋጅ ተቋቁሟል::

፪) የቦርዱ አደረጃጀት፣የስብሰባ ስርዓትና አሰራር በሚወጣው ደንብ የሚወሰን ይሆናል::

ክፍል አራት

ከመሬት አጠቃቀም ጋር የተያያዘ ዲዛይንና ጥናት፣ የውሃ አቅርቦትና ሳኒቴሽን

፴. ከመሬት አጠቃቀም ጋር የተያያዙ ጥናቶች

በዚህ አዋጅ ውስጥ የታቀፉና ከመሬት አጠቃቀም ጉዳይ ጋር የተያያዙ ጥናቶች በአጠቃላይ እንደ ክልል ወይም በከተማ አስተዳደር ወጥተው ከጸደቁ ፕላኖች ጋር የሚቃረኑ ከሆነ ተፈጻሚነት አይኖራቸውም::

፴፩. ዲዛይኖች

፩) ለማንኛውም የህንፃ ምድብ፣ አስፈላጊው ዲዛይን ህንፃው የሚገኝበት ምድብ ሊዘጋጅለት ይገባል::

፪) የማንኛውም ህንፃ ወይም የህንፃ አካል ዲዛይን ተቀባይነት ባለቸው የህንፃ ዲዛይን ደንቦች መሰረት የተጠቃሚዎችንና ሌሎች አካላትን ደህንነት፣ ምቾትና ሙሉ አገልግሎት ማረጋገጥ በሚችል መልኩ ሊዘጋጅ ይገባል::

፫) የማንኛውም ህንፃ ዲዛይን ለሰውና ሌሎች ግንባታዎችና ንብረት ደህንነት በማያሰጋ መልኩ ሊዘጋጅና ሊገነባ ይገባል::

፴፪. በግንባታ ወቅት ሊደረጉ ስለሚገባቸው ጥንቃቄዎች

በዚህ አዋጅ አንቀጽ ፴፩ ስር የተደነገገው እንደተጠበቀ ሆኖ የግንባታ ስራዎች በሚከተሉት ጥንቃቄዎች መከናወን አለባቸው::

፩) የማንኛውም ህንፃ ዲዛይን ለሰውና ሌሎች ግንባታዎችና በግንባታው አካባቢ የሚገኙ ንብረቶችን ደህንነት በማያሰጋ መልኩ ሊዘጋጅና ሊገነባ ይገባል::

PART THREE

Appeals and the Appellate Board

28. Appeals

1) The Appellate Board at the Bureau level, that reviews any appeal on the decision of the Appellate Board at town level shall be established by this proclamation.The application shall be secified by the subsequent Regulation

2) Any person who has a complaint against the decision at the town level may appeal to this appellate board.

29. Appellate Board

1) An appellate board that reviews the complaints submitted against the decision of the Building Officer shall be established at the level of towns.

2) Its organization, meeting and working procedure shall be determined by the subsequent Regulation.

PART FOUR

Design, Study Related to Land Utilization, Water Supplies and Sanitation

30. Studies Related to Land Utilization

Generally speaking, issues incorporated in this Proclamation and studies related to land utilization shall not be applicable if they are proven to have contradicted to the plans issued and approved at the regional /town administration levels.

31. Designs

1) Any design required for any building categorie must be provided with the respective classes.

2) Any design for any buildings or any parts thereof shall, in accordance with acceptable building design rules, be prepared in a manner that ensures the safety, comfort/convenience and full-fledged service of beneficiaries and any other parties.

3) Any building design and the construction work thereof must be prepared and constructed without entailing threats to humans, other constructions and properties.

32. Construction Precautions

Notwithstanding the provision provided under Article 31 of this proclamation, any construction works or activities must be undertaken in view of the following precautions:

1) The preparation and construction of any building designs shall not cause any risks or threats to humans, any other construction activities and the properties thereof.

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2) Qotiinsi lafaa ijaarsa waliin walqabate qabeenya yookiin tajaajila kamiiniyyuu irratti miidhaa kan dhaqqabsiisu yoo ta'e, abbaan qabiyyee ijaarsichaa nageenya qabeenyichaafi tajaajilichaatiif of eeggannoo gahaa gochuu qaba.

3) Boolli qotame banaa ta'ee kan turu yoo ta'e, yookiin yeroo boolla keessatti bu'uurri ijaaramu namni boolla qote yookiin abbaan ijaarsichaa haala nageenyaaf hin yaaddessineen eeguu qaba.

4) Qotiinsi lafaa ijaarsa waliin walqabate nageenya tajaajilaa yookiin qabeenya kamiyyuu irraa balaa kan dhaqqabsiisu jedhamee kan tilmaamame yoo ta'e, abbaan qabiyyee ijaarsichaa tarkaanfiiwwan of eeggannoofi tooftaa ittisaa dursee Bulchiinsa Magaalaaf yookiin qaama dhimmi ilaaluuf dhiyeessuun hayyama barreeffamaa argachuu qaba.

5) Ulfinni bu'uuraa gamoo haarawaa ijaaramuu kamiyyuu bu'uura ijaarsa duraanii irratti rakkoo sarara tajaajilaafi rakkoowwan biroo kan uumu ta'uu hin qabu.

33. Hojiilee Iddoo Ijaarsaarratti Raawwataman

1) Gamoon kamiyyuu yammuu ijaaramu yookiin diigamu ummata irratti balaa yookiin dhamaatii kan hordofsiisu ta'uun isaa kan shakkisiisu yoo ta'e, abbaan qabiyyee ijaarsichaa hojii eegaluun dura ofeeggannoo barbaachisaa akka taasisu Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaalu gaafachuu ni danda'a.

2) Hojii ijaarsaa yookiin diiginsa gamoo waliin walqabateen qabeenya Bulchiinsa Magaalaa yookiin qaama dhimmi ilaalluutiin yookiin to'annoo qaamolee kana jala jiruun, cimina, sadarkaa, nageenya, qulqullina yookiin haala teessuma qabeenyichaa irratti jijjiirama kan uumu ta'uu isaa Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu yoo itti amane abbaan qabiyyee ijaarsichaa miidhaa sababa hojii kanaatiin gahuuf wabii yookiin qabeenya miidhaa gahe suphisiisuuf oolu akka qabsiisu gaafachuu ni danda'a.

3) Meeshaaleen ijaarsaa yookiin hafteen meeshaalee ijaarsaa iddoo ijaarsaaf daangeffameen alatti kan kuufaman yoo ta'e, abbaan qabiyyee ijaarsichaa daangaa yeroo kenname keessatti akka kaasu Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaalu beeksisa barreeffamaatiin ajajuu ni danda'a.

4) Abbaan Gamoo yookiin namni hojii ijaarsaa yookiin diiginsa gamoo gaggeessu kamiyyuu hojicha yammuu gaggeessu iddoo hojichaatti akkaataa barbaachisummaa isaatti mana bakka boqonnaa hojjattootaa yeroof ijaaruu ni danda'a.

፪) ከግንባታ ጋር የተያያዘ ቁፋሮ በማንኛ ውም ንብረት ወይም አገልግሎት ላይ ጉዳት የሚያደርስ ከሆነ የግንባታው ባለንብረት ለንብረቱ ደህንነትና ለአገልግሎቱ በቂ ጥንቃቄ ማድረግ አለበት።

፫) የተቆፈረው ጉድጓድ ክፍት ሆኖ የሚቆይ ከሆነ ወይም በተቆፈረው ውስጥ መሰረት ሲገነባ ጉድጓዱን የቆፈረው ሰው ወይም የግንባታው ባለቤት ለደህንነት በማያሰጋ መልኩ መጠበቅ አለበት።

፬) ከግንባታ ጋር የተያያዘ ቁፋሮ በማንኛ ውም ንብረት ወይም አገልግሎት ደህንነት ላይ አደጋ ያደርሳል ተብሎ ከተገመተ የግንባታው ባለንብረት የጥንቃቄና ቅድመ መከላከል ዘዴ እርምጃዎችን ለከተማው አስተዳደር ወይም ጉዳዩ ለሚመለከተው አካል በማቅረብ የጽሁፍ ፈቃድ ማግኘት አለበት።

፭) ማንኛውም አዲስ የሚነገባ ህንጻ የመሰረት ክብደት በቀድሞው ግንባታ መሰረት ላይ የአገልግሎት መስመር ወይም ሌሎች ችግሮች የሚፈጥር መሆን የለበትም።

፴፫. በግንባታ ቦታዎች ላይ የሚከናወኑ ስራዎች

፩) ማንኛውም ህንጻ ሲገነባ ወይም ሲፈርስ በህዝብ ላይ አደጋ የሚያመጣ ወይም መጉላላትን የሚያስከትል መሆኑ የሚያ ጠራጥር ሆኖ ከተገኘ የግንባታው ባለይዞታ ስራው ከመጀመሩ በፊት አስፈላጊውን ጥንቃቄ እንዲያደርግ የከተማ አስተዳደር ወይም ጉዳዩ የሚመለከተውን አካል መጠየቅ ይችላል።

፪) ከህንጻ ግንባታ ወይም ማፍረስ ስራ ጋር በተያያዘ በከተማ አስተዳደር ወይም ጉዳዩ በሚመለከተው አካል ወይም በዚህ ስር ባሉ አካላት ቁጥጥር፣ ጥንካሬ፣ ደረጃ፣ ደህንነት፣ ጥራት ወይም በንብረቱ አቀማመጥ ላይ ለውጥ እንደሚፈጥር የከተማው አስተዳደር ወይም ጉዳዩ የሚመለከተው አካል ካመነበት የግንባታው ባለንብረት በዚህ ስራ ምክንያት ለሚደርሰው ጉዳት ዋስትና ወይም ለጥገና የሚውል ንብረት እንዲያስይዝ መጠየቅ ይችላል።

፫) የግንባታ መሳሪያዎች ወይም የግንባታ መሳሪያዎች ቅሪት ለግንባታ ከተከለለው ቦታ ውጪ የተከማቹ ከሆነ የግንባታው ባለንብረት በተሰጠው የጊዜ ደንብ ውስጥ እንዲያነሳ የከተማ አስተዳደሩ ወይም ጉዳዩ የሚመለከተው አካል በጽሁፍ ማስታወቂያ ማዘዝ ይችላል።

፬) የግንባታው ባለንብረት ወይም የሕንጻውን ግንባታ ወይም ማፍረስ ስራ የሚያከናውን ማንኛውም ሰው ስራውን ሲያካሄድ በስራው ቦታ እንደ አስፈላጊነቱ ጊዜያዊ የማረፊያ ቤት መገንባት ይችላል።

2) In events of any risk or threat to any properties or services associated with any excavation work for the corresponding construction site, the construction owner must take all due precautions for the related services and properties.

3) In case the excavated ground is to be left unfilled or in the event of construction work for ground foundation at the excavated site, any person in charge of undertaking such excavation or the construction-owner or client must provide due protection in order to avoid risks.

4) Upon the conviction that possible risks or threats may occur to any properties or services or facilities in due course of executing earth or excavation work, the construction-owner or client must provide the city or town administration or any other competent organ with precaution and preemption arrangements thereby subsequently obtaining written approval.

5) The load from any newly constructed foundation shall not affect existing foundation, utility lines or any other structure.

33. Activities to be Carried Out at Construction Site

1) If the construction or demolition of any buildings is considered to cause public risks or threats or damages, the concerned construction owner may, prior to the commencement of construction work, the Town Administration or any other relevant body request the owner to take the necessary precaution.

2) Upon the conviction on part of the concerned Town Administration or the relevant body or any other bodies under such entities that the construction or demolition of any buildings may affect the supervision, strength, standard, safety, quality or position of such buildings and the properties thereof, such administration or parties or bodies may request for the presentation of damage guarantee or the deposition of collateral for subsequent maintenance from the concerned construction owner.

3) In case construction materials or residual construction materials are accumulated in areas other than the reserved construction site, the Town Administration or the concerned organs may, in writing, notify the concerned construction owner to remove such materials within a given time.

4) The construction owner or client or any other person in charge of undertaking the construction or demolition work for any buildings may construct temporary accommodation for the workers as the case may be.

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5) Namni gamoo ijaaru yookiin haaroomsa gamoo yookiin diiginsa gamoo gaggeessu kamiyyuu osoo hojii hin jalqabin dura namoota hojii kana irratti bobba'aniif iddoo qulqullinaa kan akka tajaajila mana fincaanii, tajaajila bishaaniifi kan kana fakkaatan iddicha irratti qopheessuu yookiin eeyyama Bulchiinsa Magaalaatiin yookiin qaama dhimmi ilaaluutiin iddoo biraa irratti osoo hin qopheessin hojii jalqabuu yookiin itti fufuu hin danda'u; kan jalqabee yookiin ittifufee argame irratti Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu tarkaanfii ni fudhata.

6) Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu yammuu ijaarsi gaggeeffamu of eeggannoowwan taasifamuu qabaniifi tarkaanfiiwwan fudhatamuu qaban hordofuuf hojimaata dandeessisu diriirsuu ni danda'a.

34. Arkiteekichara

1) Bakki yookiin kutaan kamiyyuu bal'ina gahaa tajaajila akka kennuuf barbaadame waliin walgitu qabaachuu qaba.

2) Bal'inni filoorii mana jireenyaa kamiyyuu kutaa mana jireenyaa tokkoofi kutaa mana qulqullinaa addaa tokko kan qabaachuu danda'uu gadi ta'uu hin qabu.

3) Gamoo mana jireenyaa yookiin dhaabbataaf tajaajilu keessatti kutaan tajaajila jireenyaa yookiin kutaan hirribaa argamu ifaa nam-tolchee dabalatee ulaa ifaa uumamaa ittiin argatu yoo xiqqaate ulaa tokko argachuu qaba.

4) Gamoon lafa irraa ol ka'iinsa meetira digdamaa ol qabu kamiyyuu tajaajila liiftii yookiin tajaajila wal fakkaatu qabaachuu qaba; liiftichis yeroo hundaa tajaajila kennuutu irraa eegama.

35. Of eeggannoo Qaama Miidhamtootaaf Taasifamu Qabu

1) Gamoon tajaajila ummataatiif oolu kamiyyuu keessatti namoota wilicheeriin socho'uuf dirqamaniif yookiin namoota darbii bahuu hin dandeenye dabalatee qaama miidhamtootaaf karaan mijaa'aa ta'e, kan darbii itti bahan qophaa'uufii qaba.

2) Gamoo manni fincaanii keessatti hojjatamuu qabu kamiyyuu keessatti manni fincaanii qaama miidhamtoonni ittifayyadamuu danda'an mijaa'aafi gahaa ta'e jiraachuu qaba.

36. Istiraakicharii

1) Diizaayiniin gamoo yookiin kutaan gamoo kamiyyuu bu'uura Dambii diizaayinii gamoo fudhatama qabuun haala cimina, teessuma sirrii, tajaajila hojii suphaaf mijaa'aa ta'eefi haala ittifufiinsa qabuun nageenyaaf hin sodaachisneen qophaa'uu qaba.

፭) ማንኛውም የህንፃ ግንባታ ወይም ማደስ ወይም የማፍረስ ስራ የሚያካሄድ ሰው ስራ ከመጀመሩ በፊት በዚህ ስራ ላይ ለተሰማሩ ሰዎች እንደ መፀዳጃ ቤት፣ ውሃና የመሳሰሉትን አገልግሎቶች በቦታው ማዘጋጀት ወይም በከተማው አስተዳደር ወይም ጉዳዩ በሚመለከተው አካል ሌላ ቦታ ሳያዘጋጅ ስራውን መጀመር ወይም መቀጠል አይችልም:: ይህ ዓይነቱ ዝግጅት ሳይደረግ ጀምሮ ወይም ቀጥሎ በተገኘ ሰው ላይ የከተማ አስተዳደሩ ወይም የሚመለከተው አካል እርምጃ ይወስዳል::

፮) የከተማ አስተዳደር ወይም ጉዳዩ የሚመለከተው አካል ግንባታ ሲካሄድ ሲደረጉ የሚገባቸው ጥንቃቄዎች እና ሊወሰዱ የሚገባቸወን እርምጃዎች ለመከታተል የሚያስችሉ አሰራሮችን መዘርጋት ይችላል::

፴፬. አርኪቴክቸር

፩) ማንኛውም ቦታ ወይም ክፍል የተፈለገውን በቂ አገልግሎት መስጠት የሚያስችለው ተመጣጣኝ ስፋት ሊኖረው ይገባል::

፪) የማንኛውም የመኖሪያ ቤት የወለል ስፋት አንድ ክፍል የመኖሪያ ቤትና አንድ የተለየ የመጸዳጃ ክፍል ሊኖረው ከሚችለው በታች መሆን የለበትም::

፫) ለመኖሪያ ቤት ወይም ለድርጅት በሚያገለግል ህንፃ ውስጥ የሚገኘው የሳሎን ወይም መኝታ ክፍል ሰው ሰራሽ መብራትን ጨምሮ የተፈጥሮ ብርሃን ማግኘ ት የሚያስችል ቢያንስ አንድ ቀዳዳ ሊኖረው ይገባል::

፬) ከፍታው ከ፳ ሜትር በላይ የሆነ ማንኛ ውም ህንፃ የአሳንሰር ወይም ተመሳሳይ አገልግሎት ሊኖረው ይገባል:: አሳንሰሩም ሁልጊዜ አገልግሎት መስጠት ይጠበቅበታል::

፴፭. ለአካል ጉዳተኞች ሊደረግ የሚገባ ጥንቃቄ

፩) ለህዝብ አገልግሎት በሚውል ማንኛውም ህንፃ ውስጥ በዊልቸር ለመንቀሳቀስ ለሚገደዱ ወይም ደረጃ መውጣት የማይችሉ ሰዎችን ጨምሮ ለአካል ጉዳተኞች ምቹ የሆነ የደረጃ መወጣጫ መንገድ ሊዘጋጅ ይገባል::

፪) መጸዳጃ ቤት ሊሰራለት በሚገባ ማንኛ ውም ህንፃ ውስጥ አካል ጉዳተኞች ሊጠቀሙበት የሚያስችል ምቹና በቂ መጸዳጃ ቤት ሊኖር ይገባል::

፴፮. እስትራክቸር

፩) የህንፃ ዲዛይን ወይም ማንኛውም የህንፃ ክፍል ተቀባይነት ባለው የህንፃ ዲዛይን ደንብ መሰረት ጥንካሬ፣ አግባብነት ያለው አቀማመጥ፣ ለጥገና ስራ አመቺ በሆነና ቀጣይነት ባለው መልኩ ለደህንነት በማያሰጋ ሁኔታ መዘጋጀት አለበት::

5) Anyone who is constructing a building or renovating or demolition shall, prior to the commencement of such work, provide toilets, sanitary or water and any other similar facilities to the workers assigned on such work, or at another place provided with the consent of the Town Administration or the concerned body shall not commence or resume the construction work. If found commencing or resuming the work without complying with such terms the Town Administration or the concerned body shall take the necessary measure.

6) The Town Administration or the concerned body may arrange procedures for taking precautions and actions during construction.

34. Architecture

1) Any space or rooms should have proportional space for delivery of the required services.

2) The minimum floor area of any residential house shall not be below the area required for constructing one living room and one separate toilette.

3) The living room or bedrooms in any residential or business building shall have at least one hole for natural lighting, including artificial lighting.

4) Any building with the height of above 20 meters must have elevator or any other related services, in which case the elevator must always stand operational.

35. Precautions for Disabled people

1) As far as any public buildings are concerned, stair-arrangement for people with disability, including those who can hardly move with wheelchairs or step in stairs within such buildings, shall be considered.

2) Regarding any building subjected to the construction of toilets, sufficient and convenient toilets required for people with disability shall be included.

36. Structure

1) Any building design must be prepared according to acceptable building-design rules as well as per the required building strength, proper positioning, maintenance convenience and continuity in a manner that poses no risks/threats to safety.

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2) Ijaarsi kamiyyuu haala nageenya ijaarsawwan yookiin qabeenya biroo irratti miidhaa dhaqqabsiisa jedhamee hin sodaachisneen diizaayiniin isaa qophaa'uufi ijaaramuu qaba.

37. Sarara Elektiriikaa Diriirsuu

Hojiin sarara elektiriikaa diriirsuu gamoo irratti raawwatamuufi ittifayyadamni meeshaalee dhimma kanaaf oolan sirna ittifayyadama meeshaalee kanaa kan hordofeefi haala balaa kamiiniyyuu hin dhaqqabsiisneen ta'uu qaba. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

38. Dhiyeessa Bishaanii

1) Gamoon tajaajila ummataaf kennu kamiyyuu dhiyeessa bishaanii gahaa qabaachuu qaba. Qophiin dhiyeessii bishaanii tooftaa kuusaafi tamsaasa gahaa qabaachuu qaba.

2) Tooftaan dhiyeessa bishaanii ijaarsa kamiyyuu sadarkaa qulqullina isaa kan eeggate ta'uu qaba.

3) Haalli hojii dhiyeessa bishaanii ijaarsa kamiyyuu hojii yaaliifi qorannootiif mijaa'aa ta'uu qaba.

39. Haala Dhangala'oon Itti Maqfamu

1) Ijaarsi naannawa isaatti tooftaa mijaa'aa dhangala'oon adda addaa ittiin maqfamu kan jiru yoo ta'e, abbaan qabiyyee ijaarsichaa tooftaa dhangala'icha ittiin maqsu qopheessuu qaba.

2) Ijaarsi tooftaa mijaa'aa dhangala'oon ittiin maqfamu naannoo isaatii kan hin qabne yoo ta'e haala biroo fudhatamummaa qabuun maqsuu qaba.

40. Dhangala'oowwan Fudhatama Hin Qabne To'achuu

1) Namni kamiyyuu dhangala'oo tajaajila saaniteeshinii kennan keessa bahan bo'oo bishaaniitti yookiin sarara bishaaniif ijaarametti, lagatti, burqaatti, daandii yookiin iddoo birootti akka gadi lakkifamu gochuu hin qabu.

2) Namni kamiyyuu bishaan lolaa gara sarara maqsaa dhangala'ootti akka seenu raawwachuuf hayyamuu hin qabu.

41. Balfa Industirii

1) Bishaan xuraa'aa yookiin bishaan biyyoo of keessaa qabu osoo hin dabalatin balfi dhangala'oo yookiin goggogaa gara sarara maqsaa dhangala'ootti akka gadi lakkisu namni hayyamameef kamiyyuu sarara dhimma kanaaf oolu diriirsuuf pilaaniifi sanadoota kan biroo dhiyeessuu qaba.

፪) ማንኛውም የግንባታ ዲዛይን በግንባታዎች ወይም ሌሎች ንብረቶች ደህንነት ላይ ጉዳት ያደርሳል ተብሎ በማያሰጋ መልኩ መዘጋጀትና መገንባት አለበት፡፡

፴፯. የኤሌክትሪክ መስመር ዝርጋታ

በሕንጻ ላይ የሚፈጸም የኤሌክትሪክ መስመር ዝርጋታ ስራና ለዚህ አገልግሎት የሚውሉ መሳሪያዎች አጠቃቀም የመሳሪያዎቹን አግባብነት ያለው አጠቃቀም ሥርዓት የተከተለና ማንኛውንም አደጋ በማያስከትል መልኩ መሆን አለበት፡፡ ዝርዝሩም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

፴፰. የውሃ አቅርቦት

፩) ማንኛውም የህዝብ አገልግሎት የሚሰጥ ህንፃ በቂ ውሃ አቅርቦት ሊኖረው ይገባል፡፡ የውሃ አቅርቦት ዝግጅት የውሃ ማከማቻ ስርዓትና በቂ ስርጭት ሊኖረው ይገባል፡፡

፪) የማንኛውም ግንባታ የውሃ አቅርቦት ዘዴ ደረጃውን የጠበቀ መሆን አለበት፡፡

፫) የማንኛውም ግንባታ የውሃ አቅርቦት ስራ ለሙከራና ለምርምር ስራ አመቺ መሆን አለበት፡፡

፴፱. የፈሳሽ አወጋገድ ሥርዓት

፩) ግንባታው በአከባቢው የተለያዩ የፈሳሽ ማስወገጃ ዘዴዎች ካሉት የግንባታው ባለንብረት የፈሳሽ ማስወገጃ ዘዴዎችን ማዘጋጀት አለበት፡፡

፪) ግንባታው በአከባቢው የተለያዩ የፈሳሽ ማስወገጃ ዘዴዎች ከሌሉት በሌሎች ተቀባይነት ባላቸው ዘዴዎች ማስወገድ አለበት፡፡

፵. አላስፈላጊ ፈሳሾችን መቆጣጠር

፩) ማንኛውም ሰው ከሳኒቴሽን አገልግሎት መስጫ የወጣ ውሃ ወደ ውሃ ቦይ ወይም ወደ ተገነባ ውሃ መስመር፣ ወንዝ፣ ምንጭ፣ መንገድ ወይም ወደ ሌሎች ቦታዎች እንዲለቀቅ ማድረግ የለበትም፡፡

፪) ማንኛውም ሰው የጎርፍ ውሃ ወደ ፈሳሽ ማስወገጃ መስመር እንዲገባ መፍቀድ የለበትም፡፡

፵፩. የኢንዱስትሪ ቆሻሻ

፩) ማንኛውም ቆሻሻ ውሃ ወይም በውስጡ አፈር ያለው ውሃ ሳይጨምር ፈሳሽ ወይም ደረቅ ቆሻሻ ወደ ፈሳሽ ማስወገጃ እንዲለቅ ፈቃድ የተሰጠው ማንኛውም ሰው ለዚህ አገልግሎት የሚውልን መስመር ለመዘርጋት ፕላንና ሌሎች ሰነዶች ማቅረብ አለበት፡፡

2) Any construction design shall be developed and constructed in such a way that the same causes no risks/threats to any other construction activities or properties thereof.

37. Electrical Installation

The execution of electrical installation work for buildings and the usage of any materials shall be effected in accordance with the relevant utilization systems as well as in a manner that such execution causes no risks/threats or accidents. The details shall be specified by the subsequent Regulation.

38. Water Supplies

1) Any public buildings must be provided with sufficient water supplies, the water reservoir and distribution of which are to be arranged sufficiently.

2) Such water supplies for any construction work shall meet the required quality standards.

3) Any water supplies shall be convenient for testing and inspection.

39. Liquid Waste Disposal

1) In the presence of any liquid waste disposal mechanisms for the concerned construction work, the construction owner should arrange any other liquid waste disposal mechanisms available.

2) In the absence of any liquid waste disposal mechanisms for the concerned construction work, the construction owner should dispose wastes through any other acceptable mechanisms.

40. Controlling Unnecessary Liquid Wastes

1) Any person must refrain from letting the release of any liquid waste from the sanitary facilities to water pipes or constructed water lines, rivers, streams, roads or any other places.

2) Any person must refrain from letting the release of floods to liquid waste disposal line.

41. Industrial Wastes

1) Any person authorized to excluding water-waste or water having soil, release any liquid or dry waste to liquid-waste disposal system shall have to submit plan and any other documentation for the installation of such system.

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2) Kuusaa, qulqulleessaa dhangala'oofi safartuu hanga dabarsituu dhangala'oo dabalataa diriirsuu yookiin hojii kan biroo akka hojjatu namni hayyamni kennameef kamiyyuu Bulchiinsa Magaalaatiin yookiin qaama dhimmi ilaallatuun kan gaafatame yoo ta'e, diriirsa sarara kanaa ilaalchisee pilaaniifi sanadoota kan biroo dhiyeessuu qaba.

42. Balfa Bishaan Malee Maqsuu

1) Iddoo ijaarsi balfa bishaaniin maqfamu hinjirretti tooftaan biraa balfi itti maqfamu akka hojiirra oolu Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu hayyamuu ni danda'a.

2) Abbaan Gamoo balfa keemikaalaa yookiin balfa saamsamee jiru meeshaa keessa jiru keessaa gatuuf tooftaa fudhatama qabu fayyadamuun maqsuuf qaama dhimmi ilaallatu hayyamsiisuu qaba.

43. Bishaan Lolaa Maqsuu

1) Abbaan qabiyyee hojii ijaarsaa kamiyyuu sababa hojii ijaarsaa irraan kan ka'e biyyeen walitti qabame yookiin biyyee walqixxeessuutiin lolaan kan kuufamu yoo ta'e, tooftaa fudhatamummaa qabuun maqfamuu qaba.

2) Abbaan qabiyyee kamiyyuu bishaan roobaa irraa hangi ta'e qabiyyee isaa keessatti liqimfamee akka hafu yoo barbaade tooftaa fudhatamumma qabutti fayyadamuun isaa akkuma eegametti ta'ee, haala teessuma lafaatiin wal harkaa fuudhanii bo'oo lolaa magaalaatti galchuu qaba.

44. Balfa Goggogaa Maqsuu

Mana jireenyaa osoo hin dabalatin ijaarsi balfa goggogaa uumu kamiyyuu iddoo gahaa balfi goggogaan itti kuufamu qabaachuu qaba.

KUTAA SHAN

Ittisaafi Dhaamsuu Balaa Ibiddaa Diriirsuu

45. Ulaagaa Waliigalaa

Gamoon tajaajila ummataatiif oolu kamiyyuu bu'uura ulaagaa ittisa balaa ibiddaa fudhatamummaa qabuun haala balaa ibiddaa dandamachuu danda'uufi balaan ibiddaa yoo uumame tajaajilamtootaafi jiraattota irratti miidhaa dhaqqabuu danda'u haala hir'isuu danda'uun diizaayiniin isaa qophaa'uufi ijaaramuu qaba.

46. Ittisa Balaa Ibiddaa Diriirsuu

1) Ittisni balaa ibiddaa hayyama Bulchiinsi Magaalaa yookiin qaama dhimmi ilaallatu irraa argatee diriirfame sarara bishaan Bulchiinsi Magaalaa diriirsetti fayyadamuu ni danda'a.

፪) ማንኛውም ተጨማሪ ማጠራቀሚያ፣ የፈሳሽ ማጣሪያና የፈሳሽ ማስተላላፊያ መጠን መለኪያ እንዲዘረጋ ወይም ሌሎች ስራዎችን እንዲያከናውን የተፈቀደለት ሰው በከተማ አስተዳደር ወይም ጉዳዩ በሚመለከተው አካል ሲጠየቅ የመስመሩን ዝርጋታ በሚመለከት ፕላንና ሌሎች ሰነዶች ማቅረብ አለበት፡፡

፵፪. ቆሻሻን ያለ ውሃ ማስወገድ

፩) በውሃ አማካይነት ቆሻሻ የማስወገጃ ግንባታ በሌለበት ቦታ ሌላ ቆሻሻ የማስወገጃ ዘዴ ሥራ ላይ እንዲውል የከተማ አስተዳደር ወይም ጉዳዩ የሚመለከተው አካል ሊፈቅድ ይችላል፡፡

፪) የህንፃው ባለቤት የኬሚካል ቆሻሻ ወይም ታሽጎ ያለን ቆሻሻ ካለበት ዕቃ ለማስወገድ ተቀባይነት ያለው የቆሻሻ አወጋገድ ስርዓት ለመጠቀም የሚመለከተውን አካል ማስፈቀድ አለበት፡፡

፵፫. የጎርፍ ውሃ አወጋገድ

፩) ማንኛውም የግንባታ ስራ ባለንብረት በግንባታ ስራ ምክንያት የተከማቸ አፈር ወይም በአፈር መደልደል ወቅት ጎርፍ የሚጠራቀም ከሆነ ተቀባይት ባለው መንገድ ሊወገድ ይገባል፡፡

፪) ማንኛውም ባለንብረት የዝናብ ውሃ በተወሰነ በይዞታው ውስጥ ተጠራቅሞ እንዲቀር ከፈለገ ተቀባይነት ባለው አሰራር መጠቀሙ እንደተጠበቀ ሆኖ በመሬቱ አቀማመጥ መሰረት ተቀባብለው ወደ ከተማው የጎርፍ ቦይ ማስገባት አለባቸው፡፡

፵፬. የደረቅ ቆሻሻ አወጋገድ

የመኖሪያ ቤትን ሳይጨምር ማንኛውም ደረቅ ቆሻሻን የሚያመነጭ ግንባታ በቂ የደረቅ ቆሻሻ ማጠራቀሚያ ቦታ ሊኖረው ይገባል፡፡

ክፍል አምስት

የእሳት አደጋ መከላከያና ማጥፊያ ዝርጋታ

፵፭. ጠቅላላ መስፈርት

ማንኛውም ለህዝብ አገልግሎት የሚውል ህንፃ ዲዛይን ተቀባነት ባለው የእሳት አደጋ መከላከያ ጥንቃቄ መሰረት የእሳት አደጋ ቢከሰት በተጠቃሚዎችና ነዋሪዎች ላይ ሊደርስ የሚችለውን ጉዳት ሊቀንስ በሚችል መልኩ መዘጋጀትና መገንባት አለበት፡፡

፵፮. የእሳት አደጋ መከላከያ ዝርጋታ

፩) የእሳት አደጋ መከላከያ ከከተማው አስተዳደር ወይም ጉዳዩ ከሚመለከተው አካል ፈቃድ አግኝቶ የከተማ አስተዳደሩ በዘረጋው የውሃ መስመር ሊጠቀም ይችላል፡፡

2) Any person licensed to install a reservoir, liquid refinery and drainage gauge or to undertake any other works shall have to submit the plan and any other documentation for such installation upon the request by the Town Administration or the concerned body.

42. Disposal of Non-liquid Waste

1) The Town Administration or the concerned body may authorize the application of other disposal methods in the absence of dry-waste disposal arrangement.

2) To dispose chemical wastes or sealed wastes by an acceptable waste disposal system, the owner of the building shall get permission from the concerned body.

43. Disposal of Floods

1) Any construction owner must arrange the disposal of floods associated with soil accumulated by the execution of construction work or soil embankment.

2) In case a construction owner wishes to reserve some portion of flood-water under his possession, he shall, having the right to access the same according to the existing procedures, release the flood to the city flood-disposal arrangement in accordance with the topographic aspect.

44. Dry Waste Disposal

Any construction, excluding the construction of residential houses, constructions that generate dry wastes must have sufficient storage for dry waste disposal.

PART FIVE

Installation of Fire Prevention and Suppression System

45. General Precautions

Any building used for public service shall be accompanied by the installation of fire prevention and suppression system that enables the prevention of fire accidents in accordance with the existing fire prevention and management procedures and practices.

46. Installation of Fire Prevention System

1) Any fire prevention system installation authorized by the Town Administration or the concerned body may access the concerned Town Administration's water distribution line.

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2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame jiraatus Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu haal-duree kaa'uun ittisni balaa ibiddaa hayyama argatee diriirfame bishaan yookiin sarara bishaanii biroo irraa akka fayyadamu hayyamuu danda'a.

3) Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu rakkoo fayyaa hanga uumuu hindandeenyetti sarara bishaan dhugaatiif oolu irraa ittisni balaa ibiddaatiif bishaan akka fayyadamu hayyamuu ni danda'a.

47. Dhiyeessa Bishaan Ittisa Balaa Ibiddaa

1) Sararri dhiyeessa bishaaniitiif diriirfame ittisa balaa ibiddaa kamiifiyyuu ooluu kan danda'u meeshaan ittisa balaa ibiddaatiifi ittifayyadamni bishaanii ulaagaa Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu baase waliin kan walsimu ta'uun isaa mirkanaa'uu qaba.

2) Sararri dhiyeessa bishaaniitiif diriirfame ittisa balaa ibiddaa kamiifiyyuu ooluu kan danda'u Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaalu yoo hayyamee qofa ta'a.

KUTAA JAHA

Adabbii

48. Hayyama Ijaarsaa Seeraan Alaa Kennuu

1) Bu'uura Labsii kanaatiin Shuumiin Gamoo yookiin namni hayyama ijaarsaa akka kennu yookiin dhimma kana akka raawwachiisu aangoon kennameef kamiyyuu ta'e jedhee:

a) Ragaa abbaa qabiyyummaa lafaa seera qabeessa nama hin taaneef ijaarsa iddicha irratti raawwatamuuf hayyama ijaarsaa kan kenne yoo ta'e, yookiin

b) Sanadni ibsaaf dhiyaate seera qabeessa osoo hin taane sanada kanaaf beekamtii kennuun hayyama ijaarsaa kan kenne yoo ta'e, yookiin

c) Iyyanni waliigaltee pilaanii dhiyaate pilaanii magaalaa waliin osoo walhinsimin hayyama ijaarsaa kan kenne yookiin ijaarsa haala kanaan raawwatameef hayyama itti fayyadamaa kan kenne yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee, adabbii hidhaa cimaa waggaa shanii hanga waggaa kudhaniifi qarshii kuma kudhanii gadi kan hin taaneefi qarshii kuma shantama hin caalleen ni adabama.

2) Balleessaan Keewwata kana Keewwata Xiqqaa 1 jalatti tumame kan raawwatame dagannoodhaan yoo ta'e, namni balleessaa akkasii raawwate adabbii hidhaa waggaa tokkoo hanga waggaa shaniifi adabbii qarshii kuma tokkoo gadi hin taaneefi qarshii kuma shan hin caalleen ni adabama.

፪) በዚህ አንቀጽ ንዑስ አንቀፅ ፩ ላይ የተጠቀሰው ቢኖርም የከተማው አስተዳደር ወይም የሚመለከተው አካል ቅድመ ሁኔታ በማስቀመጥ ፈቃድ አግኝቶ የተዘረጋ የእሳት አደጋ መከላከያ ውሃ ወይም ከሌላ የውሃ መስመር እንዲጠቀሙ መፍቀድ ይችላል::

፫) የከተማው አስተዳደር ወይም ጉዳዩ የሚመለከተው አካል የጤና ችግር እስካልፈጠረ ድረስ ከመጠጥ ውሃ መስመር እንዲጠቀሙ መፍቀድ ይችላል::

፵፯. የእሳት አደጋ መከላከያ ውሃ አቅርቦት

፩) ለውሃ አገልግሎት የተዘረጋው መስመር ለማንኛውም የእሳት አደጋ መከላከያ መዋል የሚችለው የእሳት አደጋ መከላከያ መሳሪያ እና የውሃው አጠቃቀም በከተማው አስተዳደር ወይም በሚመለከተው አካል ከወጣው መስፈርት ጋር የሚጣጣም መሆኑን ማረጋገጥ አለበት::

፪) ለውሃ አገልግሎት የተዘረጋው መስመር ለማንኛውም የእሳት አደጋ መከላከያ መዋል የሚችለው በከተማው አስተዳደር ወይም በሚመለከተው አካል ሲፈቀድ ብቻ ነው::

ክፍል ስድስት

ቅጣት

፵፰. ሕገ-ወጥ የግንባታ ፈቃድ መስጠት

፩) በዚህ አዋጅ መሰረት የህንጻ ሹም ወይም የግንባታ ፈቃድ እንዲሰጥ ወይም ይህንን ጉዳይ እንዲያስፈጽም ስልጣን የተሰጠው ማንኛውም ሰው ሆነ ብሎ፣

(ሀ) ህጋዊ የቦታ ባለይዞታ የምስክር ወረቀት ለሌለው ሰው በቦታው ላይ ለሚካሄድ ግንባታ የግንባታ ፈቃድ ከሰጠ፤ ወይም

(ለ) ለማረጋገጥ የቀረበው ሰነድ ህጋዊ ሳይሆን ለዚህ ሰነድ እውቅና በመስጠት የግንባታ ፈቃድ ከሰጠ፤ ወይም

(ሐ) የቀረበው የፕላን ስምምነት ማመልከቻ ከከተማ ፕላን ጋር ሳይጣጣም የግንባታ ፈቃድ ከሰጠ፤ ወይም በዚህ ሁኔታ ለተፈጸመ ግንባታ የአጠቃቀም ፈቃድ ከሰጠ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በቀር ከ፭ ዓመት እስከ ፲ ዓመት ጽኑ እስራት እና ከ፲ሺ ብር በታች በማይሆን እና ከ፶ሺ ብር በማይበልጥ ገንዘብ ይቀጣል::

፪) በዚህ አንቀጽ ንዑስ አንቀፅ ፩ ስር የተደነገገው ጥፋት የተፈፀመው በቸልተኝነት ከሆነ ይህን ዓይነት ጥፋት የፈፀመው ሰው ከ፩ ዓመት እስከ ፭ ዓመት እስራት እና ከ፩ ሺህ ብር በታች በማይሆንና ከ፭ ሺህ ብር በማይበልጥ ቅጣት ይቀጣል::

2) Without prejudice to Sub-Article 1 of this Article, the Town Administration or any other relevant organs may, specifying all due preconditions, authorize the accesses, any other water distribution lines.

3) The Town Administration or any other relevant organs may grant access to potable-water distribution lines for fire prevention unless such access causes no health risks/threats.

47. Water Supplies for Fire Prevention

1) Water supplies for fire prevention from the central water supplies source shall be effected provided that the fire prevention equipments and the related water access arrangement conform to the pertinent requirements only if issued by the Town Administration or the concerned body.

2) The water distribution line shall be used for any fire prevention scheme by the approval of the Town Administration or the concerned body.

PART SIX

Penalties

48. Issuance of Illegal Construction Licenses

1) If the Building Officer or any other person mandated by this Proclamation to issue construction licenses or implement any matters thereof deliberately:

(a) Issues construction license to any person that has no legal landholding certificate/title for the subsequent construction work thereon, or

(b) Issues construction license in respect of any illegal documentation by recognizing the latter, or

(c) Issues construction license under the circumstances where the application for plan agreement submitted contradicts to the pertinent urban plan or else issues construction access license for constructions executed accordingly,

The issuer shall be subjected to rigorous imprisonment of 5 to 10 years as well as to fines of not below Birr 10,000 and not exceeding Birr 50,000 provided, however, that the commission of such offenses does not entail extra penalties under the under the Criminal Code.

2) If the offence specified under Sub-Article 1 of this Article is committed negligently, the offender shall be subjected to an imprisonment of 1 to 5 years as well as to fines of not below than Birr 1,000 and not exceeding Birr 5,000.

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49. To'annoo Gaggeessuu Dhiisuun Ijaarsi Seeraan Alaa Akka Gaggeeffamu Deeggaruu

1) Shuumiin Gamoo yookiin hojjataan mootummaa hojii ijaarsaa akka to'atu aangoon kennameef yookiin hojii akkasii akka raawwatu waliigalteedhaan itti gaafatamummaa kennameef kamiyyuu ta'e jedhee hojii to'annoo Labsii kanaan tumame osoo hin gaggeessin ijaarsa gamoo hordofuu yoo dhiise, yookiin ijaarsa gamoo seera qabeessa hin taane akka dhaabbatu taasisuu dhiisuun ijaarsichi kan xumurame yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee adabbii hidhaa cimaa waggaa shanii hanga waggaa kudhaniifi adabbii qarshii kuma kudhanii hanga qarshii kuma shantamaatti ni adabama.

2) Balleessaan Keewwata kana Keewwata Xiqqaa 1 jalatti tumame kan raawwatame dagannoodhaan yoo ta'e, adabbii hidhaa waggaa tokkoo hanga waggaa shanii gahuu fi adabbii qarshii kuma tokkoo hanga qarshii kuma shaniitiin ni adabama.

50. Abbaa Dhimmaa Dhamaasuu

Shuumiin Gamoo yookiin bakka bu'ummaan hojii ijaarsaa akka to'atu namni aangoon kennameef yookiin odeeffannoowwan adda addaa sadarkaa sadarkaan yookiin sanadoota akka kennu hojjataan mootummaa aangoon kennameef abbaa dhimmaa miidhuuf yookiin kallattiinis ta'e alkallattiin abbaa dhimmaa irraa maallaqa yookiin faayidaa biroo argachuuf dhimmoota bu'uura Labsii kanaatiin yeroo murtaa'e keessatti raawwatamuu qaban kan hin raawwanne yoo ta'eefi hojimaata baratameen ala abbaa dhimmaa kan dhamaasu yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee adabbii hidhaa salphaa ji'a jahaa hanga waggaa sadiifi qarshii dhibba shanii hanga kuma sadiitiin ni adabama.

51. Ragaa Dhoksuufi Ragaa Dogoggoraa Kennuu

1) Hojii ijaarsaa waliin walqabatee ittifayyadama iddoofi qabiyyee, bu'uura Labsii kanaatiin raawwii ijaarsaa waliin ragaalee qunnamtii qaban barreessuu, qabuu, yookiin eeguuf, sirrummaa ragaalee kanaa mirkaneessuuf, yookiin ragaalee akkasii kennuuf hojjataan mootummaa aangoon kennameef nama dhimmicha irraa faayidaa qabu fayyaduuf yookiin miidhuuf yookiin ofii isaatiif yookiin namoota birootiif faayidaa hinmalle argamsiisuuf yaaduun:

a) Ragaa sanadaan hin mirkanoofne yookiin waan sanadni mirkaneessuun ala ragaa kan kenne yoo ta'e, yookiin

፵፱. ቁጥጥር ባለማድረግ ሕገ-ወጥ ግንባታ እንዲካሄድ መደገፍ

፩) የህንጻ ሹም ወይም የግንባታ ስራ እንዲቆጣጠር ስልጣን የተሰጠው የመንግስት ሰራተኛ ወይም ይህ ዓይነቱን ስራ እንዲፈጽም በስምምነት ኃላፊነት የተሰጠው ማንኛውም ሰው ሆነ ብሎ በዚህ አዋጅ የተደነገገውን የቁጥጥር ስራ ሳያካሄድ የህንጻውን ግንባታ ሳይከታተል ወይም ሕጋዊ ያልሆነ የህንፃ ግንባታ ስራ እንዲቆም ባለማድረግ ግንባታው ቢጠናቀቅ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በስተቀር ከ፭ ዓመት እስከ ፲ ዓመት ጽኑ እስራት እና ከ፲ ሺ ብር እስከ ፶ ሺ ብር ይቀጣል::

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ስር የተደነገገው ጥፋት በቸልተኝነት ከሆነ ከ፩ ዓመት እስከ ፭ ዓመት በሚደርስ እስራትና ከ፩ሺ እስከ ፭ሺ ብር በሚደርስ የገንዘብ ቅጣት ይቀጣል::

፶. ባለጉዳይን ማጉላላት

የከተማ ሹም ወይም በውክልና የግንባታ ስራን እንዲቆጣጠር ስልጣን የተሰጠው ሰው ወይም በየደረጃው የተለያዩ መረጃዎችን ወይም ሰነዶችን እዲሰጥ ስልጣን የተሰጠው የመንግስት ሰራተኛ ባለጉዳይን ለመጉዳት ወይም በቀጥታም ሆነ በተዘዋዋሪ ከባለ ጉዳይ ገንዘብ ወይም ሌሎች ጥቅማ ጥቅሞች ለማግኘት በዚህ አዋጅ በተጠቀሰው ጊዜ ውስጥ መፈጸም የሚገባቸውን ጉዳዮች ካልፈጸመና ከተለመደው አሰራር ውጪ ባለጉዳይን ካንገላታ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በቀር ከ፮ ወር እስከ ፫ ዓመት እሥራት እና ከ፭፻ እስከ ፫ሺ ብር ይቀጣል::

፶፩. ማስረጃ መደበቅና የተሳሳተ ማስረጃ መስጠት

፩) ከግንባታ ሥራ ጋር በተያያዘ የቦታና የይዞታ አጠቃቀምን በዚህ አዋጅ መሰረት ከግንባታ አፈጻፀም ጋር ግንኙት ያላቸው ማስረጃዎች መጻፍ፣ መያዝ ወይም ለመጠበቅና የነዚህን ማስረጃዎች ትክክለኛ ነት ለማረጋገጥ ወይም እነዚህን መሰል ማስረጃዎች ለመስጠት ስልጣን የተሰጠው የመንግስት ሰራተኛ ከጉዳዩ ጥቅም ያለውን ሰው ለመጥቀም ወይም ለመጉዳት ወይም ለራሱ ወይም ለሌሎች ሰዎች የማይገባ ጥቅም ለማስገኘት በማሰብ፡-

(ሀ) በሰነድ ያልተረጋገጠ ማስረጃ ወይም ሰነድ ከሚያረጋግጠው ውጪ ማስረጃ ከሰጠ ወይም

49. Authorization for the Execution of Illegal Construction Work Without Supervision

1) If the Building Officer or any civil servant authorized to supervise construction works or any other person responsible by virtue of a formal agreement for executing such works intentionally disregards the supervision work provided by this Proclamation and fails to supervise the construction work thereof or lets the subsequent completion of such construction work without authorizing the suspension or stoppage of such work, such offender shall be subjected to a major imprisonment of 5 to 10 years as well as to a fine of Birr 10,000 to 50,000 provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

2) If the offence specified under Sub-Article 1 of this Article is committed negligently, the offender shall be subjected to an imprisonment of 1to 5 years as well as to a fine of Birr 1,000 to 5,000.

50. Customers Mishandling

If the Building Officer or any other person delegated to supervise construction works or any civil servant authorized to give information to issue various documentations or certifications at every level fails to, with the view to directly or indirectly affect customers or be bribed by or obtain valuable offers from customers, process matters that must be handled within the timeframe specified by this proclamation and unreasonably delays the cases of customers or maltreats the latter, such offender shall be subjected to a minor imprisonment of 6 months to 3 years as well as to a fine of Birr 500 to 3,000 provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

51. Omission and Commission of Material Facts

1) If any civil servant authorized by this Proclamation to, in connection with construction works as well as landholding and use thereof, produce, maintain or keep documents relating to the execution of/procurers for construction works under this Proclamation or to authenticate such documents and issue such other instruments commits the following for the purpose of favoring or disfavoring the parties involved therein or of securing unlawful person or 3rd party interests:

(a) Issues a certificate not validated by the respected document or in manners contradicting to the pertinent document, or

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b) Ijoo dubbii dhugaa jiru ibsuu kan dhiiseefi ijoon dubbii osoo hin ibsamin hafe murtii dhimmicha irratti kennamu irratti dhiibbaa kan qabu yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee adabbii hidhaa waggaa shanii hanga waggaa kudhanii gahuufi adabbii qarshii kuma kudhanii hanga kuma digdamaatiin ni adabama.

2) Ragaan dogoggoraa kan kenname miidhaa ragichi hordofsiisu hubachuuf hojjataa beekumsa ogummaa yookiin ittigaafatamummaan hojii isaa hayyamuufiin yoo ta'e, gochi kun seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee adabbii hidhaa cimaa waggaa shanii hanga waggaa kudha shaniifi adabbii qarshii kuma kudhanii hanga kuma shantamaatiin ni adabama.

3) Keewwata kana Keewwata Xiqqaa 1 jalatti balleessaan tumame kan raawwatame dagannoodhaan yoo ta'e, adabbiin isaa hidhaa waggaa tokko hanga waggaa shanii hincaalleefi adabbii qarshii kuma tokko hanga kuma shan gahuun ta'a.

52. Ijaarsa Sadarkaan Isaa Hin Hayyamneef Gaggeessuu

Kontiraaktarri ijaarsa gamoo irratti akka bobba'u hayyamni kennameef kontiraaktarummaa ol'aanaadhaan yookiin kontiraaktarummaa xiqqaadhaan sadarkaa hayyama ogummaa isaaf kennamee oli ijaarsa gamoo kamiyyuu raawwatee yoo argame yookiin hayyama ogummaa osoo hin qabaatin ijaarsa gamoo kamiyyuu yoo raawwate seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee, adabbii hidhaa cimaa waggaa shanii hanga waggaa kudhanii gahuufi adabbii qarshii kuma shanii hanga kuma kudhanii ni adabama.

53. Ijaarsa Sadarkaa Isaa Hineegne Gaggeessuu

1) Hojii ijaarsa gamoo irratti akka bobba'u kontiraaktarri ol'aanaan yookiin kontiraaktarri gar-tokkee hayyamni kennameef kamiyyuu hojii ijaarsa gamoo yammuu gaggeessu:

a) Sadarkaa qulqullina meeshaa diizaayinii ijaarsaa barbaadu eeguu dhiisuun yookiin hojmaata ogummichaan fudhatamummaa argate hordofuu dhiisuun ijaarsicha kan raawwate yoo ta'e, yookiin

(ለ) ያለውን እውነተኛ ፍሬ ነገር ሳይገልጽ የተወና የቀረው ፍሬ ነገር በጉዳዩ ላይ በሚሰጠው ውሳኔ ላይ ተጽዕኖ ያለው ከሆነ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በስተቀር ከ፭ እስከ ፲ ዓመት እስራት እና ከ፲ሺ. እስከ ፳ሺ. ብር ይቀጣል::

፪) የተሰጠው የተሳሳተ ማስረጃና ማስረጃው የሚያስከትለውን ጉዳት ለመረዳት የሙያ እውቀቱ ወይም የስራ ሀላፊነቱ የሚፈቅድለት ሰራተኛ ከሆነ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በቀር ከ፭ እስከ ፲ ዓመት በሚደርስ ጽኑ እስራት እና ከ፲ሺ. እስከ ፶ሺ. ብር ይቀጣል፤

፫) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ስር የተደነገገው ጥፋት የተፈጸመው በቸልተኝነት ከሆነ ቅጣቱ ከ፩ ዓመት እስከ ፭ ዓመት በማይበልጥ እስራት እና ከ፩ሺ. እስከ ፭ሺ. ብር በሚደርስ የገንዘብ ቅጣት ይሆናል::

፶፪. ደረጃው የማይፈቅድለትን ግንባታ ማካሄድ

የሕንጻ ግንባታ ስራ ላይ እንዲሰማራ ፈቃድ የተሰጠው የስራ ተቋራጭ በከፍተኛ ወይም ንዑስ ስራ ተቋራጭነት ደረጃ ከተሰጣቸው የሙያ ፈቃድ በላይ ማንኛውም ዓይነት የህንጻ ግንባታ ፈጽሞ ከተገኘ ወይም የሙያ ፈቃድ ሳይኖረው የህንጻ ግንባታ ከፈጸመ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በቀር ከ፭ እስከ ፲ ዓመት በሚደርስ ጽኑ እስራትና ከ፭ሺ. እስከ ፲ሺ. ብር ይቀጣል::

፶፫. ደረጃውን ያልጠበቀ ግንባታ ማካሄድ

፩) በህንጻ ግንባታ ስራ ላይ እንዲሰማራ ፈቃድ የተሰጠው ማንኛውም ከፍተኛ የስራ ተቋራጭ ወይም ንዑስ ስራ ተቋራጭ የሕንጻ ግንባታ ስራ ሲያካሂድ:-

(ሀ) የግንባታው ዲዛይን የሚፈልገውን መሳሪያ የጥራት ደረጃ ባለመጠበቅ ወይም በሙያው ተቀባይነት ያገኘውን አሰራር ባለመከተል ግንባታ ከፈጸመ ወይም

(b) Omits or comities any material facts that may affect the subsequent decision on the pertinent case, such offender shall be subjected to imprisonment of 5 to 10 years as well as to a fine of Birr 10,000 to 20,000 provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

2) If such commission and omission of material facts or issuance of wrong/invalid documentations/certifications is committed by a civil servant that, in his capacity or qualification, may realize the consequences thereof, such offender shall be subjected to a major imprisonment of 5 to 10 years as well as to a fine of Birr 10,000 to 50,000; provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

3) If the offence specified under Sub-Article 1 of this Article is committed negligently, the offender shall be subjected to an imprisonment of not exceeding 1 to 5 years as well as to a fine not exceeding Birr 1,000 to 5,000.

52. Execution of Unauthorized Standard Construction Work

If any contractor authorized to be engaged in the execution of building construction works is proven to have executed any building construction works unauthorized under the professional licenses of advanced contractor or sub-contractor grades or to have executed such works without having the pertinent professional license, such offender shall be subjected to rigorous imprisonment of 5 to 10 years as well as to a fine of Birr 5,000 to 10,000 Provided, however, that such offence is not subjected to an extra sentence as per the criminal code.

53. Execution of Poor Standard Construction Work

1) If any advanced contractor or sub-contractor licensed to get engaged in the execution of building construction works:

(a) Undertakes the construction work without meeting material quality standards required by the relevant construction design or complying with an acceptable procedure thereof, or

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b) Haalawwan hojii diizaayiniitiin yookiin waliigaltee sanada birootiin ifatti ibsamaniifi of-eeggannoowwan ogeessaan taasifamuu qaban taasisuu dhiisuun dogoggora sirraa'uu danda'an kan raawwate yoo ta'e, yookiin akka sirraa'an taasisuu dhiisuu isaatiin ijaarsichi balaa kan dhaqqabsiise yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee, adabbii hidhaa cimaa waggaa shanii hanga waggaa kudhaniifi adabbii qarshii kuma shantamaa hanga kuma dhibba tokkoo ni adabama.

2) Abbaan Gamoo Ijaarsaa Kamiyyuu:

a) Hojii ijaarsaa gaggeessuuf diizaayinii barbaachisu, yookiin diizaayinii qophaa'een hojii ijaarsaa gaggeessu ogeessa sadarkaan isaa hinhayyamneen kan hojjachiise yoo ta'e, yookiin

b) Hojii ijaarsaa gaggeessu sadarkaa qulqullina meeshaa ijaarsaa sadarkichi barbaadu gadiin ta'een kan raawwate yoo ta'e, yookiin

c) Qaama dhimmi ilaallatu irraa osoo hayyama itti fayyadamummaa hin argatin gamoo ijaarametti yoo fayyadame yookiin gosa tajaajila hayyamameen ala itti fayyadamee yoo argame, yookiin

d) Haala kan biroo kamiiniyyuu nageenya ummataa irratti miidhaa haala dhaqqabsiisuun ijaarsicha kan gaggeesse yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee, adabbii hidhaa waggaa shanii hanga waggaa kudhanii fi adabbii qarshii kuma digdamaa hanga kuma shantamaa ni adabama.

3) Keewwata kana Keewwata Xiqqaa 1 fi 2 jalatti balleessaan ibsame kan raawwatame dagannoodhaan yoo ta'e, adabbii hidhaa waggaa tokkoo hanga waggaa shanii fi adabbii qarshii kuma tokkoo hanga kuma shanii ni adabama.

54. Ittigaafatamummaa Ogummaa Gorsitootaa Dabruu

1) Ogeessi galmaa'e kamiyyuu ta'e jedhee of-eeggannoo ifatti beekamaa taasisuu dhiisuudhaan:

a) Of-eeggannoo bu'uura hojiin ijaarsaa barbaadu taasisuu dhiisuun diizaayinii sadarkaa isaa hineegne yookiin sanadoota dogoggoraa kan biroo qopheessuudhaan, yookiin

(ለ) በዲዛይን ስራ ሁኔታዎች ወይም በሌሎች የስምምነት ሰነዶች በግልጽ በተጠቀሱ እና በባለሙያ ሊደረጉ የሚገቡ ጥንቃቄዎችን ባለማድረግ ሊስተካከሉ የሚችሉ ስህተቶችን ከፈጸመ ወይም እንዲስተካከሉ ባለማድረጉ ግንባታው አደጋ ካስከተለ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በስተቀር ከ፭ እስከ ፲ ዓመት በሚደርስ ጽኑ እስራት እና ከ፶ሺ እስከ ፩፻ሺ ብር ይቀጣል።

፪) ማንኛውም የግንባታ ባለቤት፡-

(ሀ) የግንባታ ስራን ለማካሄድ የሚያስፈልግ ዲዛይን ወይም በተዘጋጀው ዲዛይን የግንባታ ስራ የሚያካሄድ ባለቤት ደረጃው በማይፈቅድለት ባለሙያ ካሰራ ወይም

(ለ) የግንባታ ስራውን ሲያካሂድ ደረጃው ከሚፈልገው የግንባታ መሳሪያ ጥራት በታች በሆነ መሳሪያ ያከናወነ እንደሆነ ወይም

(ሐ) ከሚመለከተው አካል የመጠቀም ፈቃድ ሳያገኝ በተገነባው ህንጻ ከተገለገለ ወይም ከተፈቀደው የአገልግሎት ዓይነት ውጪ ተጠቅሞ ከተገኘ ወይም

(መ) በማንኛውም ሌላ ሁኔታ የግንባታ ስራውን በህዝቡ ደህንነት ላይ አደጋ በሚያደርስ መልኩ ካካሄደ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በቀር ከ፭ እስከ ፲ ዓመት በሚደርስ እስራት እና ከ፳ሺ እስከ ፶ሺ ብር ይቀጣል።

፫) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ እና ፪ ስር የተጠቀሰው ጥፋት የተፈጸመው በቸልተኝነት ከሆነ ከ፩ እስከ ፭ ዓመት በሚደርስ እስራት እና ከ፩ሺ እስከ ፭ሺ ብር ይቀጣል።

፶፬. የአማካሪዎች የሙያ ኃላፊነትን መተላለፍ

፩) ማንኛውም የተመዘገበ ባለሙያ ሆን ብሎ በግልጽ የታወቀ ጥንቃቄ ባለማድረግ

(ሀ) የግንባታ ስራው የሚፈልገውን ጥንቃቄ ባለማድረግ ደረጃውን ያልጠበቀ ዲዛይን ወይም ሌሎች የተሳሳቱ ሰነዶችን በማዘጋጀት ወይም

(b) Commits remediable defects as a result of not adhering to precautions specified by design work conditions or any other agreement documents, and which are to be taken by any professional, or fails to subsequently remedy such defects thereby the construction work endangers thereof, such offender shall be subjected to rigorous imprisonment of 5 to 10 years as well as to a fine of Birr 50,000 to 100,000; provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

2) If any construction owner:

(a) Is engaged in the execution of construction works as per the required construction designs or specific designs developed for that purpose, employs and engages professionals devoid of the pertinent standards, or

(b) Undertakes the construction work using materials below the prescribe standards, or

(c) Accesses or uses the buildings constructed without duly obtaining access or service license or uses such buildings for any other unauthorized purposes from the concerned organ, or

(d) Undertakes such construction work in such a way that the same causes any risks/threats to the public under any circumstances, such offender shall be subjected to an imprisonment of 5 to 10 years as well as to a fine of Birr 20,000 to 50,000, provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

3) If the offence specified under Sub-Article 1 and 2 of this Article is committed negligently, the offender shall be subjected to an imprisonment of not exceeding 1to 5 years as well as to a fine not exceeding Birr 1,000 to 5,000.

54. Violating Professional Liabilities of Consultants

1) If any registered professional/expert deliberately commits the following due to the failure to take specified precautions:

(a) Development of poor standard designs or any other wrong/falsified documentation on account of the failure to take all due construction precautions, or

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b) Akkaataa gosa ijaarsichaatiin sadarkaa qulqullinaa eegamuu qabu darbuudhaan meeshaa ijaarsaa nama dhiyeessuuf yookiin kontiraaktara hojii ijaarsichaa gaggeessuuf meeshaa hojii ijaarsaa kanaaf barbaachisu cimina yookiin qulqullina barbaachisuu gadiin akka dhiyeessu yookiin hojiirra akka oolchu hayyama kan kenne yookiin kan waliigale yoo ta'e, yookiin

c) Haala naamusni ogummaa isaa hin hayyamneen hojii damee ijaarsaatiin fudhatama hin qabneen yookiin hojiin ijaarsaa sadarkaa gadi ta'e akka raawwatamu, yookiin ijaarsi raawwatame fudhatama akka argatu waliigaluudhaan ijaarsi nageenya ummataa balaa irra buusu tajaajila akka kennu kan taasisu yoo ta'e, hidhaa waggaa shanii hanga waggaa kudhashanii yookiin qarshii kuma soddomaa hanga qarshii kuma shantamaatiin ni adabama.

2) Keewwata kana Keewwata Xiqqaa 1 jalatti balleessaan tumame dagannoodhaan kan raawwatame yoo ta'e adabbii hidhaa waggaa tokkoo hanga waggaa shanii yookiin adabbii qarshii kuma tokko hanga qarshii kuma shaniitiin ni adabama.

55. Ragaa Mootummaatti Seeraan Ala Itti tajaajilamuu

1) Hojjataan mootummaa Labsii kana raawwachiisuuf ramadame kamiyyuu sababa hojii isaatiin sanadoota mootummaa yookiin ummataa harka isaa gale kan balleesse, mancaase, dhokse yookiin sobatti jijjiire, haqe, yookiin fooyyessuun yookiin gartokkeen jecha isaa hir'isuudhaan yookiin kan biroo dabaluudhaan yookiin gochaalee kana fakkaatan raawwachuudhaan haala faayidaa dhuunfaa isaatiif gargaaruun kan ittifayyadame yookiin namni biroo akka itti fayyadamu kan taasise yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee, adabbii hidhaa cimaa waggaa shanii hanga waggaa kudhaniifi adabbii qarshii kuma digdamaa hanga qarshii kuma shantamaa ni adabama.

(ለ) በግንባታው ዓይነት መሰረት ሊጠበቅ የሚገባውን የጥራት ደረጃ በመተላለፍ የግንባታ መሳሪያ ለሚያቀርብ ሰው ወይም የግንባታ ስራውን ለሚያካሄደው የስራ ተቋራጭ ለዚህ የግንባታ ስራ የሚያስፈልገውን መሳሪያ ከሚፈለገው ጥንካሬ እና ጥራት በታች እንዲያቀርብ ወይም ስራ ላይ እንዲያውል ከፈቀደ ወይም ከተስማማ ወይም

(ሐ) የሙያ ስነ-ምግባሩ በማይፈቅድ መልኩ በግንባታ ዘርፍ ተቀባይነት የሌለው ስራ ወይም ደረጃው ዝቅተኛ የሆነ የግንባታ ስራ እንዲፈጸም ወይም የተፈጸመው ግንባታ ተቀባይነት እንዲያገኝ በመስማማት የህዝብን ደህንነት አደጋ ላይ የሚጥል ህንጻ አገልግሎት እንዲሰጥ የሚያደርግ ከሆነ ከ፭ እስከ ፲፭ ዓመት በሚደርስ እስራት እና ከ፴ሺ እስከ ፶ሺ ብር ይቀጣል::

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ስር የተጠቀሰው ጥፋት የተፈጸመው በቸልተኝነት ከሆነ ከ፩ እስከ ፭ ዓመት በሚደርስ እስራት እና ከ፩ሺ እስከ ፭ሺ ብር ይቀጣል::

፶፭. በመንግስት ማስረጃ በህገ-ወጥ መንገድ መገልገል

፩) ይህንን አዋጅ ለማስፈጸም የተመደበ ማንኛውም ሠራተኛ በስራው ምክንያት በእጁ የገባውን የመንግስት ወይም የህዝብ ሰነዶች ያጠፋ፣ ያበላሸ፣ የደበቀ ወይም በሀሰት ማስረጃ የቀየረ፣ የሰረዘ ወይም በማሻሻል ወይም በከፊል ይዘቱን ለመቀነስ ወይም ሌላ በመጨመር ወይም ተመሳሳይ ድርጊቶችን በመፈጸም ለግል ጥቅሙ በሚረዳ መልኩ የተጠቀመበት ወይም ሌላ ሰው እንዲጠቀም ያደረገ ከሆነ በወንጀል ህግ በበለጠ የሚያስቀጣ ካልሆነ በቀር ከ፭ እስከ ፲ ዓመት በሚደርስ ጽኑ እስራት እና ከ፳ሺ እስከ ፶ሺ ብር ይቀጣል::

(b) Authorization of the concerned construction materials supplier or contractor to, in transgression of all due quality standards required for the respective construction categories, supply poor quality, standard or/ and strength materials required for the construction work thereof or declares agreement with/consent to such terms, or

(c) Declaration and application of agreement with, contradicting to the existing professional ethics, the execution of poor/unauthorized standard construction works or the subsequent arrangement of securing the approval of such construction works in a manner that risks/ threatens the public at large, such offender shall be subjected to an imprisonment of 5 to 15 years as well as to a fine of Birr 30,000 to 50,000.

2) If the offence specified under Sub-Article 1 of this Article is committed negligently, the offender shall be subjected to an imprisonment of not exceeding 1to 5 years as well as to a fine Birr 1,000 to 5,000.

55. Illegal Access to Public or Government Documentation

1) If any civil servant assigned to implement this Proclamation loses/discards, conceals or replaces any public/government documentation under his possession for such purposes with forged/ falsified documentation or cancels the same or fully or partly commits or omits any material facts thereof or committees any other similar acts with the view to favor himself or preserve the interests of any other parties, such offender shall be subjected to rigorous imprisonment of 5 to 10 years as well as to a fine of Birr 20,000 to 50,000, provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

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2) Yakkichi kan raawwatame hojjataa mootummaa aangoo sanada kuusuu yookiin eegumsa taasisuu yookiin to'achuu kan kennameef yoo ta'e, seera yakkaatiin caalmaatti kan adabsiisu yoo ta'e malee, adabbii hidhaa cimaa waggaa shanii hanga waggaa digdamii shaniifi adabbii qarshii kuma digdamaa hanga kuma shantamaatiin ni adabama.

3) Keewwata kana Keewwata Xiqqaa 1 jalatti balleessaan tumame dagannoodhaan kan raawwatame yoo ta'e, adabbii hidhaa waggaa tokkoo hanga waggaa shanii kan gahuu fi adabbii qarshii kuma tokkoo hanga qarshii kuma shaniitiin ni adabama.

56. Dhorkaa Hayyama Hojiifi Ogummaa

Ogeessi yookiin kontiraaktarri gochaalee kutaa kanaa darbee balleessaa ta'ee argame adabbii hidhaafi maallaqaa Mana Murtiitiin irratti murtaa'e dabalatee balleessaa raawwate jedhamee adabbii itti murtaa'e waggaa shanii eegalee hanga adabbii hidhaa ol'aanaa Keewwata inni balleessaadha jedhamee irratti murtaa'etti hayyamni ogummaa yookiin hayyamni hojii isaa ni dhorkama.

KUTAA TORBA

Tumaalee Adda Addaa

57. Aangoofi Gahee Hojii Biiroo

Biiroon Labsii kana raawwachiisuuf aangoofi gahee hojiilee armaan gadii ni qabaata:

1) Dirqisiifni Qajeelfamootaa Minsteerri Magaalaafi Konistiraakshinii baasu sababoota ogummaa yookiin saayinsawaa amansiisaa ta'een hafuun isaa akkuma eegameetti ta'ee, Biiroon magaalota isa jalatti argaman raawwatiinsa kan qabu tooftaa qajeelfamootaafi diizaayiniifi konistiraakshiinii ni baasa. Koodii sadarkaa biyyaatti bahe hojiirra ni oolcha; hojii irra oolmaa isaa ni to'ata.

2) Naannoowwaan magaalaan alaa Labsiin kun irratti raawwatamu keessatti qaamolee Labsii kana raawwachiisan ni ramada.

3) Sababa hanqina humnaatiin magaalota Shuumii Gamoo ramaduu hin dandeenyeef Shuumiin Gamoo magaalaa biroo bakka bu'ummaan Labsicha akka raawwachiisu murteessuu ni danda'a.

፪) ወንጀሉ የተፈጸመው ሰነድ የማስቀመጥ ወይም የመጠበቅ ወይም የመቆጣጠር ስልጣን በተሰጠው የመንግስት ሰራተኛ ከሆነ በወንጀል ህግ የበለጠ የሚያስቀጣ ካልሆነ በስተቀር ከ፭ እስከ ፳፭ ዓመት በሚደርስ ጽኑ እስራት እና ከ፳ሺ እስከ ፶ሺ ብር ይቀጣል::

፫) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ ስር የተደነገገው ጥፋት የተፈጸመው በቸልተኝነት ከሆነ ከ፩ እስከ ፭ ዓመት በሚደርስ እስራት እና ከ፩ሺ እስከ ፭ሺ ብር ይቀጣል::

፶፮. የሥራና ሙያ ፈቃድ እገዳ

በዚህ ክፍሎች የተጠቀሱትን የጥፋት ድርጊቶች ተላልፎ ጥፋተኛ ሆኖ የተገኘ ባለሙያ ወይም የስራ ተቋራጭ በፍ/ቤት የተወሰነበትን የእስርና ገንዘብ ቅጣት ጨምሮ ጥፋተኛ ነው ተብሎ የተወሰነበት ቅጣት ጥፋተኛ በተባለበት የህግ አንቀጽ ስር ከ፭ ዓመት እስከ ከፍተኛ የእስራት ቅጣት ተጥሎበት የሙያ ወይም ስራ ፈቃዱ ይታገዳል::

ክፍል ሰባት

የተለያዩ ድንጋጌዎች

፶፯. የቢሮ ስልጣንና የስራ ድርሻ

ይህንን አዋጅ ለማስፈጸም ቢሮው የሚከተሉት ስልጣንና ተግባራት ይኖሩታል::

፩) የከተማ ልማትና ኮንስትራክሽን ሚኒስቴር የሚያወጣቸው መመሪያዎች አስገዳጅነት በሙያዊና ሳይንሳዊ ምክንያቶች ቀሪ መሆኑ አሳማኝነትእንደተጠበቀ ሆኖ ቢሮው በስሩ ባሉ ከተሞች ላይ ተፈጻሚነት ያለው የኮንስትራክሽንና ዲዛይን መመሪያዎችና መስፈርቶች ያወጣል:: በሀገሪቱ ደረጃ የወጣውን ኮድ ስራ ላይ ያውላል፣ ሥራ ላይ መዋላቸውንም ይቆጣጠራል::

፪) ይህ አዋጅ በሚፈጸምባቸው ከከተማ ውጪ በሆኑ አካባቢዎች ይህንን አዋጅ የሚያስፈጽሙ አካላትን ይመድባል::

፫) በሰው ሀይል እጥረት ምክንያት የህንፃ ሹም መመደብ ላልቻሉ ከተሞች የሌላ ከተማ የህንጻ ሹም በውክልና አዋጁን እንዲያስፈጽም መወሰን ይችላል::

2) If such offence is committed by a civil servant authorized to keep or maintain or be the custodian of such documentation, such offender shall be subjected to a rigorous imprisonment of 5 to 25 years as well as to a fine of Birr 20,000 to 50,000 provided, however, that such offence is not subjected to an extra sentence as per the Criminal Code.

3) If the offence specified under Sub-Article 1 of this Article is committed negligently, the offender shall be subjected to an imprisonment of not exceeding 1 to 5 years as well as to a fine not exceeding Birr 1,000 to 5,000.

56. Suspension of Business and Professional Licenses

Any professional/expert or contractor proven guiltily of any one of the offense specified under this Part shall have his professional/business licenses suspended or revoked apart from being subjected to the corresponding minimum imprisonment period of five years, including major/rigorous imprisonments, and fines as per court sentences.

PART SEVEN

Miscellaneous Provisions

57. Power and Duties of Bureau

The Bureau is mandated to do the following inorder to implement this Proclamation:

1) Notwithstanding to the binding nature and justifications of a series of directives to be issued by the Ministry of Urban and Construction as well as the execution of professional and scientific justifications, the Bureau shall issue construction and design directives and requirements binding all the towns under its jurisdiction; implement the code enacted at the national level as well as supervise the application of such directives/requirements/code.

2) The Bureau shall assign implementing organs of this Proclamation across the areas out towns and such areas to which the Proclamation shall be applicable.

3) Regarding towns that did not assign Building Officer due to shortage of man power, the Bureau may delegate Building Officer of other town.

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4) Bulchiinsi Magaalota Naannichaa Labsicha sirnaan hojiirra akka oolchan deeggarsa teekiniikaafi ijaarsa dandeettii ni kenna; hojiirra oolmaa isaa ni hordofa.

58. Aangoo Dambii Baasuu

Manni Maree Bulchiinsa Mootummaa Naannichaa Labsii kana hojiirra oolchuuf Dambii baasuu ni danda'a.

59. Dirqama Deeggarsa Kennuu

Namni kamiyyuu hojiirra oolmaa tumaalee Labsii kanaatiif deeggarsa kennuuf dirqama qaba.

60. Tarkaanfiiwwan Bulchiinsaa

1) Bulchiinsi Magaalaa yookiin qaamni dhimmi ilaallatu abbaa qabiyyee ijaarsaa tumaalee Labsii kanaa dabran irratti tarkaanfiin seerota biroon fudhatamu akkuma eegametti ta'ee, tarkaanfii bulchiinsaa fudhachuu ni danda'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.
2) Tarkaanfiiwwan bulchiinsaa bu'uura Keewwata kana Keewwata Xiqqaa 1 tiin abbaa qabiyyee ijaarsaa irratti fudhatamuun isaa abbaan qabiyyee ijaarsichaa wantoota Labsii kana keessatti tumaman raawwachuu yookiin raawwachuu dhiisuu irraa bilisa isa hin taasisu.

61. Seerota Raawwatiinsa Hin Qabaanne

Seeronni yookiin barmaatileen hojii Labsii kanaan walfaallessan kamiyyuu dhimmoota Labsii kana keessatti hammataman irratti raawwatiinsa hin qabaatan.

62. Yeroo Labsiin Kun Hojiirra Itti Oolu

Labsiin kun Adoolessa 18 Bara 2004 irraa eegalee hojiirra kan oolu ta'a.

Finfinnee, Adoolessa 18 Bara 2004

Alamaayyoo Atoomsaa

Pireezidaantii Mootummaa Naannoo Oromiyaa

፬) የክልሉ ከተሞች አስተዳደር አዋጁን በአግባቡ ስራ ላይ እንዲያውሉ የቴክኒክና አቅም ግንባታ ድጋፍ ይሰጣል፣ ስራ ላይ መዋላቸውን ይከታተላል።

፶፰. ደንብና መመሪያ የማውጣት ስልጣን

የክልሉ መንግሥት መስተዳደር ምክር ቤት ይህንን አዋጅ በስራ ላይ ለማዋል ደንብ ማውጣት ይችላል።

፶፱. ድጋፍ የመሥጠት ግዴታ

ማንኛውም ሰው ለዚህ አዋጅ ድንጋጌዎች ትግበራ ድጋፍ የመስጠት ግዴታ አለበት።

፷. አስተዳደራዊ እርምጃዎች

፩) የከተማ አስተዳደር ወይም ጉዳዩ የሚመለከተው አካል የአዋጁን ድንጋጌዎች በሚተላለፉ ላይ በሌሎች ህጎች የሚወሰዱ እርምጃዎች እንደተጠበቁ ሆነው አስተዳደራዊ እርምጃ መውሰድ ይችላል። አፈጻጸሙም በሚወጣው ደንብ የሚወሰን ይሆናል።

፪) በዚህ አንቀጽ ንዑስ አንቀጽ ፩ መሰረት በግንባታው ባለንብረት ላይ የሚወሰዱ አስተዳደራዊ እርምጃዎች የግንባታው ባለንብረት በዚህ አዋጅ ውስጥ የተጠቀሱትን ጉዳዮች ከመፈጸም ወይም ካለመፈጸም ነጻ አያደርገውም።

፷፩. ተፈጻሚነት የሌላቸው ህጎች

ከዚህ አዋጅ ጋር የሚቃረኑ ማናቸውም ህጎች ወይም ልማዶች በዚህ አዋጅ ውስጥ በተካተቱ ጉዳዮች ላይ ተፈጻሚነት አይኖራቸውም።

፷፪. አዋጁ ስራ ላይ የሚውልበት ጊዜ

ይህ አዋጅ ከሐምሌ ፲፰ ቀን ፪ሺ፬ ዓ.ም ጀምሮ በስራ ላይ የሚውል ይሆናል።

አዲስ አበባ፣ሐምሌ ፲፰ ቀን ፪ሺ፬ ዓ.ም

አለማየሁ አቶምሳ

የኦሮሚያ ብሔራዊ ክልላዊ መንግስት ፕሬዝዳንት

4) The Town Administration shall provide technical and capacity building supports in order for towns under its jurisdiction to be able implement the Proclamation; follow up the implementation of the same.

58. Mandate to Issue Directives and Regulations

The Regional Administrative Council shall, for the implementation of this Proclamation issue a Regulation.

59. Obligations of Support

Every person shall be obliged to support the implementation of this Proclamation's provisions.

60. Administrative Actions

1) Without prejudice to the legal actions taken in accordance with other laws by the Town Administration or the concerned organ against construction owners breaking the provisions of this Proclamation may take administrative actions. The details shall be specified by the subsequent Regulation.
2) The administrative actions to be taken against construction owners as per Sub-Article 1 of this Article shall not relieve such construction owners from the performance or non-performance of the terms specified under this Proclamation.

61. Non-Applicable Laws

Any laws or customs that may come in contradiction with this proclamation shall not be applicable to any matters/terms contained in this Proclamation.

62. Effective Date

This Proclamation shall be come into force as of 25th of July, 2012.

Finfinne, 25th of July, 2012

Alemayehu Atomsa

President of the National Regional State of Oromia