FACTORS CONTRIBUTING FOR THE EXPANSION OF INFORMALSETTLEMENTS IN JIMMA CITY

A RESEARCH REPORT SUBMITTED TO THE SCHOOL OF GRADUATE STUDIES OF JIMMA UNIVERSITY IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE AWARD OF MASTERS OF PUBLIC MANAGMENT

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JIMMA ETHIOPIA

Declaration

I, the under signed, declare that this study entitled "**Factors Contributing For The Expansion Of Informal Settlements In Jimma City"** is my original work and has not been presented for a degree in any other university, and that all sources of materials used for the study have been duly acknowledged

Tewodros Teshome _____Signiture _____date_____

CERTIFICATE

This is to certify that this study, "**Factors Contributing For The Expansion Of Informal Settlements In Jimma City"** undertaken by TewodrosTeshome Seid! For the partial fulfilment of Master's Degree in public management at Jimma University, is an original work and not submitted earlier for any degree either at this University or any other University.

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Above all Glory is to God for his unspeakable gifts!

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ABSTRACT

The central focus of this paper isassessing the contributing factors of the informal settlement in Jimma city, Ethiopia. Informal urban land settlement is socially, politically and economically growing problem in Ethiopia. Informal land settlement is usually referred to residential areas where a group of housing units have been constructed on land to which the occupants have no legal claim, or which they occupy illegally. They are characterized mostly by the low quality houses and the lack of, or inadequate infrastructure and social services. This paper employeda descriptive research design and mixed research methodology. From a total of 1219 target population in the two kebeles , a sample size of 171 representatives have been determined for the specific study based on Purposive sampling technique.so It propose three steps: (1) collect information through questionnaire interviews, analyzing documents and field observation on the internal and external factors of informal settlements, (2) incorporate the collected data and models to analysis data, and (3) suggest the recommendation for improving effective land administration system with respect to informal settlements. As a finding, the problem of informal settlements in Jimmacity has been attributed to deficits in housing supply, high home rent and expensive land tender price. The final result shows that the selected study areas in this study are established on agricultural land informally purchased from farmers. The causes of such squatting activities are population growth, inefficient land provision, the high cost of urban living standard, and illegal land grabbing by urban speculators. Migration is one reason for population growth which is forced because of shortage of rural agricultural land. Informal settlements in the city could cause environmental deterioration, social distress, economic destruction (fire), and urban violence. Finally the researcher recommends that, the implementation of good land administration model is appropriate to reduce the major constraints

Key Words: Informal Settlement, Squatting, Land Administration, Land Right

List of Abbreviations and Acronyms

JU= Jimma University

CAS= Central Statistical Agency

EPRDF = Ethiopian People Revolutionary Democratic Front

ETB= Ethiopian Birr

HPRE   = House of People Representatives of Ethiopia

ISGM   = Informal Settlement Growth Model

IUDP=Integrated Urban Development Plan

LDP = Local Development Plan

MUDHC =Ministry of Urban Development, Housing and Construction

ULLP   =Urban Land Lease Proclamation

ULLPN   = Urban Land Lease Proclamation Number

UN= United Nations

UNCHS   = United Nations Center for Human Settlements

UND   = United Nations Development Programme

UNECEC = United Nations Economic Commission of European Countries

UNHCR   = United Nations High Commissioner for Refuges

UNHSP= United Nations Human Settlements Programme

CHAPTER ONE

INTRODUCTION

The purpose of this chapter of the thesis is to provide background information on the informal settlement. The lingering parts of the chapter are ordered as follows: The first section presents an overview of the informal settlement as a background for the study. The second section provides problem statement. The objectives of the research are presented in third section. The fourth section offers significance of the work. The fifth section is scope of the study, limitation of the study and finally, the structure of the thesis presents in the last section.

1.1. Background of the study

Land is a basic natural resource, which today, has reached a stage of scarcity in urban areas as a result of rapid urbanization process. Formal land administration systems in developing countries have failed to cope with the wide range of land rights that have evolved under non-formal land tenure arrangements. Urban informal settlements in particular pose a challenge to existing land administration infrastructure in those countries. The tenure types, land rights and spatial units found in such settlements are inconsistent with the provisions of existing land laws (Gondo, 2009).

Conventional land administration approaches cannot work in these settlements. The settlements are left out of the urban development planning process as no land information is officially collected in them. This neglect often leads to low security of land tenure and poor living conditions due to lack of basic urban infrastructure and services (Gondo, 2009).

Informal settlements also referred to as squatter settlements or shanty towns are dense settlements built and occupied illegally in other people or state lands .They are temporary but good alternatives of shelter for the urban poor who are denied of access to housing. Informal settlements occur when the current land administration and planning fails to address the needs of

the whole community. These areas are characterized by rapid, unstructured and unplanned development. On global scale informal settlements are significant problems especially in third world countries housing the world have disadvantaged. The measures taken by urban land administration authorities vary from country to country. Earlier, demolition of informally built houses was a common measure taken, but these days for economic and human right reasons regularization of these settlement is a preferred one Daniel (2011).

Informal settlements can be categorized along the legitimacy of land use into two main groups: Firstly squatter settlements on illegally occupied plots without the right to use the land at all, and secondly settlements on land which is not allocated for dwelling purposes but is legally or at least semi-legally possessed by its owner. Definition of a squatting varies widely from country to country and depends on a variety of defining parameters. In general, it is considered as a residential houses in an urban locality inhabited by the very poor who have no access to tenured land of their own, and hence "squat" on vacant land, either private or public (Srinivas 1999).

A squatter is one who resides on a property to which he or she has no title, right or lease a person who settles in or occupies property with no legal claim to the property. Squatting is generally linked with or affected by factors such as: increasing of rural-urban migration, high cost of formal land market, cheap land market with farmers, economic status, social conditions, custom, traditions, governmental and local urban land and housing policies and geographical conditions. Hence, a concerted and integrated effort of different concerned sectors including the occupants is necessary for effective housing program and improvement (Dwyer, 2009).

Therefore, there is no single theory that can fully explain the emergence and the expansion of informal settlements. However, within developing cities it is usually argued that informal settlements are the result of combination of factors such as poor management, especially failed urban policies, poor governance, corruption, inappropriate regulations, dysfunctional land markets, social insecurity, poor economic performance and lack of political will.Therefore, this research presented the major factors for the expansion of informal settlements in Jimma city and

proposes the Informal Settlement Growth Model (ISGM) for the critical components of urban dynamic modeling and to simplify the understanding of processes by facilitating visual interpretation. An important part of such a dynamic visualization and representation is to ensure better land administration on developing countries and their cities or towns (UNHCR, 1999).

The selected study areas in this study are established on agricultural land informally purchased from farmers. The causes of such squatting activities are population growth, inefficient land provision, the high cost of urban living standard, deficiency on supply of land, lack of good governance, roles of informal land brokers, illegal land grabbing by urban speculators and governmental land lease policy. Moreover, Migration was one reason for population growth which was forced because of increasing demand of living in urban land.

Therefore, this research presented the major factors for the expansion of informal settlements in Jimma city and proposes the Informal Settlement Growth Model (ISGM) for the critical components of urban dynamic modeling and to simplify the understanding of processes by facilitating visual interpretation. An important part of such a dynamic visualization and representation is to ensure better land administration on developing countries and their cities or towns

1.2 Statements of the Problem

Informal settlements are described as illegal and spontaneous shantytowns lacking decent services and infrastructure. The improvements in housing that are important to improving the quality of life among the poor often do not receive the attention from policy makers (Bahiru, 2008). The key question to be asked here is why do people squat? There are two reasons for this: one is internal to the squatter, and the other is external. Internal reasons include, lack of collateral assets; lack of savings and other financial assets; daily wage/low-income jobs which in many cases are semi-permanent or temporary. External reasons include high cost of land and other housing services; rigid building standards; rules and regulations; lopsided planning and zoning legislation and migration (Molla, 2009).

Informal settlements are established due to various reasons and common throughout the cities of World countries. First, the large influx of people from rural to urban areas. Second, the financial limitation of the national and municipal governments to provide planned urban houses to the majority of urban people. Third, the high cost of even housing for the urban poor. Fourth, the marginalization of urban land requests of the poor through unaffordable land lease policies. Finally, high population growth is the other major reason. Squatter settlements are, thus, often the only affordable option used by the majority inhabitants of many cities of developing countries (UNHCR, 1999).

Most of the city administrations (municipalities) in Ethiopia are finding it increasingly difficult to cope with the demand for registering the process of land transactions as well as the rapidly changing patterns of land use associated with the accelerated urban growth. Moreover, the absence of reliable information especially land related is the most crucial impediment for the preparation and implementation of urban plans in urban centers. To overcome the land administration shortcoming the cadastral system was applied in Ethiopia. The cadaster system is exercised based on the Geographic Information Systems (GIS). GISare computer-based systems that enable users to collect, store, and process, analyze andpresent spatial data.It provides electronic presentationof information, called spatial data, about theEarth's natural and man-made features. A GISreferences these real-world spatial data elementsto a coordinate system (Fekade, 2000).

Although many GIS have been successfully implemented, it has become quite clear that two dimensional maps with most complex contours and color schema cannot precisely present multidimensional and dynamic spatial phenomena. The former urban land administration has the gaps on presenting multimedia data for the dwellers and also has shortage by reducing informal settlements. Most GISs in use today have not been designed to support multimedia data, in informal settlements and therefore have very limited capability due to the large data volumes, very rich semantics and very different modeling and processing requirements. Therefore, a GIS can combine geographic and other types of data to generate maps and reports, enabling users to

collect, manage, and interpret location-based information in a planned and systematic way. Thus, GIS and Cellular Automata (CA) are integrated to propose an Informal Settlement Growth Model (ISGM). The application of the ISGM has the potential to improve the urban land administration and decision-making processes in informal settlements.

As mentioned by Lamba et.al (2005), the urban land administration which is empowered with the issuance of the development permit shall ensure that the applicant has a legitimate right to the land to which she/he applied for. This means the requirement of a legitimate building are basically two: one the land on which the development activity (building) is going to be erected must be acquired through legal means (such as government grant, lease contract) as per the existing laws; second, in order to affect the building activity, it needs a building permit development authorization. This authorization is needed not only for the erecting of new buildings but also for modifying and demolishing them as well (Bahiru, 2008).

Therefore, informal settlements partially could result because of the requirements and the inability of the poor to fulfill them. If this continues, the establishment of squatter settlements will become major problems in the town. Likewise in Jimma city, squatter houses commonly known as "moon shine houses" since people squat on the land during the dark hours of the night. As mentioned in Ethiopian Proclamation no 574/2007, under article 25(1), "no development activity may be carried out in an urban Centre without a prior development authorization". According to article 24 of same proclamation "development" means: the carrying out of building, engineering works, mining or other operations on or below ground, or the making of any substantial change in the life of any structures or neighborhoods. Finally the gap which the researcher has tried to address which was missed or left by the previous researchers were; methodological gap ; which is the previous researchers were focussed only towards the qualitative method and here the researcher addresses in this paper both qualitative and quantitative methods as well as any researcher cant addressed on this topic especially in Jimma city.

Hence, to minimize the expansion of Informal settlements and squatting, this study explored the causes behind such practices and proposed possible solutions to concerned government bodies and other stakeholders particularly in Jimma city

1.3 Objectives of the study

1.3.1 The General Objective of the Study

The main objectives of this study was to assess the factors contributing for the informal settlements in Jimma city administration

1.3.2. The specific objectives of the Study are:

1. To investigate the existing legal and policy frameworksabout Informal settlement in the study area
2. To assess the implementation gaps of the policies and laws regarding informality in the city
3. To examine the factors those are contributing to the expansion of informal urban settlements
4. Toevaluate the effects ofInformalsettlementon development of Jimma city

    To propose strategies that can be helpful in overcoming the problems.

1.4. Delimitation of the Study

The scope of the study is restricted to identify theproblems related withinformal settlement and in the selected kebeles of Jimma city and forwarding recommendation to promote legal ground of settlement and reduce informality. In other words, this study focused on investigating the causes behind the expansion of informal settlements which were established in the boarder (unplanned) area of the city and hence it did not focus on older town area or planned housing in the town Centre. It included the data up to half of 2012. It mainly focused on the description of the condition of the dwellers. Finally the study used descriptive research design in order to identify the extent and nature of the given variables.

1.5 Significance of the Study

The result of this research will be expected to have the following contribution: Create awareness among the government officials of the city and also an expected to become an input for policy makers and the society in the designing intervention strategies and to provide information for the further researchers about deepest problem of illegal land owner's; it will have great impact of reference and give feedback for the current illegal land grab situation; As far as I know, no study has been conducted on the title "Impact of informal settlement on development of Jimma city" or related topic and this study shows the situations of Informal settlements in Jimma city and prominent factors challenging proper management of squatting as well as its consequences on development of the city.Therefore, I am convinced that it would be important to conduct a research on the topic as the development of the city has been challenged by the proliferation of Informal settlements.

- The findings of this study can serve as an input for enriching, strengthening and modifying the policies, proclamations, regulations rules and practices on informal settlements in urban centers of Ethiopia.
- The recommendations of this study may help the practitioners, policy and lawmakers, urban planners and managers on how to improve the existing situations of Informal settlement across urban centers of the country.
- From academic point of view, it adds insight in to better understanding of the socio-economic impacts of Informal settlement in urban area, and may lead to further research.

1.6. The Limitations of the Study

The following are some of the known limitations of this research report:

This study deals with a very sensitive issue of informal settlements and most people, in particular both municipal and provincial officials; would probably not revealed their real views about the practice of informal settlements. Questionnaires and interviews would draft and conduct in English and where there would a need to interpret them and clarify questions in the local language (either in oromiffaor Amharic). During interpretation the questions might lost their

exact meanings. Due to the current situation in the country, many Government officials did not presented on office hours. Therefore, the researcher enforced either to wait them or search until where they are. Deferrals and none responses of set appointments, questions and other excuses of holidays would common. The intention of this study report would to interview a larger group of respondents but, it would not possible due to time and budgetary constraints. Some of the approached respondents could not participate in the research due to the sensitive nature of informal settlement, squatting and/or other commitments. Therefore the researcher tries to mitigate the problems by working with the concerned bodies of the administrations.

1.7. Definition of terms

A squatter settlement: defined as a residential area which has developed without legal claims to the land and/or permission from the concerned authorities to build; as a result of theirillegal or semi-legal status, infrastructure and services are usually inadequate.

Squatting: Consists of occupying an abandoned or unoccupied space or building, usually residential, that the squatterdoes not own, rent or otherwise have permission to use

Squatter households: a household who built a structure that it occupies on land on which it does not have a title (UN-Habitat, 2005).

Urban slum-defined as residential areas that lack adequate access to water and sanitation, security of tenure, poor structural quality of housing and inefficient living area

Security of tenure-is the right of all individual and groups to effective protection by the state against forced evictions. People have secure tenure when there is evidence of documentation that can be used as proof of secure tenure status

Land management: creation of an appropriate legal and regulatory frame work to increase supply of land through measures such as land reform, revision of master plan standards etc (UN-Habitat, 2005).

1.8. Organization of the Study

The study divided into five chapters. The first chapter deals with the problem and its approach in which background of the study, statement of the problem, objectives, significances delimitation,

limitation and definition of the term are involved. The second chapter deals with the review of related literature; the third chapter is methodology of the study. The fourth chapter is Data Presentation, Analysis, and Interpretation finally in the fifth chapter has organized by the findings, Conclusion and Recommendation were presented.

CHAPTER TWO

REVIEW OF RELATED LITERATURES

This chapter summarizes international and national practices and literatures related to the topic understudy. The literatures and practices are reviewed and organized based on the statement of the problem and research objectives in the manner that it contributes to the study. The summary encompasses the situation of squatting both at international and national level, challenges and policy responses towards squatters' settlements. Major factors contributing for squatting and its effects on urban development were highlighted. Finally, the Ethiopian urban land management systems in different regimes and policy responses towards squatting are summarized and conceptual framework has been developed.

2. Theoretical review

2.1. Definition of Informal Settlements

A clear definition of informal settlement is hardly available. Many synonymous words have been used in literature to refer to informal settlements. These include spontaneous, irregular, unplanned, marginal, and squatter settlements (Lamba 2005). Some literatures have used the term slums and informal settlements interchangeably (UNHSP, 2003). While a clear definition for informal settlement is still elusive, some organizations have given description of informal settlements and slums.

The UN Habitat categorizes informal settlements in to two. One is settlements where land and/or building have been occupied without the permission of the owner. The other is Illegal land development settlements where initial occupation is legal but where unauthorized land developments have occurred (e.g. Change of land use that breach zoning plans, building extensions without building permit, subdivisions without regard to services and infrastructure, etc.)

Informal settlements (often referred to as squatter settlements, slum areas, or shanty towns) are dense settlements comprising communities housed in self-constructed shelters under conditions of informal or traditional land tenure. They are common features in developing countries and are typically the product of an urgent need for shelter by the urban poor. As such they are characterized by a dense proliferation of small, makeshift shelters built from diverse materials, degradation of the local ecosystem and by severe social problems. In Ethiopia, they are known as illegal settlements or commonly "moon shine houses" since people squat on the land during the dark hours of the night (UNDP, 1998).

Informal settlement has never been well defined in Ethiopian laws. However, one can gather its nature from the reading of the current Urban Planning legislation. Proclamation 574/2007 that concerns with urban planning, under article 25(1), provides "no development activity may be carried out in an urban center without a prior development authorization." And according to article 24 of same proclamation "development" means: the carrying out of building, engineering works, mining or other operations on or below ground, or the making of any substantial change in the life of any structures or neighborhoods.

The urban land administration which is empowered with the issuance of the development permit shall ensure that the applicant has a legitimate right to the land to which she applied for. This means the requirement of a legitimate building are basically two: one the land on which the development activity (building) is going to be erected must be acquired through legal means (such as government grant, lease contract) as per the existing laws; second, in order to effect the building activity, she needs a building permit development authorization. This authorization is needed not only for the erecting of new buildings but also for modifying and demolishing them as well (Daniel, 2011).

Hence, based on this premise we can conclude that informal settlement in Ethiopia covers houses which are built on government, communal or privately held land against the will of the holder and/or without having a development authorization building permit. While the former focuses on the absence of a right to the bare land on which the house is built, the latter focuses on the need of proper planning and building permits.

Based on this working definition, therefore, the whole forms of informality is divided in to two major groups: Group 1: includes those informal settlements which have been occupied and built without having any legal bases or evidence accepted by the law (such as title deed/ book and building permit). These settlements are commonly called as "squatter settlements" and mainly found at the expansion areas of a city. Group 2: includes settlements which are partially illegal/ informal. The illegality comes from so many sources. For example, they can have legal right (title deed/ book) but not building permit or having both the title deed /book and building permit but built, expand, upgrade, change the shape and size without the proper legal procedures/permit. Such settlements are mainly found in the inner part of a city (Stien et.al, 2003).

Squatter settlements-settlements where land and/or building have been occupied without the permission of the owner

Illegal land development-settlements where initial occupation is legal but where unauthorized land developments have occurred (e.g. Change of land use that breach zoning plans, building extensions without building permit, subdivisions without regard to services and infrastructure etc.). Informal settlements (often referred to as squatter settlements, slum areas, or shanty towns) are dense settlements comprising communities housed in self-constructed shelters under conditions of informal or traditional land tenure. They are common features in developing countries and are typically the product of an urgent need for shelter tothe urban poor. As such they are characterized by a dense proliferation of small, makeshift shelters built ofdiverse materials, degradation of the localecosystem and severe social problems. In Ethiopia, they are known as illegal settlements or commonly"moon shine houses" (since people squat on the land during the dark hours of the night).

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Informality/illegality include any form of construction (such as houses, fence, notice board, sewerage lines, containers, temporary/movable kiosks, etc...) which have been erected or built on public lands without having legal basis.

Furthermore, it also includes any unauthorized expansion/ encroachment made on public rental houses. However, the degree of informality/illegality varies: some can be totally informal

whereas others can only be partially informal. Based on this working definition, therefore, the whole forms of informality are divided in to two major groups:

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2.1.1. Cause and consequence

Literatures show different causes for the creation of informal settlement although the consequences are more or less similar. It is true that informal settlements occur when the current land administration and planning system fails to address the needs of the whole community. When the system fails to address social housing needs, then people use their own paths in settling on somebody else's land. Such settlements are characterized by rapid, unstructured and unplanned development Daniel (2011)

2.1.1.1. Causes of Informal Settlements and Squatting

1. Population growth

A century ago, only 4% of the world's population was urban. Today, cities are home to half of its inhabitants. The explosive growth of urban populations in developing countries over the past several decades can be attributed both to natural increase and to migration. Population growth and increased migration from rural to urban areas in developing countries have far surpassed available urban housing facilities for middle and low income citizens. City authorities are unable to solve such problem based on the demand of land by the people. The result has been that a variety of types of squatter colonies have grown up on vacant lands in the central areas and on the outskirts

of major cities (Manaster1968). The overall population trend shows that the urban population growth will continue to grow and the housing demand will also grow in the same fashion.

2. **Insecurity of Land Tenure**

While the upper classes in cities value their homes as the most valuable investment assets they have owned with top class services, residents of informal settlements' assets are discounted to explains tenure as 'the legal right to live in a house or use a piece of land'. It provides conditions under which land or buildings are held or occupied either by an individual or a community.

Hardoy et al (1990) assert that the rising of irregular informal settlements in cities in developing countries often indicate disparities in the share of wealth and resources. This has also led to many urban populations living in informal settlements without any formal security of tenure and poor access to infrastructure, if available. There is surely a firm decline in the tenure status and housing conditions of the urban poor households. Despite initiatives of reduction of poverty and safety net programs, the number of inhabitants living in informal settlements is still rising faster than the urban population.

This expansion of informal settlements is attributed to the increased structural adjustment policies (SAPs), privatization of urban basic services and massive state disengagement in the housing sector. This has forced the urban poor to rely on informal land for access to land and shelter. The failure of markets to recognize the valuable demand for land and housing solutions for the majority of informal settlements' dwellers has largely led to urban poverty and exclusion.

Residents are also incapable to access financial assistance from the banks as banks do not recognize their irregular legal status. This urban crisis together with the informal settlements is a challenge to good governance (CSA 2007).

Urban land tenure in developing countries is very paradoxical. Although the land is so central to all human activities, developing governments such as that of South Africa fail to manage the land effectively. Instead, land has opened the doors to political favoritism and corruption. 'It is a subtle asset to administer, and most governments are simply not very good at it' Lamaba (2005), notices

that insecure land tenure often discourages urban poor households from improving their housing structures and conditions as they are unsure of their future occupations.

They are often worried to make any improvements that could be demolished whenever the government decides to evict them from those areas. This is coupled to the fact that the urban poor have low levels of incomes and lack of credit facilities to improve their housing. 'Secure tenure is therefore necessary, but not sufficient, condition for creating sustainable urban livelihoods.

Unlike in rural areas, urban poor prefer 'sites with good access to livelihood opportunities, public services and amenities' hints that most of developing countries fail to formalize tenure because of land shortages for low-cost housing supply. As a result, eradication of informal settlements through relocation programs has been under fire for entrenching the segregation planning pattern of land occupation, illegal land transactions and commercialization of land. UN-habitat (2006) also argues for the formalization of tenure for the poor in informal settlements to reduce poverty rather than a mere provision of formal land titles based on physical standards of the formal urban environment. This is because cities constantly offer different types of legal tenures and rights for the poor.

3. **The Failure of Governance**

According to the UN-Habitat report on global human settlement, slums and urban poverty are not just a manifestation of a population explosion and demographic change, or even of the vast impersonal forces of globalization. Slums must be seen as the result of a failure of housing policies, laws and delivery systems, as well as of national and urban policies (UN-Habitat, 2003).The report summarizes that the failure of policy is at all levels – global, national and local. At the global level, policies that have weakened national governments without any countervailing central control appear to be leading to an unrestrained globalization that is accommodating greater inequality sand marginalization. At the national level, liberalization and the sectorial fragmentation of policy and analytical and institutional frameworks have failed to support the

urban–rural and cross-sectorial dynamics that are critical both to sustainable economic growth and the distribution of its opportunities. At the local level, a startling lack of capacity to cope with, or manage, the situation has left many slum citizens in a no-man's land of illegality, insecurity and environmental degradation.

4.**Lack of Good Governance**

The concept of good governance can be described as the set of policies, functions, responsibilities, and procedures that an entity establishes to guide and direct how it is going to achieve its goals. United Nations Economical and Social Commission for Asia and the Pacific (UNESCAP, 2009) defines good governance as a process of decision making and procedures by which those decisions are implemented or not implemented. Good governance is characterized by eight important principles participatory, consensus oriented, accountable, transparent, responsive, effective and efficient, equitable and inclusive as well as the application of the rule of law. While the main principle of good governance is to minimize corruption practices, good governance must be responsive and not a reactionary Stien et al (2001).

2.2.3. Major Effects of Informal settlements

Living condition in Squatters' settlements suffer from Overcrowding, inadequate accommodation, limited access to clean water and sanitation, lack of proper waste disposal system and deteriorating air quality (Taher T., 2014). Another author also described consequences of informal settlements in a City as causes for health problems, environmental deterioration, social distress, economic destruction (fire), and urban violence (Ambaye D., 2011). The description of the two authors complements each other. For instance inadequate accommodation or limited access to clean water and sanitation is obviously resulting in health problems and lack of proper waste disposal system and deteriorating air quality directly mean environmental deterioration. Informal settlement areas are characterized by rapid, unstructured and unplanned development.

The end product of squatting is the creation of a slum. The effects of slums have been seen from various perspectives; the commonest one being on the deplorable environmental conditions. Another effect of squatting is that the necessary municipal services and infrastructure like roads, water supply, sanitation and waste collection are never provided. Within this neighborhood, wastes generated are thrown indiscriminately into drainage channels thereby causing blockages which might eventually result in the flooding and erosion of the area (Bello M., 2009).

2.1.4. Policy Responses towards Squatters' settlements

Policy and legal framework of Urban Management System and Informal settlement Management International approaches to squatters' settlements have generally shifted from negative policies (such as forced eviction, benign neglect and involuntary resettlement etc.) to more positive policies (such as, self-help and in situ upgrading, enabling and rights-based policies (UN-Habitat, 2003b). As the authors, an approach that has been receiving considerable attention from various government and public authorities has been the "enabling" approach, where instead of taking a confrontationist attitude, governments have strived to create an enabling environment, under which people using and generating their own resources, could find unique local solutions for their housing and shelter problems.

Similarly, section 4 of the Ethiopian Urban Development Policy under the title "Justifiable and Accelerated development in urban centers" states that expanding micro and small enterprises, facilitating land supply, undertaking housing development, facilitating provision of infrastructures, expanding social services, undertaking environmental protection, urban grading and planning works (MUDC, 2012).

The assumption of the document can be taken as policy responses as preventive approach because the expansion of micro and small enterprises in urban centers creates job opportunity (builds financial capacity of the urban poor) and the other aspects urban land supply and housing development in urban centers can help the urban low income citizen to have access to formal

house. Furthermore, the urban land lease proclamation 721/2011 and the Oromia national regional state regulations enacted to implement the proclamation within the regional state allow that urban land can be supplied both through tender and allotment.

The definition of compensation provided under article 2(1) of the proclamation 455/2005 read as "compensation" means, payment to be made in cash or in kind or in both to a person for his property situated on his expropriated landholding; According to this definition, compensation is paid in cash or in kind or in cash and in kind for the property situated on the holding of a person to be expropriated for public purpose. But art 7(1) of the same proclamation states that a landholder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for permanent improvements he made to such land ; and similarly art 8(1) of the proclamation shows that the expropriated land holder is also entitled to displacement compensation which shall be equivalent to ten times the average annual income he secured during the five years preceding the expropriation of the land.

Proclamation No. 721/2011; Art 35(1) Penalty

1. unless the offense is punishable with more severe penalty under the criminal code:

a)Any officer or employee who is in charge of implementing this proclamation, regulations and directives issued here under with intent to obtain for himself or to procure for another person undue advantage:

1. Grants an urban land in contravention of the provisions of this proclamation is punishable with rigorous imprisonment from 7 to 15 years and with a fine from Birr40,000 up to Birr 200,000.

Acts in violation of the provisions of this proclamation or fails to take action required under this proclamation is punishable with rigorous imprisonment from 5 to 12 years with a fine from Birr 30,000 up to Birr 150,000.

b)Whosoever in violation of the provisions of this proclamation or regulations or directives issued hereunder fences an urban land, undertakes construction on it or encloses it with his adjacent land

is punishable with rigorous imprisonment from 7 to 15 years with a fine from Birr 40,000 up to Birr 200,000.

Regardless of the above provisions of the proclamation and similar provisions of Regulations and Directives of Oromia National Regional State, Informal settlements in the city are increasing. In general, the responses and discussions about factors contributing for proliferation of Informal settlements in the city of sebeta presented above confirmed that:

- There is lack of clear land policy about management of Informal settlements in urban centers of the country.

- Prominent factors contributing for proliferation of Informal settlements in Sebeta City are gaps in legal frame work, implementation gaps and governance problems.

On the other hand, as curative measures the current Ethiopian urban land laws clearly state those unauthorized housing constructions on government land constructed against urban plan and after the enforcement date of regulation no. 155/2013 subject to demolition and others regularized based on the aforementioned and other criteria set in the legal frameworks. For example, the periodic demolition of unauthorized housing constructions on government land without legal ground is common practice in Addis Ababa though it could not reduce the rate of squatting (Minwuyelet M., 2005) and as the second approach the city administration has enacted regulation No.1/1998 to regularize those squatter houses constructed in the period 1975 to 1996 and if the house illegally built is inconformity with the City development plan is regularized on a plot size of 175m, but squatter houses not inconformity with the City development plan or built after May 1996 are subject to demolition.

The regulations enacted at regional levels to implement the Federal urban land lease proclamation within respective urban centers contain provisions to bulldoze or regularize on a fixed area based on criteria stated in the regulations and respective directives. The Ethiopian federal urban land lease proclamation No.721/2011and the Oromia national regional regulation enacted to

implement the proclamation in the region incorporate the following provisions regarding illegal constructions.?

- A City administration has an authority to bulldoze illegal constructions constructed and under construction and take legal measure on a body who has constructed it.?

- Whenever the urban administration decides a property exist on unauthorized land to be cleared, no compensation will be made for the property holder and no substitution land shall be provided for the illegal holder.?

- Another provision of the regulation states that without prejudice to the above concept, those illegal holdings serving for residential purpose and inconformity with urban development plan and for the unauthorized holder who fulfills other criteria mentioned in the regulation shall be regularized for once according to the minimum plot size standard of the City by entering in to the lease system within four years' time starting from the date on which the regulation came in to force. But this is not yet implemented in the study area.

Considering the management system as a purely scientific or physical process driven by economic or technological factors, it will be seen as a transferable package (J.Carrillo, 2001); but if managers and organizations in a given context are more concerned about competition, economic and technological issues, it cannot be concluded that the management system is a technical instrument or a mathematical model to make efficient use of the organization's resources. A management system is the framework of policies, processes and procedures used by an organization to ensure that it can fulfill all the tasks required to achieve its objectives.

The appropriate handling of squatting activities requires a lot of political will and financial commitment on the part of the government (Bello M., 2009). Bello stated in his paper that political will is essential in order to embark on land reform that will not put the urban poor at a disadvantageous position with regard to access to land. Many literatures also state that land is center of politics especially in developing countries. But, unlike our Country, Ethiopia, land is not a constitutional issue in most countries of the world. In Ethiopia land is a constitutional concern.

Therefore, more than other countries, the issue of urban housing require great politic al will to fulfill societal need for shelter.

2.2. Empirical Literature Review

2.2.1 Evolution of the concept of Informal settlement in Ethiopia

Modern urbanization in Ethiopia has started with the establishment of Addis Ababa. Menelik proclaimed the 1908 land charter of Addis Ababa which recognizes private ownership of urban land. During the regime of Haile Sellassie, private ownership of urban land was reemphasized by the 1960 Civil Code. At the time urban land was controlled by few urban elites. During the Military Government, Derg, Proclamation 47/1975 provides land to urban dwellers and such holding system was known as permit system. All urban land was transferred to state ownership (art. 3.1 of the proclamation) and homeless people were allocated with 500m of land to build one (art.5). Derg also nationalized all urban extra houses and provided to low income residents with low rent prices. But this nationalization, far from being the solution to the housing shortage, involved that all cities in Ethiopia, including Addis Ababa, went through acute housing shortages and ever deteriorating housing conditions (Tolon, 2008).

According to the above proclamation, urban land was not subject to sale, mortgage, donation, inheritance, and lease and government became sole owner of land and collector of rent. The effect was that shortage of housing in major cities because private construction of houses for rental services was shrunken lead to the today's urban housing shortage that pushes the poor to Informal settlement and became headache of the government. During the Federal Democratic Republic of Ethiopia (FDRE) government, the public ownership of rural and urban land has been confirmed and the urban extra-houses nationalized by the Derg regime continued accordingly. Today, urban land is being governed by both rent and lease system in Ethiopia.

The first lease proclamation was proclamation no.80/1993, then revised and replaced by proclamation no. 272/2002, which is also repealed by the current proclamation no. 721/2011.

With regard to ownership of land, article 40(3) of the 1995 constitution clearly states that the right to ownership of rural and urban land, as well as of all natural resources, is exclusively vested in the state and in the peoples of Ethiopia. It is added under the article that land is a common property of nations, nationalities and peoples of Ethiopia and shall not be subject to sale or to other means of exchange. But here, there is an implementation gap of this provision since there exists informal land market practically. Ethiopia is a Federal State which is constituted of two special administrative cities (Addis Ababa and Dire Dawa) that are accountable to the Federal Government and nine administrative national regional states which are autonomous in the administrative affairs of their people (Ambaye D., 2012).Butthe constitution is silent about the right to self-administration of urban centers of the country except the two cities mentioned above. Because of this gap of regulatory framework, there might be unnecessary intervention of different bodies and the urban administrations may not develop confidence to collect and allocate their revenues and other administrative activities properly.

2.2.2 Squatter settlement

Squatters' settlements have been in existence from a long time, in the sense that an individual other than the land owner has built houses with or without the consent of the land owner (Srinivas H., 2015). But they were not illegal "squatter" settlements as Srinivas defined and categorized them in the document. The author also explained that the term "Informal settlement" is in fact a more recent western initiated development, which came about by the writings of Charles Abrams and John Turner and particularly during and immediately after the Habitat Conference of 1976 in Vancouver, Canada and this delineation of such informal or spontaneous settlements as "squatter" settlements represented a growing change in attitude from outright hostility to that of support and protection.

2.2.3. Major characteristics of Informal settlement

Worldwide, squatters' settlements have some common characteristics that enable to differentiate the settlements from formal settlements. Thus, according to (Srinivas H., 2015), there are essentially three defining characteristics that help us understanding Informal settlement**:** the physical, the social and the legal with the reasons behind them being interrelated.

Physical Characteristics

A Squatter settlement, due to its inherent "non-legal" status, has services and infrastructure below the "adequate" or minimum levels. Such services are both network and social infrastructure, like water supply, sanitation, electricity, roads and drainage; schools, health centers, market places etc. In general, the physical characteristics describe the settlement based on its inadequacy and/or lack of basic services required by the settlers (Srinivas H., 2015)

Social Characteristics

Most households in squatters' settlements belong to the lowerincome group, either working as wage or in various informal sector enterprises. On an average, most earn wages at or near the minimum wage level. But household income levels can also behigh due to many income earners and part-time jobs. Squatters are predominantly migrants, either rural-urban or urban-urban. But many are also second or third generation squatters (Srinivas H., 2015).

Legal Characteristics

The key characteristic that delineates a Informal settlement is its lack of ownership of the land parcel on which they have built their house. Thus, squatters are people who do not have ownership to the land on which they have constructed their houses without any legal permit from the concerned government body. The legal characteristics ofInformal settlement or its lack of legal ground differentiateInformal settlement from other type of informal settlement/like slums/ which may have full or partial legal right to the land (SrinivasH., 2015).

In addition to the above three characteristics, Squatters' settlements in Ethiopia have unique characteristics, Spatial Characteristics, which differentiate them from squatters' settlements of other countries' cities. For example, as cited in Daniel Lirebo, 2006, as spatial characteristics,

most squatters settlements in Addis Ababa are located at normally planned expansion areas for different urban functions. Which is different from some cities of developing countries that located in environmentally sensitive areas (rivers, flood prone areas, marshy etc).

2.3.Conceptual framework

Independent Variables Dependent Variable

1. **Legal and Policy Frameworks**
2. **Implementation Gaps of Policies and Laws**
3. **Contributing factors**
-        Demographic
-        Failure to governance
-        Urban poverty

Squatter settlement
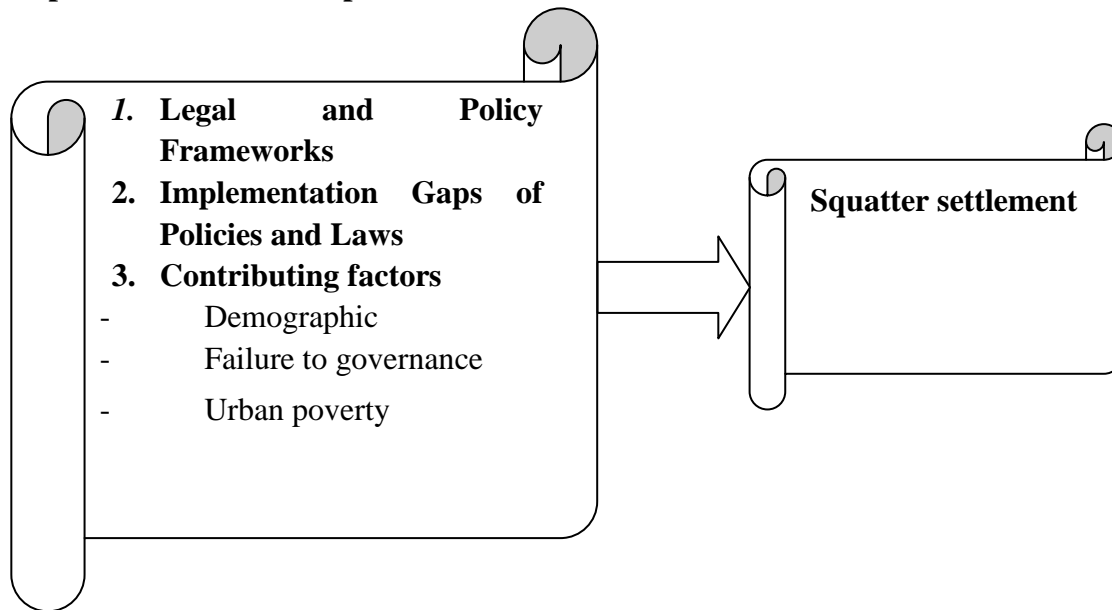
Source: - Researcher survey

CHAPTER THREE

METHODOLOGY OF THE STUDY

Research methodology provides a means to systematically solve a research problem. This chapter explains the methodological approach adopted when conducting the research. This includes the research design; population and sampling technique, tool of data collection and method of data analysis are briefly explained.

3.1. Research Design

Research design is a blueprint for the overall research operations, making research as efficient as possible generating maximal information with minimal expenditure of effort, time and money. Research design stands for advance planning of the methods to be adopted for collecting the relevant data and the techniques to be used in their analysis, keeping the objective of the research and the availability of staff, time and money.

Preparation of the research design should be done with great care as any error in it may upset the entire research. The study used descriptive research design in order to identify the extent and nature of the given variables.Descriptive research is a research type which describes phenomena as they exist and it is used to identify and obtain information on the characteristics of a particular problem or issues.

Therefore using the methods have its own importance to have a choice for the researchers. Given the objectives and as illustrated in chapter two under conceptual frame work, under this study descriptive research design will be used. According to Kothari, (2004), those research designs may facilitate research to be as efficient as possible yielding maximum information. Descriptive research design provides the collection of relevant evidence with minimal expenditure of effort, time and money; the purpose of the study happens to be an accurate descriptive of situation and analysis of the relationship between variables (Kothari, 2004).

3.2. Research Approach

The main purpose of this research is to assess the factors contributing for the informal settlements in Jimma city administration. The researcher has been mixed approach research approach. Mixed methods approach, which is believed to mitigate the biases of quantitative and qualitative approaches, is one in which a researcher tends to base knowledge claims on pragmatic grounds employing strategies of inquiry that involve collecting both quantitative and qualitative data either concurrently or sequentially to best understand research problems. It is more than simply collecting and analysing both kinds of data both numeric information and text information (Creswell 2009). Mixed approach also has its strengths such as it aid to triangulate evidence and it helps to solve the problems associated with both qualitative and quantitative approach. But it requires an immense intensity of effort from the researcher as it include both designs.

Given the above points in the mind of the researcher, this study adopted mixed type of research approach in collecting and analysing data in order to better understand the research problem. Mixed approach implemented sequentially, in which the researcher starts with gathering qualitative data and then gather quantitative data.

3.3. Source and method of data collection

In order to achieve the objectives of this research both primary and secondary data were used. The secondary data were collected from the organizations work processes, policies, procedures and other documents related with the urban policy practices and also from different literatures on the area (annual report of the organization, and online resources). The primary data were collected through questionnaire, interview, observation and key informant interview which included open ended and close ended questions. Using both data sources wereimportant to gather the whole urbanization practices of Jimma city administration and it is also important to cloth to the reality.

Jimma is another city that has managed to address the challenges of rapid urbanization. The Municipality of this city, now one of Ethiopia's most densely populated urban settlements, has developed an extensive range of measures to make it a healthier and more convivial place for its citizens. The city has shown great determination in its efforts to tackle difficult issues such as housing shortages, economic stagnation, and lack of electricity by using local labour to find solutions, developing sanitation and transportation infrastructure, and generally providing adequate public services. These actions have improved living conditions for the most vulnerable groups of society and have encouraged the community to work together to build a common future. In addition, the Municipality has succeeded in involving many sectors of civil society in its urban development project

3.4. Description of the study area

3.4.1. Geography and location

Jimma town, the Capital of Jimma Zone, is located in southwest Ethiopia 350 km away from the capital, Addis Ababa. The town is located at an average altitude of 1700 meter above sea level. Its astronomical location is 7º 4' North Latitude and 36º 5' East Longitude. The town has a total area of 46.23 km2 (4623 hectares) with an average temperature ranges between 7.3^0C to 31^oC (JCASP, 2006). It was founded in 1837 by Abba Jifar, and has acity administration, municipality and 17 kebeles (N.B.Kebelleis the smallest administrative unit in Ethiopia). According to the CSA (Urban population projection values of 2015), Jimma is the largest city in south-western Ethiopia and the 9thmost populous city next to Dese with an estimated total population of 177,943. Besides, Jimmatown, Oromia, Ethiopia, is the place where various ethnic groups such as the Oromos, Amharas, Tigrians, Kaffa, Guraghes, Dawro, Konta etc...With various religions such as Muslims, Christians and Protestants are living in peace and tolerance for many years. As a result of which many people used to call the town as ''the town of love'' (JCASP, 2006). Trade is the main economic activity followed by agriculture where people are employed. Very few

section of the society are employed in industrial sector, government and private offices (Fesseha et.al 2017).

Figure 1. Geographical location of the study
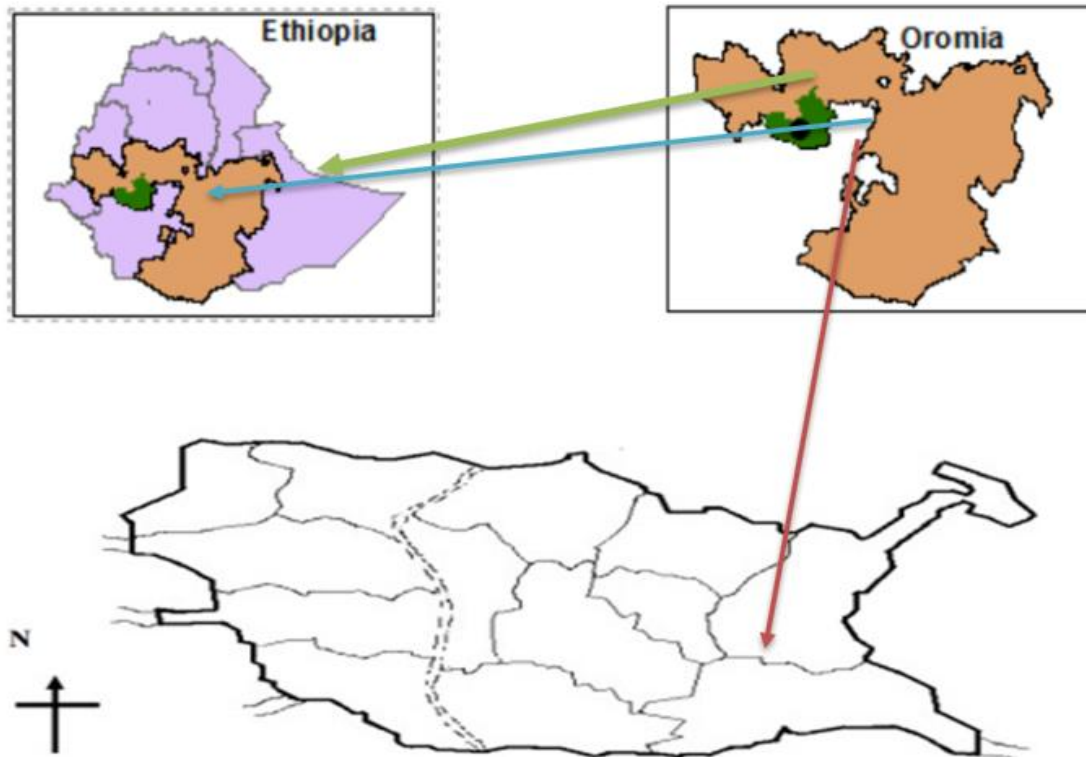
3.5. Sample size and Sampling Technique

Alan (1988), explains the term selection as to locate information rich sources of data rather than to seek a representative position those possess the qualities of the whole works well for the purpose of study. Therefore, selection of any appropriate Kebeles and information rich persons has been accomplished through sample techniques. Due to this the informants were selected in their direct relation and position with the objectives of the study. The sources of data were the municipal officials, provincial officials, Kebele Administrators and staffs, and informal settlers, farmers and residential of the town.

The main objective of the sample size determination is to obtain both a desirable accuracy and a desirable confidence level with minimum cost.To that end, a sample size which can represent the

total squatters in the city on one hand and where theresearch work could be undertaken with minimum cost.Accordingly, based on thecharacteristics of the target population like homogeneity on certain conditions andvariability on some other situations of the 1219 target population in the two kebeles,a sample size of171representatives have been determinedfor the specific study based on Purposive sampling technique.

Purposive sampling technique has been selected because of the facts like variability ofland values among sample kebeles/ very high land value in kebeles like Becho Bore and Ginjoofthe city administration/ and other factors in relation to locations of the sample kebeles as well as covid 19.on the other way Purposive sampling is a popular method used by researchers due to the fact that it is extremely time and cost effective when compared to other sampling methodsand it enables researchers to squeeze a lot of information out of the data that they have collected. This allows researchers to describe the major impact their findings have on the population.Accordingly, the researcher hasbeen collected the required data from the sampled kebeles that have been selected purposely out of the cities kebelesexisting in the City andhas taken106 sample squatter households' heads.

Table 3.1 Sample Distribution of Key Respondents (N=1219)

No	Key Respondents	Frequency	Percentage
1	Municipal and urban land admin. Officials	23	13.45
2	Kebele Administrators	22	12.8
3	Informal Settlers	74	43.27
4	Dwellers	25	14.62
5	Farmers	27	15.8
	Total	171	100

3.6. Methods of Analysis

The study has described factors contributing for the expansion of informal settlements in Jimma city based on the informationgathered; therefore in this study employed mixed data analysis strategy much like to go about organizing, analyzing, numerating and interpreting data. The first step in analyzing this research involves organizing the data for this purpose this essentially means analysis using of the following as data, words derived from interviews, narratives, notes of description from questionnaires, interview and documents.

- The data have been analysed by usingpercentage, tables and numbers.
- The method of analysis focused on content and institutional analysis.
- Comparative analysis have been undertaken to clearly show effects of the currentInformal settlementmanagement system on development of JimmaCity

3.7. Ethical Consideration

The study has been conducted by respecting the organizations policy and rights. The respondent's privacy kept strictly confidential and their responses were used only for academic purpose. Furthermore, the entire research participants were participated on voluntary and also treated with respect. All the materials and sources that used in this study were properly cited.

3.8. Validity

The scientific soundness of a research finding is determined by the validity of the instruments used. All possible efforts were exerted to make the data collection instruments easily understandable by the respondents so that the intended information can be collects thereby increasing trustworthiness of the ultimate findings. After the questionnaire constructed, pre-testing were going to do with individuals who have knowledge of the area by allowing them to read and comment on it. Constructive comments were collected from the individuals and the questionnaire adjusted accordingly. Then, validation of the instrument gives by academic advisor prior to the data collection.

CHAPTER FOUR

DATA ANALYSIS, INTERPRETATION, AND DISCUSSION OF RESULTS

4. INTRODUCTION

This chapter covers all the analysis undertaken with the data collected. Both descriptive and inferential techniques of data analysis are employed to identify and discuss the relationship between the independent and dependent variables. The statistical method of analysis consists of: frequency and percentage analysis. The study targeted a total sample size of 200 respondents. However, only 171 respondents responded and filled criteria to be analysed. The returned rate of questionnaires was contributing to 85.5%. According to Mugenda (2003) a response rate of 50% is adequate for analysis and reporting; a rate of 60% is good and a response rate of 70% and over is excellent; therefore, this response rate is adequate for analysis and reporting.

4.1. Background of Respondents

The demographic characteristics include: Gender, Age, Educational Background, occupation and Employment status as well as Employment condition of respondents. This aspect of the analysis deals with the personal data of respondents. The table below shows the details of background information of the respondents.

Table 4.1: Background of the respondents

Background of Respondents		Frequency	Percentage	Valid percentage
Gender	Male	108	63.2	63.2
	Female	63	36.8	36.8
	Total	171	100.0	100.0
Age	18-25	29	17.0	17.0

	26-35	89	52.0	52.0
	36-45	34	19.9	19.9
	46-55	17	9.9	9.9
	above 56	2	1.2	1.2
	Total	171	100.0	100.0
Marital status	Single	40	23.3	23.3
	Married	120	70	70
	Widowed	5	3	3
	Divorced	6	3.5	3.5
	Total	171	100.0	100.0

Source: survey, 2020

4.2.1. Gender of the respondents

As the Data obtained from the questionnaire show in table 4.1 most of the sample employees who had participated in this study are male with total of 108(63.2%) while the remaining 63 (36.8%) were female. This shows that male respondents were participated in the study more in number than female respondents.

4.2.2. Age of the respondents

As the Table 4.1 shows the age composition of the respondents 29(17%) of participant were between 18-25 years, while, 89 (52%) of the respondent were between 26-35 which representing the majority the respondent. Again 34 (19%) of the respondent were between 36-45 years. While the remaining 17(%9.9) of the employee respondent were in the category of 46-55 and 2(1.2%) of them were above 56 years. This implies that about 69% of the respondents are below 35 years of age. From this figure it is possible to say that, more employees are youngsters.

4.2.1. Marital status of respondents

The marital status distribution are: married respondents makeup the majority 120 (70 %) followed by single 40(23.3%). Those widowed and divorced have been relatively smallest fractions of the respondents 5(3%) and 6(3.5%) respectively.

Background of Respondents		Frequency	Percentage	Valid percentage
Educational background	Primary 1-8	31	18.2	18.2
	secondary school 9-12	70	41	41
	Level	30	17.5	17.5
	under graduate	40	23.3	23.3
	Total	171	100.0	100.0
Occupation	Self employed	17	10	10
	Public servant	47	27.48	27.48
	Part time played	0	0	0
	Business person	78	45.6	45.6
	Other	29	16.9	15
	Total	171	100.00	100.00
Employment status of respondents	Employed	142	83.1	83.1
	Un employed	29	16.9	16.9
	Total	171	100.00	100.00
Employment condition	Formal	125	73	73
	Informal	46	37	37
	Total	171	100	100
Monthly income	Under 5,000ETB	65	38	38
	5,001-7,000 ETB	50	29.24	29.24
	7,001-9,000ETB	30	17.5	17.5
	9,001-12,000ETB	17	9.9	9.9
	ABOVE 12,000	9	5.2	5.2
	Total	171	100.00	100.00

4.2.2.Educational Background/ Qualification of the respondents

As shown in the table 4.1 educational levels of the respondents most of them 70(41%) achieved secondary school 9-12. Again, 40(23.3%) of them were under graduate and also, 30(17.5%) of the respondent were at certificate level. While, the rest of the respondent were primary school completed31 (18.2%). This indicates all of the respondents would have the required capability to effectively respond to the questions provided in the questionnaire.

4.2.3.Occupation of respondents

According to Table 4.1respondents have variable occupation. The majority of the respondents were participate on their own business in the town and from the Jimma area woredas 78 (45.6%) and government employed are followed this in portion 47 (27.48%). The rests were participating on other hidden activities and self-employed16.9 and 10 percent respectively. Other professionals were the brokers, students and jobless. This information shows that informal settlers were those business men's directly or indirectly by the hands of others.

Employment status of respondents
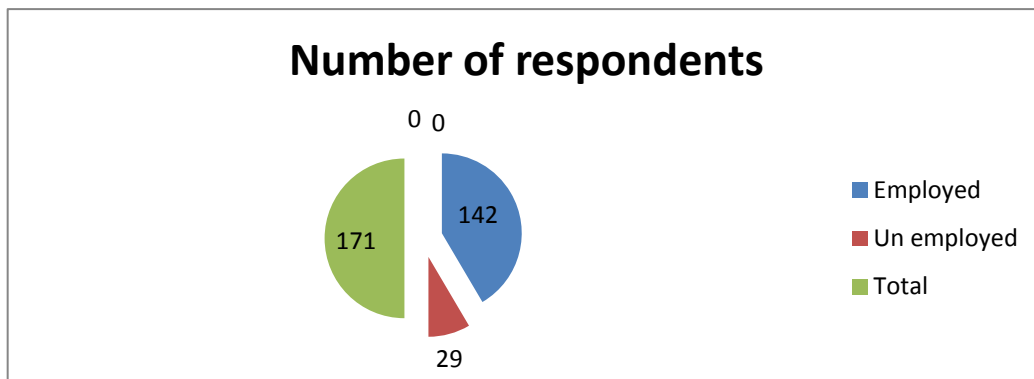
4.2.4. Employment Situations of the Squatter Household heads

With regard to employment status of the squatter household heads interviewed, according to the above figures 142(83%) of the household heads were employed in different sectors of business and 29(17%) of them were unemployed. The entire squatter household heads can be employed formally or informally and earn money. The table also indicates that out of 171 squatter households' heads interviewed, 73percent or 125 household heads are employed formally and the remaining 37 percent or 46 household heads employed informally. This indicates that spread of Informal settlements in the city is not because of lack of employment opportunities.

4.2.5. Monthly income

The Monthly income of the households revealed that the majority of respondents, 38% earned below 5,000 birr, 29.24% earned from 5,001-7,000 ETB, 17.5% earned from 7,001-9,000birr, 9.9% earned from 9,001-12,000ETB and the rest 5.2% got over 12,000 birr. The above figure indicates that the majority of respondents fall on the range of below 5,000 ETB earned in a month. This indicated the inefficiency of economy push to getting to informal settlements. Because the sky rocketing prices of home rent, housing access, the transfer of land and the competition of acquired property in squat area was cheap than formal(planned) area. This data represented economical variable was the causes for the spreading of squatting in Jimma city

4.3. Descriptive Analysis

4.3.1.   Land access and delivery

Table 4.2: Land access and delivery

	Background of Respondents		Frequency	Percentage	Valid percentage
1	How would you characterize the supply of land in your kebele?	Fair	108	63.2	63.2
		Unfair	63	36.8	36.8
		Neutral	0	0	36.8
		Total	171	100.0	100.0

2	What is the most common mode of access to settlement land?	Purchase	29	17.0	17.0
		Transfer	89	52.0	52.0
		Invasion	34	19.9	19.9
		Bid	17	9.9	9.9
		Other	2	1.2	1.2
		Total	171	100.0	100.0
3	Is access to land equal for all groups of people?	Yes	51	30	30
		No	10	70	100
		Other	0	0	100
		Total	171	100.0	100.0
4	Which is the most common social unit used for allocation of land units and property rights?		31	18.2	18.2
		Extended family			
		Business men	70	41	41
		Civil servant	30	17.5	17.5
		Politician	40	23.3	23.3
		Total	171	100.0	100.0
5	On which land category do most informal settlements fall?	Green area	17	10	10
		Market area	47	27.5	37.5
		Private land	49	28.65	66
		Industrial	58	34	100
		Total	171	100.00	100.00

Source: survey, 2020

According to Ashenafi 2017 it is becomes clear that urban municipalities become corrupt and inefficient in land delivery. Demand for land in urban areas has been greater in huge amount than the supply of land given by the land authorities.

Based on the above table, 4.2; item one, 108 (63.2%) of the respondents were agreed on that the supply of land in their kebele were fair 63(36.8%) of them were saying it is unfair .so from this

statement the researcher can conclude that even the respondents were agreed towards the fairness of the land supply, there is a problem related with supply of land in Jimma city;Most brokers were involved in the informal land market and speed up the acquiring of land for speculators. Due to low demand of formal land and inefficient land administration most settlers did migrated to informal settlement. Now a day supplying land informally and squatting practice are common and daily event in Jimma city.

Under item two of the above table, the most common mode of access to settlement land were purchase from local land owners or farmers which was accounted as 89(52) from a total population of 171 and the next 20% of the respondents were invasion of urban area land by youths of the surrounding rural kebeles on the other way transfer and bid covers the remaining 29(17%) and 17(9.9%) respectively.

Item three shows that, 120(70%) of the respondents were refusing access to land equal for all groups of people and the remaining 51(30%) were supporting the idea that access to land equal for all groups of people. Therefore this finding shows that there is discrimination behind the concerned bodies of the land administration. To support item three, 70(41%) of the respondents under item four agree towards business men's were the most common social unit used for allocation of land units and property rights, and politicians were covers the second step, next extended family and finally civil servants; 40 (233%), 31(18.2%), 30(17.5%) respectively. Thereforethis direction was clearly shows that the result of lack of organized performance in the city administrative.'' The land allocation processes were highly bureaucratized and inaccessible, while long delays in obtaining approvals attributed to cumbersome procedure and lack of capacity in government organization. Besides, corruption, non-transparency and injustice have reined in the system, which created a safe haven for few urban speculators and brokers. The less supply and high demand of land for housing compelled many persons to find other options of which one is squatting.

The final item five, also shows that, 58(34%) of the respondents were the land category do most informal settlements fall were industrial areas and next private land which was occupied by farmers of the urban surrounding areas ,market areas and green areas were also another victims of lands by informal settlers;49(28.7%),47(27.5%),17(10%) respectively.

Therefore Informal land delivery systems are in part a continuation of earlier land administration practices and in part a response to the failures of the formal tenure and land administration systems. These failures include the low levels of compensation paid by government when it expropriates land, as well as cumbersome and costly regulatory procedures.

Informal systems of land delivery are the mainchannels of housing land supply. In the past, inmany cities, they enabled all but the poorest toaccess land for self-managed house construction.Today, non-commercial channels for obtainingland are restricted and the vast majority ofhouseholds who obtain land through informalchannels purchase it. The plots are suppliedthrough subdivision and sale of land held undercustomary tenure.

4.3.2.   Legal and Policy Frameworks related problems

The issue of urban informal settlements, as observed in most urban centers of Africa, east and Southeast Asia, is broad, complex and dynamic. Much of the complexity around informal settlement has been arising from perception differences. These include the difference observed in defining, identifying the causes and effects and in taking measures so as to alleviate the problem. Furthermore, its overlap meaning with the "illegality" makes the situation even more complex. Regarding this Wehrmann (2001) pointed out that:

It is easy to get confused bythe notions of informality and illegality. Often they are used synonymously. Sometimes the notion of illegality refers to explicitly to the law, in other cases it is used to describe non-conformity (non-appropriate or informal) norms and plan regulations.
To know more about essence of informal settlements, one has to understand first the different informal land and land related processes. This is because such informal processes are the bases of

for the emergence of informal settlement. In this regard, Wehrmann (2001) identified three major informal land and land related processes: informal; land occupation, informal land tenure rights and informal land transfer.

The same is true in Jimma town during these two years especially the sub cities like Becho Bore and Ginjo land invasion were seems out of the control of the town's administration. This is approved by the respondents; out of 171 respondents 89 (52%) were and 47(27.55) strongly agree, 20(11.7%)and 15(8.8%) disagree and neutral respectively towards the current urban land policy clearly define the informal settlements and the opposite is true .immagine that almost 79.5 percents of the respondents were aware of about the land policy and they are participating on the informal activity this shows that the weaknes of the administration in case of enterpretation and doing things based on the Legal and Policy Framework

Under item two of table 4.3, there a continuous discussion with residents by different stallholders to promote about urban land policies because 112(65.5%),19(11%)of the respondents were agree and strongly agree to this idea so around 76.5% of the respondents have almost similar ideas and the remaining 10.5% were not agreed and 13% were neutral.

Under item three of table 4.3, out of the total respondents, 107(62.5%) and 33(19.3%) of the respondents were constructed the house before lease policy and 31(18%) were constructed the house after lease policy. here both the squatter household has a knowhow about the rules regulations and policies of land; however they are actively participating on the informal activity.

Therefore the government response should consider gaps on government side like inadequacy of affordable land and housing supply for all income level residents and in general the government response should focus more on preventive measures than curative ones and regularization as the second option.

On the other way a study by Shibiru (2018) shows the opposite result; majority of the respondents do not have understanding of urban land lease laws. If the citizens do not know a law, they cannot respect the law; even though ignorance of the law is no excuse. Therefore, he concludes the city government is expected to create awareness on land laws for the city residents and involve the

community in all development activities undertaken in the city. The tiers of governments are also required to support and follow up urban centers in order to attain the development objectives.

According to item four, reason why the squatter household occupied unauthorized land was weakness of the concerned body which was evaluated by the respondents 120(70%) strongly agree and 51(30%)agree .so almost 100 %of the respondents were replying the same answer and agreed towards the weakness of the concerned governmental bodies got the lions share.

Item seven shows that Growing problems in the city are the impacted from illegal construction and settlements of the city which was expanded in the past two years accounted 89(52%) agree and 47(27.5%) strongly agree therefore in average around 79 .5% of respondents were agreed and the remaining are agreed towards the opposite.

The sky rocketing rent of house and high price of land contributing high percentage to the expansion of informality in the city in the last two years because of all respondents in average agreed towards the existence of the problem

Therefore Informal settlements typically result from inadequate provision of land, tendency to over-regulation and a regulatory framework of standards, regulations and administrative procedures that are hostile to the needs of the residents. A practical response to meeting needs when faced with a shortage of land and limited ability to pay may be illegal encroachment onto land often in locations with deficient infrastructure, poor quality of dwellings, and a hazardousenvironment. Nonetheless, illegal settlements are to a certain extent beneficial to the urban poor in that they offer access to a set of assets and resources such as land, housing, infrastructure, social networks, and income earning opportunities, albeit of a low quality. As discussed earlier, the expansion of informal settlements in Addis Ababa is increasing due to inappropriate rules and regulation adopted in relation to housing developments. With this regard, one of the responses the City Administration issued was Regularization termed as "Regulation No.1/92 E.C on informal settlements. Thus, this section focuses on assessing how and why Regulation No.1/92 was issued, the criteria and approaches used to develop, Analysis of the

adopted Strategies and principles to develop it, assessing the potential stakeholders involved in the development process of Regulation No.1.

Thus, in addition to demand pressure and supply constraints, lack of comprehensive and clearly defined legal response towards the problem of squatting has also contributed to the emergence and further development of squatter settlements in the city in general and in the study area in particular. Consequently, the problem has contributed to the unplanned and rapid horizontal expansion of the built-up area of the city, resulting in increased costs in terms of infrastructure and basic urban services provision and the main root cause of illegal activities beyond the land grabbing.

Table 4.3; Legal and Policy Framework

Variable	Strongly dis agree	Dis agree	Neutral	Agree	Strongly agree
The current urban land policy clearly define the informal settlement	0(0%)	20(11.7%)	15(8.7%)	89 (52%)	47 (27.5%)
The administrative discuss with people to promote the awareness about urban land policies	0(0%)	18 (10.5%)	22 (13%)	112 (65.5%)	19 (11%)
The time when the squatter household has constructed the house before lease policy	107 (62.5%)	33 (19.3%)	31 (18%)	0(0%)	0(0%)
The reason why the squatter household occupied unauthorized land was weakness of the concerned body	0 (%)	0 (%)	51 (30%)	120 (70%)	0 (0%)
Awareness level of the squatter household about urban land lease law/s were at a good level	10 (5.8%)	20 (11.7%)	11 (6.4%)	119 (69.6%)	21 (12.3%)
Growing problems with illegal construction	0 (0%)	20 (11.7%)	15(8.77%)	89 (52%)	47 (27.5%)
The sky rocketing rent of house and high price of land	0 (0%)	0 (0%)	15 (8.77%)	105 (61.4%)	66 (38.6%)

4.3.3. Implementation Gaps of Policies and Laws

According to the following table, 115(67.2%), 35(20.4%) agree and strongly agree 10 (5.8%) and 11(6.4%) neutral and disagree respectively the existence of an imbalance between demand and supply of housing and population growth, on the other way under item two of table 4.4. There is a high bureaucratic bottlenecks in the formal land transferring system of the city were evaluated 107(62.5%) and 33(19.3%) of respondents were strongly disagree and agree. This indicates that peoples to choose the informal way to survive even it is risqué towards their lives which means it opens the way to informality and the expansion of land brokers in general .

Absence of urban-rural boundary demarcation of Jimma town as per the respondents were 119(69.6%) and 21(12.3%) almost 83% of the respondents are agreed and the remaining 11(6.4%) and20 (11.7%) neutral and disagree

The data obtained from the respondents reveal that there is a high constraint in the Planning and Approval System (105(61.4%) and 66(38.6%) were agreed and strongly agree and on the other way only 15(8.77%) of them were neutral.

According to the following table, the data obtained from the respondents reveal that means of land acquisition formally to the squatter household heads is open70 (41%) and 85 (50%) strongly disagree and disagree so in average around 91%of the respondents were disagree .so formal land acquisition to the concerned body is closed which means not simple for everybody to participate.

Finally 125(73%) and 46(27%) of respondents were agreed and strongly agree to the existence of an inefficient planning and land management at the local level but the problem is related to rules ,regulations and land policies .

Therefore in most cases informal settlements, especially large scale formations, concentrate because of limited land supply and a lack of housing programs for low-income groups, a lack of

spatial planning and instruments to integrate low-income groups into wider socio-economic processes at different spatial levels. These could be squatter settlements on public land or illegal subdivisions outside urban/municipal boundaries (from the neighboring kebeles of Jimma town). According to the study by Daniel Lirebo, the major tasks of implementation of Policies and Laws involved in the Regulation No.1/92 as spelled out above: 1) Institutional aspect, 2) financial aspect 3) Policy aspect and 4) Land information system

Finally, These illegalities are usually addressed through: a revision of zoning and planning procedures, regulations and standards; a regularization and upgrade of informal settlements; applying controls and upgrading individual constructions in order to meet certain environment, health and safety; Formalization projects vary according to policies adopted and priorities given by governments. For example, some countries legalize informal constructions built before a certain date, (excluding those that are built in environmentally sensitive areas) and some accompany the process with a legal reform of existing zoning and planning systems, the adoption of development monitoring procedures, or with provisions for affordable or social housing. A shift to regularization was based on the diversity of local situations, the legal and regulatory framework, and the failure of responses based mainly on repressive options and the direct and highly subsidized provision of land and housing by the public sector for the poorest segment of the urban population. Recognition of squatter settlements also fostered increased awareness at international level of the right to housing and protection from forced eviction, and the definition of new national and local political agendas inthe context of an emerging civil society

Table 4.4; Implementation Gaps of Policies and Laws

Variable	Strongly dis agree	Dis agree	Neutral	Agree	Strongly agree
Mismatch between the supply of housing and population growth	0(0%)	0	21	110	40
		(%)	(12.3%)	(64.3 %)	(23.4%)
There is a high bureaucratic bottlenecks	107	33	31	0	0
	(62.5%)	(19.3%)	(18%)	(0%)	(0%)

Absence of clearly demarcated urban-rural boundary in the district	0	20	11	119	21
	(%)	(11.7%)	(6.4%)	(69.6%)	(12.3%)
There is an incomplete land registration system.	0	11	10	115	35
	(0%)	(6.4%)	(5.8%)	(67.2%)	(20.4%)
There is a high constraint in the Planning and Approval System	0	0	15	105	66
	(0%)	(0%)	(8.77%)	(61.4%)	(38.6%)
Means of land acquisition formally by the squatter household heads is open	70	85 0	15	1(.5%)	0(%)
	(410%)	(50%)	(8.8%)		

Source: survey of 2020

4.3.4. Contributing factors

Based on the following table 110 (64.3%) of the respondents were agree and 40(23.4%) strongly agree on that demographic factor has a great contribution for the informal settlements and on the other way 21(12.3%) of them were neutral.150 (88%) were strongly agreed and 21(12%) agreed to lack of good governance has its own effect on the expansion of informal settlements

The result studied by (Foekan et al, 1998). Land administration is defined as the regulatory framework, institutional arrangements, systems and processes that encompass the determination, allocation, administration and information concerning land Efficient and effective land management is essential for urban development and growth. This requires the land delivery process to be participatory, equitable, and transparent. In land management, globally, these constituents of good governance have gained significant attention in recent times. Urban poverty has its own effect on the expansion of informal settlements this was approved by 139(81.3%) and 21(12.3%) of the respondents agreed and strongly agree in this case 11(6.4%) of them were neutral.

From the table below the last item shows homelessness and expensive rent has its own effect on the expansion of informal settlements in the city administration so out of 171 respondents,

115(67.2%) and 35(20.4%) of them agree and strongly agree to the point .therefore this problem pushes the people towards the expansion of informal settlements and the government or the city administration expected to give attention in this regard.

The critical factors affecting the formation of informal settlements are notably related to several major interrelated challenges. Other Studies show that rapid urbanization and influx of people to urban area, lack of control mechanisms, inadequate formal land distribution, lack of resources, poverty and socio cultural factors are major causes of informal settlements. Similarly, inconsistent and complex legislations, unnecessary bureaucracy for land development and permission are additional factors contributing to the proliferation of informal settlements. The review clearly shows that despite a few 'best practices' recorded in implementing informal settlement policies, settlements have continued to dominate the urban landscape of most cities in developing countries. Some of the weaknesses of past slum policies are that conditions pertaining to the incidence of slums were not taken into account

Table 4.5, Contributing factors of informal settlements

Variable	Strongly dis agree	Disagree	Neutral	Agree	Strongly agree
Demographic factor has a great contribution for the informal settlements.	0(0%)	0 (%)	21 (12.3%)	110 (64.3%)	40 (23.4%)
Lack of Good Governance has its own effect on the expansion of informal settlements.	0 (0%)	0 (0%)	0 (0%)	21 (12%)	150 (88%)
Urban poverty has its own effect on the expansion of informal settlements.	0 (%)	0 (11.7%)	11 (6.4%)	139 (81.3%)	21 (12.3%)
Homelessness and Expensive rent has its own effect on the expansion of informal settlements.	0 (0%)	11 (6.4%)	10 (5.8%)	115 (67.2%)	35 (20.4%)

Source: survey of 2020

4.4. Document analysis

4.4.1. Migration Status of the Settlers

As a document review of Jimma city land administration office indicates, the migration status of the settlers in the illegal sub division shows that larger parts of the heads of the sample households came to the city from different parts of the Jimma zone woredas as well as business men's of the city while smaller portions of the sample household heads are non-migrants who are containing public servants and other youths. This shows that the majority of the sample household heads are migrants from zonal areas and came to the city within the last two decades pushed by the rampant rural poverty and attracted by the relatively better employment opportunities in the city.

After the issuance of the Regulation No.1/92most of the informal settlers who occupy plots were subdividing their spacious plots and selling for new migrants in the hope of regularization. Because, According to this regulation, the housing units built on illegally occupied land in the years between the issuance of Proclamation.

According to the report of the land administration office, it could be concluded that most of sample households have no legal document like title deeds and ownership book issued by legally authorized institution, like the municipality, Urban Developmentofficer urban land administration office of the city. Based on this report, farmers are the major suppliers of illegal plots in the area followed by informal developers and the plots occupied through permit are very limited when compared to the others. The following table shows the data from urban land administration office of Jimma city for the year 2011-up to know especially for the study area.

Table 4.4.1. Forms of land acquisition

Forms of land acquisition	Informal settlers		
	Number	%	Rank
Bought from farmers	4,400	52	1
Informal sub dividers	2070	24.44	2

47

From local officials	689	8	4
From brokers	1311	15.5	3
Total	8470	100.00	

4.2.1. Policy context

As the situation of different developing countries in the world demonstrate a defined policy framework is imperative for effective operation of regularization. Policies in this respect are articulated in various documents including acts, bylaws, government orders and guidelines. Therefore in case ofJimma city, there is a serious deficiency; the city does have neither comprehensive regularization policy nor urban act that expresses government commitment and provides a framework for coordination of different development initiatives. Laws and bylaws that stipulate duties, responsibilities and roles of different actors'in the process of regularization are also non-existent.

According to the researchers understanding as well as the idea of managers of the above listed offices, policy guidelines on their hand are too general to serve as effective policy instruments for specific improvement activities like regularization to mitigate and ameliorate the condition of informal settlements, which involve many complex issues and processes.

Finally these policies did not understand the existing situation of the city which means they are more general and impossible to penetrate towards the problems by them.

4.5. Interview

Interview with sub cities managers and land administration officials shows that:-

Absence of Regulatory and control mechanisms

The Land Administration office of the City officials ensured that there are no problems related to regulation but the problem is towards the technical officials and some managers in the kebele level; which means they have a high and concrete bond with brokers and urban area woreda officials to do informal activity in the city in general. According to the information from the interview reveals that there is high proliferation of informal settlements after the issuanceof the

new urban lease policies and regulation and finally still know new houses are being built in the selected areas of the city.

4.5.1. Land Information System

A **land Information System** (**LIS**) is a geographic information system for cadastral and land-use mapping, typically used by local governments.

A LIS consists of an accurate, current and reliable land record cadaster and its associated attribute and spatial data that represent the legal boundaries of land tenure and provides a vital base layer capable of integration into other geographic systems or as a standalone solution that allows data stewards to retrieve, create, update, store, view, analyze and publish land information.

According to the interviews held with informants, there is no organized and digitized land information system to manage land matters properly and efficiently.

➢ There is a general lack of up-to-date mapsto provide the required information on topography, urban boundaries.

➢ Urban cadasters and property registers, where they exist, are not kept up-to-date. These are not also managed by sub cities and kebeles,but at the municipal level.

➢ Information on legalized plots, technical infrastructure networks and their condition is hardly documented let alone being updated. This indicates very poor database system. Land information systems (LISs) take on particular importance with respect to regularization programs

Importance

1. Land parcel is the basic unit for access and control of land, land use decisions.

2. Current, reliable land information necessary for many public programs: land planning, infrastructure development and maintenance, environmental protection and resource management, emergency services, social service programs and so forth.

3. LIS provides a base for land markets, development, and other economic activity.

4. LIS helps in updating of the maps.

4.5.2. The negative impacts of informal settlement

Accessibility of transportation modes to squatters' settlements, road condition in squatters' settlements, electricity doesn't address the area , water problems were increasing through the time, health related problems are affecting mothers as well as children, educational access were very poor around the area, integration of the respondents with formal settlers were weak,environmental pollution by lack of sewerage hence it leads to suffocation, drainage lines in squatters' settlements, waste disposal sites in squatters' settlement, availability of open spaces in squatters' settlements and market places.

Therefore there are a number of reasons why informal settlements exist and why people decide to establish and develop them. The main concept is that informal settlements have become a perpetual challenge and adversely imposing negative impacts to the environment. Living in informal settlements leads to the exposure and vulnerability to environmental hazards to people and the land which they occupy.

Informal settlements are characterized by a lack of basic services, pollution, overcrowding and poor waste management. These characteristics impact negatively on the environment posing risk and susceptibility to health problems associated with informal settlements. Apart from the living conditions which are found in informal settlements, the notion of informal settlements being self-built by families and using temporary materials has its own negative impact on the environment. People residing in informal settlements face challenges of service delivery. This is mainly due to the fact that land was occupied illegally, thus impacting negatively on the environment.

A lack of basic needs and services leads to informal settlements having impacts on the environment. This includes inadequate sanitation which leads occupants to pollution, the use of coal and biomass fuel for lighting, causing air pollution and in turn contributing to the emission of greenhouse gases. Waste removal is an issue with which informal settlers' struggle and which causes land pollution and emerging and re-emerging infectious disease hazards.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATION

5.1. SUMMARY OF MAJOR FINDINGS

As a document review of JImma city land administration office indicates, the migration status of the settlers in the illegal sub division shows that larger parts of the heads of the sample households came to the city from different parts of the Jimma zone woredas as well as business men's of the city while smaller portions of the sample household heads are non-migrants who are containing public servants and other youths. This shows that the majority of the sample household heads are migrants from zonal areas and came to the city within the last two decades pushed by the rampant rural poverty and attracted by the relatively better employment opportunities in the city.

After the issuance of the Regulation No.1/92most of the informal settlers who occupy plots were subdividing their spacious plots and selling for new migrants in the hope of regularization. Because, According to this regulation, the housing units built on illegally occupied land in the years between the issuance of Proclamation.

According to the report of the land administration office, it could be concluded that most of sample households have no legal document like title deeds and ownership book issued by legally authorized institution, like the municipality, Urban Development office or urban land administration office of the city. Based on this report, farmers are the major suppliers of illegal plots in the area followed by informal developers and the plots occupied through permit are very limited when compared to the others. The following table shows the data from urban land administration office of Jimma city for the year 2011-up to know especially for the study area.

The Land Administration office of the City officials ensured that there are no problems related to regulation but the problem is towards the technical officials and some managers in the kebele level; which means they have a high and concrete bond with brokers and urban area woreda officials to do informal activity in the city in general. According to the information from the

interview reveals that there is high proliferation of informal settlements after the issuance of the new urban lease policies and regulation and finally still know new houses are being built in the selected areas of the city.

According to the interviews held with informants, there is no organized and digitized land information system to manage land matters properly and efficiently.

There is a general lack of up-to-date maps to provide the required information on topography, urban boundaries, urbancadasters and property registers, where they exist, are not kept up-to-date. These are not also managed by sub cities and kebeles, but at the municipal level. Information on legalized plots, technical infrastructure networks and their condition is hardly documented let alone being updated. This indicates very poor database system. Land information systems (LISs) take on particular importance with respect to regularization programs

Accessibility of transportation modes to squatters' settlements, road condition in squatters' settlements, electricity doesn't address the area , water problems were increasing through the time, health related problems are affecting mothers as well as children, educational access were very poor around the area, integration of the respondents with formal settlers

Illegalities are usually addressed through: a revision of zoning and planning procedures, regulations and standards; a regularization and upgrade of informal settlements; applying controls and upgrading individual constructions in order to meet certain environment, health and safety; Formalization projects vary according to policies adopted and priorities given by governments. For example, some countries legalize informal constructions built before a certain date, (excluding those that are built in environmentally sensitive areas) and some accompany the process with a legal reform of existing zoning and planning systems, the adoption of development monitoring procedures, or with provisions for affordable or social housing.

A shift to regularization was based on the diversity of local situations, the legal and regulatory framework, and the failure of responses based mainly on repressive options and the direct and highly subsidized provision of land and housing by the public sector for the poorest segment of

the urban population. Recognition of squatter settlements also fostered increased awareness at international level of the right to housing and protection from forced eviction, and the definition of new national and local political agendas in the context of an emerging civil society

The critical factors affecting the formation of informal settlements are notably related to several major interrelated challenges. Rapid urbanization and influx of people to urban area, lack of control mechanisms, inadequate formal land distribution, lack of resources, poverty and socio cultural factors are major causes of informal settlements. Similarly, inconsistent and complex legislations, unnecessary bureaucracy for land development and permission are additional factors contributing to the proliferation of informal settlements. The review clearly shows that despite a few 'best practices' recorded in implementing informal settlement policies, settlements have continued to dominate the urban landscape of most cities in developing countries. Some of the weaknesses of past slum policies are that conditions pertaining to the incidence of slums were not taken into account

5.2. CONCLUSION

The source of informal settlement in the study areas is the subdivision and informal/illegal sale of agricultural land and coffee farms. The kind of people who purchase in these areas are not genuine urban poor who lack shelters or forced by high standard living cost in the city. But business men's were highly participating on such activities more than the poor. Beside business men's, there are also urban speculators who aim to sell it back at profit. The informal settlement found in both the study areas in city share the common features of shanty houses and poor housing constructions like any other places in the world.

Urban poor who lack shelters or forced by the sky rocketing price of rent and high standard living cost in the city were isolated and forgotten by city and government authorities. As the report on global human settlement has well summarized rather than being assisted in their efforts by governments, they have been hounded and their homes frequently demolished, they have been

overlooked when basic services are provided, and they have been ignored and excluded from normal opportunities offered to other urban citizens."(UN-Habitat 2009).

The settlements have the potential of creating environmental pollution and land degradation, being sources of health problems, crime and urban violence. They will be a social liability unless assisted and rescued from such living conditions.

As the report of the concerned body shows currently informal settlers were the place were crime and urban violence were highly emerged and distributes to the center of the town.

5.3. RECOMMENDATIONS

It has been shown that the urban land lease at least provide the possibilities of all urban citizens to get access to land in urban areas however the truth is the opposite of this because still urban formal land access were on the hands of business men and it is still distributed by network. The solution must be a sustainable one that permanently solves such problems. It must also be understood that informal settlement is by enlarge the result of the failure of proper land administration system, among which inefficient land provision is the first one.

Hence, based on the above argument the following recommendations are forwarded:
  ➤ To solve the existing problem associated with the informal settlements the city administration possible to open a dialogue with the settler's brokers and all the stallholders of the city.
  ➤ Since the citizens have a fundamental right to get access to housing, a study should be conducted about the area and a development program should be launched to upgrade the housing condition and regularization of the properties
  ➤ The hostile approach by government authorities should cease and a forum for cooperation and consultation should be open
  ➤ Government must address in real way the problems of housing of the poor. Among which condominium houses should be built and sold on long term (life time) basis.

➢ Government must tryto create a special fund by which the urban poor may buy condominiums on lower interest rates.

➢ City administration should capacitate itself to solve its problems in the area of efficient land provision.

➢ Rules and regulations should be revised to accommodate the rights of the urban poor

➢ Measures are advisable towards the land brokers and officials working with them

➢ Informal settlements were the place were crime and urban problems emerged and therefore the city administration must work towards the problem

Squatter settlements have greatly expanded and contributed to the unplanned and irregular horizontal expansion of the built-up area of the city. In such conditions, formal development and management of the city is very difficult. If there is no mechanism to halt such illegal development and illegal subdivision of land by squatter settlements, orderly development of the city will be impossible. So Mach is expected from the rules and regulations to overcome problems related to the informal brokers or intermediaries who are participating on such informal settlements.

Finally the local administrative as well as the community play a significant role to protect informality.

JIMMA UNIVERSITY

COLLEGE OF BUSINESS AND ECONOMICSDEPARTMENTOF

MANAGEMENT URBAN MANAGEMENT PROGRAM

Dear respondents,

Thank you for your willingness to participate in the study by devoting your time. I'm a student in Jimma university second year master program in public management. My topic of research is assessing the factors contributing for the informal settlements in Jimma city administration as partial fulfillment for the requirement of master's degree in public management

In this study i want to explore your knowledge and experience with regard to issues on causes of In effective land administration and the main problems in the expansion of informal settlements and squatter houses and other related issues. The information you shared me has a great importance to existing knowledge in the area and also the researcher hopes it has a role to reduce the problems in the future. To achieve the research objectives, the researcher planned to explore your idea and experiences in the area and also about the opportunities and the challenges you faced in your effort. The knowledge and the experiences you shared me will kept with utmost confidentiality and your personal identity will be remain anonymous and the researcher will use pseudonyms in all research report. The study will have a practical significance in reducing informal settlements and squatter housing, for which your contribution is of great value.

Thank you for your time and consideration!

Note!

a. It is not necessary to write your name on the questionnaire.

b. Please also be informed that the information you give will be kept secret and hence try to express your ideas as much as you can.

Direction

a. Please try to answer every question in accordance to the instruction provided.

b. For multiple choice questions, please answer by putting''√'' sign in the box provided.

c. For questions that require your opinion, please give short, precise and honest answer.

Thank you in advance for your cooperation!

Part one-personal information Settlers

1. Sex a. male b. female ☐ ☐

2. Age a. 18-30 b. 31-40 c. 41-50 d. 50+ ☐ ☐ ☐

3. Marital status a. single ☐ married c. widowed ☐ divorced ☐ ☐

4. Name of your Kebele_____

5. What is the highest grade completed?

   a.   Primary 1-8 ☐

   b.   secondary school 9-12 ☐

   c.   vocational/technical/commercial/agricultural college ☐

   d.   under graduate ☐

   e.   post graduate ☐

   6.   What is your current occupation? _____

A. self employed ☐

B. public servant ☐

C. part time played ☐

D. farmers ☐

E. business person ☐

F. other ☐

7. Employment status of respondents

a.   Employed

b.   Un employed

8.   Employment condition of respondents

a.   Formal

b.   Informal

9.   Your annual income

a.   under 1000ETB ☐

b.   1001-3000 ETB ☐

c.   3001-5000ETB ☐

d.   5001-10000ETB ☐

e.   above 10000 ☐

13. When did you come to settle here? _____

14. Where were you before settling here?_____

15. Why did you choose to settle here?_____

16. What was the stage of development on this land before you settled here?

_____

_____

17. How did you acquire the plot?

_____

_____

18. What rights do you have over the land?

_____

_____

19. Do you have a building permit?

_____

_____

20.Do you have infrastructures?

_____

_____

_____

21. If yes, what is the infrastructure you acquired?

_____

_____

Part ii : Land tenure

Land access and delivery

1.How would you characterize the supply of land in your kebele?

a.   Adequate/inadequate

b.   flexible/inflexible

c.   affordable/unaffordable

d.   other(specify)—

4.   Which criteria do informal settlers use to identify land on which to settle?

_____

_____

3.What is the most common mode of access to settlement land?

a.   purchase

b.   inheritance

c.   allocation by state/community

d.   transfer

e.   invasion

f.   adjudication

g.   other (specify)

4.Is access to land equal for all groups of people?

a.   yes

b.   no

c.   other------

5.   If   no,   which   groups   are   discriminated   against/disadvantage? _____

6. What is the root causes of the discrimination?

a.   law

b.   culture

c.   Ideology

d.   attitude

e.   other(specify)

7. Which is the most common social unit used for allocation of land units and property rights?

a.   extended family

b.   business men

c.   civil servant

d.   politician

e.   officials

8. On which land category do most informal settlements fall?

a.   government/state land

b.   trust land

c.   private land

d.   other--------

Key:- (1) Strongly Disagree (2) Disagree (3) Undecided (4) Agree (5) Strongly Agree

1.	**Legal and Policy Frameworks related problems**					
	The current urban land policy clearly define the informal settlement					
	The administrative discuss with people to promote the awareness about urban land policies					
	The time when the squatter household has constructed the house before lease policy					
	The reason why the squatter household occupied unauthorized land was weakness of the concerned body					
	Awareness level of the squatter household about urban land lease law/s were at a good level					
	The current boundaries of the City well known					
	Growing problems with illegal construction					
	Renting from housing developer is unaffordable and high price of land					
2.	**Implementation Gaps of Policies And Laws**					
	Mismatch between the supply of housing and population growth & High bureaucratic bottlenecks					
	What actions can be taken by the government					
	Landcontrolling system is very poo					
	Weak controlling mechanisms to stop parcel of land					
	Absence of clearly demarcated urban-rural boundary in the district					
	Incomplete land registration systems.					

	Constraints in the Planning and Approval System				
	Means of land acquisition by the squatter household heads				
	Inefficient planning and land management at the local level.				
3.	**Contributing factors**				
	Demographic factor has a great contribution for the informal settlements.				

Appendix 1.3 Interview for Kebeleand Administrative office

1. How many informal settlers squatter houses build per year and ?

2. Who is responsible to register the data and follow up? How often is the data collectintake place?

3. List the factors which push the expansion of the informal land allocation and buildig sbstandard houses in the city ?

4. Which Kebele administrative has relatively high informal settlers and squatting?

5. What techniques have on the administrative to reduce the problems of informal landallocation and administrative shortage?

6. Which are the stake holders can involve to promote the awareness of the society on landusage?

7. What are the precondition took by administrative to struggle the informal land holdig and illegal building? What measures also taken (by police, administrative, cot,community police etc) to control informal action?

8. Does any written rule and regulation about the measured taken by municipal officia, Kebele administrative, polices, ''Afrash Gibre Hayle'' and other legal bodies to evic?Explain

9. Why did community haven't willingness to struggle the expansion of informal hes building with city/Kebele administrative together?

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