



DAWLADDA DEEGAANKA SOOMAALIDA
DHOOL GAZETA
Somali Regional State
የሶማሌ ክልላዊ መንግሥት

Qimaha ያንዱ ዋጋ Unit Price	Dhool Gazeta Waxaa Soo Saara Golaha Xildhibaanada Dawladda Deegaanka Soomaalida	☒ 392
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Bayaan Tirsi 189/2012 Bayaanka Aasaasida Wakaaladda Horumarinta \$ Maamulka Guryaha Bog 1	አዋጅ ቁጥር 189/2012 የቤቶች ልማት እና አስተዳደር ኤጀንሲን ማቋቋም አዋጅ..... ገጽ 1	Proclamation No 189/2020 Establishment of Housing development and Management Agency Proclamation Page 1
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BAYAAN TIRSI 189/2012
BAYAANKA AASAASIDA
WAKAALADDA HORUMARINTA
IYO MAAMULKA GURYAHA

Maadaama oo ay lagama maarmaan noqotey in la fuliyo siyaasadaha iyo istaraatiijiyada Dawlada ee Horumarinta Guryaha iyo kor u qaadista bilicda Magaalooyinka islamarkaana kor loogu qaado heerka nolosha bulshada ku nool Magaalooyinka.

Maadaama oo ay lagama maarmaan noqotay in meel la iskugu geeyo shaqooyinkii Horumarinta, Maamulka iyo kiraynta Guryaha kuwaasi oo ku kala baahsanaa Wakaalado iyo Xafiisyo kala duwan, waxaa muhiim noqotay in meel la iskugu geeyo shaqooyinkii Wakaaladda Kiraynta Guryaha iyo shaqooyinkii horumarinta guryaha ee uu fulin jiray Xafiiska Horumarinta Magaalooyinka iyo dhismaha.

Maadaama oo ay lagama maarmaan noqotay in Magaalooyinka Deegaanka laga dhiga kuwo qaabili kara Dadka ku soo qulqulaya islamarkaana wax looga qabto baahiyaha dhinaca Guryaha ee ay keentay sii ballaadhashada Magaalooyinka.

አዋጅ ቁጥር 189/2012
የቤቶች ልማት እና አስተዳደር ኤጀንሲን ለማቋቋም
የወጣ አዋጅ

የመንግሥት የቤቶች ልማት እና የከተሞችን ውበት ለማሳደግ እንዲሁም የከተማ ነዋሪዎች የኑሮ ደረጃ ለማሻሻል የሚያስችል የመንግሥት ፓሊሲዎች እና ኢስትራቴጂዎች ማስፈጸም አስፈላጊ ሆኖ በመገኘቱ፤

በተለያዩ ኤጀንሲዎች እና መሥሪያ ቤቶች ተበታትኖ ስሥራ የነበረው የቤቶች ልማት፣ አስተዳደር እና የቤቶች ክራይ አስተዳደር ሥራዎች በአንድ ላይ በማዋሃድ እና ከዚህ በፊት በቤቶች ክራይ አስተዳደር ሥር ይተዳደሩ የነበሩ ሥራዎችና በከተማ ልማትና ኮንስትራክሽን ቢሮ ሥር የነበረው የቤቶች ልማት ሥራዎች በአንድ አካል ሥር ማጠቃለል ተገቢ ሆኖ በመገኘቱ ፤

የክልሉ ከተሞች ከጊዜ ወደ ጊዜ የተጨመረ የመጣው የህዝብ ፍልሰት የማስተናገድ አቅም እንዲኖራቸው እና የከተሞች ማስፋፋት ምክንያት የተፈጠራው በከተሞች የመኖሪያ ቤቶች ፍላጎት መቅረፍ የሚያስችል ምቹ ሁኔታዎችን ማግኘቻት አስፈላጊ በመሆኑ ፤

PROCLAMATION NO 189/2020
A PROCLAMATION TO
ESTABLISH HOUSING
DEVELOPMENT AND
MANAGEMENT AGENCY

WHEREAS, it is found necessary to implement government policies and strategies on housing development and enhancing the beauty of urban centers that are favorable to improve the living standards of its residents;

WHEREAS, it is found necessary to organize housing development, administration of rented houses which are formerly carried out in scattered manner under different Agencies and Bureau and believed to reorganize the duties of Agency for administration rental houses and duties related with housing development which was under urban development and construction Bureau into one.

WHEREAS, it is found necessary to make urban centers of the Region capable to accommodate the high Migration of people into urban area and make urban centers capable to speed up ways of creating durable solution that prevailing in housing sector which are aggravated by high expansion of urban centers.

Maadaama oo ka faa'iidaydiga barnaamijka Horumarinta guryeyantu yahay tiirasha ugu waaweyn ee qorshaha koboca iyo isbedelka ee guud ahaan dalka u yaala iyo gaar ahaan deegaankaba, Barnaamiyada horumarinta guryaynta waxaa loo baahanyahay in la dhimo isku-raranta lana hagaajiyo bilicda magaalooyinka deegaanka.

Hadaba Golaha Xildhibaanada Deegaanka oo ka duulaya qodobka 49(3) (B) ee Dastuurka dib loo habeeyay ee deegaanka waxaa la bayaaminayaa sida:

QAYBTA KOOWAAD
GUUD AHAAN

1. **Cinwaan Gaaban**

Bayaankan waxaa loogu yeedhi karaa “**Bayaanka Aas-aasidda wakaaladda Horumarinta iyo Maamulka Guryaha ee Dawladda Deegaanka Soomaalida**, Bayaan Tirsi:- 189 / 2012”.

2. **Qeexid**

Hadii aan haboonaanta weedhu micno kale siin, bayaankan dhaxdiisa:-

1. “**Wakaalad**” waxaa loola jeedaa wakaalada Horumarinta iyo Maamulka Guryaha.
2. “**Dawladd**” waxaa loola jeedaa Dawladda Deegaanka Soomaalida.
3. “**Maamul Magaalo**” waxaa loola jeedaa Maamulada Magaalooyinka deegaanka ee loo aasaasay hab waafaqsan Shuruucda dhaqangalka ah.
4. “**Xafiis**” waxaa loola jeedaa xafiika Horumarinta Magaalooyinka & Dhimaha .

QAYBTA LABAAD
AAS- AASIDDA, UJEEDOOYINKA
QAAB-DHISMEEDKA IYO
AWOODAHA WAKAALADA

3. **Aas-Aasidda**

1. Waxaa bayaankan lagu aasaasay Wakaaladda Horumarinta iyo Maamulka Guryaha ee Dawlada Deegaanka soomaalida oo wixii hada ka dambeeya loogu yeedhi doono “**Wakaalad**” oo ah Wakaalad dawladeed oo madaxbanaan iskeedna u taagan.

የቤቶች ልማት ፕሮግራሞች ተጠቃሚነትን ማሳካት የአገራዊ እና የክልሉ የኢኮኖሚ እና ትራንስፎርሜሽን ዕቅድ ዋና ዋና ምሰራሮች በመሆኑና የቤቶች ልማት ፕሮግራሞች መሠረት ያለጥላን የሚሠሩ ግንባታዎችን በመቀነስ ከተሞችን ውብና ፅዱ ለማድረግ ተገቢ በመሆኑ፤

የሱማሌ ክልል ምክር ቤት በተሻሻለው የክልሉ ህግ-መንግሥት አንቀጽ 49 (3 ሀ) መሠረት የሚከተለው ታውጏል፤

ክፍል አንድ
ጠቅላላ

1. **አጭር ርዕስ**

ይህ አዋጅ የሱማሌ ክልላዊ መንግሥት የቤቶች ልማት እና አስተዳደር ኤጀንሲን ለማቋቋም የወጣ አዋጅ ቁጥር 189/2012 ተብሎ ሊጠቀስ ይችላል፡፡

2. **ትርጓሜ**

የቃሉ አግባብ ሌላ ትርጉም የሚያሰጠው ካልሆነ በስተቀር በዚህ አዋጅ ውስጥ:-

1. «**ኤጀንሲ**» ማለት የክልሉ የቤቶች ልማት እና አስተዳደር ኤጀንሲ ነው፤
2. «**መንግሥት**» ማለት የሱማሌ ክልላዊ መንግሥት ነው፤
3. «**የከተማ አስተዳደር**» ማለት አግባብነት ባላቸው ህግ መሠረት በክልሉ ውስጥ የተደራጁ የከተማ አስተዳደሮች ነው፤
4. «**ቢሮ**» ማለት የከተማ ልማት እና ኮንስትራክሽን ቢሮ ነው፤

ክፍል ሁለት
ስለኤጀንሲው መቋቋም፣ ዓላማዎች፣ አደረጃጀት
እና ሥልጣንና ተግባራት

3. **ስለመቋቋም**

1. የሱማሌ ክልላዊ መንግሥት የቤቶች ልማትና አስተዳደር ኤጀንሲ ከዚህ በኋላ «**ኤጀንሲው**» እየተባለ የሚጠራ የህግ ሰውነት ያለው ራሱን የቻለ የመንግስት መሥሪያ ቤት ሆኖ በዚህ አዋጅ ተቋቁሟል፤

WHEREAS, it is believed that ensuring the proper utilization of housing development programs is one of the core goals of national as well as regional state growth and transformation plans, it is important to prevent illegal and unplanned buildings and enhance the attractiveness of urban centers through housing development programs.

NOW, THEREFORE, in accordance with Article 49(3) (A) of the Revised Constitution, the State Council hereby proclaimed as follows:-

PART ONE
GENERAL

1. **Short Title**

This proclamation may be cited as the “**Somali Regional State Housing Development And Management Agency Establishment, proclamation No. 189/2020**”.

2. **Definitions**

Unless the context requires otherwise, in this proclamation:

1. “**Agency**” means the Agency for Housing Development and Management.
2. “**State**” means Somali Regional State.
3. “**City Administration**” shall mean local urban administrations organized and established with as per the pertinent law.’
4. “**Bureau**” shall mean the Urban Development and construction Bureau.

PART TWO
ESTABLISHMENT, OBJECTIVES, STRUCTURE AND POWER OF THE AGENCY

3. **ESTABLISHMENT**

1. There is hereby established, the Somali Regional State **Housing Development and Management Agency** (hereinafter referred to as “the Agency”) as an autonomous public organ having legal personality as per this proclamation.

2. Wakaaladu waxay Hoostegaysaa Xafiiska Horumarinta magaalooyinka iyo dhismaha.

4. **Ujeedooyinka Wakaalada**

Ujeedooyinka loo Aas-aasay Wakaaladu waa:

1. Ujeedada guud ee wakaaladu waa inay Guryaha Dawlada ku maamusho sharci dawladeed islmarkaasna xal u raadiso dhibaata Hoya La'aanta ah ee ka jirta deegaanka iyadoo dhisaysa guryo cusub, dayactiryo guryihii hore kana kiraynaysa bulshada si loo yareeyo baahida guryaha ee ka jirta deegaanka.
2. Inay u suurtagaliso dadka ku nool magaalooyinka ee leh awood ay ku iibsadaan in ay helaan guryo ay mulki u leeyihiin iyadoo isticmaalaysa farsamooyinka kharashka yar iyo Waqti kooban.

5. **Xarunta Guud ee Wakaaladda**

Xarunta Guud ee wakaaladu waa Magaalo madaxda deegaanka ee Jigjiga hase ahaatee, hadii lagama maar maan ay noqoto waxay Maamulada Magaalooyinka Gobalada iyo degmooyinka ku yeelan kartaa laamo xafiisyo oo baahida ku xidhan.

6. **Qaab dhimeedka Wakaalada**

Wakaaladu waxay yeelanaysaa Qaabdhimeedkan:

1. Maareeyaha Guud iyo ku xigeenka mareeyaha ee wakaalada oo uu magacaabo Madaxwaynuhu.
2. Geedisocodyada iyo Shaqaalaha kale ee lagama maarmaanka ah.

7. **Awoodaha iyo Waajibaadka Wakaaladda**

Wakaalada waxay yeelanaysaa Awoodaha iyo waajibaadyadan:-

1. Waxay Maamushaa dhamaan mashaariicda dhismaha guryanynta ee deegaanka waxayna xaqiijisaa in lagu dhiso kharashka kooban naqshadaha ku haboon islamarkaana kor u qaadaya bilicda xarumaha magaalooyinka.

2. የኤጀንሲው ተጠሪነት ለከተማ ልማትና ኮንስትራክሽን ቢሮ ነው።

4. **ሰሌዳዎች**

በዚህ አዋጅ መሠረት ኤጀንሲው የሚከተሉትን ዓላማዎች ይኖራታል፤

1. የመንግሥት ቤቶችን በመንግሥት ባወጣቸው ህጎች መሠረት ማስተዳደር እና በክልሉ ውስጥ የሚታየው የመኖሪያ ቤት እጥረት/ችግር መቅረፍ የሚያስችል አዳዲስ ቤቶች መገንባት፤ ነባሮችን ማሳደስና ለነዋሪዎች ማከራየት፤
2. ወጪ ቆጣቢ ቴክኖሎጂን በመጠቀም የመግዛት አቅም ያላቸውን የከተማ ነዋሪዎችን በአነስተኛ ወጪ እና በአጭር ጊዜ ውስጥ የቤት ባለቤት እንዲሆኑ ማስቻል፤

5. **ዋና መስሪያ ቤት**

የኤጀንሲው ዋና መስሪያ ቤት የሱማሌ ክልል ርዕሰ ከተማ በሆነቸው ጅግጁ ውስጥ ሆኖ እንደአስፈላጊነቱ በከተማ አስተዳደሮች፣ በዞን ማዕከላት እና በወረዳ መስተዳደሮች ውስጥ ቅርንጫፍ ጽ/ቤትን ሊያደራጅ ይችላል፤

6. **ሰሌዳዎች አቋም**

ኤጀንሲው፡-

1. በክልሉ ርዕሰ መስተዳደር የሚሾም አንደ ዋና ሥራ አስኪያጅ እና ምክትል ሥራ አስኪያጅ፤
2. ለሥራ አስፈላጊ የሆኑት የሥራ ክፍሎችና ሠራተኞች ይኖራታል፤

7. **ሰሌዳዎች ሥልጣንና ተግባር**

ኤጀንሲው የሚከተሉት ሥልጣንና ተግባር ይኖራታል፡-

1. ሁሉንም የክልሉን የቤት ልማት ፕሮጀክቶች ያስተዳድራል፤ እንዲሁም በአነስተኛ ወጪ፣ በተገቢው ዲዛይንና የከተሞችን ውበት በሚያሳድግ ሁኔታ መገንባታቸውን ያረጋግጣል፤

2. The Agency shall be accountable to the Bureau of Urban development and Construction.

4. **Objectives**

The Agency shall, pursuant to this proclamation, shall have the following objectives:-

1. To administer government owned houses and to seek durable solution for problems of shortage of housing in the regional state, construct new houses, carry out maintenance and repairing of built houses and rent out to prevail the problem of housing shortage in the Region.
2. To enable those urban dwellers, having the will and capacity to purchase houses become owners thereof using Low-cost and time effective Technologies.

5. **Principal Residence**

The Agency may, having its principal residence in the city of Jigjiga, establish branches in other places within Zonal, urban and woredas' administrations of the region, as deemed necessary.

6. **Organizational Setup**

The Organizational Status of the Agency shall be as follows:

1. General Manager and Deputy General Manager to be appointed by the state president;
2. Other operation heads and support employees.

7. **Powers and Duties of the Agency**

The Agency shall have the following Powers and duties to:-

1. Administer and regulate the Construction of all housing projects being carried out in the Regional state and cause the construction with cost-effective and by standard design which may promote beatification of urban centers.

2. Waxay daraasad ku samaysaa baahida guryo yaraanta ee ka jirta Deegaanka waxaanay diyaarisaa Qorshaha waqtiga dhaw iyo waqtiga dheer ee lagu yaraynayo baahidan waxaanay u gudbisaa Xafiiska si loo hordhigo Golaha hawlfulinta marka la ansixiyana way dhaqangelisaa.

3. Waxay fulisaa mashaariicda guryo wadareedyada ee Dawladdu ugu talo gashay in ay hoy u noqdaan Xildhibaanada, Masuuliyiinta, shaqaalaha dawladda, Ciidamada ama cidkale oo tayadoodu sarayso waxaanay xaqiijisaa in lagu fuliyo kharash ku haboon.

4. Iyadoo ka duulaysa Istaratiijiyada iyo siyaasada Guriyaynta Waxay fulisaa mashaariic guryo qiimahoodu hooseeyo oo loogu dhisayo qaybaha bulshada ee hayntoodu hoosayso sida Qoysaska haweenku hogaamiyaan, Dadka laxaadka la' iyo dadka hawlgabka ah.

5. Waxay fulisaa mashaariicda Deeqbixiyeyaashu maalgeliyaan ee lagu yaraynayo guryo yaraanta ka jirta Deegaanka waxaanay xaqiijisaa in mashaariicdani ay la jaanqaadayaan istaratiijiyada iyo Qorshaha waqtiga dheer ee Deegaanka.

6. waxay daraasad ku samaysaa heerarka Qiimaha kirada iyo Iibka Guryaha, iyadoo laga duulayo nooca Guriga, Goobta uu ku yaalo iyo Qiimaha suuqa waxaanay u gudbisaa Xafiiska si loo hordhigo Golaha hawlfulinta, marka la ansixiyana way dhaqangelisaa.

7. Waxay la gashaa heshiisyada kiraystayaasha, iibsadeyaasha Guryaha kala duwan iyo Masuuliyiinta la dajiyo Guryaha Dawlada mudada ay xilka hayaan ee ay u adeegayaan bulshada waxaanay xaqiijisaa in si waafaqsan heshiiska ay u bixiyaan kirada, cida ku guuldareysata inay u hogaansato heshiiska kirada ama bixinwayda kiradana waxay suurtoogelin in laga qaado talaabo sharci.

2. በክልሉ ውስጥ የሚታየውን የመኖሪያ ቤት እጥረት በተመለከቱ የዳሰሳ ጥናት ያካሄዳል፤ በጥናቱ መሠረትም የቤት ፍላጎት ለመቀነስ የሚያስችል የአጭርና የረጅም ጊዜ ዕቅድ በመንደፍ በቢሮው አማካይነት ለክልሉ አስፈጻሚ ምክር ቤት እንዲፀድቅ ያቀርባል ሲፈቀድም ሥራ ላይ ያውላል፤

3. ለክልሉ ም/ቤት አባላት፣ ለመንግሥት የበላይ ኃላፊዎች፣ ለመንግሥት ሠራተኞች፣ ለፀጥታ አካላትና ለሌሎች አካላት መኖሪያነት የሚውል ደረጃቸውን የጠበቁ የመንግሥት የጋራ መኖሪያ ቤቶችን ይገነባል፤ በተገቢው ዋጋ መገንባታቸውንም ያረጋግጣል፡፡

4. የክልሉ የቤቶች ልማት እስትራቴጂ እና ፖሊሲ መሠረት በማድረግ በዝቅተኛ ገቢ የሚተዳደሩ የህብረተሰብ ክፍሎች ማለትም በሴቶች የሚመሩ ቤተሰቦች፣ ለአካል ጉዳተኞች እና ለጡረተኞች መኖሪያነት የሚያገለግል መኖሪያ ቤቶች ግንባታ ፕሮጀክቶች በአነስተኛ ዋጋ ይገነባል፤

5. የላጋሽ ድርጅቶች የፋይናንስ ድጋፍ የክልሉ የመኖሪያ ቤቶች እጥረት ለመቅረፍ የሚገነቡ የቤቶች ልማት ፕሮጀክቶችን ያስፈፅማል እንዲሁም እነዚህ ፕሮጀክቶች የክልሉ የረጅም ጊዜ እስትራቴጂዎች እና ዕቅዶች ጋር የሚዛመዱ መሆናቸውን ያረጋግጣል፤

6. የቤቱ አይነት፣ የሚገኙበት ቦታ እና የወቅቱ የገበያ ዋጋ መሠረት በማድረግ ወቅታዊ የቤቶች የክራይ ተመን እና የሽያጭ ዋጋ ጥናት በማካሄድ ለክልሉ አስፈጻሚ ም/ቤት ለማሰፀድ በቢሮው በኩል ያቀርባል፤ ሲፈቀድም ሥራ ላይ ያውላል፤

7. የቤቶቹ ተጠቃሚዎች፣ ተከራዮች፣ የመኖሪያ ቤቶች ግዥዎች እና ለሥራ ዘመናቸው እንዲጠቀሙ የመኖሪያ ቤቶች ለተሰጠቸው ከተለያዩ የመንግሥት ኃላፊዎች ጋር የክራይ ወይም የሽያጭ ውል ይዋዋላል፡፡ እንዲሁም በውሉ መሠረት የክራይ ተመን መክፈሉን ያረጋግጣል፡፡ በውሉ መሠረት ግዴታውን የማይፈፀም ተከራይ በህግ መሠረት ተገቢውን እርምጃ እንዲወስድ ያደርጋል፤

2. conduct studies with a view to assess the shortage of housing and shelter in the Region and develops short term and long-term plan aimed to solve the problem housing shortage, submit to the council of cabinet through the Bureau for approval , enforce upon approval.

3. Undertake the construction of integrated houses for Government officials, members of state council, Government employees, police forces and for others that has high standard of quality and with at reasonable and appropriate prices.

4. Based on the housing policies and strategies carry out low cost-effective housing projects to alleviate the housing problem of low income groups of the residents such as family sponsored by women, disabled groups, and aged people.

5. Carry out construction projects financed by donors with a view to solve shortage of housing that exist in the Region, and ensure as to whether such projects comply with the standard determined in the long-term plans and strategies of the Regional state.

6. To study and implement the valuation rate of rental fee of houses and price rate of houses which the Government has decided to sell and transfer, on the bases of the type, location area and current market value and submit the same to the Bureau for presenting to the executive cabinet via the Bureau for approval; implement upon approval.

7. enter into agreements with renters, buyers of different houses and houses that serves for Government officials as dweller during their term of office and ensure that renting charges are paid as per the agreement and take all necessary legal measures against any occupants who failed to comply with the terms of agreement.

- 8. Waxay dabagal ku samaysaa Kiraystayaasha Guryaha dawladda waxaanay xaqiijisaa in nidaamka isticmaalka guryuhu uu waafaqsan yahay heshiiskii kirada.
- 9. Waxay ururisaa lacagta iibka Guryaha oo qaab hafto ah (installment ah) ama wadar hal mar ah si waafaqsan sharciyada loo soo saaro.
- 10. Waxay dabagal ku samaysaa shirkadaha fulinaya Dhismeyaasha guryaha ee ay heshiiska la gashay waxaanay xaqiijisaa in shirkaduhu u hogaansameen heshiiskii ay la galeen wakaaladda islamarkaana ay ilaaliyaan tayada iyo tashiilka.
- 11. Waxay dayactir joogto ah ku samaynaa dhamaan guryaha kiraysan ee wakaaladdu maamusho waxaanay xaqiijisaa in kharashka dayactirku uu noqdo mid tashiilan, islamarkaana lagu gaadhi karo ujeedada loo samaynayo.
- 12. Waxay Daraasad ku samaysaa islamarkaana diyaarisaa dib u habaynta iyo Xaraashka Guryaha duuga ah ee kharashka dib u habayntu ka batay dakhliga kiro ee kasoo xerooda waxaanay u gudbisaa Xafiiska si loo hordhigo Golaha hawlfulinta, marka la ansixiyana way dhaqangelisaa.
- 13. Waxay xidhiidh shaqo oo adag la yeelataa shirkadaha yar yar iyo kuwa Dhexe, Iskaashatooyinka iyo Shirkadaha dhismaha Guryaha ee qayb muhiim ah ka qaadan kara fulinta Barnaamijka Horumarinta Guriyeynta.
- 14. Waxay soo saartaa hab raacyada la xidhiidha dhismaha, Kiraynta iyo iibka guryaha oo waafaqsan shuruucda dhaqangalka ah waxaanay xaqiijisaa in dhamaan hawlaha shaqo ee wakaaladda lagu saleeyo.

- 8. የመንግስት ቤቶች ተከራዮች የቤት አጠቃቀም ሁኔታ ይካተታል፤ ለዚህም አጠቃቀማቸው በከራይ ውል መሠረት መሆኑን ያረጋግጣል፤
- 9. በህግ መሠረት የቤት ሽያጭ/ግዥ/ገንዘብ/ በምዕራፍ ወይም በኢንስቶልማት ወይም በጥቅል ያስከፍላል፤ ይሰበስባል፤
- 10. ከኤጀንሲው ጋር የመጠለያ ቤቶች ግንባታ ውል የገቡትን ድርጅቶች ቁጥጥር በማድረግ ግንባታዎቹ በውሉ መሠረት በተቀመጠው የጥራት ደረጃና ወጪ ቆጣቢነት መጠበቃቸውን ያረጋግጣል፤
- 11. በኤጀንሲው ሥራ የሚተዳደሩ የተከራዮትን ቤቶች በቋሚነት በማስደስ እንዲሁም የጥገና እና የአድሳት ወጪ ቆጣቢና አዋጪ ሆኖ የታለመላት ዓላማ ሊያሳካ የሚችል መሆኑን ያረጋግጣል፤
- 12. የመልሶ ማልማትና ማሳደስ ወጪዎች ቤቶቹ ከሚያስገቡት የከራይ ገቢ ጋር የማይመጣጠንና ከዚያ በላይ ወጪ የሚያስከትላቸው የእርጅና ሁኔታ የሚገኙ የመጠለያ ቤቶች በማጥናት እና በሽያጭ ለማስተላለፍ ለማስቻል ዝግጁ በማድረግ፣ በቢሮው በኩል እንዲፀድቅ ለክልሉ አስፈጻሚ ምክር ቤት ያቀርባል፤ ሲፈቀድም ሥራ ላይ ያውላል፡፡
- 13. የቤቶች ልማት ፕሮግራሞችን ወደ ላቀ ደረጃ ለማድረስ ንቁ አስተዋጽኦ ሊያበርካቱ የሚችሉ የጥቃቅንና አነስተኛ ኢንተርፕራይዞች፣ በቤቶች ግንባታ ላይ የተሰማሩ ማህበራት እና ድርጅቶች ጋር ጠንካራ የሥራ ግንኙነት ይፈጠራል፤
- 14. በቤቶች ግንባታ፣ ክራይ እና ሽያጭ አግባብነት ያላቸው ህጎችን መሠረት በማድረግ ስለግንባታ፣ ክራይ እና ሽያጭ የሚመራበት የአሠራር መመሪያዎች ያወጣል፤ እንዲሁም ሁሉንም የኤጀንሲው ሥራዎች በመመሪያዎቹ መሠረት መፈፀማቸውን ያረጋግጣል፤

- 8. Supervise and control the manner and proper use of occupants of government houses and ensure as to whether they are preserved and used as per the agreed terms.
- 9. Subject to the applicable laws collects the cost of sell of houses in installment or in humus manner;
- 10. Apply controlling system that enables to ensure as to whether contractors under contractual agreement with the Agency are undertaking the construction of housing works are being carried out in accordance with the terms of contractual agreement with the Agency as per the quality and cost specified in the contract;
- 11. Carry out regular maintenance and repair works to preserve and protect all rented houses administered by the Agency; and ensure that the maintenance cost are economical which enable to achieve the purpose for which it stands for.
- 12. To carry out study and organize the re-development and transfer through auction on depreciated houses which have least rental incomes compared with re-development cost. Then recommend to the Bureau to Submit to the executive cabinet for approval; implement upon approval.
- 13. Put in place a partnership and coordinated working relationship with Micro and Small Scale Enterprises, medium , cooperatives and Contractors that massively participate in the execution of the housing development programs;
- 14. Issues manuals to regulate the construction, rental and sale of houses in compliance with the pertinent laws and ensure that all activities of the agency are carried out as per it.

- 15. Waxay fulisaa shaqooyinka kale ee wakaaladda awood loogu siiyay shuruucda kale ama Heshiis dawladi la gashay cid kale oo lagu xeeriyay in wakaaladu gudan doonto.
- 16. Waxay fulisaa hawlaha kale ee loogu baahan yahay ka midho dhalinta ujeedooyinkan loo Aas aasay Wakaalada.
- 17. Waxay yeelan kartaa hanti gelina kartaa Heshiis si waafaqsan sharciga waa la dacwayn karaa waxna way dac wayn kartaa.

QAYBTA SADEXAAD

8. Awoodda iyo Waajibaadka Maareeyaha Guud

- 1. Maareeyaha Guud ee Wakaaladdu waa Mas’uulka ugu sareeya Wakaaladda.
- 2. Iyadoo aan waxba lo Dhimayn Faqrada (1) ee qodobkan Maareeyaha Guud:
 - b) Waxa uu dhaqangeliyaa awoodaha iyo Waajibaadyada Wakaaladda ee ku xusan Qodobka 7^{aad} bayaankan.
 - t) Wuxuu maamulaa, Isku duba ridaa islamarkaana Hogaamiyaa Wakaaladda.
 - j) Wuxuu matalaa Wakaaladda marka uu ala macaamilayo Qof saddexaad.
 - x) Wuxuu Hagua islamarkaana Dabagal ku sameeyaa Hawlaha Wakaaladda.
 - Kh) Wuxuu Diyaariyaa islamarkaana u gudbiyaa laamaha ay khusayso Qorshe sannadeedka, rubuceedka iyo Miisaaniyadda Wakaaladda isagoo marka la ogolaadona hirgelinaya.
 - d) Miisaaniyadda Wakaaladda loo ansixiyo ayuu Maamuli isaga oo raacaya Qorsheyaasha Shaqo ee loo Ansixiyay.
 - r) Wuxuu Darsi Qaab-dhismeedka ku Haboon Wakaaladda waxaanu u gudbin Xafiiska si loo hordhigo Golaha Hawl-fulinta, mara la ansixiyana wuu Hirgelin.

- 15. በሌሎች ህጎች ወይም መንግሥት ከሦስተኛ ወገኖች ጋር በገቡት ስምምነት መሠረት ለኤጀንሲው የተሰጡትን ሥራዎችና ተግባራት ሥራ ላይ ያውላል፤
- 16. ዓላማዎቹን ለማሳካት የሚያስፈልጉትን ሌሎች ተዛማጅ ተግባራት ያከናውናል።
- 17. የንብረት ባለቤት ይሆናል፤ በህግ መሠረት ውሎችን ይዋዋላል፤ በስሙ ይከሰሳል ይከሳል።

ክፍል ሦስት

8. የኤጀንሲው ዋና ሥራ አስኪያጅ ስልጣንና ተግባራት

- 1. የኤጀንሲው ዋና ሥራ አስኪያጅ የኤጀንሲው ዋና አስፈጻሚ ነው።
- 2. የዚህ አንቀጽ ንዑስ አንቀጽ 1 አጠቃላይ አነጋገር እንደተጠበቀ ሆኖ፡-
 - ሀ). በዚህ አዋጅ አንቀጽ 7 ስር ለኤጀንሲው የተሰጡትን ሥልጣንና ተግባራት ሥራ ላይ ያውላል፤
 - ለ). የኤጀንሲውን ሥራዎች በበላይነት ይመራል፤ ያስተዳድራል፤ እንዲሁም ያስተባብራል፤
 - ሐ). ከሦስተኛ ወገኖች ጋር የሚያደርጋቸውን ግንኙነቶች ሁሉ ኤጀንሲውን ይወክላል፤
 - መ). የኤጀንሲው ሥራዎች ይከታተላል፤ ይቆጣጠራል፤
 - ሠ). የኤጀንሲውን ዓመታዊና የሩብ ዓመት የሥራ ፅቅድና በጀት በማዘጋጀት ለሚመለከተው አካል ያቀርባል፤ ሲፀድቅም ተግባራዊ ያደርጋል፤
 - ረ). ለኤጀንሲው በተፈቀደለት በጀትና የስራ ፕሮግራም መሠረት ገንዘብ ወጪ ያደርጋል፤
 - ሰ). ለኤጀንሲውን ሥራ ተገቢ የሆነ መዋቅር በማጥናት አዘጋጅቶ በቢሮው በኩል ለክልሉ አስፈጻሚ ምክር ቤት ያቀርባል፤ ሲፈቀድም ተግባራዊ ያደርጋል፤

- 15. Carryout other duties given to the Agency under other laws or through agreement entered by the government with third parties which shall be executed by the Agency.
- 16. Carry out such other related activities as may be necessary for the attainment of its objectives.
- 17. Own property, inter into legal contracts in accordance with law, sue or be sued in its own name;

PART THREE

8. Powers and Duties of the General Manager

- 1. The General Manager shall be the chief executive officer of the Agency.
- 2. Without limiting the generality stated in sub-Article (1) of this Article the General Manager shall:
 - a) exercise the powers and duties of the Agency specified under Article 7 of this proclamation;
 - b) Administer, coordinate and supervise overall activities of the Agency;
 - c) represent the Agency in all its dealings with third parties;
 - d) Direct and supervise the activities of the Agency.
 - e) prepare and submit to the concerned body the budget and work program of the Agency; and implement same upon approval;
 - f) effect expenditure in accordance with the approved budget and work program of the Agency;
 - g) study the Organizational structure of the Agency, submit same to the Executive Council through the Bureau and implement it upon approval;

- s) Wuxuu Diyaarin Warbixinta Xiliyeedka Waxqabadka Wakaaladda waxaanu u gudbin Xafiiska.
- Sh) Wuxuu hubin in Shuruucda iyo Awaamiirta uu Wakaaladdu soo saaro ay ka dhaqangasho wakaaladda.
- Dh) Wuxuu xadka lagama maarmaanka u ah habsami u fulinta Shaqada Wakaaladda guud ahaan ama qayb kamid ah xilka iyo waajibbaadka shaqo u xilsaari karaa Mas'uuliyiinta iyo Shaqaalaha kale ee wakaaladda.
- c) Wuxuu shaqaalayn, Maamuli islamarkaan eryaa Shaqaalaha Wakaaladda isaga oo raacaya Shuruucda Maamulka Shaqaalaha.
- g) Wuxuu magaca wakaalada ku furaa akawanka xisaabadka wakaalada wuuna dhaq dhaqaajiyaa.
- f) Waxa uu qabtaa Hawlaha kale ee muhiim u ah in la Gaadho Ujeedooyinka Wakaaladda.
- q) Wuxuu Fuliyaaw hawlaha kale ee ay u Xilsaaraan Madaxweynaha iyo Golaha Hawl-fulintu.

9. **Awooda iyo Waajibaadka**

Kuxigeenka Maareeyaha Guud

Ku-xigeenka Maareeyaha Guud:

- 1. Wuxuu fuliyaa shaqooyinka gaarka ee uu u xilsaaro maareeyaha guud.
- 2. Wuxuu matalaa maareeyaha guud ee wakaalada marka uu maqan yahay ama uunan shaqada gudan Karin maareeyu.

10. **Ilaha Miisaaniyadda**

Ilaha miisaaniyadda Wakaaladu waa:

- 1. Miisaaniyadda ay Dawladu u qoondayso.
- 2. Dakhliga ka soo xarooda Kirada iyo Iibka Guryaha ay Wakaaladu Maamusho.
- 3. Deeqaha ay ka hesho ilaha kala duwan.

11. **Diiwaanada Xisaabaaadka**

- 1. Wakaaladu waxay yeelanaysaa Diiwaano Xisaabaadeed oo dhamaystiran.
- 2. Diiwaanada xisaabaaadka iyo dhokumeentiyada lacageed ee Wakaaladda waxaa sannad walba baadhis ku sameyn hanti dhowrka guud ama Hantidhawro uu isagu soo idmado.

- ሸ). የኤጀንሲው ወቅታዊ የሥራ አፈፃፀም ዘገባዎችን አዘጋጅቶ ለቢሮው ያቀርባል።
- ቀ). የኤጀንሲውን ህጎች እና መመሪያዎች በኤጀንሲውን ውስጥ መተግባራቸውን ያረጋግጣል።
- በ). ለሥራው ቅልጥፍና አስፈላጊ ሆኖ ሲገኝ ሥልጣንና ተግባርን በሙሉ ወይም በክፊል ለኤጀንሲው ሠራተኞችና የሥራ ኃላፊዎች በውክልና ሊሰጥ ይችላል።
- ተ). በመንግሥት ሠራተኞች አስተዳደር ህግ መሠረት የኤጀንሲውን ሰራተኞች ይቀጥራል፣ ያስተዳድራል፣ ያሰናብታል፣
- ቸ). በኤጀንሲው ስም የባንክ ሂሳብ ይከፍታል፣ እንዲሁም ያንቀሳቅሳል፣
- ኀ). የኤጀንሲውን ዓላማዎች ለማሳካት የሚረዱ ሌሎች ተዛማጅ ተግባራት ያከናውናል።
- ነ). በክልሉ ርዕሰ መስተዳደር እና በክልሉ አስፈፃሚ ምክር ቤት የሚሰጡትን ሌሎች ተግባራት ያከናውናል።

9. **የምክትል ዋና ሥራ አስኪያጅ ስልጣንና ተግባራት**

ምክትል ዋና ሥራ አስኪያጁ:-

- 1. በኤጀንሲው ዋና ሥራ አስኪያጅ ተለይቶ የሚሰጡትን ተግባራት ያከናውናል።
- 2. የኤጀንሲው ዋና ሥራ አስኪያጅ በማይኖርበት ወይም ሥራውን ማከናወን በማይችልበት ጊዜ እርሱን ተክቶ ይሰራል።

10:- **የበጀት ምንጭ**

የኤጀንሲው በጀት ከሚከተሉት ምንጮች የሚገኝ ይሆናል:-

- 1. በክልሉ መንግሥት የሚመደብ በጀት፤
- 2. ኤጀንሲው ከሚያስተዳድራቸው ቤቶች የሚሰበሰበው የክራይ ክፊያ እና በሽያጭ ከሚተላለፉ ቤቶች የሚገኝ ገቢ።
- 3. ከሌሎች ምንጮች የሚገኝ ደጋፊ ይሆናል።

11:- **የኤጀንሲው የሂሳብ መዛግብት**

- 1. ኤጀንሲው የተሟላና ትክክለኛ የሆኑት የሂሳብ መዛግብት ይይዛል፤
- 2. የኤጀንሲው የሂሳብ መዛግብትና ገንዘብ ነክ ሰነዶች በክልሉ ዋና አዲተር ወይም ራሱ በሚወክለው አዲተሮች በየዓመቱ ይመረምራል።

- h) Prepare and submit quarterly performance reports to the Bureau;
- i) ensure that the Agency is being governed and properly applied by the laws and directives issued for it.
- j) The General Manager may delegate part of his powers and duties to the officials and other employees of the Agency to the extent necessary for the efficient performance of the activities of the Agency;
- k) Employ administer and dismiss employees of the Agency in accordance with the Civil Service laws.
- l) Open and operate a bank account in the name of the Agency;
- m) Carry out such other related activities as may be necessary for the attainment of its objectives.
- n) Perform such other duties to be assigned to him by the president and Executive council of the Regional State.

9: **Powers and Duties of the Deputy General Manager**

The Deputy General Manager shall;

- 1. Carry out such activities specifically assigned to him by the General Manager;
- 2. Act on behalf of the general manager in his absence or under the circumstances where he is unable to perform his duties.

10. **Budget**

Source of budget of the Agency shall be:

- 1. A budget allocated by the State Government.
- 2. The service fees to be collected by the Agency from the rent and sale of houses under its administration;
- 3. Grants to be obtained from other sources.

11. **Books of Accounts of the Agency**

- 1. The Agency shall keep complete and accurate books of accounts.
- 2. The books of accounts and financial documents of the Agency shall be audited by the Auditor General or by an auditor designated by him.

12. Wareejinta xuquuqaha iyo waajibaadka

1. Dhamaan awoodihii la xidhiidhay dhismaha Guryaha ee Xafiiska Horumarinta Magaalooyinka iyo Dhismaha waxaa hab waaafqsan Bayaankan loogu soo wareejiyay Wakaaladda.
2. Dhamaan Guryihii iyo Hantidii kale ee ay lahaayeen Wakaalada Kiraynta Guryaha iyo Wakaalada Horumarinta Guriyaynta waxaa hab waaafqsan Bayaankan loogu soo wareejiyay wakaaladda Horumarinta iyo Maamulka Guryaha ee lagu aasaasay Qodobka 3^{aad} ee bayaankan.

13. Shuruucda aan Dhaqan Galaka Lahayn

1. Waxaa hab waaafaqsan Bayaankan loo buriyay:
- b) Bayaanka Aasaasida Wakaalada Kiraynta Guryaha ee Bayaan tirsi: 58/1999.
- t) Bayaanka Dib u habaynta bayaanka aasaasida Wakaaladda Guryaha ee Dawladda Deegaanka Soomaalida ee Bayaan tirsi: 151/2007.
2. Sharci, wareegto xeer nidaameed iyo qaab dhaqameed kasta oo ka hor imaanaya arrimaha lagu xeeriyay baynaankan ma laha dhaqangal sharci.

14. Awoodda soo Saarida Xeer-nidaameed iyo Awaamiirta

1. Golaha hawl Fulinta Deegaanku waxay soo saari karaan Xeer-nidaameedka lagama maarmaanka u ah hirgalinta bayaankan.
2. Xafiisku wuxuu soo saari karaa awaamiirta lagu hirgalinayo qodobada bayaankan iyo xeer-nidaamdeeka ku soo baxay hab waaafqsan farqada 1^{aad} ee qodobkan.

15. Mudada Dhaqan Galaka

Bayaankan wuxuu dhaqan galayaa laga bilaabo maalinta lagu soo daabaco “Dhool Gazeeta”.

Jigjiga, Ginboot 2012

**Mustafe Muxumed Cumar
Kuxigeenka ahna kusimaha
Madaxweynaha Deegaanka
Soomaalida**

12.- መብትና ግዴታ ስለማስተላለፍ

1. የከተማ ልማትና ኮንስትራክሽን ቢሮ ስለቤቶች ልማት በሚመለከት ተስጥቶት የነበረው መብትና ግዴታዎች በዚህ አዋጅ መሠረት ለኤጀንሲው ተላልፏል።
2. የከራይ ቤቶች አስተዳደር ድርጅት እና በቤቶች ልማት ድርጅት ሥር ይተዳደሩ የነበሩ መብቶችና ግዴታዎች በዚህ አዋጅ አንቀጽ 3 መሠረት ለተቋቋመው ለቤቶች ልማትና አስተዳደር ኤጀንሲ ተላልፏል።

13. ተፈጻሚነት ስለማይኖራቸው ሕጎች

1. በዚህ አዋጅ መሠረት የሚከተሉትን ተሽሯል።
 - ሀ). የከራይ ቤቶች አስተዳደር ድርጅት ለማቋቋም የወጣው አዋጅ ቁጥር 58/1999;
 - ለ). በሱማሌ ክልላዊ መንግሥት የቤቶች ልማት ድርጅት ለማቋቋም የወጣው አዋጅ ቁጥር 151/2007.
2. ከዚህ አዋጅ ጋር የሚቃረኑ ማንኛውም ህግ፣ ደንብ፣ መመሪያ ወይም ልማዳዊ አሰራር በዚህ አዋጅ በተሸፈኑ ጉዳዮችን በሚመለከት ተፈጻሚ አይሆንም።

14. ድንብ እና መመሪያ የማውጣት ሥልጣን

1. የክልሉ መስተዳድር ምክር ቤት ይህንን አዋጅ ለማስፈጸም የሚያስፈልጉትን ደንቦች ሊያወጣ ይችላል።
2. ቢሮው ይህንን አዋጅና በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሰረት የሚወጡትን ደንቦች በተሟላ ሁኔታ ለማስፈጸም የሚረዱ መመሪያዎችን ሊያወጣ ይችላል።

15. አዋጁ የሚፀናበት ጊዜ

ይህ አዋጅ በዶል ጋዜጣ ታትሞ ከወጣበት ቀን ጀምሮ የፀና ይሆናል።

ጁግጁጋ ግንቦት 2012 ዓ.ም

ሙስጠፌ ሙሁመድ ዑመር

**የሱማሌ ክልላዊ መንግሥት ምክትል
ፕሬዚዳንትና ተጣባቂ ፕሬዚዳንት**

12. Transfer of Rights and Obligations

1. The rights and obligations of Urban Development and Construction Bureau pertaining to housing Construction are hereby transferred to the Agency.
2. All the houses and other property that was owned by Agency for rental of houses and Agency development Agency are hereby transferred to the Agency established under Article 3 of this proclamation.

13. Inapplicable Laws

1. The following proclamations are hereby repealed:
 - a) The housing rental Agency establishment proclamation No 58/1999.
 - b) The housing enterprise of Somali regional state establishment proclamation No 151/2007 is hereby repealed :
2. No law, regulation, directive, or customary practice shall, in so far as it is inconsistent with this proclamation, be applicable in respect of matters provided for in this proclamation.

14. Power to Issue regulation and Directives

1. The Executive Council of the Regional State may issue regulations necessary for the implementation of this proclamation.
2. The Bureau may issue directives necessary for the implementation of the provisions of this proclamation and the Regulation issued pursuant with sub-article 1 of this Article.

15. Effective Date

This proclamation shall come into force on date of publication in the Dhool Gazeta.

Done at Jigjiga This Day of May, 2020

**MUSTAPHE MOHUMED UMER
INTERIM PRESIDENT OF
SOMALI REGIONAL STATE**