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# FACTOR COST 2015

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## PREFACE

This booklet on costs pertaining to different factors in the year 2015 is published by the Ethiopian Investment Commission (EIC) aimed to assist potential investors in preparation of investment projects.

In view of this, the Commission hopes that investors will benefit from this publication in their efforts to undertake successful businesses in Ethiopia.

As EIC continues to publish revised versions of the same annually, possible comments or suggestions are most welcome.

Consequently, EIC would like to let users of this publication know that it is also available on the Commission's website, [www.investethiopia.gov.et](http://www.investethiopia.gov.et)

Ethiopian Investment Commission

Addis Ababa

## Part 1: COST OF LAND

Under the Constitution of the Federal Democratic Republic of Ethiopia, land is the sole property of the Government and the peoples of Ethiopia. Urban and rural land is available for investment on lease-hold and rental basis, respectively.

### 1.1 Urban Land

#### 1.1.1 Lease Holding

In conformity with a master plan or guidelines of a city, urban land is permitted to be held on lease by auction. Minimum price of urban land will be determined by auction. Lease-hold title deed will be conferred on a person to whom urban land is permitted.

##### A) Duration lease holding

According to Proclamation No. 721/2011, Article 18, the duration of lease for urban land varies depending on the level of urban development and a sector or the type of development activity or the type of service on which land is held by leases as shown in the following table.

Table 1- 1 Maximum lease holding period by activity

Location	Area of activity	Period of Lease
Any Urban center	Residential housing, science and technology, research and study, government offices, charitable organizations ,and religious institutions	99 year
	Urban agriculture	15 year
	Diplomatic missions and international organizations	As per an agreement
Addis Ababa	Education, Health, Culture and Sport	90 year
	Industry	70 year
	Commerce	60 year
	Others	60 year
Other urban centers	Education, Health, Culture and Sports	99 year
	Industry	80 year
	Commerce	70 year
	Others	70year

##### B) Renewal of lease holding period

According to Proclamation No. 721/2011, Article 19, the duration of lease may be renewed upon its expiry on the basis of the prevailing benchmarked lease price and other requirements provided, however, that the lessee may not be entitled to compensation where the lease period could not be renewed.

**C) Rights of lease holding**

Any lease-hold possessor may transfer or undertake a surety on his rights of lease-hold; and he may also use it as a capital contribution to the amount of the lease payment he has made.

**D) Period of payment**

According to the Proclamation No. 721/2011, Article 20, lease price payment may be made wholly at the signing of the lease contract or periodically with bank compound interest on the unpaid balance.

A person to whom lease-hold of urban land is permitted:

- must make advance payment not less than 10 percent of the total lease payment;
- shall make payments every year; and the yearly payment shall amount to the average price of the remaining lease payment divided over the period of payment;
- shall pay interest over the remaining payment as per the rate of interest on loan offered by commercial banks of Ethiopia; and
- Where a lessee has failed to make payments with the specified time limit and accumulated arrears for three years, the appropriate body shall have the power to seize and sell the property of the lessee to collect the arrears.

The periods of payment of urban land-lease prices vary from region to region and on the type of investment activity as shown in the following table.

**Table 1- 2 Periods of payment of urban land lease prices by region and activity**

Region /Name of City	Area of activity	Period of payment
Addis Ababa City Administration	• Private dwelling houses	Within 30 years
	• Industry	Within 20 years
	• Hospital and university	Within 20 years
	• 4 star hotel and above	Within 20 years
	• Others	Within 20 years
Amhara National Regional State (Bahir Dar, Dessie, Gonder)	• Private dwelling house	Within 99 years
	• Private housing through auction or negotiation	Within 50 years
	• Social development and cultural undertakings (Health, Education ...)	Within 40 years
	• Industry	Within 40 years
	• Hotel	Within 40 years
	• House for rent	Within 40 years
	• land with 15 years lease period	Within 10 years

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## Factor Cost

Region /Name of City	Area of activity	Period of payment	
Oromiya National Regional State	<ul style="list-style-type: none"> <li>• Private dwelling houses</li> <li>• Rental dwelling houses</li> <li>• Industry</li> <li>• Commerce and related</li> <li>• Education, Science and technology, Health, Culture and sports</li> <li>• Others</li> </ul>	Within 40 years.	
Tigray National Regional State	<ul style="list-style-type: none"> <li>• Private dwelling houses</li> <li>• Rental dwelling houses</li> <li>• Industry</li> <li>• Commerce and related</li> <li>• Education, Science and technology, Health, Culture and sports</li> <li>• Others</li> </ul>	40 to 50 years depending on the sector of development	
SNNP RS	Industry	Within 50 years for 1 <sup>st</sup> and 2 <sup>nd</sup> grade of town	Within 60 years for 3 <sup>rd</sup> and 4 <sup>th</sup> grade of town
	Commerce and related	Within 40 years for 1 <sup>st</sup> and 2 <sup>nd</sup> grade of town	Within 50 years for 3 <sup>rd</sup> and 4 <sup>th</sup> grade of town
	Education, Science and technology, Health, Culture and sports	Within 8 years for 1 <sup>st</sup> and 2 <sup>nd</sup> grade of town	Within 10 years for 3 <sup>rd</sup> and 4 <sup>th</sup> grade of town
	Others	Within 3years for 1 <sup>st</sup> ,2 <sup>nd</sup> ,3 <sup>rd</sup> and 4 <sup>th</sup> grade of town	
Somali	Residential Service	Up to 50 years	
	Others Services	Up to 30 years	

### 1.1.2 Minimum Lease and Rental Prices of Urban Land in Some Regions

The minimum price of urban land is determined prior to its possession on auction or through negotiation. The minimum lease price and auction lease prices of urban land in some regions of the country are presented below:

## Factor Cost

**Table 1- 3 Average of Lease auction price by Area of activity in Regions  
and City Administration**

No	Regional/ City Administration's	Area of activity	Minimum Average of price ( Birr / M <sup>2</sup> )	Average of price ( Birr / M <sup>2</sup> )
1	Tigray National Regional State	Residential housing	702.50	6060.00
		Commerce	882.00	6220.50
2	Amhara National Regional State	Residential housing	125.00	1294.50
		Commerce and related	450.00	7127.50
3	Southern Nations, Nationalities and Peoples Regional State (SNNPRS)	Residential housing	136.16	4536.50
		Commerce and related	473.50	4710.00
		Industry	96.00	100.73
4	Oromiya National Regional State	Residential housing	307.91	6860.50
		Commerce	346.00	3345.50
5	Dera dawa	Residential housing	211.32	4500.00
		Commerce and related	1695.00	14280.00
6	Addis Ababa	Residential housing	245.00	98427.33
		Commerce	191.00	15126.00
		Comprehensive	245.00	28427.33

Note: - Average auction lease price: - average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Maximum auction lease prices:- average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Maximum auction lease prices: - average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Minimum auction lease prices: - average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Source: - Urban land development and management Bureau lessee prices Index (1/11/2006-30/4/2007 E.C)



## Factor Cost

**Table 1- 4 Minimum amount Lease and auction price by Area selective City**

No	City	Area of activity	Minimum of Lease price ( Birr / M <sup>2</sup> )	Average of auction price ( Birr / M <sup>2</sup> )
1	Legetafo legdadi	Residential	426.00	10860.50
		Commerce	1012.00	5025.00
2	Weliso	Residential	261.62	1815.00
		Commerce	892.50	-
3	Sendafa Beke	Residential	307.79	7050.00
4	Holeta	Residential	307.79	4840.00
		Commerce	892.50	2156.00
5	Bekoji	Residential	222.41	878.50
		Commerce	480.00	925.38
6	Arsi Negele	Residential	189.09	1336.50
		Commerce	665.00	-
7	Negele	Residential	189.05	1003.50
8	Adola	Residential	426.94	995.50
		Commerce	664.83	1020.00
9	Bedele	Residential	222.41	445.50
10	Denbidolo	Commerce	664.83	2332.42
		Residential	189.05	302.50
11	Metehara	Residential	189.05	338.10
12	Gimbi	Residential	189.05	344.50
13	Mekelle	Commerce	1646.00	2900.00
		Residential	1317.00	3745.50
14	Mychew	Commerce	400.00	550.00
		Residential	300.00	855.50
15	Korem	Commerce	400.00	501.50
		Residential	300.00	537.50
16	Alamata	Commerce	400.00	657.00
		Residential	125.00	661.50
17	Maytsebri	Commerce	146.00	830.00
		Residential	142.00	505.00
18	Inticho	Commerce	180.00	321.00
		Residential	130.00	638.50
19	Adi Gudem	Commerce	177.00	278.50
		Residential	155.00	1076.00
20	Agulae	Commerce	178.00	432.50
		Residential	112.00	441.50
21	Hawzen	Commerce	162.00	162.00
		Residential	88.00	938.50

## Factor Cost

No	City	Area of activity	Minimum of Lease price ( Birr / M <sup>2</sup> )	Average of auction price ( Birr / M <sup>2</sup> )
22	Edaga Hamus	Commerce	185.00	1650.00
		Residential	123.00	397.50
23	Selekleka	Commerce	170.00	349.50
24	Adishu	Commerce	118.00	157.50
25	Wkiro	Residential	383.00	1193.50
26	Shire	Residential	947.00	3203.50
27	Sheraro	Residential	180.00	832.00
28	Humera	Residential	285.00	609.50
29	Adwa	Residential	500.00	991.00
30	Adi Daero	Residential	129.00	418.50
31	Fireweyni	Residential	123.00	725.50
32	Masha	Residential	80.00	183.00
		Commerce	273.00	2502.00
		Industry	80.00	40.50
33	Tepi	Residential	100.00	608.00
		Commerce	458.00	305.50
		Industry	112.00	60.25
34	Hawassa	Residential	220.30	6526.00
Commerce		-	5736.00	
35	Jenica	Residential	100.00	75.00
36	Durame	Commerce	268.87	292.50
		Residential	75.62	501.80
37	Welkite	Residential	50.00	552.00
		Commerce	220.50	1962.50
38	Butajira	Residential	114.00	1633.50
39	Boniga	Residential	70.00	214.00
		Commerce	273.00	4255.00
40	Sekota	Commerce	700.00	3142.63
		Residential	150.00	415.00
41	Wereta	Commerce	500.00	8600.00
42	Yifag	Commerce	200.00	151.00
43	Hamusit	Commerce	350.00	2914.40
		Residential	150.00	512.50
44	Anbomeda	Commerce	200.00	490.00
45	Ebinat	Commerce	350.00	942.50
46	Enjibara	Commerce	600.00	1755.00
		Residential	125.00	1512.50
47	Dangla	Commerce	500.00	3114.00
		Residential	200.00	600.00

## Factor Cost

No	City	Area of activity	Minimum of Lease price ( Birr / M <sup>2</sup> )	Average of auction price ( Birr / M <sup>2</sup> )
48	Chagni	Commerce	200.00	648.00
		Residential	125.00	615.50
49	Merisa	Commerce	700.00	1392.73
50	Chache	Commerce	350.00	757.53
		Residential	110.00	394.50
51	Kobo	Commerce	500.00	518.50
52	Kombelcha	Residential	100.00	410.50
53	weldiya	Commerce	700.00	801.00
54	Addis Ababa	Residential	245.00	9559.58
		Commerce	191.00	15126.00
		Compressive	245.00	28427.33
55	Diredawa	Commerce	1695.14	1480.00
		Residential	211.32	4500.00

Note: - Average auction lease price: - average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Maximum auction lease prices:- average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Maximum auction lease prices: - average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Minimum auction lease prices: - average price per m<sup>2</sup> for land use transferred through auction within 6 month.

Source: - Urban land development and management Bureau lessee prices Index (1/11/2006-30/4/2007 E.C)

### A)Tigray National Regional State

The Regional State has set lease prices for the industrial zones. The prices for industrial zones vary from 0.50 to 0.75/M<sup>2</sup> /year. The following table shows the initial lease prices in nine towns.

**Table 1-5 Demarcate area for Industry and Minimum lease prices in Tigray**

No.	Town	Area of Land (in hectare)			price (Birr/M2/Year)
		Demarcated	Developed	Ready to developed	
1	Mekele	443.60	224	219.6	0.75
2	Humera	98	14	84	0.50
3	Shire	52	25.80	26.20	0.50
4	Axum	40	14.95	25.05	0.50
5	Adwa	148.20	59.53	88.67	0.50
6	Adigrat	84	16.10	67.90	0.50
7	Wuqero	20	9.60	10.40	0.50
8	Maycho	19.5	0.50	49	0.50
9	Almata	50	16.50	33.50	0.50

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### B) Oromiya National Regional State

#### I. Lease holding

##### a) Grading of lease towns in Oromiya

In Oromia National Regional State, urban land is graded into two as follows:

**1<sup>st</sup> Grade lease towns:** Burayu, Sebeta, Sululta, LegeTafo-LegeDadi, Gelan, Dukem, Bishoftu, Adama and Shashemene.

**2<sup>nd</sup> Grade lease towns:** Mojo, Nekemte, Jima, Asell, Woliso, Ambo, BishenGuracha, Sendafa, Batu (Ziway), Menagesha and Holota.

**3<sup>rd</sup> Grade lease towns:** Bekoji, Dodola, Arisi-Negele, Goba , Robie, Ginir, Yabello, Bule-Hora, Negele, Adola, Haromoya, Deder, Aweday, Chiro, Bedessa, Shambu, Mattu, Bedllie, Dembidelo, Agaro, Metehara, Fitcha, Gimbi, Nejo

##### b) Lease prices of land

Land lease prices by grade of town, type of site and area of activity are presented in tables 1.6 to 8.

**Table 1-6 Minimum lease prices of urban land for trade and similar services**

No.	Grade of town	Plot grade	Price (Birr/m <sup>2</sup> / year)
1	1 <sup>st</sup>	1 <sup>st</sup>	14.45
		2 <sup>nd</sup>	13.60
		3 <sup>rd</sup>	12.75
2	2 <sup>nd</sup>	1 <sup>st</sup>	12.75
		2 <sup>nd</sup>	10.83
		3 <sup>rd</sup>	9.45
3	3 <sup>rd</sup>	1 <sup>st</sup>	9.45
		2 <sup>nd</sup>	8.10
		3 <sup>rd</sup>	6.86

**Table 1-7 Minimum lease prices of urban land for hotels**

No.	Area of activity	Grade of town	Plot grade	Price ( Birr/m <sup>2</sup> / year)
1	3-Star Hotel	1 <sup>st</sup>	1	12.80
			2	12.00
			3	9.60
		2 <sup>nd</sup>	1	9.60
			2	8.00
			3	6.80
		3 <sup>rd</sup>	1	6.80
			2	5.80
			3	5.10
2	4-Star Hotel	1 <sup>st</sup>	1	9.00
			2	7.20
			3	6.60
		2 <sup>nd</sup>	1	6.60
			2	6.00

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		3 <sup>rd</sup>	3	5.10
			1	5.10
			2	4.35
			3	4.35
3	Greater than or Equal to 5-Star Hotel	This Five-stars Hotel and above is based on the study that the council of Oromia regions government decisions and the land is given by allotment		

**Table 1-8 Minimum lease prices of urban land for industry**

No	Area of activity	Grade of Town	Plot grade	Price (Birr/m <sup>2</sup> / year)
1	Manufacturing	1 <sup>st</sup>	2	6.50
			3	6.53
		2 <sup>nd</sup>	2	6.53
			3	4.70
		3 <sup>rd</sup>	2	4.70
			3	4.00
2	Agro-Industry	1 <sup>st</sup>	2	7.00
			3	5.95
		2 <sup>nd</sup>	2	5.95
			3	5.10
		3 <sup>rd</sup>	2	5.10
			3	4.30
3	Others	1 <sup>st</sup>	2	7.50
			3	6.40
		2 <sup>nd</sup>	2	6.40
			3	5.45
		3 <sup>rd</sup>	2	5.45
			3	4.60

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### II. Rental holding

In Oromiya region, urban land is also available on rental basis. The minimum rental prices of urban land for different investment activities are shown in Tables 1.9 bellow.

**Table 1-9 Rental prices of urban land for different types of investments**

No.	Type of Activity	Grade of town	Plot grade	Price ( Birr/m <sup>2</sup> / year)				
				Up to 500	501-1000	1001-1500	1501-2000	Above 2000
1.	<b>Manufacturing</b>	1 <sup>st</sup>	1	1.63	1.69	1.76	1.82	1.89
			2	1.43	1.45	1.56	1.62	1.69
			3	1.23	1.29	1.36	1.42	1.49
		2 <sup>nd</sup>	1	1.28	1.34	1.41	1.47	1.54
			2	1.08	1.14	1.21	1.27	1.34
			3	0.88	0.94	1.01	1.07	1.14
		3 <sup>rd</sup>	1	0.93	0.99	1.06	1.12	1.19
			2	0.73	0.79	0.86	0.92	0.99
			3	0.50	0.59	0.66	0.72	0.79
		3 <sup>rd</sup>	1	0.58	0.64	0.71	0.77	0.84
			2	0.38	0.44	0.51	0.57	0.64
			3	0.18	0.24	0.31	0.37	0.44
2.	<b>Agro Industry</b>	1 <sup>st</sup>	1	1.75	1.82	1.89	1.96	2.03
			2	1.55	1.62	1.69	1.76	1.83
			3	1.35	1.42	1.49	1.56	1.63
		2 <sup>nd</sup>	1	1.45	1.52	1.59	1.66	1.73
			2	1.25	1.63	1.39	1.46	1.53
			3	1.05	1.12	1.19	1.26	1.33
		3 <sup>rd</sup>	1	1.15	1.22	1.29	1.36	1.43
			2	0.95	1.02	1.09	1.16	1.23
			3	0.75	0.82	0.89	0.96	1.03
		3 <sup>rd</sup>	1	0.85	0.92	0.99	1.06	1.13
			2	0.65	0.72	0.79	0.86	0.93
			3	0.45	0.52	0.59	0.66	0.73
3.	<b>Others</b>	1 <sup>st</sup>	1	1.88	1.95	2.03	2.10	2.18
			2	1.68	1.75	1.83	1.90	1.98
			3	1.48	1.55	1.63	1.70	1.78
		2 <sup>nd</sup>	1	1.63	1.70	1.78	1.85	1.93
			2	1.43	1.50	1.57	1.65	1.73
			3	1.23	1.30	1.37	1.45	1.53
		3 <sup>rd</sup>	1	1.38	1.45	1.53	1.60	1.68
			2	1.18	1.25	1.33	1.40	1.48
			3	0.98	1.05	1.13	1.20	1.28
		3 <sup>rd</sup>	1	1.13	1.20	1.28	1.35	1.43
			2	0.93	1.00	1.08	1.15	1.23
			3	0.73	0.80	0.88	0.95	1.03

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### C) Amhara National Regional State

#### a) Grading of lease towns in Amhara

According to the Directive Number 7/2006 the towns in the region are classified into 6 grades and the grades of land in each classification are divided from 2 to 5 shown in the following table.

**Table 1-10 Grades of towns and land in Amhara**

No	Town	Grade of town	Number of grade of Land
1	Bahir Dar	1	1 to 5
2	Dessie		
3	Gonder		
4	Debre Markos	2	
5	Debre Birhan		
6	Combolcha		
7	Woldiya		
8	Debre Tabor		
9	Llibela		
10	Finote Selam		
11	Kemisy		
12	Enjbara		
13	Sekota		
14	DebreSina		
15	Other small City	3	
16	Main municipality	4	1 to 4
17	Small municipality	5	1 to 3
18	In developing city	6	1 to 2

#### b) Lease prices of urban land

Minimum lease prices of urban land by grade and type of activity are presented in the following table.

**Table 1-11 Minimum lease prices of urban land in Amhara**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>					
		Residence	Commerce	Social Work	Industry	Other Auction	Urban agriculture
1	1	350	900	390	60.0	300	50
	2	300	800	300	51.42	250	45
	3	250	700	250	34.28	200	35
	4	200	600	200	17.14	150	20
	5	150	500	150	8.57	100	10
2	1	250	700	300	54.45	250	40
	2	200	600	250	46.67	200	35
	3	150	500	200	31.11	150	20
	4	100	400	150	15.55	100	10
	5	80	300	100	7.77	80	7
3	1	200	500	250	47.86	200	30
	2	150	400	200	41.02	150	20

## Factor Cost

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>					
		Residence	Commerce	Social Work	Industry	Other Auction	Urban agriculture
	3	100	300	150	27.34	100	15
	4	80	200	100	13.67	80	10
	5	60	100	80	6.83	60	5
4	1	150	350	200	27.61	100	15
	2	100	200	150	19.90	80	10
	3	80	150	100	16.69	60	5
	4	60	100	80	5.89	50	3
5	1	80	200	150	25.31	80	10
	2	60	150	100	18.24	60	5
	3	40	100	60	15.29	40	3
6	1	50	80	50	13.89	40	5
	2	30	60	30	10.94	20	3

### II. Rental holding

In Amhara region, urban land is also available on rental basis. Rental land holding is applicable in those towns where lease holding is not applicable. The rental prices of urban land for different investment activities and residential houses by grade of land are presented in the following tables.

**Table 1-12 Rental prices of urban land in Amhara**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>			
		Residence	Commerce	Social Work	Industry
1	1	0.17	3.00	2.50	1.00
	2	0.12	2.70	2.20	0.90
	3	0.08	2.40	1.90	0.70
	4	0.04	2.00	1.60	0.60
	5	0.02	1.80	1.00	0.40
2	1	0.13	2.70	2.20	0.80
	2	0.11	2.40	1.80	0.70
	3	0.07	2.00	1.40	0.60
	4	0.03	1.70	0.90	0.40
	5	0.01	1.20	0.50	0.30
3	1	0.10	2.20	0.30	0.70
	2	0.09	1.80	1.20	0.60
	3	0.06	1.50	0.90	0.50
	4	0.02	1.00	0.60	0.30
	5	0.01	0.80	0.30	0.20
4	1	0.08	1.50	1.20	0.50
	2	0.07	1.20	0.90	0.40
	3	0.05	0.90	0.60	0.20
	4	0.03	0.70	0.30	0.10
5	1	0.07	1.00	0.70	0.30
	2	0.06	0.80	0.50	0.20
	3	0.04	0.60	0.25	0.10
6	1	0.03	0.50	0.40	0.10
	2	0.01	0.20	0.15	0.05



## Factor Cost

### C) Amhara National Regional State industrial zones

The Regional State has set lease prices for the industrial zones. The prices for industrial zones vary from 0.30 to 0.75/M<sup>2</sup> /year. The following table shows the initial lease prices in nine towns.

**Table 1-13 Industry zone Minimum lease prices in Amhara**

No	Town	Grade of town	Price ( Birr/m <sup>2</sup> / year)
1	Bahir Dar	1	0.75
2	Dessie		
3	Gonder		
4	Debre Markos	2	0.50
5	Debre Birhan		
6	Combolcha		
7	Woldiya		
8	Debre Tabor		
15	Dejen	3	0.30
16	Bure		
17	Genda wuha		
18	Wrta		

### D) Benshangu Gumuz National Regional State

#### Lease prices of land

Minimum lease prices of urban land by grade and type of activity are presented in the following table

**Table 1-14 Minimum lease prices of urban land in Assossa**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	135	131	133	123	123
	2	132	126	128	117	117
	3	129	121	123	111	11
2	1	126	119	121	99	99
	2	123	114	116	93	93
	3	120	109	111	87	87
3	1	117	104	106	84.5	84.5
	2	114	99	101	80	80
	3	111	94	96	77	77
4	1	108	89	91	74.25	74.25
	2	105	84	86	70	70
	3	102	79	81	65	65

## Factor Cost

**Table 1-15 Minimum lease prices of urban land in Gilgel belles**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	128	108	110	99	99
	2	126	98	100	96	96
	3	124	94	96	93	93
2	1	123	89	91	89.1	89.1
	2	118	86	88	85	85
	3	113	83	85	80	80
3	1	108	80	82	74.25	74.25
	2	103	77	79	70	70
	3	98	74	76	65	65

**Table 1-16 Minimum lease prices of urban land in Kamashi**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	124	118	120	99	99
	2	122	114	116	96	96
	3	120	110	112	93	93
2	1	123	106	108	89.1	89.1
	2	114	102	104	85	85
	3	110	98	100	80	80
3	1	105	94	96	74.25	74.25
	2	100	90	92	70	70
	3	95	86	88	65	65

**Table 1-17 Minimum lease prices of urban land in Wombera**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	100	83	85	99	99
	2	67	78	80	96	96
	3	94	75	77	93	93
2	1	90	72	74	89.1	89.1
	2	86	58	60	85	85
	3	81	54	56	80	80
3	1	75	52	54	74.25	74.25
	2	71	50	52	70	70
	3	86	48	50	65	65

## Factor Cost

**Table 1-18 Minimum lease prices of urban land in Pawie**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	110	98	100	99	99
	2	107	65	67	96	96
	3	104	92	94	93	93
2	1	100	88	90	89.1	89.1
	2	96	84	86	85	85
	3	91	79	81	80	80
3	1	85	73	75	74.25	74.25
	2	81	69	71	70	70
	3	76	64	66	65	65

**Table 1-18 Minimum lease prices of urban land in Bambasi**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	115	98	100	99	99
	2	112	95	97	96	96
	3	109	92	94	93	93
2	1	105	88	90	89.1	89.1
	2	101	84	86	85	85
	3	96	89	81	80	80
3	1	90	73	75	74.25	74.25
	2	86	69	71	70	70
	3	78	64	66	65	65

**Table 1-19 Minimum lease prices of urban land in Dibate**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	100	73	75	94.05	94.05
	2	67	71	73	90	90
	3	94	69	71	85	85
2	1	90	62	64	79.2	79.2
	2	86	58	60	75	75
	3	81	55	57	72	72
3	1	75	52	54	69.3	69.3
	2	71	48	55	65	65
	3	66	46	48	60	60

## Factor Cost

**Table 1-20 Minimum lease prices of urban land in Bulen**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	108	90	92	99	99
	2	105	86	88	96	96
	3	102	82	84	93	93
2	1	100	78	80	89.1	89.1
	2	98	74	76	85	85
	3	96	70	72	80	80
3	1	83	66	68	74.25	74.25
	2	79	62	64	70	70
	3	74	58	60	65	65

**Table 1-21 Minimum lease prices of urban land in Soge**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	100	73	75	94.05	94.05
	2	67	71	73	90	90
	3	94	69	71	85	85
2	1	90	62	64	79.2	79.2
	2	86	58	60	75	75
	3	81	55	57	72	72
3	1	75	52	54	69.3	69.3
	2	71	45	50	65	65
	3	66	46	48	60	60

**Table 1-22 Minimum lease prices of urban land in Manbuk**

Grade of town	Grade of land	Initial lease price by type of activity Birr/M <sup>2</sup>				
		Commercial	Mixed	Industry	Social Service	Residential
1	1	105	89	91	99	99
	2	102	86	88	96	96
	3	97	83	85	93	93
2	1	94	81	83	89.1	89.1
	2	91	79	80	85	85
	3	86	75	77	80	80
3	1	83	70	72	74.25	74.25
	2	79	67	69	70	70
	3	74	64	66	65	65

## 1.2 Rural Land

Generally, the rental value and the lease period of rural land are determined and fixed by land use regulations of each region. Accordingly, the prices of rural land for some regions are shown below.

### 1.2.2 Oromiya National Regional State

#### A) Duration of rent

Rural land can be held on rental basis from 20 – 45 years based on the type, magnitude, and location of project.

#### B) Rental prices

The rental prices of rural land for agriculture have been set based on the development level of the zones and distances from all-weather roads. Accordingly, the minimum and maximum annual charges for one hectare of rural land in the region are Birr 70.40 and Birr 135.00 respectively (Table 1.23).

**Table 1-23 Rental prices of rural land for agricultural projects**

Zonal Grade	Location Zone	Distance from main road in kms and price in Birr/hectare/year				
		Less than 10	11-25	26-40	41-55	Above 55
1 <sup>st</sup>	East Shewa, West Shewa, South-West Shewa and Arsi	135.00	129.60	124.42	119.44	114.66
2 <sup>nd</sup>	Jimma, North Shewa and East Harerge	114.75	110.16	105.75	101.52	97.46
3 <sup>rd</sup>	East Wellega, HoroGuduruWellega, West Wellega, Harege and Bale	97.54	93.64	89.89	86.29	82.83
4 <sup>th</sup>	Illubabor, Borena, Guji and West Wellega and KelemWellega	82.91	79.59	76.41	73.35	70.40

### 1.2.2 Amhara National Regional State

#### A) Rental prices

In Amhara region, the minimum rental prices of rural land for rain-fed and irrigated agriculture at district and zone levels are presented in Table 1.24 bellow.

## Factor Cost

**Table 1-24 Minimum rental prices of rural land for irrigated and rain-fed agriculture**

No.	Zone and district	For rain fed agriculture (Birr /hectare /year)	For irrigated agriculture (Birr /hectare /year)
<b>1</b>	<b>Awee</b>		
	AnkashaGuagussa	251	438
	BanjaShekudad	181	298
	Dangla	241	418
	FagtaLekoma	211	368
	GuagussaShekudad	231	398
	Guangua	211	358
	Jawi	181	298
<b>2</b>	<b>West Gojam</b>		
	Baher Dar City surroundings	281	498
	Bure	251	438
	DegaDamot	181	298
	Denbecha	241	418
	GongeQolela	221	378
	JabiTihnan	241	418
	Mecha	281	498
	North Achefer	241	418
	Quarit	171	278
	Sekela	161	258
	South Achefer	251	438
	Wonberma	251	438
	Yilma and Denssa	241	418
<b>3</b>	<b>East Gojam</b>		
	Aneded	251	438
	Awabel	251	438
	Basoliben	241	418
	Bibugn	121	178
	Debytilatgen	201	338
	Debre-elias	241	418
	Dejen	241	418
	EnarjEnawga	201	338
	EnebsseSarmeder	181	298
	Enemy	211	358
	Goncha Sesso Enesse	181	298
	Gozamen	261	458
	HuletEjuEnesse	211	358
	Machakel	261	458
	ShebelBerentta	141	218
	Senaan	241	418
<b>4</b>	<b>SuthGonder</b>		
	Dera	241	418
	East Estie	161	258
	Ebennat	141	218
	Fartta	211	358
	Fogerra	271	478

## Factor Cost

No.	Zone and district	For rain fed agriculture (Birr /hectare /year)	For irrigated agriculture (Birr /hectare /year)
	Upper Gayent	141	218
	Libbo Kemkem	261	438
	Semadda	121	178
	Lower Gayent	121	178
	West Estie	151	238
<b>5</b>	<b>North Gonder</b>		
	Addi Arqai	151	238
	Aleffa	191	318
	Byedda	111	158
	Chilgga	231	398
	Dabat	191	318
	Debark	191	318
	Denbia	241	418
	Qolla(East) Belessa	131	198
	Gonder Town surroundings	241	418
	Jana-amorra	141	218
	Upper Armacho	241	418
	Metema	221	378
	Quarra	181	298
	Lower Armacho	201	358
	Taqussa	221	378
	Tegdie	191	318
	Tellemt	111	158
	Wogerra	201	338
	West Armacho	201	338
	Degga(West) Belessa	141	218
<b>6</b>	<b>Wag Hemrra</b>		
	AberGele	111	158
	Dahnna	111	158
	Gazgibla	131	198
	SehalaSeyemt	111	158
	Seqotta town surroundings	131	198
	Zequalla	121	178
<b>7</b>	<b>North wollo</b>		
	Bugnna	121	178
	Dawent	141	218
	Delantta	131	198
	Gidan	131	198
	Gobbalafitto	181	298
	Hanrru	181	298
	Qobbo	181	298
	Lastta	131	198
	Mekiet	141	218
	Wadlla	141	218
<b>8</b>	<b>South wolo</b>		
	Albucco	151	238

## Factor Cost

No.	Zone and district	For rain fed agriculture (Birr /hectare /year)	For irrigated agriculture (Birr /hectare /year)
	Ambassel	151	258
	Debresinna	131	198
	DessieZuria	161	258
	Jamma	131	198
	Kallu	161	258
	Kelala	121	178
	Kuttaber	161	258
	Leganmbbo	131	198
	Legehidda	131	198
	Central Sayint	111	158
	Mekdella	121	178
	Sayint	111	158
	Tehulederre	161	258
	Tentta	131	198
	Wegeddi	121	178
	Werrebabbo	151	238
	Werreillu	131	198
	Argobba Nationality	161	258
<b>9</b>	<b>Oromiya</b>		
	ArtummaFurssi	191	318
	Batti	171	278
	DewwaCheffaGulla	191	318
	DewayHarewwa	161	258
	GelleTummugga	181	298
<b>10</b>	<b>North shoa</b>		
	Angolela and Terra	271	478
	Ankober	171	278
	Antsokia and Gemzza	191	318
	Asgert	181	298
	Basso and Werena	281	498
	Berehet	181	298
	Efratta and Geddem	211	358
	Ensarra and Wayu	211	358
	Geshe	131	198
	Hageremariam-Kesem	191	318
	Qewet	221	378
	Menz-Gerameder	141	218
	Menth –Keyagebrel	131	198
	Menz-Lalomeder	131	198
	Menz-Mammameder	141	218
	Merhabete	151	298
	Menjar-Shenkorra	211	358
	Mojo and Wederra	181	298
	Moret and Jirru	231	398
	Siadebre and Wayyu	251	438
	Tarmaber	221	378



### 1.2.3 Southern Nations, Nationalities and Peoples Regional State (SNNPRS)

#### A) Rental prices

Based on grade of land and the type of investment project, the rental prices of rural land in the region are presented in Tables 1.25 and 1.26 below.

**Table 1-25 Rural prices of land by grade in SNNPRS**

No.	Zone	Price( Birr/hectar/year)	
		1 <sup>st</sup> grade land	2 <sup>nd</sup> Grade land
1	Gammo-Gofa	78	47
2	Sidama	117	71
3	Kefa	63	38
4	Wolayita	78	47
5	Dawuro , BencheMaji , South-Omo,Konta and Basekyto	49	30
6	Sheka	63	38
7	Gurage	105	64
8	Gedio	86	52
9	Hadiya	103	62
10	Kenbata-Tenbaro	100	61
11	Silte	105	64
12	Konso	52	36
13	Dirashe	63	38
14	Amaro	59	36
15	Burji	58	36
16	Yem	63	38
17	Alaba	100	61

**Table 1-26 Rental price of rural land by investment activity in SNNPRS**

Activity	Price in Birr /M <sup>2</sup> / Year	Zone
Tourism:		
Volcano water	0.30	Around Awassa zone
Parking and other related service	0.15	The same in all zone and werda rural land
	0.10	
Industry		
Animal fattening	0.05	

**Part 2: LABOR COST**

**2.1 Wages and Salaries at Enterprise Level**

Wages and salaries vary depending on the size of the enterprise, type of profession and level of skill required. They are determined by agreement between the employer and the employee. Paid Employees of urban population Aged ten years and above by Major industrial Davison and Amount of Payment per month country total: 2014 are showing the following table.

Table 2.1 Average wages by sector

No.	Major industrial Davison	Mean Amount of total Payment
1	Agriculture, Forestry, Fishing	1277.50
2	Mining and Quarrying	2164.50
3	Manufacturing	1389.40
4	Electricity, Gas, steam and air conditioning supply	2203.50
5	Water supply; sewerage, waste management and remediation activities	1698.70
6	Construction	1893.80
7	Wholesale and Retail Trade ;repair of motor vehicles and motorcycles	1353.20
8	Transportation and storage	1962.70
9	Accommodation and food service activities	838.20
10	Information and communication	2230.20
11	Finance and Insurance Activities	2582.50
12	Real estate activities	2384.50
13	Professional Scientific and technical activities	2967.30
14	Administrative and support service activities	2002.90
15	Public Administration and defiance ;compulsory social security	1931.60
16	Education	1921.50
17	Human health and social work activates	1950.20
18	Arts, Entertainment and recreation	1895.10
19	Other service activities	1254.60

Source:-Statistical Report on the 2014 urban Employment unemployment Survey page 198

## Part 3: COSTS OF CONSTRUCTION

### 3.1 Consternation Costs

Generally, the type of construction materials used the foundation work required, wall height, and location determine construction costs. Tables 3.1 – 3.16 show the current average unit construction costs in the country.

Table 3- 1 Cost of excavation and earth works

No.	Description	Unit	Unit cost
1	20cm. Clearing on loose and dry soil.	M <sup>2</sup>	11.67
2	Bulk excav. to a depth not exceeding 150 cm on loose and dry soil.	M <sup>3</sup>	79.08
3	Trench excavation not exceeding 150cm. in wet and black soil.	"	76.04
4	Excavation foundation pits to a depth of 150-300cm. in loose soil.	"	94.90
5	Excavation in bulk/found. pits to a depth of 300-450cm and above	"	126.53
6	Excavation in bulk/found. pits to a depth of 450cm and above	"	189.80
7	Excavation on soft rock to a depth not exceeding 150cm	"	140.05
8	Excavation on soft rock to a depth not exceeding 150cm – 300cm	"	150.00
9	Excavation on soft rock to a depth not exceeding 300cm – 450cm	"	188.07
10	Excavation on soft rock to a depth not exceeding 450cm and above	"	340.60
11	Excavation on hard rock to a depth not exceeding 150cm	"	282.10
12	Excavation on hard rock to a depth not exceeding 150cm -300cm	"	300.00
13	Excavation on hard rock to a depth not exceeding 300cm – 450cm	"	378.44
14	Excavation on hard rock to a depth not exceeding 450cm and above	"	425.75
15	Back fill selected excavated mats. From outside the site.	"	139.97
16	Cart away surplus excavated mats. 1km. from the site.	"	41.34
17	Cart away surplus excavated mats. 1km and above	"	55.03
18	25cm. thick basaltic hard core. (for villa higher & multi-storey bldg.)	M <sup>2</sup>	120.26
19	20cm thick basaltic hard core (for lower villas)	"	95.00
20	30cm thick basaltic hard core (for multi-purpose halls and factories)	"	195.00

Table 3- 2 Cost of masonry works

No.	Description	Unit	Unit Cost
1	50cm. Thick Masonry Foundation Below Ground Level (BGL).	M <sup>3</sup>	849.14
2	50 cm Thick Masonry Foundation Above Ground Level (AGL).	"	915.65
3	One side dressed elevation wall.	M <sup>2</sup>	510.00
4	Two sides dressed elevation wall.	"	556.44
5	Water proofing material for substructure over two coats of plastering	"	230.00

## Factor Cost

**Table 3- 3 Cost of concrete works**

No.	Description	Unit	Unit cost
1	C-5 Lean Concrete (hand mix) -5cm thick	M <sup>2</sup>	50.14
2	C-15 Mass Concrete	M <sup>3</sup>	1543.86
3	C-20 Concrete	"	1754.94
4	C-25 Concrete for beam Below Ground Level (BGL), foundation column and footings	"	1871.87
5	C-25 Concrete for beam and slab above 2.0m from Natural ground level(NGL)	"	1957.87
6	C-25 Concrete for elevation column and shear wall	"	2298.23
7	C-25 Concrete for slab at ground level	"	1726.64
8	C-30 Concrete (Mechanical Mix)	"	2290.26
9	Ribbed slab (for ribbed block and concrete work only)	M <sup>2</sup>	528.75

**Table 3- 4 Cost of reinforcements**

No.	Description	Unit	Unit Cost
1	Diameter 6-8mm. reinfo. Bars	Kg.	31.90
2	Diameter 10-16mm. deformed bars	"	30..50
3	Diameter 18mm. and above deformed bars	"	31.02

**Table 3- 5 Form works**

No.	Description	Unit	Unit Cost
1	For foundation footing , ground beam and Column below ground level	M <sup>2</sup>	89.01
2	For stair case, beam and column above ground level	"	97.55
3	For suspended slab and shear wall.	"	134.24
4	For Ribbed slab	"	134.24

**Table 3- 6 Cost of block work**

No.	Description	Unit	Unit Cost
1	Chicka wall (18cm. thick)	M <sup>2</sup>	46.45
2	G-32 Corrugated Iron Sheet (CIS) Walling on Eucalyptus member.	"	147.16
3	G-30 Corrugated Iron Sheet (CIS) Walling on Eucalyptus member	"	179.25
4	G-28 Corrugated Iron Sheet (CIS) Walling on Eucalyptus member	"	193.04
5	12cm. thick brick wall left for finishing.	"	376.36
6	25cm thick brick wall both sides left for finishing	"	772.13
7	10cm. thick brick wall both sides left for plastering.	"	168.76
8	15cm. thick Hollow Concrete Block (HCB) wall both sides left for finishing	"	205.22

## Factor Cost

No.	Description	Unit	Unit Cost
9	20cm. thick Hollow Concrete Block (HCB) wall both sides left for plastering	"	239.03
10	10cm. thick solid block wall both sides left for finishing	"	200.40
11	15cm thick solid block wall both sides left for finishing	"	234.53
12	20cm thick solid block wall both sides left for finishing	"	278.89
13	Ply wood-wooden partition on Zigba frame (one face covered)	"	122.22
14	Hard board wooden partition on Zigba frame (one face covered)	"	217.96
15	Hard board wooden partition on Eucaly. Frame (one face covered)	"	89.78
16	10mm Chip wood-wooden partition on Zigba. Frame (one face covered)	"	239.25
17	10mm Chip wood-wooden partition on Eucaly. Frame (one face covered)	"	99.70
18	10mm Chip wood-wooden partition on Zigba. Frame (both face covered)	"	330.66
19	Ply wood-wooden partition on Zigba frame (both face covered)	"	621.49
20	Hard board wooden partition on Zigba frame (both face covered)	"	291.87
21	Ditto but chip wood partition	"	328.35
22	Ega sheet wall cladding incl. Rectangular Hollow Section frames	"	355.14
23	Ega sheet wall cladding excl. Rectangular Hollow Section frames	"	213.00
24	Metal sheet wall cladding incl. Rectangular Hollow Section frames	"	269.30
25	Adobe wall	"	66.36
26	14cm thick hydrofoam wall	"	248.35
27	22cm thick hydrofoam wall	"	336.76
28	Aluminum composite panel wall cladding with the necessary accessories	"	1300.00
29	8mm chip wood-wooden partition on Zigba frame (one face covered)	"	229.25
30	8mm chip wood-wooden partition on Eucally. frame (one face covered)	"	79.70
31	8mm chip wood-wooden partition on Zigba. frame (both face covered)	"	280.00
32	8mm chip wood-wooden partition on Eucally. frame (both face covered)	"	117.95
33	Gypsum board partition (one face covered)	"	288.45
34	Gypsum board (both face covered)	"	350.00
35	Magnesium board wall with 8 mm thick including frame	"	175.96
36	Magnesium board wall with 10 mm thick including frame	"	194.94
37	Agro stone wall for internal and external	"	294.94
38	Rack wool insulation for wall		64.99
39	CURTAIN WALL (Type-I) Structural system single glazing curtain wall with 6mm thick tinted glass	M <sup>2</sup>	2486.96
40	CURTAIN WALL (Type-II) Structural system single glazing curtain wall with 6mm thick tinted glass	"	2939.13

## Factor Cost

No.	Description	Unit	Unit Cost
41	CURTAIN WALL (Type-III) Semi structural system single glazing curtain wall with 6mm thick tinted glass	"	2102.61
42	CURTAIN WALL (Type-IV) Semi structural system double glazing curtain wall with 6mm thick tinted glass	"	2543.48

**Table 3- 7 Cost of Roofing work**

No.	Description	Unit	Unit Cost
1	G-35 Corrugated Iron Sheet (CIS) roofing (truss and purlin measu. Separately)	M <sup>2</sup>	153.19
2	G-32 Corrugated Iron Sheet (CIS) roofing (truss and purlin measu. Separately) KOSPI	"	172.46
3	G-30 Corrugated Iron Sheet (CIS) roofing (truss and purlin measu. Separately) KOSPI	"	219.46
4	G-28 Corrugated Iron Sheet (CIS) roofing (truss and purlin measu. Separately) KOSPI	"	239.65
5	Wooden truss mem. Ø10-12cm upper & lower chord	ml.	26.62
6	Wooden truss mem. Ø8-10cm vert. & diagonal chord	"	23.83
7	5X7 cm Zigba purlin	"	48.78
8	EGA 300 and 4mm. Thick Roof Cover	M <sup>2</sup>	173.52
9	EGA 400 and 4mm. Thick Roof Cover	"	177.15
11	Steel truss and purlin with Rectangular Hollow Section	kg	56.22
12	Steel structure column (I-section), beam and bracings	"	64.89
13	Gutter Development size 33cm.	ml	98.23
14	Down pipe development size 33cm	"	89.18
15	Down pipe development size 40cm	"	130.73
16	G-28 galvan. Sheet coping development size 25cm	"	40.75
17	G-28 flashing development size 50cm.	"	94.46
18	15cm. wide kerrero facial board	"	48.55
19	20cm wide kerrero facial board	"	62.78
20	Roof treatment membrane, complete work	"	260.00
21	Roof tiles cover(Bosho,Ero-tile, or equivalent)	"	328.82
22	DECRA roofing	"	420.00
23	OUNDULING roofing	"	250.00
24	Corrugated transparent plastic roof cover	M <sup>2</sup>	350.00
26	Poly vinyl Chlorides (PVC) down pipe dia.110	ml.	114.68
27	Aluminum sky light with lexon glass with all accessories	M <sup>2</sup>	3055.00

## Factor Cost

No.	Description	Unit	Unit Cost
28	Aluminum sky light with safety glass with all accessories	"	2860.00
29	Roof treatment membrane including light weight concrete	"	377.00

**Table 3- 8 Cost of carpentry and joinery**

No.	Description	Unit	Unit Cost
1	Ribbed sheet ceiling.	M2	88.56
2	Abujedi ceiling exclu. Battens	"	83.09
3	Diam. 6cm eucalyptus batten	"	63.30
4	5X4cm ceiling battens	"	127.65
5	5X4cm Zigba batten for Addis Décor plastic panel	"	112.48
6	5X4cm Zigba batten for acoustic ceiling	"	186.39
7	Hard board ceiling exclu. Battens	"	76.88
8	Plywood ceiling exclu. Battens	"	110.39
9	8mm. thick chip wood ceiling excl. battens	"	101.95
10	Medhin décor plastic ceiling (plastic coated) include. Installation	"	338.00
11	Acoustic ceiling excl. battens	"	394.52
12	Aluminum ceiling	"	975.00
13	Acoustic ceiling, Armstrong "Cortega ceiling"	"	416.00
14	Ceiling parquet (M. Quality)	"	587.51
15	Ceiling parquet (Quality)	"	750.75
16	Ceiling parquet (B. Quality)	"	955.50
17	Flush wooden door covered with Kerero plywood.	"	1120.99
18	Flush wooden door covered with mahogany plywood.	"	1269.07
19	Framed & paneled solid doors and windows	"	2306.08
20	M. Quality built in cupboard	"	1786.39
21	Quality built in cupboard (3f standard)	"	2145.00
22	Lower quality wooden door	"	678.93
23	Medium quality wooden door	"	1393.93
24	Best quality Internal wooden door with mostra and walnut veneer	"	1869.93
25	Antique internal wooden door with mostra and walnut veneer	"	2601.05
26	Internal wooden door with mostra and walnut veneer	"	2627.05
27	Antique external door with mostra and natural color	"	5851.05
28	Best quality built in cupboard with walnut veneer	"	2592.42
29	Solid wooden built in cupboard (Salvatore standard)	"	3521.30

## Factor Cost

**Table 3- 9 Cost of metal works**

No.	Description	Unit	Unit Cost
1	Fully metal doors of 38mm LTZ without grill	M <sup>2</sup>	954.40
2	Fully metal doors of 28mm LTZ without grill	"	771.16
3	Half glazed metal doors and windows of 38mm LTZ without grill	"	689.37
4	Half glazed metal doors and windows of 28mm LTZ without grill	"	559.38
5	Half glazed metal doors and windows of 38mm LTZ with grill	"	747.57
6	Half glazed metal doors and windows of 28mm LTZ with grill	"	685.83
7	Metal window, secco profile (including grill)	"	1762.63
8	Metal window, secco profile (excluding grill)	"	1627.73
9	Metal door, secco profile	"	1856.25
10	Collapsible door including installation	"	1250.00
11	Aluminum framed door and window including glazing	"	2275.40
12	RHS frame door and window with wire mesh	"	433.15
13	Aluminum imitation door	"	950.00
14	Aluminum imitation window	"	850.00
15	Poly vinyl Chlorides (PVC) door	"	1400.00

Note: LTZ is the shape of Iron.

**Table 3- 10 Cost of glazing works**

No.	Description	Unit	Unit Cost
1	4mm clear glass	M <sup>2</sup>	221.65
2	5mm clear glass	"	344.40
3	4mm figured glass	"	284.95
4	5mm figured glass	"	375.70
5	4mm tinted glass	"	305.18
6	5mm tinted glass	"	351.81
7	6mm tinted glass	"	441.68
8	4mm frosted glass	"	240.00
9	5mm frosted glass	"	360.00
10	6mm frosted glass	"	498.76



## Factor Cost

**Table 3- 11 Cost of finishing works**

No.	Description	Unit	Unit Cost
1	1 <sup>ST</sup> Coat of cement plastering (1:3) to wall	M <sup>2</sup>	13.52
2	2 <sup>nd</sup> coat of cement plastering (1:3) to wall	"	38.88
3	3 <sup>rd</sup> coat of cement plastering (1:3) to wall	"	22.05
4	1 <sup>ST</sup> Coat of cement plastering (1:3) to ceiling	"	16.28
5	2 <sup>nd</sup> coat of cement plastering (1:3) to ceiling	"	42.68
6	3 <sup>rd</sup> coat of cement plastering (1:3) to ceiling	"	26.20
7	Gypsum wall finish (3 <sup>rd</sup> coat)	"	15.73
8	Gypsum ceiling finish (3 <sup>rd</sup> coat)	"	18.12
9	1 coat (final coat) cement rendering	"	20.07
10	Pointing to brick wall surface (1:3)	"	43.92
11	Pointing to Hollow Concrete Block (HCB) wall surface (1:3)	"	27.43
12	Pointing to fair faced masonry wall surface	"	26.64
13	3cm thick cement screed flooring (1:3)	"	75.54
14	5cm thick cement screed flooring (1:3)	"	122.43
15	20X20cm cement tile flooring (1:3)	"	146.13
16	20X20cm terrazzo tile flooring (1:3)	"	240.04
17	2cm thick granolithic tile flooring (1:3)	"	220.00
18	2cm thick marble flooring (1:3)'Mankusk	"	959.48
19	2cm thick marble flooring (1:3)'Boka multi'color	"	959.48
20	3cm thick marble flooring (1:3)'Harar	"	686.70
21	3cm thick marble flooring (1:3) 'Mankusk	"	1215.14
22	3cm thick marble flooring (1:3) 'Boka multi' color	"	1151.14
23	Marble chips flooring (harar marble)	"	281.95
24	20X20cm ceramic tile flooring (1:3)	"	243.23
25	2mm thick Poly vinyl Chlorides (PVC) flooring (Ethiopia)	"	214.89
26	2mm thick Poly vinyl Chlorides (PVC) flooring ( Sweden)	"	235.37
27	2mm thick Poly vinyl Chlorides (PVC) flooring (England, Italy)	"	228.54
28	2mm thick Poly vinyl Chlorides (PVC) flooring (China)	"	208.07
29	Parquet flooring with all accessories (medium quality)	"	759.26
30	Parquet flooring with all accessories (quality)	M <sup>2</sup>	850.00
31	Parquet flooring with all accessories (best quality)	"	950.01
32	10cm high cement tile skirting (1:3)	ml.	37.54
33	10cm high terrazzo tile skirting (1:3)	"	66.14
34	10cm high granolithic tile skirting (1:3)	"	55.00

## Factor Cost

No.	Description	Unit	Unit Cost
35	15cm high marble tile skirting (1:3)	"	121.58
36	Ceramic tile skirting (1:3)	"	56.13
37	8cm high Poly vinyl Chlorides (PVC) tile skirting (ETHIOPIA)	"	47.14
38	8cm high Poly vinyl Chlorides (PVC) tile skirting (ENGLAND ,ITALY)	"	44.28
39	8cm high Poly vinyl Chlorides (PVC) tile skirting (CHINA)	"	42.85
40	10cm high wooden skirting (high quality)	"	50.19
41	30mm thick terrazzo window cill (1:3) on HCB	"	89.49
42	30mm thick terrazzo window cill (1:3) on brick	"	113.75
43	30mm thick terrazzo window cill (1:3) on stone	"	126.93
44	25mm thick cement tile window cill (1:3) on HCB	"	93.59
45	25mm thick cement tile window cill (1:3) on brick	"	101.00
46	25mm thick cement tile window cill (1:3) on stone	"	120.50

**Table 3- 12 Cost of painting works**

No.	Description	Unit	Unit Cost
1	Three coats of plastic paint to wall	M <sup>2</sup>	21.33
2	Three coats of plastic paint to ceiling	"	23.00
3	One coat anti-rust and two coats synthetic paint to metal surface	"	29.62
4	Two coats of varnish paint to wooden surface.	"	22.78

**Table 3- 13 Cost of sanitary Installation**

No.	Description	Unit	Unit Cost
1	Low flash Water Closet (WC) (quality)	Pcs.	1985.06
2	Low flash Water Closet (WC (best quality)	"	2776.37
3	Water Closet (WC) high flash, beast quality	"	1500.00
4	Hand wash basin (quality)	"	952.79
5	Hand wash basin (best quality)	"	1950.58
6	Bath tab (quality)	"	4036.17
7	Bath tab (best quality)	"	4714.43
8	Bath tab made of brick	"	2500.00
9	Bidet (medium quality)	"	1438.19
10	Bidet (quality)	Pcs.	1777.32
11	Bidet (best quality)	"	2003.41

**Source:** Construction and Business Bank S.C.

## Factor Cost

**Table 3- 144 Cement Retail Price**

No	Description	prices in birr per quintal including VAT
1	Packing Ordinary Portland Cement (OPC) at Mughher	275.00
2	Packing Portland pozolona Cement ( PPC) at Mughher	207.00
3	Packing Portland pozolona Cement ( PPC) at Tateqi	217.00
4	Packing Ordinary Portland Cement (OPC) at Addis Ababa	293.01
5	Packing Portland pozolona Cement ( PPC) at Addis Ababa	225.00
6	Packing Ordinary Portland Cement (OPC) at Nazereth	232.00
7	Packing Portland pozolona Cement ( PPC) at Nazereth	300.01

Source: Mughher Cement Factory

**Table 3.15 Reinforcement Iron, Wire and Nail Retail Prices**

No	Description	Prices in birr per pcs including VAT
1	Galvanized Iron Sheet ; 35 gauge	125.00
2	32 gauge	175.00
3	30 gauge	210.08
4	28 gauge	240.02
5	Galvanized Steel Pipe :- ½"	210.00
6	¾"	290.65
7	1"	460.00
8	1 ¼"	510.00
9	1 ½"	730.00
10	2"	800.00
11	2 ½"	1200.00
12	3"	1400.00

Source: Akaki Metal Products Factory

**Table 3.16 Corrugated/galvanized Sheet Retail Prices**

No	Description	Prices in birr per kg including VAT
Reinforcement Iron Berga or 12 meter length		
1	Dia. 8mm	21.00
2	Dia. 10 mm	18.50
3	Dia. 12 mm	19.00
4	Dia. 14 mm	19.00
5	Dia. 16 mm	19.00
Thin Wire		
6	Sap wire 1.5 mm -2.5 mm	28.00
7	Sap wire 3mm -4 mm	28.00
8	Barbed wire 8 Kg,8 0meter	260.00
9	Fencing Net,2mteree	3080.00
Nail		
10	3 & 4	30
11	5 -15	24.40

Source: Ethiopian Iron and Steel Factory

Part 4: TARIFFS

4.1 Electricity Tariffs

Electricity charges vary according to different categories of users. There are also different tariff categories and blocks within each user category. The "domestic" tariff category includes dwelling houses, government schools, health institutions, religious places, libraries, research centers and water service centers. The "general" category includes government offices, private offices, international organizations, embassies and most business sectors excluding industries. Industries are included in the third, fourth and fifth categories. There is also a service charge that a customer pays together with the energy price for the services provided by the Corporation. The current energy tariffs and Service charge rates for different categories and blocks are shown in the following table.

Table 4.1 Current energy tariff rates and service charges by different user categories

customers Types	Tariff code	Types of payments			
		service charges		Current energy tariff	
		Block rates (kwh)	Birr/Month	Block rates (kwh)	Fee (Birr/ kwh)
Domestic Single phase	10 & 15	0-25	1.40	0-50	0.2730
	11 & 16	26 -50	3.404	51-100	0.3564
	13 & 18	51 -105	6.820	101-200	0.4993
		106-300	10.236	201-300	0.5500
		>300	13.652	301-400	0.5666
Domestic Three phase	10 & 15	For All	17.056	401-500	0.5880
Domestic Active/Reactive	10 & 15	For All	37.564	> 500	0.6943
Inter Connected System (ICS) prepayment Domestic	14			0-300	0.6300
				301-700	0.9000
				>700	1.4700
Street-Light Single Phase	30 & 35	For All	14.494	For All	0.4843
Street-Light Three Phase	30 & 35	For All	22.558		
Street-Light Active/Reactive	30 & 35	For All	35.258		
Industrial Low Voltage(Three Phase and Active/Reactive)	41 & 46	For All	53.570	For All	0.5778
Industrial High Voltage (15KV) (Three Phase and Active/ Reactive)	42 & 47	For All	54.009	For All	0.4086
Industrial High Voltage (132 KV) (Three Phase and Active/ Reactive)	44	For All	54.009	For All	0.3805
Commercial- single Phase	20&25	For All	14.494	0-50	0.6088
Commercial -Three Phase			22.558	>50	0.6943
Commercial -Active/Reactive			35.258		

Source: Ethiopian Electric Utility.

## 4.2 Water Tariffs

In Addis Ababa, water charges vary depending on the tariffs set for different consumptions. Accordingly, the current consumption charges and monthly water counter (meter) rent are shown in the following table.

**Table 4- 2 Charges by monthly water consumption for business**

No.	water consumption (m3)	Birr /m3
1	0 – 7	1.75
2	8 – 20	3.80
3	21 – 40	7.75
4	41 – 100	5.95
5	101 – 300	7.45
6	301 – 501	9.30
7	>501	11.60

**Table 4- 3 Charges by monthly water consumption for residential**

No.	water consumption( m3)	Birr /m3
1	0 – 7	1.75
2	8 – 20	3.80
3	21 – 40	4.75
4	41 – 100	5.95
5	101 – 300	7.45
6	301 – 500	9.30
7	>501	11.60

**Source:** Addis Ababa Water and Sewerage Authority

**Table 4- 4 Monthly counter rent by water counter**

No.	Size of the water meter (in inches)	Counter rent(Birr)
1	½	1.35
2	¾	1.50
3	1	2.25
4	1 ¼	2.85
5	1 ½	4.05
6	2	6.25
7	2 ½	7.65
8	3	9.05
9	4	10.75
10	5	12.45
11	6	14.05

**Note:** Domestic customer shall be subject to progressive tariff depending on the amount of consumption. **Non-domestic customers are manufacturing industries and others. They shall pay the amount** Computed at a flat rate on the category level the consumption is reached. For Example:-100 m<sup>3</sup>X5.95=595 Birr must be paid.

**Source:** Addis Ababa Water and Sewerage Authority

### 4.3 Ethio-Telecom Tariffs

The construction, operation, maintenance and expansion of telecom services are performed by the Ethio Telecom. It also provides Voice Services through Fixed Line and broadband Internet Service can be provided through copper or fiber with different access speed starting from 256Kbps up to 100Mbps and also as per the customer request. The telecom tariff categories vary depending on their Product and Service. The first one is voice service tariff and the other is Internet and Data (VPN) tariff which are shown below.

#### 4.3.1 Voice service tariff

##### a) Mobile Telephone Service

Table 4.5 National Call and International Calls from Mobile Telephone Service tariff

Call type		Continent	Peak time Charge in Birr	Off peak time charge in Birr
National Call			0.83	0.35
International Calls	Zone 1	Asia, Europe, Middle East and North America	8.63	8.63
	Zone 2	Africa, Oceania and South America	10.30	10.30
	Zone 3	Special Zone*	23.00	23.00

**Note: Special zone \***

- DIEGO GARCIA ASCENSION ISLAND, ST. HELENA, TOKELAU, NORFOLK ISLAND, SAO TOME, ANTARCTICA, Wallis & Futuna, Solomon Islands, EAST TIMOR, NAURU, CUBA, FALKLAND ISLANDS, Niue Island, MALDIVES, COOK ISLANDS, North, Korea, PAPUA NEW GUINEA, MADAGASCAR, TUVALU, KIRIBATI and COMOROS
- Peak hours: 8AM-8PM from Mondays – Saturdays.
- Off- peak hours: 8PM-8AM Mondays - Saturdays, Sundays and public holidays
- 15 % VAT will be added on all charges.

Table 4.6 WCDMA - Video call Usage Charge (Birr/minute)

Service type	Local calls (Addis Ababa)	International Calls	
		Djibouti	Rest of the world
Video call	1.38	33.29	36.98
MMS	0.69/MMS	6.10/MMS	

**Note:-**

- SMS charges are applicable for CDMA, WCDMA and GSM mobile
- Video Call available to WCDMA customers between 3G handsets (with Video Calling feature) under WCDMA coverage.
- All tariffs are inclusive of VAT

**Source:-** Ethio-Telecom – Marketing & Communication Division - Product and Service Tariff

## Factor Cost

**Table 4.7 2G and WCDMA/3G Mobile Service Subscription and Monthly fee**

Service type		Off peak time charge
2G	Prepaid	30.00
	Postpaid	30.00
WCDMA/3G	Prepaid	60.00
	Postpaid	60.00
Monthly Rent(postpaid only)		28.75
Reconnection (with out SIM card)		15.00
Reconnection (with SIM card)		30.00
Change of pre paid to Postpaid		free
Change of postpaid to prepaid		30.00
Replacement		15.00
Upgrade from 2G to 3G		30.00
2G Subscriber's name change		30.00
3G Subscriber's name change		60.00

**Note:**-15 % VAT will be added on all charges.

**Source:** - Ethio-Telecom

**Table 4.8 Business Mobile service (without CUG) Tariff**

Type of Business		Business 100	Business 250	Business 500	Business 1000	Business 2500
<b>Line Rent</b>		<b>Br.60</b>	<b>Br.140</b>	<b>Br.270</b>	<b>Br.540</b>	<b>Br.1350</b>
Bundle	Minutes	100	250	500	1000	2500
	Free texts	30	50	80	100	350
	Free MB	5	5	5	50	50
OOB Rates	Mobile	Prevailing Prices				
	Fixed	Prevailing Prices				
International	Prevailing Prices					
Roaming	Prevailing Prices					
Other Calls	Prevailing Prices					

**Note:** Bundled calls are to Fixed and Mobile numbers only.

CUG = close user Groups OOB = Out of Bundle

This tariff applied for residential customers and will be treated by credit limit policy.

## Factor Cost

**Table 4.9 Business Mobile service (with CUG) Tariff**

Type of Business		Business	Business	Business	Business	Business	
		100	250	500	1000	2500	
Monthly Line Rent		<b>Br.60</b>	<b>Br.140</b>	<b>Br.270</b>	<b>Br.540</b>	<b>Br.1350</b>	
<b>CUG</b>		25.30	25.30	25.30	25.30	25.30	
Total Monthly Payment		85.30	165.30	295.30	565.30	1375.30	
Bundles		Minutes	100	250	500	1000	2500
		Free Texts	30	50	80	100	350
		Free MB	5	5	5	50	50
OOB Rates		Mobile	Prevailing Prices				
		Fixed	Prevailing Prices				
		<b>CUG</b>	0.35				
International		Prevailing Prices					
Roaming		Prevailing Prices					
Other Calls		Prevailing Prices					

**Note:-**Bundled calls are to Fixed and Mobile numbers only.

CUG = close user Groups

OOB = Out of Bundle

**Source:-**Ethio-Telecom

**Table 4.10 GOTA Apparatus Selling Price**

Option One			Option Two					
One time total payment			40% Up front			60% six month installment payment		
Unit Price			40% Upfront		Total	Monthly		Total
without VAT	VAT	Total	Payment	VAT	Upfront	Price	VAT	Monthly
<b>5,216.52</b>	<b>782.48</b>	<b>5999.00</b>	<b>2,086.61</b>	<b>312.99</b>	<b>2,399.60</b>	<b>521.65</b>	<b>78.25</b>	<b>599.90</b>

**Note:-**

- Minimum Member of GOTA service users are 2.
  - Monthly Rent is 77.00 per each Group member.
- Customers should subscribe mobile service to make a call outside the group  
Calls outside the group is charged as per the normal tariff of mobile service

Source:-Ethio-Telecom

**Table 4.11 GOTA (Push to Talk) Service Subscriptions and Monthly Rent**

Types of service	Members per Group	Subscription fee per subscriber	Monthly Rental(Usage) subscriber
GOTA without Voice	>2	143.00	77.00



## Factor Cost

### b) Fixed Line services

Table 4- 12 Fixed Telephone Service (PSTN, FLNGN)

Type of Fee		Total Fees
Subscription fee		280
Monthly Rent	Residential	9.20
	Enterprise	19.00

**Source:-**Ethio-Telecom – Marketing & Communication Division - Product and Service Tariff

Table 4- 13 CDMA – Limited Mobility (prepaid and postpaid)

Service Type	Subscription Fee	Monthly Rent			
		Air time	VAT(15%)	Stamp Duty	Total
Pre paid Service	56.52	13.04	10.43	5.00	85.00

Table 4- 14 Usage charge of Fixed Telephone Service (PSTN, FLNGN, CDMA,WLL and ISDN)

Charging System	Peak Hour	Off Peak Hour
With in town	0.20	0.20
Different town – the same tariff zone	0.40	0.25
Different tariff Zone	0.72	0.30

**Note:** - 0.20 charge for call within a town per6 minute  
 0.25 indicates charge for calls B/n different towns of the same tariff zone per a minute.  
 0.72 indicates charge for calls B/n different tariff zone per a minute.  
 15 % VAT will be added on all charges.

**Source:-** Ethio-Telecom – Marketing & Communication Division - Product and Service Tariff

Table 4- 15 ISDN /E1 Service (Primary Rate Interface)

**ISDN 1E1 (30 line) – for customer who request ISDN service to use each line as a direct line**

Item	Subscription	Monthly Rent
ISDN Card	12,570.00	---
Per DID number	233.75 * 30 = 7,012.50	16.15 * 30 = 484.50
Total	19,582.50	484.50

**For customer who request additional number to use as a Direct line.**

Additional Number	---	N*16.15(D)
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**Note:-**D for the number of direct line  
 N is additional numbers requested by customer.  
 Usage charge is the same as fixed line  
 15% VAT w will be added in all tariffs

## Factor Cost

**Table 4- 16 Short Code Service (Three Digits and Four Digits), Subscription and Monthly Fee**

Types of Short code	Three Digits		Four Digits	
	Subscription fee	Monthly fee	Subscription fee	Monthly fee
Platinum	20,000.00	12,000.00	15000.00	10000.00
Gold	15,000.00	6,000.00	10000.00	5000.00
Silver	9,000.00	4,200.00	5000.00	3500.00
Bronze	-	-	2500.00	2500.00

Note:-15 % VAT will be added on all charges.

**Table 4- 17 Usage charge for Short Code Service**

SMS Type	Charge in Birr
Non Premium	0.30
Auto- Reply	0.05
Premium tariff option	0.87, 1.09, 1.30, 1.74, 2.61, 3.48, 4.35, 8.70 & 13.04.

Note 15 % VAT will be added on all charges.

- Messages sent to short code can be billed at a higher rate than a standard SMS
- Monthly rental fee will apply for already subscribed customers as well
- Existing tariff will kept for NGOs and non-business government offices till new tariff validated by BoD

### 4.3.2 Internet Service

**Table 4.18 Limited fixed Bundled broadband services (ADSL) Subscription and monthly Fee**

Speed	Bundle	Monthly Charge	Subscription Fee	Subscription Fee with ADSL	OOB Rate
256 Kbps	1GB	150	280	580	0.23
512 Kbps	2 GB	250			
1 Mbps	4 GB	400			
2 Mbps	6 GB	550			

**Note:**

- All prices are exclusive of VAT
- Prices do NOT include EVDO dongle
- OOB: Out of Bundle (Per MB)
- The tariff does not include cost of CPE

**Table1.19 Fixed Wireless BB Internet Services -VSAT Subscription and Monthly Fee**

Speed	Initial subscription	Monthly usage
256Kbps	54050.00	8510.00
512Kbps	54050.00	15410.00
1Mbps	54050.00	29440.00
<b>2 Mbps</b>	54050.00	57270.00

**N.B:-**The tariff Exclusive VAT

The tariff includes cost for CPE and installation

**Source:-**Ethio-Telecom

## Factor Cost

**Table1.20 Fixed Wireless BB Internet Services – Aironet Subscription and Monthly Fee**

Speed	AIRO NET POINT TO POINT		AIRO NET POINT TO MULTI POINT	
	Subscription fee	Monthly	Subscription fee	Monthly
256 Kb/S	70,865.02	1,552.30	14,446.48	2,006.73
512 Kb/S	70,865.02	2,027.30	14,446.48	2,481.73
1 Mb/S	70,865.02	2,777.30	14,446.48	3,231.73
2 Mb/s	70,865.02	4,152.30	14,446.48	4,606.73
3 Mb/s	70,865.02	5,852.30	14,446.48	6,306.73
4 Mb/s	70,865.02	6,627.30	14,446.48	7,081.73

**Note:-**All Prices are exclusive of VAT& Cost of CPE is included

**Table1.21 Mobile BB Internet Service EVDO –Postpaid and pre-paid service subscription and Monthly Fee**

Name	Monthly Charge	Out of Bundle Rate	Subscription Fee
EVDO 1 GB	300	0.35	100.00
EVDO 2 GB	500		
EVDO 4 GB	700		

**Note:-**All prices are exclusive of VAT  
 Prices do NOT include EVDO dongle  
 OOB: Out of Bundle usage (Per MB)

**Table 4.22 3G internet packages service subscription and monthly Fee**

Bundle speed	Monthly Charge	OOB Rate	Subscription Fee
1 GB	200	0.46	60.00
2 GB	350		
4 GB	600		
8 GB	1000		
10 GB	1200		
20GB	2200		
30 GB	3000		

**Note:-**All prices are exclusive of VAT  
 OOB: Out of Bundle usage (Per MB)

## Factor Cost

**Table1.23 Narrow band VPN - Machine to Machine (M2M) Business Solution Subscription and**

**Monthly fee**

Monthly Bundled(MB)	Total Monthly Charge	OOB Rate per MB	Subscription Fee
2 MB (For VAT only)	28.75	--	30.00
3 MB	33.00	1.38	
10 MB	42.50	1.38	
15 MB	47.75	1.38	
25 MB	57.50	1.38	
50 MB	74.75	1.38	
100 MB	92.00	1.38	
256 MB	117.76	1.38	
Unlimited	138.00	--	

**Note:-** The first option is only for VAT purpose.

- This tariff applies for both internet based (without privet APN) and VPN based (with privet APN).
- The SMS charge is based on the existing tariff.
- If the customer subscribe or unsubscribe in the middle of a month, the monthly charge will be prorated.
- The sales person should check the availability of GPRS for the requested areas, before a commercial offer, until the problem on the Nokia network areas are resolved.

### 4.3.3 Data (VPN) service

**Table1.24 Data (VPN) service fixed wired and Wireless (MPLS-VPN) service Subscription and**

**monthly Fee**

Speed	Wired MPLS-VPN		Wireless MPLS-VPN	
	Monthly usage fee	Subscription fee	Monthly usage fee	Subscription fee
256Kbps	891.38	1585.01	955.94	1585.01
512 Kbps	1638.75	1585.01	1911.88	1585.01
1 Mbps	2932.50	1585.01	3421.83	1585.01
2 Mbps	5304.38	1585.01	6188.44	1585.01
3 Mbps	8236.88	1585.01	9609.69	1585.01
4 Mbps	9573.75	1585.01	11169.38	1585.01

**Note:**

- FUP: Fair Usage Policy & OOB: Out Of Bundle (Mbytes)
- Prices exclusive of VAT

**Table1.25 Data (VPN) Mobile Broadband VPN service EVDO and 3G Subscription and**

**Monthly Fee**

Type of Service	3G VPN	EVDO VPN
Subscription	1000.00	3165.00
Monthly Fee	3000.00	2185.00

**Note:**

- The tariff is VAT Exclusive.
- The tariff does not include cost of CPE (Modem) and Stamp duty.
- Contract should be signed with at least one year commitment.

## Factor Cost

**Table1.26 Domain name service tariff**

Categories	Tariff Per Year	Setup Fee
.com.et, .org.et, .net.et, .gov.et, .edu.et, ...	ETB 460	Free
.et	ETB 1,150	Free

**Note:-15 % VAT w will be added on all charges**

**Table1.27 Web Hosting Service Web hosting service tariff**

Disc Space (MB)	Bandwidth (kb/s)	Tariff per year
500	512	520
800	512	785
1000	512	880
1500	1024	1160
3000	1024	2170

Note:-Prices exclusive of VAT  
we will provide this service with either Windows or Linux operating system

### 3.1. Internet protocol (IP) Service

**Table1.28 Internet protocol (IP) address tariff**

No of IP	Unit price/month	Unit price/year	Total annual of payment
4	20.70	248.40	994.00
8	20.70	248.40	1987.00
16	20.70	248.40	3974.00
32	20.70	248.40	7949.00

**Note: -**  
> All charges are VAT exclusive

**Table1.29 Rack space In Data center collection service Subscription and Monthly Fee**

Rack space	Monthly usage fee	Subscription fee
<b>1</b>	<b>1529.01</b>	<b>27355.00</b>
<b>2</b>	<b>3040.00</b>	<b>27355.00</b>
<b>3</b>	<b>4565.00</b>	<b>27355.00</b>
<b>4</b>	<b>6085.00</b>	<b>27355.00</b>
<b>5</b>	<b>7603.00</b>	<b>27355.00</b>
¼	13825.00	27355.00
½	27775.00	36482.80
<b>Full</b>	<b>53230.00</b>	<b>45602.24</b>

## Part 5: TAXES

The principal types of taxes are customs duty, value added tax /VAT/, excise tax, profit tax on business, income tax from employment, income tax from dividends and royalty tax.

### 5.1 Value Added Tax (VAT)

In amend the Value Added Tax Proclamation NO. 285/2002 and Proclamation No.609/2008, it is indicated that sales tax is replaced by VAT to enhance economic growth and improve the ratio relationship between Gross Domestic Product (GDP) and government revenue. VAT is paid at a rate of 15% of the value of every taxable transaction by a registered person and all imports of goods and services other than those exempted.

#### A) Exempted Items

The following types of supplies of goods (other than by way of export) or rendering of services are exempt from the payment of VAT:

- the sale of a dwelling used for a minimum of two years, or the lease of a dwelling ;
- the rendering financial services;
- The supply or import of national or foreign currency;
- Import of gold to be transferred to the National Bank of Ethiopia;
- The rendering of religious or church related services by religious organizations;
- Import of prescription drugs specified in the directives issued by the Ministry of Health and the rendering of medical services;
- The rendering of educational services by educational institutions, as well as import of goods transferred to state agencies and public organizations for the purpose of rehabilitation after natural disasters, industrial accidents and catastrophes;
- The supply of electricity, kerosene, and water;
- Goods imported by the government or by organizations, institutions or projects exempted from duties and other import taxes;
- Supplies by the post office authorized under the Ethiopian Postal Service Proclamation, other than services rendered for a fee of commission;
- The provision of transport;
- The issuing of permits and licenses;
- The supply of goods or services by a workshop 60% of whose employees are disabled individuals;
- The import or supply of books and other printed materials to the extent provided in regulations.

### B) Zero-rated items

The following transactions shall be charged with VAT at a rate of 0 %:

- The export of goods or services to the extent provided in regulations;
- The rendering of transport or other services directly connected with international transport of goods or passengers, as well as the supply of lubricants and other consumable technical supplies taken on board for consumption during international flights;
- The supply of gold to the National Bank of Ethiopia;
- The supply by a registered person to another person in a single transaction of substantially all of the assets of a taxable activity or an independent functioning part of a taxable activity as a going concern, provided a notice in writing signed by the transferor and transferee is furnished to the Ethiopian Revenue and Customs Authority (ERCA) within 21 days after the supply takes place and such notice includes the details of the supply;

### 5.2 Turnover Tax

In Ethiopia turnover tax is paid by those who are not registered for VAT and whose value of annual taxable transaction is less than 500 thousand Birr.

The turnover tax rates are:

- 2% on goods sold and services rendered locally;
- 2% on contractors, grain mills, tractors and combine harvesters;
- 10% on others.

### 5.3 Excise Tax

Excise Tax Proclamation No. 307/2002 indicates that, excise tax is levied on selected items when produced locally or imported. The tax rate ranges from 10% to 100% depending on the nature of the goods. List of all goods currently liable to excise tax along with their tax rates is shown below:

## Factor Cost

**Table 5- 1** Excise tax rates by types of goods

No.	Items	Excise tax (%)
1	Any type of sugar in solid form excluding molasses	33
2	Drinks	
	2.1 All types of liquid soft drinks except fruit juices	40
	2.2 Powder soft drinks	40
	2.3 Bottled or canned water	40
	2.4 Alcoholic Drinks	
	2.4.1 All types of beer and stout	50
	2.4.2 All types of wine	50
	2.4.3 Whisky	50
	2.4.3 Other Alcoholic drinks	100
3	All types of pure alcohol	75
4	Tobacco and tobacco products	
	4.1 Tobacco leaf	20
	4.2 Cigarettes, cigar, cigarillos, pipe tobacco, snuff and other products	75
5	Salt	30
6	Fuel-Super Benzene, Regular Benzene, Petrol, Gasoline and other Motor Spirit	30
7	Perfumes and Toilet waters	100
8	Textile	
	8.1 Textile fabrics, knitted or woven of natural silk, rayon, wool or other similar materials	10
	8.2 Textile of any type partly or wholly made from cotton, which is gray, white, dyed or printed, in pieces of any length or with (except "Abudgedid") and including blankets, bed-sheets, counterpanes, towels, table clothes and similar articles	10
	8.3 Garments	10
9	Dish washing machines of a kind for domestic use	80
10	Washing machine of a kind for domestic purposes	30
11	Video decks, television or video cameras	40
12	Television broadcast receiver whether or not combined with gramophone, radio, or sound receivers and reproducers	10
14	Motor passenger cars, Station Wagons, utility cars, and similar vehicles (including motorized caravans), whether assembled, together with their appropriate initial equipment:	
	14.1 Up to 1,300 c.c.	30
	14.2 From 1,301 c.c. up to 1,800 c.c.	60
	14.3 Above 1,800 c.c.	100
15	Carpets	30
16	Asbestos and asbestos products	20
17	Clocks and Watches	20
18	Dolls and Toys	20

**Source:** Ethiopian Revenues and Customs Authority



## 5.4 Business Income Tax

According to Proclamation No. 286/2002, taxable business income shall be determined per tax period on the basis of the profit and loss account or income statement which shall be drawn in compliance with the generally accepted accounting standards provisions of directives issued by ERCA.

### 5.4.1 Income Tax on Individual Entities /Unincorporated Business

Taxable business income of unincorporated businesses shall be taxed in accordance with the following table:

Table 5- 2Income tax rates of unincorporated businesses by income category

NO	Annual taxable income ( Birr)	Income tax payable (%)
1	Up to 1,800	Exempt
2	1,801 – 7,800	10
3	7,801 - 16,800	15
4	16,801 – 28,200	20
5	28,201 - 42,600	25
6	42,601 – 60,000	30
7	Over 60,000	35

Source: Ethiopian Revenues and Customs Authority

### 5.4.2 Corporate Income Tax

Corporate income tax or profit tax payable by business organizations or companies is 30% of their taxable income.

## 5.5 Rental Income Tax

According to Proclamation No.286/2002, Income derived from renting of houses or office buildings, manufacturing plants, materials and goods, etc. is taxable in accordance with the following table.

### 5.5.1 Corporate Rental Income Tax

Corporate rental income tax by business organizations or companies is 30% of their taxable income.

### 5.5.2 Rental Income Tax on Individual Entities /Unincorporated Business

Rental taxable business income of unincorporated businesses shall be taxed in accordance with the following table:

## Factor Cost

**Table 5- 3**Rental tax rates by income category

No.	Annual income(Birr)	Income tax payable (%)
1	Up to 1,800	Exempt
2	1801 – 7,800	10
3	7,801 – 16,800	15
4	16,801 – 28,200	20
5	28,201 – 42,600	25
6	42,601 – 60,000	30
7	Over 60,000	35

**Source:** Ethiopian Revenues and Customs Authority

### 5.6 Personal Income Tax

According to Proclamation No.286/2002, any income derived from employment, including any payments or gains in cash or in kind is taxable in accordance with the following schedule.

**Table 5- 4**Personal income tax rates by income category

No.	Employment monthly Income (Birr)	Tax rate (%)
1	The first 150	Exempt threshold
2	151 – 650	10
3	651 - 1,400	15
4	1,401 - 2,350	20
5	2,351 - 3,550	25
6	3,551 – 5,000	30
7	Over 5,000	35

**Source:** Ethiopian Revenues and Customs Authority

### 5.7 Other Income Taxes

**Table 5- 5**Incomes tax rates by type of income

No.	Taxable income	Tax rate(%)
1	Royalties	5
2	Income (except less than Birr 100) from games or chance	15
3	Dividends...	10
4	Income from rental of property (land, buildings, or moveable asset not related to business	15
5	Interest income on Deposits	5
6	Gains from the transfer of property	
	<ul style="list-style-type: none"> <li>▪ On business building, factories and offices</li> <li>▪ on shares of companies</li> </ul>	15 30

## Part 6: TRANSPORT COSTS

### 6.1 Road transport tariffs

#### Dry cargo transport charges

Freight transport charges vary from place to place and are determined by agreement between private dry cargo companies / owners and their customers.

### 6.2 Sea transport tariffs

Generally, freight rates are subject to market changes, nature of goods transported and currency adjustment factors. The following are current freight rates for containerized and conventional cargoes of imported goods for some trade routes.

Table 6- 1 Average freight t rate to Europe & Africa Port

No	Trade Route/port	20 Container	40 container	Break Bulk	RORO
1	North Europe	1170 - 2985	1890 - 3850	130/CBM	100 - 115/CBM
2	Mediterranean	1265 - 2985	2200 - 3850	135/CBM	100 -115/CBM
3	Turkey/Black Sea	1455 - 1650	2320 - 2595	130/CBM	100 -115/CBM
4	Africa	1060 - 1990	1715 - 3030	130/CBM	100 -115/CBM

Table 6- 2 Average freight t rate to Europe & Middle East and India

No	Trade Route/port	20 Container	40 container	Break Bulk	RORO
	India	1235 -1975	1955 -3710	60/weight	800- CBM/60
	Dubai	900 - 1120	1650 -1895	55/weight	800 - CBM/60
	Pakistan	1125 -1510	1880 -2620	55/weight	800 - CBM/60
	Other Persian Gulfe (Kuwait, Quatae & Oman)	985 - 1420	1610 -2510	55/weight	800 - CBM/60
	West Gulf (Jordan & Yemen)	715 - 880	1175 -1445	55/weight	800 - CBM/60

Table 6- 3 Average freight t rate to Europe & Middle East and India

No	Trade Route/port	20 Container	40 container	Break Bulk	RORO
	China	1315 - 2355	2300 -4195	75 -90 / weight	85 -100/ weight
	Fareast	1530 - 2095	2545 -3810	75 -180 / weight	85 -225/ weight
	South West Asian	1355- 1895	2180 -2915	75 -180 / weight	85 -225/ weight

**Source:** Ethiopian Shipping and Logistics Services Enterprise

### 6.3 Air Transport Tariffs

Freight rates are subject to the nature of goods transported and the market situation. The following tables show Ethiopian Air Lines freight charges for international flights from Addis Ababa.

### Air Transport Tariffs

Table 6- 4 Freight air transport charges to Europe/ America

No.	Export Item	Weight (kg)	Region and Price / kg (USD)					
			Stockholm	Paris	Frankfurt	Rome	London	Washington
1	Food stuff	+100	2.05	1.75	2.08	1.65	2.35	2.3
		+250	1.45	1.75	1.88	1.65	2.35	2.3
		+300	1.45	1.75	1.76	1.65	2.15	1.55
		+500	1.35	1.55	1.62	1.45	2.15	1.4
		+1000	1.25	1.55	1.62	1.3	2.15	1.3
2	Textile Products	+45	4.96	3.62	3.97	3.2	2.6	4.1
		+100	1.45	1.5	1.5	1.35	2.0	1.9
		+300	1.35	1.5	1.3	1.35	1.9	1.4
		+1000	1.15	1.2	1.3	0.75	1.05	1.2
		+2500	1.15	1.2	1.3	0.75	1.05	1.1
		+3000	1.15	1.2	1.3	0.75	1.05	1.1
		+5000	1.15	1.2	1.3	0.75	1.05	1.1
+10000	1.15	1.2	1.3	0.75	1.05	1.1		
3	Leather and Leather Products	+45	2.0	2.0	2.0	3.2	2.0	2.1
		+100	2.0	1.6	2.0	1.3	1.95	1.9
		+300	1.35	1.6	1.4	1.3	1.8	1.4
		+500	1.3	1.45	1.35	0.65	1.5	1.4
		+1000	1.3	1.25	1.25	0.6	1.1	1.15
		+2500	1.3	1.25	1.25	0.6	1.1	1.05
		+3000	1.3	1.25	1.25	0.6	1.1	0.92
		+5000	1.3	1.25	1.25	0.6	1.1	0.92
4	Handicrafts and Traditional Products	+100	2.15	1.5	1.6	1.6	2.35	1.65
		+200	2.15	1.5	1.6	1.6	2.35	1.65
		+250	2.15	1.5	1.5	1.45	2.15	1.65
		+500	2.05	1.4	1.45	1.35	2.15	1.55
		+1000	2.05	1.25	1.45	1.35	2.15	1.55
5	Coffee	+100	1.35	1.45	1.6	1.45	1.55	2.2
		+200	1.35	1.45	1.6	1.45	1.55	1.6
		+500	1.25	1.35	1.4	1.3	1.5	1.55
		+1000	1.25	1.25	1.2	1.1	1.35	1.25
6	Injera	+45	4.96	3.62	3.97	-	2.25	4.1
		+100	1.95	1.5	3.97	-	2.25	3.95
		+200	1.45	1.5	1.72	-	2.25	1.55
		+250	1.45	1.5	1.72	-	2.25	1.55
		+500	1.35	1.3	1.72	-	2.05	1.4
		+1000	1.25	1.3	1.72	-	2.05	1.3
7	Chat	+100	-	-	-	-	-	-

## Factor Cost

Table 6- 5 Freight air transport charges to the Middle East and Asea

No.	Export Item	Weight in kg	Region and Price per kg (USD)				
			Dubai	Jeddah	Bombay	Sanaa	Beirut
1	Meat	+1000	0.13	0.26	-	-	-
		+2000	0.13	0.26	-	-	-
		+3000	0.12	0.26	-	-	-
2	Injera	+100	-	-	-	-	0.75
		+300	0.35	-	-	-	0.75
		+500	0.3	-	-	-	0.75
3	Flower	+45	-	1.2	-	-	1.05
		+100	0.9	0.9	0.25	-	1.05
		+250	0.7	0.7	0.25	-	1.05
		+500	0.65	0.55	0.25	-	1.05
		+1000	0.55	0.42	0.25	-	1.05
		+1500	0.55	0.42	0.25	-	1.05
		+2000	0.55	0.35	0.25	-	1.05
		+2500	0.45	0.35	0.25	-	1.05
		+3000	0.45	0.35	0.25	-	1.05
4	Food Stuff	+100	0.75	1.3	0.2	-	-
		+300	0.75	1.3	0.2	-	1.7
		+1000	0.6	0.6	0.2	-	1.1
		+2000	0.6	0.4	0.2	-	1.1
		+5000	0.35	0.35	0.25	-	1.05
5	Fruits & Vegetables	+45	-	1.35	-	-	-
		+100	0.9	1.15	0.4	-	-
		+250	0.7	0.95	0.4	-	-
		+500	0.65	0.63	0.35	-	-
		+1000	0.55	0.43	0.3	-	-
		+1500	0.55	0.43	0.3	-	-
		+2000	0.55	0.38	0.3	-	-
		+2500	0.3	0.38	0.3	-	-
		+3000	0.3	0.38	0.3	-	-
6	General Cargo	+45	2.96	-	0.2	-	3.59
		+100	1.45	1.6	0.2	-	2.69
		+200	1.45	1.6	0.2	-	2.69
		+300	1.4	1.6	0.2	-	1.7
		+500	1.3	1.5	0.2	-	1.1

## Factor Cost

**Table -6.6 Freight air transport charges to Africa**

No.	Export Item	Weight (kg)	Region and price per kg (USD)						
			Kharto um	Brazzav ille	Johannes burg	Kinshasa	Nairobi	Dar es Salaam	Luanda
1	General Cargo	+45	1.58	2.47	2.5	2.41	1.4	1.97	4.34
		+100	0.77	1.79	2.0	1.12	0.5	1.55	2.4
		+300	0.57	1.79	2.0	1.12	0.5	1.55	2.4
		+500	0.47	1.79	1.8	0.79	0.5	1.1	2.3
		+1000	0.47	1.79	1.75	0.79	0.45	0.9	2.3
2	Meat	+1000	-	1.06	-	-	-	-	1.6
3	Fruits & Vegetables	+100	0.82	0.7	-	-	0.35	-	1.6
		+200	0.82	0.7	1.0	-	0.35	-	1.6
4	Handicrafts	+100	0.77	1.79	1.3	1.12	0.5	1.55	2.4
		+500	0.47	1.79	1.2	1.12	0.5	1.1	2.3
		+1000	0.47	1.79	1.1	0.79	0.5	0.9	2.3
5	Flower	+45	-	-	-	1.34	-	-	1.75
		+100	0.82	0.7	1.35	1.24	0.35	1.2	1.6
		+200	0.82	0.7	0.95	1.24	0.35	1.2	1.6
		+500	0.52	0.65	0.95	1.1	0.35	1.0	1.55
		+1000	0.52	0.6	0.95	0.84	0.35	0.9	1.55
6	Coffee	+500	0.47	1.79	1.25	0.79	0.5	1.1	2.3
		+1000	0.47	1.79	1.1	0.79	0.45	0.9	2.3
8	Pharmaceuticals	+45	-	-	-	-	1.1	-	-
		+100	0.72	-	1.27	1.27	0.85	1.33	1.95
		+500	0.52	-	1.03	1.1	0.75	1.13	1.85
		+1000	0.52	-	0.93	1.0	0.75	1.03	1.85

**Note:** Below charges must be added on all above rates;

**For Meat, Injera, Fruits & vegetables and Flower shipments:**

\$ 0.6/kg (for fuel and insurance) and \$ 0.07/kg for terminal and screening (minimum of \$ 15).

**For all dry cargos:** \$ 0.65/kg for fuel and insurance and \$ 0.07/kg for terminal and screening (minimum of \$ 15).

**Source:** Ethiopian Air Lines (EAL)

## Part 7: COSTS OF ADVERTISING

### 7.1 Advertising on Television

#### 7.1.1 EBC1 Commercials price

##### A) Domestic products and services

Table 7- 1Charges by type of service for domestic products Amharic

No	Type	Domestic Products	
		Birr/sec.	Birr for 30 seconds (with VAT)
1	PT1- A	290.00	10005.00
2	PT1- B	271.00	9349.50
3	PT1- C	201.00	6934.50
4	PT2	128.00	6354.90
5	NT1	80.00	4416.00
6	NT2	46.00	1607.70
7	SR	315.00	10867.50

Source: Ethiopian Broadcasting Corporation

Table 7- 2Charge for theater and film tariffs Amharic

No	Type	Domestic Products	
		Birr/sec.	Birr for 30 seconds (with VAT)
1	PT1- A	-	-
2	PT1- B	176.15	6077.18
3	PT1- C	67.56	2330.82
4	PT2	63.83	2202.14
5	NT1	56.35	1944.08
6	NT2	46.00	1587.00
7	SR	194.30	6703.35

Note: -PT- Prime time

-NT- Normal time

-PT1- A between Drama and Live Transmission

-PT1- B evening, Saturday and Sunday Day 07:00 - 12:00 and Foot Ball

-PT1- C 3:41 – 6:00 Evening

-PT2 4:01 – 4:30 evening, Monday - Friday Day 7:00 – 8:00, Saturday and Sunday 12:00 – 7:00

-NT1 4:31 – 6:00 evening, Monday - Friday Day 6:00 – 7:00

-NT2 from Monday – Sunday evening 6:01 – 12:00,

from Monday- Friday morning 12:00 – 6:00 Day and 8:00 -12:00 Afternoon

-SR New Year, Christmas and Easter Eve and Holiday program Ethiopia Epiphany, Maulid, EidAlafter and Arafa and Maskal holydays

Source: Ethiopian Broadcasting Corporation

Table 7- 3Charges for using other languages

Languages	PT Type	
	Birr/sec.	Birr for 60 seconds (with VAT)
Somaliga ,Afar,Arabic and French English and Oromiiffa	50.00	3450.00

Source: Ethiopian Broadcasting Corporation

## Factor Cost

Table 7- 4Frequency discount

No.	Media	Number of spots	Discount
1	ETV1	1-15	No
2		16-30	5%
3		31-50	10%
4		51-80	15%
5		81 and Above	20%

Source: Ethiopian Broadcasting Corporation

### B) Foreign product and service

Table 7- 5Charges by type of service foreign products

No	Type	Rank 1		Rank2		Rank 3	
		Birr/sec.	Birr for 30 seconds (with VAT)	Birr/sec.	Birr for 30 seconds (with VAT)	Birr/sec.	Birr for 30 seconds (with VAT)
1	PT1- A	400.00	13800.00	310.00	10695.00	300.00	10350.00
2	PT1- B	376.00	12972.00	290.00	10005.00	280.00	9660.00
3	PT1- C	358.00	12351.00	280.00	9660.00	260.00	8970.00
4	PT2	312.00	10764.00	270.00	9315.00	250.00	8625.00
5	NT1	298.00	10281.00	250.00	8625.00	230.00	7935.00
6	NT2	280.00	9660.00	230.00	7935.00	210.00	7245.00
7	SR	424.00	14628.00	400.00	13800.00	350.00	12075.00

**Note:** Rank 1 include electronics, stove, perfume, Iron, house and office furniture

**Rank 2** include construction material, mixed foreign and domestic selling markets,

House and office equipment assembled car by foreign company, food product by foreign company, supermarkets for sells products, And cosmetics produce by foreign company

**Rank 3** include fertilizers, petroleum and petroleum product, spare parts, agriculture material And wetter pampas's pesticides

Source: Ethiopian Broadcasting Corporation

### 7.1.2 EBC2 Commercials Price

#### A) Domestic products

Table 7- 6Charges by type of service

No	Type	Birr/sec.	Birr for 30 seconds (with VAT)
1	PT	40.00	1380.00
2	NT	27.66	954.27

**Note:** - PT- Prime time (Saturday and Sunday)

-NT- Normal time (Monday– Friday)

Source: Ethiopian Broadcasting Corporation

Table 7- 7Charges for theater and film tariffs

No	Type	Birr/sec.	Birr for 30 seconds (with VAT)
1	PT	21.00	724.50
2	NT	16.00	552.00

**Note:** -PT- Prime time (Saturday and Sunday)

-NT- Normal time (Monday – Friday)

Source: Ethiopian Broadcasting Corporation



## B) Foreign Products

Table 7- 8Charges by type of service

No	Type	Birr/sec.	Birr for 30 seconds (with VAT)
1	PT	50.00	1725.00
2	NT	40.00	1380.00

**Note:** -PT- Prime time (Saturday and Sunday)

-NT- Normal time (Monday – Friday)

**Source:** Ethiopian Broadcasting Corporation

Table 7- 9Charges by type of service for small scale industry

No	Type	Birr/sec.	Birr for 30 seconds (with VAT)
1	PT	20.00	690.00
2	NT	15.00	517.50

**Note:**-PT- Prime time (Saturday and Sunday)

-NT- Normal time (Monday – Friday)

**Source:** Ethiopian Broadcasting Corporation

### 7.1.3 EBC3 Commercials Price

Table 7- 10Charges by type of Products

No	Type Product	Birr/sec.	Birr for 30 seconds (with VAT)
1	Domestic	30.00	1035.00
2	Foreign	40.00	1380.00
3	Theatre and film tariffs	16.00	552.00

**Source:** Ethiopian Broadcasting Corporation

Table 7- 11Frequency discount

No.	Media	Number of spots	Discount
1	EBC2 and EBC3	1-5	No
2		6-15	5%
3		16-30	10%
4		31-50	15%
5		51-80	20%
6		81 and Above	25%

**Source:** Ethiopian Broadcasting Corporation

## 7.2 Advertising on Radio

### 7.2.1 National Radio and FM Tariff

Table 7- 12 Charges for domestic products

Transmission day	Birr / sec.	Birr for 60 seconds (with VAT)
Monday –Friday	23.33	1610.00
Saturday and Sunday	25.83	1782.50

**Source:** Ethiopian Broadcasting Corporation

## Factor Cost

**Table 7- 13 Charges for foreign products**

Transmission day	Birr / sec.	Birr for 60 seconds (with VAT)
Monday –Friday	25.83	1725.00
Saturday and Sunday	26.91	1857.25

**Source:** Ethiopian Broadcasting Corporation

### 7.2.2 FM Addis 97.1

**Table 7- 14 Charges of advertisement in Amaharic**

NO	Type of advertisement	Transmission Day	Normal Time (NT)		Prime Time (PT)	
			Birr/ sec.	Birr for 60 seconds (with VAT)	Birr / Sec.	Birr for 60 seconds (with VAT)
1	Domestic Products	Monday –Friday	10.50	724.50	-	-
		Saturday and Sunday	-	-	11.66	805.00
2	Foreign products	Monday – Sunday			12.20	862.50
3	Theater and Cinema (for Domestic Products)	Monday – Sunday	8.33	575.00	-	-
4	Developmental Institution	Monday – Sunday	8.33	575.00	-	-

**Note:** For advertisement of theater and cinema for those who have licensee in domestic Film and theater products, developmental institutions and public participation in rural areas

**Source:** Ethiopian Broadcasting Corporation

**Table 7- 15Charges of advertisement in other languages**

NO	Type of Languages	Transmission Day	Normal Time (NT)		Prime Time (PT)	
			Birr /sec.	Birr for 60 seconds (with VAT)	Birr / Sec.	Birr for 60 seconds (with VAT)
1	Oromifa	Monday –Friday	9.16	632.50		
		Saturday and Sunday			10.00	690.00
2	Tigreña	Monday –Friday	9.16	632.50		
		Saturday and Sunday			10.00	690.00
3	English	Monday –Friday	13.50	931.50		
		Saturday and Sunday			15.00	1035.00
4	French	Monday –Friday	9.16	632.50		
		Saturday and Sunday			10.00	690.00
5	Arabic	Monday –Friday	9.16	632.50		
		Saturday and Sunday			10.00	690.00
6	Afar	Monday –Friday	8.33	575.00		
		Saturday and Sunday			9.00	621.00
7	Somalii	Monday –Friday	8.33	575.00		
		Saturday and Sunday			9.00	621.00

**Source:** Ethiopian Broadcasting Corporation

## Factor Cost

**Table 7- 16Charges for public advertisement within direct transmission program**

No	Type of Service	Normal Time (NT)		Prime Time (PT)	
		Birr /sec.	Birr for 60seconds (with VAT)	Birr / Sec.	Birr for 60 seconds (with VAT)
1	Development works by Public Participation	9.56	660.10	16.66	1150.00
2	Emergency and looking after someone wanted	5.00	345.00	6.66	460.00
3	funeral ceremony	10.00	690.00	11.66	805.00
4	Asking for help(financial and medical)	4.16	287.50	5.00	345.00

**Note:** Developmental works by public participations include road, school, and hospital

**Source:** Ethiopian Radio and Television Agency

**Table 7- 17Frequency discount**

Media	Number of spots	Discount
National radio	1-10	No
	11-30	5%
	31-55	10%
	56-85	15%
	86 and Above	20%
FM radio	1-5	No
	6-10	5%
	11-30	10%
	31-55	15%
	56-85	20%
	86 and Above	25%

**Source:** Ethiopian Broadcasting Corporation

### 7.3 Advertising on Newspapers

Advertising charge in newspapers may vary from newspaper to newspaper depending on whether the newspaper is owned by the government or the private sector.

Charges for advertising by government-owned Ethiopian Herald, Addis Zemen (Amharic), Berissa and Al-Alem newspapers are shown in the following table.

**Table 7- 18Charges for advertising in the news paper**

Types of news paper	Black and white			color		
	Full Page	Half Page	Quarter Page	Full Page	Half Page	Quarter Page
Addis Zemen	10624.50	5407.60	2702.00	18979.00	9664.00	4834.00
Ethiopian Herald	10624.50	5407.60	2702.00	18979.00	9664.00	4834.00
Berissa	4894.00	2477.20	1223.50	-	-	-
Al-Alem	4894.00	2477.20	1223.50	-	-	-

**Source:** Ethiopian Press Agency

## Factor Cost

There are a number of private newspapers which provide advertising services. Among these are the weekly newspapers Fortune newspaper and Capital. Charges for advertising in Fortune newspaper is presented below.

**Table 7- 19Charges for advertising in Fortune News Paper**

Space	Remark	(height x width) (cm)	Charge (Birr)				
			1 Time	13 Time Each	26 Time Each	36 Times Each	52 Time Each
Ear Front Color	Booked	6 x 5	3000.00	3000.00	3000.00	3000.00	3000.00
Quarter Inside	Available	12.7 x 18.7	2355.00	2237.25	2125.38	2019.11	1918.15
Half Inside	Available	25.7 x 18.7	4100.00	3895.00	3700.25	3515.23	3339.46
Special Half	Available	29 x 20.4	4710.00	4710.00	4710.00	4710.00	4710.00
Special Quarter	Available	12.7 x 23	3000.00	3000.00	3000.00	3000.00	3000.00
Full Inside	Available	25.7 x 37.7	7653.00	7270.35	6906.83	6561.48	6233.40
Full Back Color	Booked	25.7 x 37.7	12255.00	12255.00	12255.00	12255.00	12255.00
Full inside Color	Available	25.7 x 37.7	9158.00	8700.10	8265.09	7851.83	7459.23
Half Inside Color	Available	25.7 x 37.7	6740.00	6403.00	6082.85	5778.70	5489.76
Quarter Inside Color	Available	12.7 x 18.7	5055.00	4802.25	4562.13	4334.02	4117.31

Note: add 15% VAT on the above Prices.

Source: Independent News & Media PLC

**Table 7- 20 Charges for advertising in Amharic and English Newspaper of Reporter**

NO	Size	Remark	One Issue	5%	7%	10%
1	Full Page	Advert	7000.00	6650.00	6510.00	6300.00
2	Full Page	Vacancy	8000.00	7600.00	7440.00	7200.00
3	Half Page	Advert	4000.00	3800.00	3720.00	3600.00
4	Half Page	Vacancy	4500.00	4275.00	4185.00	4050.00
5	Special Half	Vacancy	6000.00	5700.00	5580.00	5400.00
6	Quarter Page	Advert	2500.00	2375.00	2325.00	2250.00
7	Quarter Page	Vacancy	2500.00	2375.00	2325.00	2250.00
8	Special Quarter One	Vacancy	3000.00	2850.00	2790.00	2700.00
9	Front	Advert	2000.00	1900.00	1860.00	1800.00
10	Special Front	Advert	2500.00	2375.00	2325.00	2250.00
11	Color Half Back Page	Advert	7000.00	7000.00	7000.00	7000.00
12	Color Full Page	Advert	9000.00	9000.00	9000.00	9000.00
13	Color Half Page	Advert	6000.00	6000.00	6000.00	6000.00

Note: add 15% VAT on the above Prices.

The above price list include: - For 1 -4 consecutive Issues have no discount  
 For 5 -12 consecutive Issues 5% discount  
 For 13 -24 consecutive Issues 7% discount  
 For 25-52 consecutive Issues 10 % discount  
 Back Page& color page have no discount

Source: Media & communications center (MCC)

## Part 8: COST OF POSTAL SERVICES

Postal services are operated mainly by a government institution, the Ethiopian Postal Service. A few private companies also operate courier services. The postage rate is indicated below:

### 8.1 Domestic postal service charges

Table 8- 1 Inland postal tariff with auxiliary service charges (Birr)

No	Gram	Printed Matter	Letter	Register
1	Up to 20	1.50	1.50	10.85
2	Over 20 – 50	1.55	1.55	11.00
3	Over 50 – 100	1.60	1.60	11.20
4	Over 100 – 250	1.65	1.65	11.90
5	Over 250 - 500	1.80	180	13.10
6	Over 500 - 1000	2.10	2.10	15.35
7	Over 1000 - 2000	2.70	2.70	20.00
8	over2000 - 5000 per additional 1kg	2.10	-	-
9	Aerogramme	-	1.20	-
10	Post Card	-	1.50	-
11	Register	-	-	-
12	Express	-	24.65	-
13	AR/Advice of delivery	-	1.50	-

### 8-2 International postal service charges

Table 8- 2 International postal tariff with auxiliary service charges (Birr)

No	Gram	Zone One		Zone Two		Zone Three	
		Small packets	New Price of Letter	Small packets	New Price of Letter	Small packets	New Price of Letter
	Up to 20	24.65	6.90	28.40	7.40	39.20	8.85
	Over 20 – 50	24.65	12.10	28.40	13.85	39.20	18.85
	Over 50 – 100	24.65	20.35	28.40	24.10	39.20	34.85
	Over 100 – 250	45.25	40.95	54.00	49.70	79.20	74.90
	Over 250 - 500	86.40	82.20	105.25	100.95	159.25	154.90
	Over 500 - 1000	163.85	159.50	201.35	197.00	309.30	304.95
	Over 1000 - 2000	297.75	314.20	393.50	389.15	609.40	605.10
	over2000 - 5000 per additional 1kg	20.55	159.50	20.50	197.00	20.55	304.95
	Aerogramme	4.00	5.60	24.65	5.80	24.65	6.05
	Post Card	4.80	6.90	7.40	7.40	8.85	8.85
	Register	18.75	20.55	18.75	20.55	18.75	20.55
	Express	24.65	24.65	24.65	24.65	24.65	24.65
	AR/Advice of delivery	4.80	6.90	5.25	7.40	6.60	8.85

**Note:** Zone 1: Africa  
 Zone 2: Europe  
 Zone 3: Asian Countries and Latin-American

**Source:** Ethiopian Postal Service Enterprise

### 8.3 Charges for other Postal services

Annual Rental charges for:

- small size box : Birr 85 per year for Individuals
- large size box and small size box : Birr 340 per year for enterprise
- large size box: Birr 170 per year for Individuals
- small size box : Birr 85 per year for Individuals
- Charge for modification of lock: Birr 50
- Key deposit: Birr 20

## Part 9: CHARGES FOR INVESTMENT SERVICES

The charges for the different services are shown in the following table.

Table 11- 1Service charges by types of services and delivery time

No.	Service Type	Delivery time	Fee (Birr)
1	Trade name registration	1 hour	25
2	Alteration/ amendment of a trade name	1 hour	80
3	Issuance of substitute certificate of a trade name	1hour	50
4	Notarization of memorandum and articles of association	3 hours	652
5	Amendment/ change of memorandum and articles of association	3 hours	160
6	Issuance of commercial registration	3 hours	100
7	Renewal of commercial registration	2 hours	100
8	Amendment/ change of commercial registration	3 hours	80
9	Replacement or substitution of commercial registration	1 hour	50
10	Cancellation of commercial registration	5 working days	50
11	Issuance of investment permit	3 hours	600
12	Investment permit (expansion)	18 working days	300
13	Investment permit (new/expansion)	2 working days	200
14	Change/amendment of investment permit	3 hours	100
15	Issuance of substitute investment permit	1 hour	100
16	Issuance of work permit	2 hours	1700
17	Renewal of work permit	1 hour	1300
18	Substitution of work permit	1 hour	1000
19	Registration and issuance of certificate for technology transfer agreement	3 hours	200
20	Registration of a collaboration agreement concluded by a domestic investor with export-oriented non-equity based foreign enterprise	2 hours	100
21	Grading of construction contracting	3 working days	5000
22	Issuance of business license	10 working days	100