
A PROCLAMATION TO ESTABLISH THE AGENCY FOR GOVERNMENT HOUSES

WHEREAS, it is necessary to improve the administration as well as the preservation and maintenance of Government owned Houses;

WHEREAS, the Office for the Sale of Government Owned Houses has earlier been amalgamated with the Agency for Rented Houses;

WHEREAS, due to the aforementioned reasons it has become necessary to redefine the designation and mandate of the Agency for Rented Houses and establish it as a new Agency;

NOW, THEREFORE, in accordance with Article 55 (1) of the Constitution of the Federal Democratic Republic of Ethiopia, it is hereby proclaimed as follows:

1. Short Title

This Proclamation may be cited as the "Agency for Government Houses Establishment Proclamation No. 555/2007".
In this Proclamation, unless the context otherwise requires,

1/ “Government House” means, any urban house nationalized under Proclamation No. 47/1975 and could be rented at a monthly rate of over Birr 100 or constructed or acquired in any manner by the Federal Government and may be rented for residential, business or other purposes.

2/ “Ministry” or “Minister” means the Ministry of Work and Urban Development or the Minister of Works and Urban Development.

3. Establishment

1/ The Agency for Government Houses (hereinafter referred to as the “Agency”) is hereby established as an autonomous federal agency having its own juridical personality.

2/ The Agency shall be accountable to the Ministry.

4. Head Office

The Agency shall have its head office in Addis Ababa and may have branch offices any where, as may be necessary.

5. Objectives

The Agency shall have the following objectives:

1/ to utilize government owned dwelling houses in accordance with the policy to be issued by the Government;

2/ to apply modern management systems and thereby administer government houses in economical, efficient and effective manner;

3/ to collect rent from Government Houses;

4/ where it is deemed necessary to engage in real estate development to alleviate shortage of houses to the extent required for government uses;
5. to privatize government houses following lawful and efficient procedures;

6. to pay allowances to former owners of nationalized houses in accordance with the law.

Powers and Duties

The Agency shall have the powers and duties to:

1/ rent out Government Houses under its control and collect the rent thereof;

2/ carry out necessary maintenance and repair works to preserve Government Houses;

3/ give and execute expulsion orders in terms of obligations under their lease contracts and to persons occupying such houses without lease contracts as may be necessary, the demolition of illegal construction works and possessions undertaken on government houses and possession of government houses and their grounds;

4/ pay allowances, in accordance with Proclamation No. 47/1975, to persons whose extrahouses are nationalized;

5/ study and implement the rate of rent for the Agency's houses;

6/ where necessary, construct houses to be used for government services;

7/ undertake studies on the valuation and payment of compensation relating to government houses which the Government has decided to privatize;

8/ pay appropriate compensation to former owners of nationalized houses in accordance with modalities approved by the Government, Article 18 of Proclamation 47/1975 and the decision of the Government.

9/ study and implement the rate of rent for the Agency's houses;

10/ where necessary, construct houses to be used for government services;

11/ undertake studies on the valuation and payment of compensation relating to government houses which the Government has decided to privatize;

12/ pay appropriate compensation to former owners of nationalized houses in accordance with modalities approved by the Government, Article 18 of Proclamation 47/1975 and the decision of the Government.
10/ create conditions which facilitate the successful completion of the process of privatizing Government Houses and the payment of compensation;

11/ own property, enter into contracts, sue and be sued in its own name, including settlement of disputes through arbitration;

12/ undertake such other duties necessary for the implementation of its objectives;

7. Organization of the Agency

The Agency shall have:

1/ a Director General and a Deputy Director General to be appointed by the Government;

2/ the necessary staff;

8. Powers and Duties of the Director General

1/ The Director General shall be the chief executive officer of the Agency and shall direct and administer the activities of the Agency.

2/ Without prejudice to the generality stated in Sub-Article (1) of this Article, the Director General shall:

a) exercise the powers and duties of the Agency specified under Article 6 of this Proclamation;

b) employ and administer employees of the Agency in accordance with the Federal Civil Service laws;

c) prepare the annual plans and budgets of the Agency; and implement the same upon approval;

d) effect expenditure in accordance with the approved budget and work program of the Agency;

e) ensure that house rents are collected in due time and the amount collected is deposited in a bank account opened for such purpose;
f) represent the Agency in all its dealings with third parties;
g) prepare and submit to the Ministry the operational and financial reports of the Agency.

3/ The Director General may delegate part of his powers and duties to the officials and employees of the Agency to the extent necessary for the efficient management of the activities of the Agency.

9. **Budget**

1/ The agency shall be governed by the laws of the Ministry of the Federal finance and Economic Development

2/ The annual budget of the Agency shall be approved by the Government and shall be covered by the rental revenue collected from houses under its control.

3/ The surplus revenue of the Agency shall be paid to the government treasury.

4/ Notwithstanding the provisions of Sub-Article (2) of this Article, the proceeds from the sale of government houses shall be deposited in a special bank account and be used to pay compensations.

10. **Books of accounts**

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 annually by the Auditor General or by auditors assigned by him.

11. **Power to issue Regulations and Directives**

1/ The Council of Ministers may issue Regulations, where it deems it necessary, to implement this Proclamation.

2/ The Ministry may issue directives, where it deems it necessary, to implement this proclamation and the Regulations to be issued there under.
12. Duty to Cooperate

Administrative organs and organs of the Police shall cooperate with the Agency when the Agency requests for their assistance to implement the provisions of Sub-Article (3) of Article 6 of this Proclamation.

13. Repeal

The following are hereby repealed:

1/ The Agency for the administration of Rented Houses Establishment Proclamation No. 59/1975 (as amended);
2/ Sub-Article 7(d) of Article 33 of the Definition of Powers and Duties of the Executive Organs of the Federal Democratic Republic of Ethiopia Proclamation No. 471/2005;

14. Transfer of Rights and Obligations

The rights and obligations of the Agency for Rented Houses established under Proclamation No. 59/1975 are hereby transferred to the Agency.

15. Effective Date

This Proclamation shall enter into force upon Publication in the Federal Negarit Gazette.

Done at Addis Ababa, this 13th day of November, 2007

GIRMA WOLDEGIORGIS
PRESIDENT OF THE FEDERAL DEMOCRATIC REPUBLIC OF ETHIOPIA