



**JIMMA UNIVERSITY**  
**College of Social Sciences and**  
**Humanities**  
**Department of Geography and Environmental**  
**Studies**

**Challenges to Urban Residential Land Management Practices in Bedele  
Town, Buno Bedelle zone, Oromiya National Regional State**

**By**  
**Gutama Urgesa Ayana**

**A Thesis Submitted to School of Graduate Studies of Jimma University, in Partial  
Fulfillment of the Requirements for the Degree of Master of Arts (M.A) in Urban  
and Regional Development Planning**

Jimma, Ethiopia

June, 2018



**JIMMA UNIVERSITY**

**College of Social Sciences and Humanities**

**Department of Geography and Environmental  
Studies**

**Challenges to Urban Residential Land Management Practices in Bedele  
Town, Buno Bedelle zone, Oromiya National Regional State**

**By**

**Gutama Urgesa Ayana**

**A Thesis Submitted to School of Graduate Studies of Jimma University, in Partial  
Fulfillment of the Requirements for the Degree of Master of Arts (M.A) in Urban  
and Regional Development Planning**

**Advisor: Tesfaye Debela (Ass.Prof.)**

**Co-Advisor: Kenate Worku (Ph.D)**

Jimma, Ethiopia

June, 2018

**Submission By:**

Gutama Urgesa Ayana

\_\_\_\_\_

\_\_\_\_\_

Student Name

Signature

Date

**Approved By:**

Tesfaye Debela (Ass.Prof.)

\_\_\_\_\_

\_\_\_\_\_

Name of Advisor

Signature

Date

Kenate Worku (Ph.D)

\_\_\_\_\_

\_\_\_\_\_

Name of Co- Advisor

Signature

Date

\_\_\_\_\_

Name of Chair man

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

Mulu Getachew (Ph.D)

\_\_\_\_\_

\_\_\_\_\_

Examiner

Signature

Date

\_\_\_\_\_

Head of Department

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **Declaration**

I declare that the thesis entitled “challenges to urban residential land management practices in Bedele Town, Buno Bedelle zone, Oromiya National Regional State” is original work conducted by me under supervision of Mr Tesfaye Debela and Kenate Worku(Ph.D) in Jimma University school of post graduate studies, during the year 2017-2018. I assure that the thesis has not been submitted earlier to other universities for award of degree or diploma. The guidance and all sources of materials used for the thesis have been dully acknowledged.

Name: Gutama Urgesa Ayana

Signature \_\_\_\_\_

Date \_\_\_\_\_

This thesis has been submitted for examination with my approval as a university.

Advisor Name: Mr. Tesfaye Debela

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Table of Contents

Contents	Pages
Acknowledgement.....	I
Acronyms.....	II
List of Figures.....	III
List of Tables.....	IV
List of Appendices.....	V
Abstract.....	VI
<b>Chapter One</b> .....	<b>1</b>
<b>1. Introduction</b> .....	<b>1</b>
1.1 Background of Study.....	1
1.2 Statement of the Problem.....	2
1.3 Objective of the Study.....	4
1.3.1 General Objective.....	4
1.3.2 Specific Objectives.....	4
1.4 Principal Research Questions and Hypothesis.....	4
1.4.1 Research Hypotheses.....	5
1.5 Significances of the Study.....	5
1.6 Delimitations of the study.....	5
1.7 Limitations of Study.....	5
1.8 Definition of Terms.....	6
1.9 Organization of the Thesis.....	6
<b>Chapter Two</b> .....	<b>7</b>
<b>2. Review of Related Literature</b> .....	<b>7</b>
2.1 Theoretical Literature.....	7
2.1.1 Importance of Residential Land.....	7
2.1.2 Peri -Urban Areas and Urban Expansion.....	7
2.1.2 Land Tenure.....	8
2.1.2.1 Formal Tenure.....	9
2.1.2.2 Informal settlements.....	9
2.1.3 Land Governance.....	10
2.2 Empirical Literature.....	11
2.2.1 Challenges of Access to Land for Urban Housing in Sub-Saharan Africa.....	11
2.2.1.1 Urbanization.....	11
2.2.1.2 Urban Poverty.....	12
2.2.1.3 Corruption in Land Sector.....	12
2.2.1.4 Inadequate Institutional Capacity of Land Administration.....	12
2.2.2 Factors Affecting Access to Urban Residential Land.....	13
2.2.2.1 Income.....	13
2.2.2.2 Urbanization.....	13
2.2.2.3 Inefficient and Incompetent Urban Land Management.....	14
2.2.3 Urban Land Policy and Management in Ethiopia.....	14
2.2.3.1 Land ownership and Tenure in Ethiopia.....	14
2.2.3.1.1 Pre-1975 Land Holding System.....	14
2.2.3.1.2 Public Ownership of Land with Administrative Allocation (1975-1993).....	15
2.2.3.1.3 Public Leasehold under the Current Government (1993-Now).....	15

2.2.4 Urban Land Acquisition in Ethiopia .....	16
2.2.4 .1 Demand and Supply for Urban Residential Land in Ethiopia .....	17
2.2.4.2 Land Management in Oromiya National Regional State .....	18
<b>Chapter Three</b> .....	19
<b>3. The Study Area and the Research Methodology</b> .....	19
3.1 Description of Study Area .....	19
3.1.1 Location .....	19
3.1.2 Climate and Topography.....	20
3.1.3 Vegetation Cover and Land Use of Bedele Town .....	20
3.1.4 Demographic Characteristics .....	21
3.1.5 Economic Characteristics.....	21
3.1.6 Services and Infrastructure .....	21
3.2. Research Design and Methodology .....	21
3.2.1 Research Design.....	21
3.2.2 Research Approach .....	21
3.2.2.1 Sources of Data Collection .....	22
3.3 Sampling Design .....	22
3.3.1. Population of the Study.....	22
3.3.2 Sample Size Determination.....	22
3.3.3 Sampling Techniques.....	23
3.4 Techniques of Data Collection.....	24
3.4.1 Questionnaire .....	24
3.4.2 Semi- structured Interview.....	24
3.4.3 Observation .....	24
3.5 Method of Data Analysis .....	24
3.6 Data Validity and Reliability .....	24
3.7 Ethical Consideration.....	25
<b>Chapter Four</b> .....	26
<b>4. Data Analysis, Interpretation and Presentation</b> .....	26
4.1 Socio-Demographic and Economic Characteristics of Respondents.....	26
4.1.1 Gender, Age, Religion and Marital Status of Respondents .....	26
4.1.2 Educational levels, Monthly Income & Household Sizes of Respondents.....	27
4.1.3 Job Types and Experiences of Respondents .....	29
4.2 Trend of Residential Land Demand and Supply in Bedele town over the Last Five Years .....	29
4.2.1 Residential Land Requested.....	30
4.2.2 Residential Land Supplied .....	30
4.3 Challenges of Urban Residential Land Management Practices in Bedele Town .....	31
4.3.1 Weak Controlling System of Urban Land .....	32
4.3.2 Illegal Agreement.....	33
4.3.3 Occupation of Vacant Land .....	34
4.3.4 Traditional Land Management and Administration System.....	34
4.3.5 Corruption .....	35
4.3.6 Lack of Skilled Man Power .....	35
4.3.7 The Need for Block Deposit and Service Charges .....	36
4.3.8 Fluctuation of Directives.....	36
4.3.9 Unaffordable Urban Lands Lease Holding System .....	37

4.3.10 Lengthy Bureaucratic Procedure in the Formal Land Allocation System .....	37
4.4 The Impacts of Challenges of Urban Residential Land Management on the Supply of Formal Residential Land and Housing .....	38
4.4.1 Type of Home Ownership in Bedele Town .....	38
4.4.2 Unbalanced Housing Need and Housing Supply .....	38
4.4.2.1 Housing Demand .....	39
4.4.2.2 Housing Supply .....	39
4.4.3 Proliferation of Informal Settlement .....	39
4.4.5 Modes of Access to Residential Land and Types of Informal Land Acquisition in Bedele Town .....	40
4.4.5.1 Modes of Access to Residential Land in Bedele Town .....	40
4.4.5.2 Types of Informal Land acquisition .....	40
4.5 Association Between Endogenetic Factors (Socio-economic Characteristics of Respondents) and Access to Residential Land in Bedele Town .....	41
4.6 Prospects of Urban Residential Land Management of the Town .....	44
<b>Chapter Five</b> .....	45
<b>5. Conclusions and Recommendations</b> .....	45
5.1 Conclusions .....	45
5.2 Recommendations .....	47
<b>References</b> .....	48
<b>Appendices</b> .....	53

## **Acknowledgement**

I offer my thanks to the Almighty God for giving me potency and patience. My deepest gratitude also goes to my Advisors, Mr.Tesfaye Debala and Dr.Kenate Worku for their inspiring comments and suggestion, guidance and encouragement.

I would like to thank my lovely wife, MegertuAlemayehu, for her material and psychological support and my family members, including Anumma,Reta and Obsa for their encouragement. Lastly but not least, my appreciation goes to my respondents and key informants for their unreserved cooperation and friends of mine especially Gemechu, Teferi for their love and encouragement.



## Acronyms

EU	European Union
FAO	Food and agricultural Organization
GMIS	Geographic Management Information System
LIS	Land Information Systems
MUDHCo	Ministry of Urban Development, Housing and Construction
NUPI	National Urban Plan Institute
OUPI	Oromiya Urban Planning Institute
SPSS	Statistical Package for social science
UN-HABITAT	United Nations Centre for Human Settlement and United Habitat
UNCHS	United Nation conferences on Human Settlement
UNDP	United Nation Development Program
UNFPA	United Nations Population Fund
UN-GGIM	United Nations Committee of Experts on Global Geospatial Information Management
UNEP	United Nations Environment Programme

<b>List of Figures</b>	<b>Pages</b>
Figure 3.1 Location Map of the study area.....	19
Figure 4.1 Number of people registered to access residential land .....	30
Figure 4.2 Illegal agreement formats.....	33

## List of Tables

## Pages

Table 3:1 Land use of Bedele town.....	20
Table 3.2 Distribution of sample of respondents.....	23
Table 4.1 Summery of Age, marital status, religion and gender of respondents .....	27
Table 4.2 Summery of education level, income, and household of respondents.....	28
Table 4.3 Summery of work type, experience of respondents.....	29
Table 4.4 Summery of residential land supplied.....	31
Table 4.5 Summery of challenges of urban residential land management.....	32
Table 4.6: Summery of number of person applied to court office (2014-2018).....	35
Table 4.7 Man power distribution of the town urban land development and management office.....	36
Table 4.8 Duration time to access residential land through formal .....	37
Table 4.9 Distribution of Housing units in Bedele town.....	38
Table 4.10 Trends of Housing in Bedele town.....	38
Table 4.11 Summery of modes of access of residential land .....	40
Table 4.12 Types of informal land holding in the town.....	39
Table 4.13 Summery of cause of informal land holding in the town.....	41
Table 4.14 Summery of respondents by their access to residential land.....	42
Table 4:15 Hosmer and Lemeshow test.....	43
Table 4:16 Model summery.....	43
Table 4:17 Summery of classification table.....	43
Table: 4:18 Summery Binary Regression .....	44

<b>List of Appendices</b>	<b>Pages</b>
Appendix I: Household guide questionnaire.....	52
Appendix II: Open-ended Interview for Urban Land Management and development Offices .....	57
Appendix III: Open-ended interview for Housing Development process owner of Municipal office.58.....	58
Appendix IV Open-ended interview questions for Court office.....	59
Appendix V Open-ended interview for Kebele Administration offices.....	60
Appendix VI Average annual temperature and Rainfall of Bedele town (1987-2017).....	61

## **Abstract**

*Land is a vital resource and a driver of economic growth and development. Efficient and effective urban land management is prerequisite to access residential land in urban centers. The principal objective of the research was to investigate the challenges of urban residential land management practices in Bedele town, Buno Bedelle zone, Oromiya National Regional State. To meet the intended target, fully mixed concurrent dominant status-quantitative research approach and cross-sectional research design were utilized. Both primary and secondary data sources were used for the study. A simple random sampling technique was used to select 192 sample households from 9,771 total households of the town. A purposive sampling technique was utilized to pick up key informants. To generate pertinent empirical data for the study, structured questionnaire, semi-structured interview guides and observation and checklist were utilized. The findings of the study showed that land acquisition system in Bedele Town was aggravated by high demand for housing, competition, construction of illegal housing units and illegal land use transfer. The finding of this study also clearly showed that several problems have been encountered in Bedele town in relation to urban residential land management practices of Bedele town. These problems include fluctuation of directives, illegal agreement, lack of skilled labor man power and poor land management and controlling system. Furthermore, the binary logistic regression model was used to analysis data and to find out predicting variables to access residential land in Bedele town. Accordingly, the results of the study showed that income was found to be the major contributing factor to access residential land in the town at 5% level of significance. To overcome the notorious challenges, it is essential to instigate land registration and cadastral system in the town which enables to avoid redundancies of land ownership, illegal land transfer and to easily control land resource in the town. Simultaneously, Municipal of the town should deliver housing units, encourages and attracts real estate developers in order to supply housing units in the town.*

*Key Words: Challenges to urban residential land management, Access of residential land, Modes of access*

# Chapter One

## 1. Introduction

### 1.1 Background of Study

Land is a fundamental resource for the economic development of any country (Burns and Dalrymple, 2008). It is a vital resource and a driver of economic growth and development. Land governance is about the formulation of policies, processes and institutions by which land resources are managed. This includes decisions about access to land, land rights, land use, and land development (Deininger et al., 2010). According to World Bank (2009), land governance is basically about determining and implementing sustainable land policies and establishing strong relationship between people and land. Sound land governance is fundamental in achieving sustainable development, equitable allocation of residential land and poverty reduction. Land policy, reform, land administration and information decisions should be kept inseparably from the management of the land administration system (Deininger et al., 2010). The way it is governed and administered has a significant impact on country's future. Scholars agree that land is not put for good use in Ethiopia (Samira L., 2014).

The unprecedented growth of the urban population in Africa and other countries of the global south is the major causing factor of an exceptionally rapid increase in the demand for urban land. The rising demand for urban residential land tends to be met by converting peri-urban agricultural land at the periphery areas into built up areas (UN-Habitat, 2014). Sustainability of urbanization requires planned development of urban centers, competent institutional frameworks in place and proactive management and governance strategies (Engida, 2013).

Like other Sub-Saharan African countries, urbanization in Ethiopia is occurring at a rapid rate and the competition for land between agricultural and non-agricultural areas is becoming intense. The growing demand for land for urbanization in Ethiopia is primarily intended to be met by expropriation and reallocation of peri-urban land through lease contracts. Urban areas in Ethiopia have been growing very quickly in recent decades, and have led to ever increasing demand for land in peri-urban areas for housing and other non-agricultural activities. This had several transformative impacts on the transitional peri-urban, areas including engulfment of local communities and conversion of land rights and use from an agricultural to a built-up property rights system. Peri-urban areas also display all forms of competition for land among people of diverse backgrounds (Achamyeleh, 2014).

Furthermore, the land is a public property and so that an individual can enjoy only the user right of land under his/her possession. The means to acquire legally a plot of land for housing development is dependent on effectiveness of urban land policy and the efficiency of lease policy application. Land accessibility issues in urban settings in Ethiopia are characterized by acute shortage of housing and overcrowding. The problem may be aggravated by difficulties of individuals in obtaining access to land for housing (Hasrat A. et al, 2018). Therefore, this research attempted to investigate the impacts of the challenges of urban residential land management practices on access to residential land in Oromiya National Regional State with special reference to Bedele town. The study has special attention to challenges of urban residential land management practices, impacts of challenges urban residential land management practices, modes of access to residential land and socio economic factors that influences access of residential land.

## **1.2 Statement of the Problem**

Globalization and urbanization trends in global south countries present both opportunities for growth and development on one hand and the complex myriad challenges of managing urbanization on the other hand. Rapid urbanization is a recent phenomenon especially in global south countries, including Ethiopia. Unprecedented demographic and spatial changes are evident over the last decades. The urban expansions in these regions are beyond the capacity of the existing land use plans and thus obliged to proliferate in unplanned way (Alemie et al., 2014). The towns and cities of most global south countries contain a range of land tenure and property rights systems. In addition to freehold, leasehold, public and private rental system, there may be customary or religious tenure options and various categories of unauthorized or informal settlements, each with varying degrees of legality and rights (UN-Habitat, 2004). Obviously, problems associated with ongoing urbanization is continued to be a challenge for both the central and local governments (UN-Habitat, 2010). In most sub-Saharan African cities, customary owners are the main providers of land for housing, even if their right to the land is not formally recognized by the state (UNCHS, 2015). Legal access to land is a strategic prerequisite for the provision of adequate and affordable housing for all. In contrast, lack of access to land is the cause for increased living costs, the proliferation of slums and informal settlements, environmental degradation, and the increased vulnerability of urban poor and women-headed households, and other marginalized and disadvantaged groups (UN-Habitat, 2011).

In many cities of the global south countries, various forms of unauthorized development now represent the largest single channel of land and housing acquisition modes. As they have expanded, so they have diversified in terms of the level of security provided, the rights that they provide in practice (if not in law) and the social groups which they serve. Scholars have argued that a substantial increasing proportion of all urban and peri-urban land in rapidly urbanizing countries was not formally registered but in some cases they are almost indistinguishable from formal arrangements in terms of security and market value (Payne G., 1996). Most of the city administrations (municipalities) in Ethiopia are finding it increasingly difficult to cope with the demand for land as well as the rapidly changing patterns of land use associated with the accelerated urban growth. Because of this, inability to increase revenue base, distortion of urban land market and delays in the implementation of urban development policy are common vivid problems. Moreover, the absence of reliable information especially land related information is the most crucial impediment to the preparation and implementation of urban plans for many urban centers. In Ethiopia, urban land administration is often perceived as one of the most corrupted sectors in public administration (Yiadom, et al., 2014).

Generally, urban land is a scarce resource increasingly affected by the competition of mutually exclusive uses as a result of rapidly increasing population of urban areas. According to Enemark S. (2014), urban land management system should provide the infrastructure to manage land, because it is a place that is exposed to various competitions to hold and transfer, which affect urban land management approaches, when it is not guided with effective and efficient urban land management system.

Some researchers have undertaken urban based researches to assess urban land administration, For instance, Belachew (2010) has tried to evaluate how the Ethiopian urban land lease policy functions and works in relation to efficiency and equitable distribution of land and the economic development. Similarly, Ashenafi (2015), on the other hand, has tried to assess good urban governance practices in land administration of Addis Ababa with special reference to Yeka Sub-City through Evaluation of good governance dimensions. None of these researches papers had addressed very well issues related to residential urban land management problems and their impacts on access to residential land.

According to Bedele town Land Development and Management office (2017), the town's land acquisition system is aggravated by high demand for housing, competition, construction of illegal housing units and illegal land use transfer. Agricultural lands in peri-urban areas have been fully converted to built-up and residential areas illegally. To the contrary, there were no researches works



under taken so far to study of challenges to urban residential land management practices. Hence, , this research was conducted to fill the gap in relation to challenges of urban residential land management practices and their impacts on access to urban residential land in Bedele town.

### **1.3 Objective of the Study**

#### **1.3.1 General Objective**

The principal objective of the research was to assess the challenges to urban residential land management practices in Bedele Town, Buno Bedele Zone, Oromiya National Regional State.

#### **1.3.2 Specific Objectives**

The specific objectives of the study are to:

1. investigate the overall trends of housing need and supply in Bedele town ;
2. explore the major challenges of urban residential land management practices;
3. examine impacts of challenges of urban residential land management practices on formal land delivery and housing supply in Bedele town;
4. identify main socio-economic factors influencing access to residential land in the study area;
5. suggest the possible recommendations on the basis of the findings of the study.

### **1.4 Principal Research Questions and Hypothesis**

In Ethiopia, urban land management practices have encountered several challenges including corruption, shortage of reliable and accurate urban land management information and the like. The following issues were the research question addressed in this study:

1. How are the overall trends of housing need and housing supply described in Bedele town?
2. What are the major challenges facing urban residential land management practices in the town under study?
3. What are the impacts of challenges of urban residential land management practices on formal land delivery and housing supply in Bedele town?
4. Which socio economic factors influence access to residential land in Bedele town?
5. What are the possible solutions to address the challenges of urban residential land management in the town under study?

The following hypothetical statements were formulated:

### **1.4.1 Research Hypotheses**

**A1 Research Question:** Is there a significant difference between respondents' socio-economic variables in accessing urban residential land?

#### **A2 Null and Alternate hypotheses**

- **H<sub>0</sub>:** There is no statistically significant association between residents' socio-economic variables in accessing urban residential land.
- **H<sub>1</sub>:** There is statistically significant association between residents' socio-economic variables in accessing urban residential land.

### **1.5 Significances of the Study**

The purpose of the research was investigating the challenges of urban residential land management practices in the Bedele town and so that the findings of the study would be helpful to address problems of urban land management practices in the town under study and in other towns of the region too. Above all, the data generated by the study are helpful for planners, policy makers and municipal authorities to adopt effective urban land management practices in order to deliver residential land for the town dwellers.

### **1.6 Delimitations of the study**

The research investigation has been undertaken in Bedele Bedele town, Oromiya National Regional State, south west part of Ethiopia to explore the challenges of urban residential land management practices. It was limited to two kebeles (01 and 02 kebeles) of the study town.

### **1.7 Limitations of Study**

Due to time and financial limitations, the researcher could not able to include other towns found in the region in this survey. Moreover, the researcher was not able to get well documented secondary data (the restructuring of offices believed to have less organized official data) on the issue under investigation. Reluctances of key informants and respondents to give relevant information due to sensitiveness of the issue under investigation, especially informal settlers.

## **1.8 Definition of Terms**

**Land management** is the process by which the resources of land are put into good effect (UNCHS, 1996). It encompasses all activities associated with the management of land and natural resources that are required to achieve sustainable development.

**Land Development** is the building of new physical infrastructure; the implementation of construction planning and change of land use through planning permission and granting of permits; and management of complaints and disputes (Enemark S. et al, 2005).

**Land Tenure** defined as the system of access to and control over land and related resources. It defines the rules and rights which govern the appropriation, cultivation and use of natural resources on a given space or piece of land. Strictly it is not land itself that is owned, but rights and duties over it. Thus, a land tenure system is made up of rules, authorities, institutions and rights (ECU, 1996).

**Land Lease:** According to Proclamation No.721/2011 means of system of land tenure by which the right of use of urban land is acquired under a contract of definite period.

**Urban Land:** Land located within administrative boundary of an urban center.

**Access of Residential Land:** Having a plot of land for residential purpose that accessed by both legally and illegally means.

## **1.9 Organization of the Thesis**

The organization of the paper categorized under five chapters. Chapter one provides a general introduction to this research. It consists of background of the study, statement of the problem, research objectives and research questions, significance of the study, limitation and scope of the study. Chapter two (literature review) comprises revisions concepts of land tenure system including on definitions of land tenure, theoretical literatures of challenges to access and factors that affect to access residential land. Chapter three (research design & methodology) briefly discuss the description of study area, location ,demographic characteristics, services and infrastructure,climate and topography, research design and methodology research, sources of data collection, sampling design, target population, sample size determination,sampling technique and techniques of data collection. Chapter four consists of data analysis, interpretation and presentation. Lastly, Chapter five discusses about conclusion and recommendation.

# Chapter Two

## 2. Review of Related Literature

### 2.1 Theoretical Literature

#### 2.1.1 Importance of Residential Land

According to Economic Commission for Europe (1996), land is the ultimate resource, without it, life on earth cannot be sustained. Land and people are the foundation of every nation, while in urban areas; rapid economic and social development is exerting sustained pressure on land demand. Land is physical commodity which the rights to own or use it a part of the land policy formulation. Growing demand for residential land mostly from the non-agricultural sector results of land scarcity, higher land values and greater demand for planning of customary land.

#### 2.1.2 Peri -Urban Areas and Urban Expansion

According to Germán A. (1999), the peri-urban areas reflected proliferation housing and informal conflictive land property ownership issues are typical on the fringe, because of pressures from squatters, private developers or speculators. Different land market conditions feature dual systems (informal and formal) and various property and tenancy arrangements such as rental or customary right systems. Urban expansion and demographic dynamics that underpin fringe development include the speculative subdivision of farmland near the city and the re-settlement of eradicated down-town slum inhabitants into public housing. According to Efrem (2017), the term “peri- urban” refers to a place where predominantly between the interfaces of rural and urban areas characterized by newly built -up areas in cities and agricultural area that interact on the edge of cities.

Peri -urban development is considered as part of urbanization processes and continues expansion of residential land which was prime agricultural land supposed to be transformed to housing, industry and flow of goods and services between rural and urban. As demand for land increased over time, urban centers have been physically expanding their boundaries to surrounding rural and peri-urban areas by including additional land. Urban sprawl from inner cities towards outer parts was speeded up by expansion of residential housing resulted from both formal settlement and informal settlement people living at outskirts in a built or rented housing. Commercial activities, infrastructures and services

attracts people who were originally agrarians, gradually transform their living styles to urban settings, causes spatial expansion as well as urban population increments to overall population.

### **2.1.2 Land Tenure**

Land tenure refers to the rights of individuals or groups to use and own land. The nature of these rights ranges from various degrees of recognition by the public authorities (Fourie, 1999). It is also the rights of individuals and communities to have respect to land, the right to occupy, use, develop, inherit, and transfer land. Land tenure should thus be viewed primarily as a social relationship involving a complex set of rules that govern land use and landownership. Some users may have access to the entire full use and transfer rights (Fischer, 1995). Tenure situations range of the most informal types of possession and use to the full ownership. Tenure is frequently understood in binary terms: formal/informal, legal/extra-legal, secure/insecure. In practice however, a diversity of tenure arrangements exists on these extremities (Lemmen Ch.et al., 2016).

Security of tenure is an agreement with individual, government or group to land and residential property which is governed and regulated by a legal and administrative framework. This legal framework is taken to include both customary and statutory systems. The right of access and use of the land resource according to set of rules, and that this right is justifiable. In summary, to say secured land tenure if and only if they are protected from involuntary removal from their land or residence, except in exceptional circumstances, and then only by means of a known and agreed legal procedure, which must itself with objective, equally applicable, contestable and independent (UNCHS, 1999).

In Africa, formal tenure covers only between 2% to 10% of the land. Many African countries have recently given legal recognition of customary tenure as well as to the institutions administering it; however, implementing these laws remains a major challenge (Deininger, 2003). Access to residential land and security of tenure are prerequisites strategies for the provision of adequate residential land for all human settlements urban. Recognizing the existence of different national laws and/or systems of tenure, governments at appropriate levels, including local authorities, should nevertheless strive to remove all possible obstacles that may hamper equitable access to land and ensure that equal rights of women and men related to land and property are protected under the law (Durand L. and Royston L., 2002).

The major urban challenges of the twenty-first century include the rapid growth of urban population in the cities, the expansion of the informal sector. The contemporary urban planning simultaneous increase in overcrowded tenement zones, ethnic enclaves, slums and informal settlements (UN-Habitat, 2009). The major difference between tenure issues in urban and rural areas is that urbanization has dramatically increased the population pressure on, and demand for, land in and around urban areas. Urban areas are composed of various tenure concepts and practices for a given area, making the land issue even more politically contentious than in rural areas. Urban population was doubling every decade and tenure systems unable to meet the needs of low incomes people. In many cases, land on the urban periphery is not registered, so the tenure status of owners and users is extremely difficult, and expensive, to determine (Payne, 1996). Urban settlements requiring reform are typically dealing with illegal and informal occupation of public land, informal construction on agricultural land, and better planning for the densification of urban land use (Burns T., 2007). Lack of access to residential land of poor people affects from mainstream social, economic and civic opportunities, especially women (UN Habitat, 2014).

#### **2.1.2.1 Formal Tenure**

According to Deininger (2003), urban land policy crucially determines property right, mode of its management and administration. Secured land rights are helpful to efficiency and fair play, offers less scope for corruption. Formal land tenure categories may be partly legal (e.g., officially recognized subdivisions) and creating gradations of legality. The degree of tenure security provided dependent upon official attitudes, land governance practices, policy orientation of governments with regard to social integration and inclusiveness. It is also affected by social legitimacy that a tenure system enjoys with those operating within it. Since these factors will vary from place to place and from time to time within a given place (Payne, 2001).

#### **2.1.2.2 Informal settlements**

Illegal settlements usually have no security of tenure dwellings they inhabit with different modalities (squatting to informal rental housing) usually lack of basic services and city infrastructure and the housing units may not comply with current planning. Usually areas situated geographically and environmentally in hazardous areas and at outer parts of the city. In addition, informal settlements can be a form of land speculation for all income levels of urban residents (UN-Habitat, 2015). The other is squatter settlements on public or private land (Payne et al., 2012). Illegal land developments are a widespread phenomenon on the fringes of most developing cities. Most often, such settlements have

developed on private agricultural land, frequently outside the municipal boundaries. Occupants have purchased the land or sometimes rented it from an informal developer, an individual or communal landowner, either directly or through an intermediary. The sale of the plot is generally legal, although not always registered, but the land may not be considered suitable for urban development or housing, or the development may not comply with planning laws and regulations, or with norms and standards regarding infrastructure and services (Durand L. and Clerc, 1996).

Unauthorized land development offers occupants can generally produce a deed of sale or a property title for the land they occupy (International Federation of Surveyors, 2010). In unauthorized land developments private land is subdivided illegally, usually by informal developers, and sold as plots. Illegal settlements violates zoning and planning regulations and because the required permission for land subdivision was not obtained. In squatter settlements the land is illegally occupied against the will of the land owner (World Bank, 2009). Tenure informality is the result of mechanisms of legal, political, and economic exclusion. The spreading out of informal settlements reflects the gap between the demand for land and its supply and unable or unwilling to provide affordable land or housing. For example, unauthorized land developments may occur when local governments fail to provide the needed infrastructure in certain areas of a city or in response to excessive and costly land use regulations. Squatter settlements may develop when weak enforcement of landlords' property rights combines with a dissuasive price of formal land to encourage squatting (International Federation of Surveyors, 2010).

### **2.1.3 Land Governance**

Land governance includes the development and management of land and natural resources that are required to fulfill political, social objectives and achieve sustainable development. Land management requires disciplinary skills that include technical, natural, and social sciences. The equipped constituent of the land management concept is the range of land administration functions that include the areas of land tenure securing and transferring rights in land and natural resources (Enemark S., 2005). The inability of governments to control or regulate the relationship between the demand and supply of urban land through direct action is as much a reflection of the strength of the demand for land as it is a lack of government commitment and capacity. Nonetheless, it has been demonstrated that governments do not make efficient managers of land resources even within the terms and objectives which they themselves set. Withholding tenure has proved to be an ineffective tool in attempting to assert such control, and in Tanzania this has recently been acknowledged with the introduction of private sector investors and the

granting of individual tenure rights. Several factors distort urban land markets and prevent them from being self regulating. Rapid and sustained urban growth has ensured a permanently high level of demand which provides disproportionate benefits to land-owners, or that controlling land allocation. Another factor here is the competing interests for land in urban areas, such as government, private sector commerce, residential groups and industrial developers, etc, all of which are particularly active in primate cities. Established land and property markets also create powerful vested interest groups and pressures which constrain policy options. The substantial benefits enjoyed by those who own their own plot or property inevitably increases demand for this form of tenure and governments may find it difficult to resist allocating freehold title to the beneficiaries of public housing or sites and services projects. The continued growth of urban areas commonly brings with it increased demand for individual tenure into indigenous or customary tenure systems and threatening their traditional criteria for allocating and managing land. This adds yet another layer to what is already a complex web of overlapping interests and renders the outcome of policy changes unpredictable. Tenure policies which give preference to freehold tenure or long leases, at the expense of other options, such as customary or rental tenure, whilst offering many long term advantages, may therefore have adverse short and medium term impacts on the efficiency and equity of urban land markets (Payne, 1996).

## **2.2 Empirical Literature**

### **2.2.1 Challenges of Access to Land for Urban Housing in Sub-Saharan Africa**

The access to land is considered a critical element in the betterment of the living conditions of urban dwellers, and to improve the overall development of towns and cities. Consequently, a secure parcel and house can be the basis for economic activities in which the whole family may become economically productive (Hasrat A. et al, 2018).

#### **2.2.1.1 Urbanization**

According to Hasrat A. et al (2018), urbanization is a composite of both social and spatial dimensions over a time expansion. It includes the relationship between urban people and urban land. This relationship leads to the formation of urban properties such as buildings, infrastructure, or built urban environment more generally. Both vertical and horizontal urban growth and associated socio-economic activities are underpinned by the availability of urban land. In recent times, a higher rate of urban population growth is experienced than previously. This unprecedented demographic change creates a more urbanized global population for the first time: since 2007, the global urban population has



exceeded the rural population. Reports show that the world's population is rapidly increasing and this is projected to reach some 9 billion by 2050. By 2015, 54 percent (4 billion) of the world's population lived in urban areas (UN-Habitat, 2016).

#### **2.2.1.2 Urban Poverty**

The access to land for the urban poor has become a critical issue in a context of growing informality and the urbanization of poverty. Land price is a critical factor in accessing the affordable housing. High land prices, resulting from market forces (demand and supply), and restrictive legal framework together with low family incomes turn land into a single biggest component responsible for rising cost of urban housing in many developing countries (UNEP, 2002).

#### **2.2.1.3 Corruption in Land Sector**

According to Transparency International (2011), corruption in the land administration sector can be generally characterized as pervasive and without effective means of control. It can vary from bribes (e.g. administrative corruption) to abuse of government power and political positions (e.g. political corruption). Either administrative corruption or political corruption does not favor the establishment of long-term national or local land strategies. It relies on broader weaknesses or breakdowns in governance that compromise institutions' transparency, accountability and integrity. Corruption has various actors ranging from public officials, local leaders and outside investors. Actors may include government officials (at the local and national level) as well as individuals that command political and economic power. Customary and communal authorities may also be involved, engaging in corrupt dealings and practices (Hasrat A. et al, 2018).

#### **2.2.1.4 Inadequate Institutional Capacity of Land Administration**

According to Hasrat A. et al (2018), the different evidences from different countries show that much of the inefficiency has been ascribed to the land administration systems are related with institutional capacity. According to Burns (2007), due to lack of transparency, the performance of many land administration institutions is poor. The causes of institutional weaknesses are diversified but related to institutional capacity. These may be categorized into two types broadly: (1) problems with resource related capacity, e.g. lack of human resource, technology and funding; and (2) problems related with management and administrative capacity includes corruption, abuse of power, bureaucratic, expensive procedure, and lack of coordination with other institutions. It is commonly experienced that a system without proper procedures, legal framework, transparency, inclusiveness, honesty and responsibility affects the efficient use of urban land. The defunct delivery system leads to illegal procedures, land

speculations, market distribution, illegal and/or squatter settlement, poor infrastructure and service provision, inadequate collection of revenue and so on . Moreover, informal settlement emerges due to the failure of the municipality in providing sufficient plots of land for housing and their weak capacity to enforce regulations, although the problem is further exacerbated by the speculative tendencies on the part of peri-urban farmers, brokers (delalás) and corrupt bureaucrats and administrators (Hasrat A. et al, 2018).

## **2.2.2 Factors Affecting Access to Urban Residential Land**

### **2.2.2.1 Income**

The population is growing at a rate faster than the government's ability to provide and/or setting up of infrastructural for the needs of rapid urbanization in most of developing countries. This has begun to be widely acknowledged by the governments in realizing that they cannot supply housing for every low and middle income family in the country (Jaycox, 1977).

### **2.2.2.2 Urbanization**

The fast rate of urbanization in Africa together with the poor economic conditions has made unattainable to afford for the housing demands of the increasing urban population. The growing number of urban population in urban centers enforced to dwell to informal settlements and squatter settlements lacking essential infrastructure and services (UNFPA, 2007). According to UN-Habitat (2014), the population of the East Africa was an estimated 292.7 million in 2011. Of these, 63.5 million (21.7 per cent) lived in areas classified as urban and 229.1 million (78.3 per cent) rural. In 2011, Eastern Africa remained the world's least urbanized sub-region but with its projected average annual urban growth of 5.35 per cent over the 2010-20 decade, it is by far the world's most rapidly urbanizing. As rate of urbanization process increases, the need for land for housing is the major land user in urban centers. Low consumption of good housing results in poor quality human settlements such as slums, with adverse impacts on household and macro-economic performance and social well-being. The developing countries have been experiencing second wave of urbanization following the first urbanization that took place in North America and Europe over the course of two centuries from 1750-1950 showing an increase from 10% to 52% urbanization. In the second wave (1950-2030), it is estimated that developing countries will undergo a high rise in urbanization from 18% to about 56% and that urban population in Africa and Asia will double between the years 2000 and 2030 (UNFPA, 2007).

### **2.2.2.3 Inefficient and Incompetent Urban Land Management**

According to Payne (1996), many nations in the world nationalized their urban lands to improve different income groups' access to urban land but most of these countries do not have a success history in this regard, due to incompetent and inefficient municipal authorities. According to MUDHCo (2014), inefficiencies of land management approaches have remained the major obstruction in land management in Ethiopian urban centers. The practice of land allocation in urban centers was not sustainable either spatially or financially. Lack of key information needed for land management is a major obstacle for a further efficiency increase.

### **2.2.3 Urban Land Policy and Management in Ethiopia**

Today, the access to and use of land in Ethiopia is still based on a nationalized land tenure system. Primary rights to land and related resources vested within the state and people enjoy usufruct rights only. With the adoption of a decentralization policy, land was made the responsibility for regional governments, which are enabled to pass laws on land rights, transfer and taxation issues. Land rental markets have recently been legalized. In most urban areas a leasehold system has been adopted, with the leasehold period varying depending on the intended project, though a 99-year lease is common. Land security issues are already addressed to both the federal and regional constitutions (UN Habitat, 2014).

#### **2.2.3.1 Land ownership and Tenure in Ethiopia**

The country has undergone different land tenure systems. These were Feudal land ownership, public ownership first with no leasing and later with leasing.

##### **2.2.3.1.1 Pre-1975 Land Holding System**

The pre-1975 imperial regime of Ethiopia had a monopoly of political and economic power over land and other tangible properties. This was inherited hereditarily and prohibited by law and by other means; other sections of the society were banned from owning land and other property. Until the 1940s the crown had the power to take back the land and assign it to others in case of any royal disfavor. However, after the Italian occupation (1936-1941) landlords were entitled for freehold with royal favor. Since then, the very tiny foreign business community started to have access to land by way of concession from the government or contracting from the landlords. Even then, the feudal monopoly of land ownership was predominant being a fetter for productive smallholder or commercial farm that improves the productivity of agriculture and urban land and housing development. Most of the high

value lands were in the hands of few feudal nobility landlords and royal family members (Abuye, 2006). Hence, the feudal ownership of land not only caused and perpetuated poverty in the rural areas; it also caused and perpetuated slum areas and poverty in the urban areas. The camps and delineated areas of feudal lords and their tenants as well as poor dependents were a fetter for urban upgrading and renewal. Urban land was widely idle and misused. The landlords and royal family who had immunity from the law in practice violated town plan. They built houses that did not abide by the plan and occupied public land whenever they needed it regardless of its being reserved for public use. The bureaucrats violated the plan by abusing their power. All such bottlenecks of development created by the feudal system called for a radical land reform (Abuye, 2006).

#### **2.2.3.1.2 Public Ownership of Land with Administrative Allocation (1975-1993)**

The demand for land reform was the main economic issue during the 1974 February revolution in Ethiopia. Land was transferred only by way of state allocation or by inheritance of a building. Such allocation system of land use helped program of housing supply by self– help housing associations to build a big stock of new houses in the expansion areas of Addis Ababa and some other towns. The government also built many houses for offices, hospitals, state enterprises, and residential apartments. However, the military regime never had a program of slum area upgrading and renewal; hence, having nationalized massive substandard small houses and preventing their renewal accelerated the further decay of the wide range slum areas and state housed in the inner city. Having no revenue from land and only nominal property tax and no policy of renewal and upgrading, the construction work in the expansion area only exacerbated the problem by creating massive demand for infrastructure. No real estate developers were created to develop land for residence, for industry and services (Abuye, 2006).

#### **2.2.3.1.3 Public Leasehold under the Current Government (1993-Now)**

According to FDRE constitution Article 40 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 people of Ethiopia. Pursuant to the Constitution “Land is a common property of the Nations, Nationalities and Peoples of Ethiopia and shall not be subject to sale or other means of exchange. Since 1991 some policy changes have been introduced. For instance, the frequency of land redistribution which is considered as cause of tenure insecurity is reduced. Other land policy improvements comprise land transfer through (with some restriction) rental arrangements including mortgaging the use right by private commercial farms. Accordingly, the lease policy states that the right to use urban land by lease is permitted to realize the common interest and development of the people. In this regard, the lease policy is expected to address

the development challenges in urban Ethiopia. The fundamental causes for these development problems in urban areas of Ethiopia are land management, governance and municipal finance (World Bank, MUDHCo, 2014).

According to Weldesilssie (2016), the lease-hold system suffers from corruption and lack of transparency. The size of land that is available in each tender is very small in comparison to the demand. The supply of residential is limited and attached with flexible power of government officials to restrict. The administration is not able to differentiate the speculators. The speculators keep hold of the land for some time and resell the use right of the land at even higher prices. According to World Bank (2012), land allocation is the second most area of corruption in Ethiopia following customs services.

#### **2.2.4 Urban Land Acquisition in Ethiopia**

The urban land lease holding policy was introduced through land lease proclamation. It states that the transaction of land henceforth is between the government as sole owner of urban land and private individuals under the lease holding system. Lease is the only means of land holding system in urban Ethiopia, and except for those lands which were acquired before the coming of lease system in 1993, it is prohibited to acquire land through other means except lease system (Article 5.1), but in small towns where it is not yet possible to place leasehold system, other modalities of tenure system (annual rent, perhaps permit system or rural holding system) may be used temporarily, for a maximum of 5 years. The purpose of introducing this land tenure system in urban and peri-urban (for urban expansion matters) areas is to transfer land use rights to individuals for a specific period. At present, urban land is only made predominantly available for investment on lease basis; the lease price in turn is determined through land auctions held by city administrations. In addition to the auction system, land is being leased out through negotiated locations and prices, or is being assigned by the government for selected projects. The land laws and policies and the practices in Ethiopian cities, particularly looking at land administration, that is: land use and holding, including land zoning, surveying, registration, taxation, et cetera and land management which includes: land delivery, acquisition and disposal which is crucial importance, as a proper functioning land market is a pre-condition for equitable growth. The proclamation was one of the most contentious legislation ever proclaimed as it sparked intense public debates following its adoption; both wealthy and poor are involved in informal land transactions for different purposes. For wealthy people, it was looking for wider and better plots of land in peri-urbans but for the poor, remains as a matter of shelter. As the poor can't afford house rent in inner cities, they prefer buying a piece of land from peasants and build a house with substandard material and live in a deteriorated housing condition in the peri-urban areas that include haphazard residential development

with insufficient social services and infrastructure. Land values are increasing, and multifaceted actors are set to be interested in peri-urban land. This intensifies land use disputes between different institutions and actors. Unprecedented demographic change and spatial growth in urban centers aggravated land insecurity of farmers residing in peri-urban areas. The usufruct rights permitted to be exercised in the transitional peri-urban areas are expected to be terminated and evolved into urban leasehold systems compulsorily by the government, as a response to the growing demand for land for urban development purposes (Efrem, 2017). It is progressively more evident that peri-urban areas are becoming places where changes and activities occur due to rapid urbanization and population growth (Hehrmann, 2008).

In Ethiopian cities, the phenomenon of an informal land market is a widespread practice and contributes to the alarming rate of squatter development, unplanned settlements and the loss of revenue to the municipality. Surprisingly, prices of informal undeveloped land are higher than those of serviced land delivered by the public, even after new policies related to land lease and land expropriation were introduced, particularly looking at land administration, that is: land use and holding, including land zoning, surveying, registration, taxation, et cetera and land management which includes: land delivery, acquisition and disposal (Van D. et al, 2008).

#### **2.2.4 .1 Demand and Supply for Urban Residential Land in Ethiopia**

Land supply is one of the critical issues of land development and management system. In every urban centers of Ethiopia it has been a major bottleneck. The existing realities in many urban centers reveal that it has restricted the realization of a variety of development vision of the centers. Past and present experience show that detail land use plan preparation land acquisition (expropriation) and development of land with services lag behind the allocation and delivering system due to various policies, legal, institutional and procedural problems. The Addis Ababa City government's 5 years development strategy recommends and planned to provide pro-actively developed land from 7000-10,000 plots/year. Considering the amount of backlog and the coming needs, the recommended supply of developed land is still much lower, compared to the prevailing effective and future demand of 438,000 plots for the next ten years (NUPI, 2003).

According to Abraham (2007) there is a substantial imbalance between the demand for and the supply of housing units in Addis Ababa. Accumulated demand for residential housing on the one hand and the low supply of residential land on the other have pushed prices beyond the reach of the majority of residents in the country including Addis Ababa. According to this study, overcoming the housing problem, it requisites efforts in three main areas: housing demand, housing supply and institutional

framework. Improving these areas, in turn, requires the combined efforts of the government of Ethiopia, regional administrations and donor agencies taking the view that overall development of the economy is crucial for the housing development in Ethiopia. Land supply is one of the critical issues of land development and management system. Sources in different regions and city administration and bureaus indicate that land use and detail plan preparation, land acquisition process and land development activities which include major infrastructure provision substantially, reduced the capacity to satisfy the effective urban land demand in various urban centers (NUPI, 2003).

#### **2.2.4.2 Land Management in Oromiya National Regional State**

Oromiya Regional National State, as it is a part Ethiopia, the FDRE Constitution stipulates that land is owned by the people, giving the government an important role in land management and administration. The sole supplier of residential land is government, currently through two means: direct allocation ('allotments') and auction. Even though that recent auctions in all cities clearly indicated high unmet effective demand for residential. According to FDRE constitution Article no.52, land administration and natural resources responsibility rested up on regional states. Therefore, Urban Land Development and Management Office established at organization level from the top to lower level up to kebele to perform such activity in accordance of Oromiya Regional state proclamation no. 179/2013. Oromiya Land Development & Management office will oversee the land administering process, administer and control the development on the land. Some functions of the office include administering land, controlling land usage, managing land information, cadastre works and addressing investment requests and analyze land related information. In Oromiya, the leasehold policy applies to some urban centers and others which are not come under lease are administered by annual land rent which is administratively fixed by considering market value. The implementation status of the current land lease law in Oromiya was only 44 of the towns practicing the law now and 560 towns in the region were administered by annual rent as prescribed in the lease law. The lease time is 99 years for residential houses.

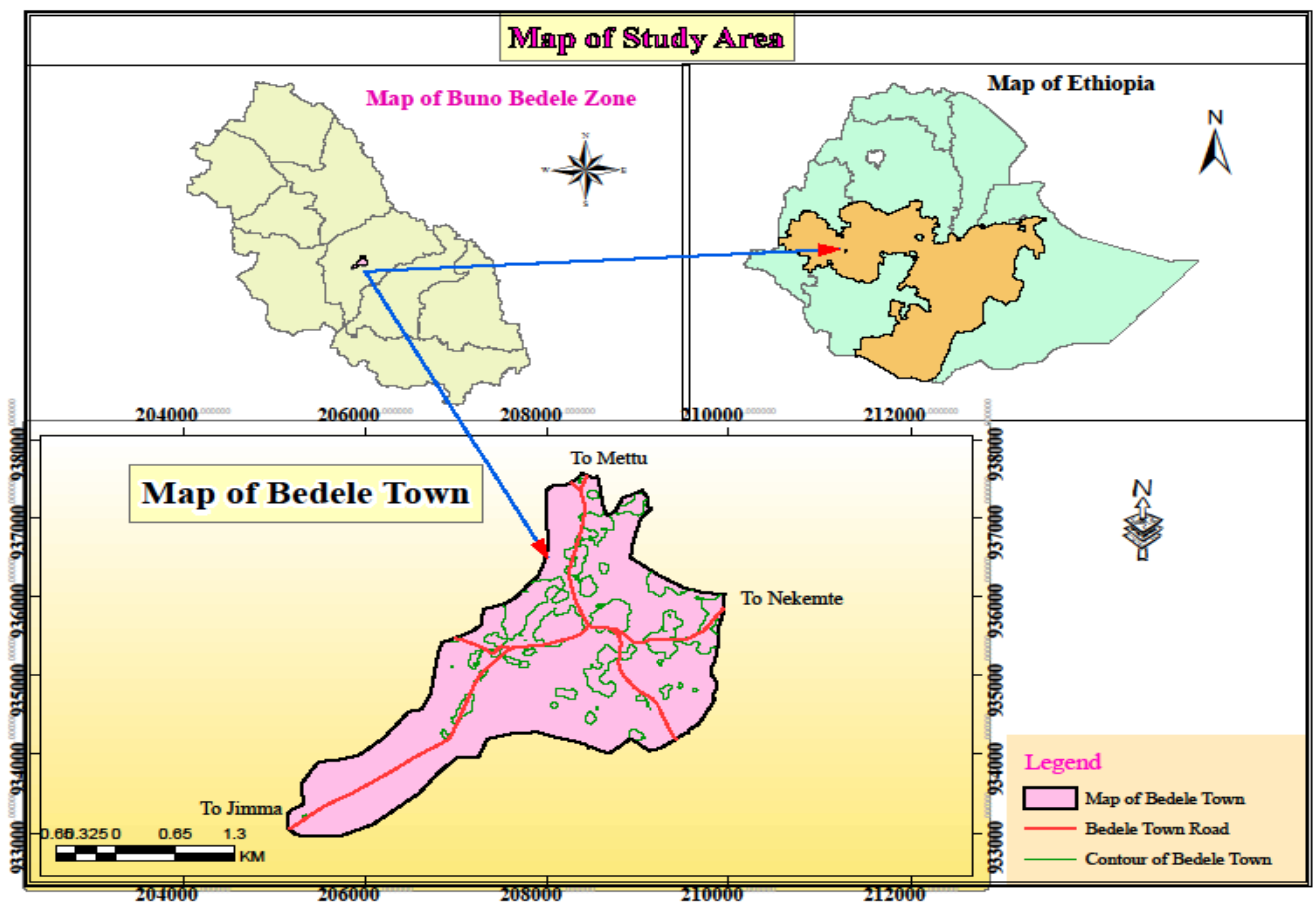
## Chapter Three

### 3. The Study Area and the Research Methodology

#### 3.1 Description of Study Area

##### 3.1.1 Location

Bedele town is located in south western part of Ethiopia, in the Oromia National Regional State, Buno Bedele zone, at the distance of 483 km from Addis Ababa and 145km from Jimma city. The total area of the town is about 2878.1hectares. Bedele is one of the reform towns in the region and has two largest kebeles. Currently the town is categorized into 2B and has Structure Plan which was prepared in 2012. The town is found at latitude of 8°27'22"- 8°31'08"N and longitude of 36°20'48"-36°22'00" E and an elevation between 1904 -2,038 meters above sea level. The town is capital center of Buno Bedele zone (Oromiya Urban Planning Institute, 2011)).



Source: (Author, 2018)

Figure 3.1: Location Map of the study area



### 3.1.2 Climate and Topography

According to Oromiya Urban Planning Institute (2011), Bedele lies on the Western plateau. The topography of the town is characterized by highly dissected land feature. Based on current boundary delimitation; the peak of the town is Gara Mute Mountain found in the North-West periphery. The highest altitude is found in the suburban areas around the Eastern, Northern and Western, whereas the lowest altitude is areas along with the hills found around in the surrounding outskirts of the town. Regarding to slope of the town, a substantial percentage of the area has between 2-20% slopes. The downtown where commercial activities have been taking place is relatively plain having gentle slope. The town gets rainfall starting from March to half of December and the annual rainfall ranges from 500-2300mm. As part of south western Ethiopia, the town experiences Tropical climatic condition. The temperature of the town for consecutive 30 years (1987-2016) was average max 25.8 °C, average min temperature was 12.75 °C and also average Rainfall was 1902.7mm (Bedele town Metrological station, 2018).

### 3.1.3 Vegetation Cover and Land Use of Bedele Town

According to the Oromiya Urban Plan Institute (2011), almost less than 20% portion of area covered by exogenic and indigenous trees. These were eucalyptus while the indigenous trees include Oak, coffee bushes, Acacia, Zigba(Birbirs), junipers procera, eucalypts camandulasis, Cordia Africana and etc.

Table 3.1: Land use of Bedele town

No.	Land use function	Existing total development area (hectare)	Percentage (%)
1	Residence and Administration	1352.7	47
2	Commercial	164.1	5.7
3	Services	212.9	7.4
4	Industry	132.4	4.6
5	Infrastructures,utilities,transportations etc.	339.6	11.8
6	Agricultural land ,open space, forest, recreation and special functions	676.4	23.5
	Total Area	2878.1	100

Source: Oromia urban plan institute (2011)

### **3.1.4 Demographic Characteristics**

According to data obtained from CSA 1994 and 2007, the total populations in the town were 11,907 and 19,517 respectively and CSA (2013) projected to reach 31,500 in year of 2017. Out of the projected total population 15,730 were men and 15,770 were females.

Among the total population the majority of (90%) the residents were ethnic Oromo and 10% were other ethnic group. The majority of the inhabitants practiced Ethiopian Orthodox Christianity, with 52.9% of the population, while 24.98% of the populations were Protestant, and 21.44% were Muslim.

### **3.1.5 Economic Characteristics**

The major economic base of Bedele town were trade (cash crop including coffee), employment (including governmental and non-governmental organization) and daily labor. The rural parts' of surrounding the town performs agricultural activities (Oromiya urban planning institute, 2011).

### **3.1.6 Services and Infrastructure**

According to Oromiya urban planning institute (2011), Bedele is few better town among in south west part of the country by having some infrastructural facilities such as power electricity, telephone ,asphalt road, post, different banking, different educational organizations (both government and non-government), health (hospital, station), Factory (Beer) and other facilities.

## **3.2. Research Design and Methodology**

### **3.2.1 Research Design**

A cross-sectional survey design was employed for this study. It enables the researcher to collect and gather large amount of data in short period of time.

### **3.2.2 Research Approach**

The research approach used for this study was mixed research which specifically embedded in fully mixed concurrent dominant status-quantitative design. The design is chosen because it enables the researcher to get data more quantitatively and provide supportive information by qualitative data. According to Powell et al. (2008), fully mixed concurrent dominant status-quantitative designs ascribed that both quantitative and qualitative phases occur at approximately the same point in time, with the quantitative phase being given higher priority and mixing occurring within or across the data collection, analysis, and interpretation stages.

### 3.2.2. Types and Sources of Data

#### 3.2.2.1 Sources of Data Collection

To generate valuable empirical data for the study, primary and secondary sources were used. Primary sources include field survey and observation, while secondary sources include, research articles, books, websites and official documents.

### 3.3 Sampling Design

#### 3.3.1. Population of the Study

According to data obtained from the Bedele town municipality office (2017), the town has two largest kebeles, kebele 01 and Kebele 02. The number of households of kebele 01 and Kebele 02 were **5,630** was **4,341** respectively. Hence, there were 9,971 households in the town altogether. To select a representative samples from the two kebeles, samples were drawn proportionally. Hence, the total households of the two kebeles constitute the target population of the study.

#### 3.3.2 Sample Size Determination

To determine the sample size for the study, sample determination formula was applied. According to Kothari (2004), in order to determine the sample size of the population which is less than 10,000, the sample size is calculated by using the following formula. Based on this the researcher used the formula to determine the sample size so, that for population less than 10,000 with 93% level of confidence and 0.07 error.

According to Kothari (2004), If  $n = \frac{Z^2 Pq}{d^2}$  , for population greater than 10,000

N = population size

n= desired sample size

z=standard normal variable at the required confidence level

p=estimated characteristics of target population

d=level of statistical significance of target population

z = 1.96, p=0.5, q = 1-p, 0.5, d = 0.07 (in which 93% accuracy is assumed)

$$\text{Therefore, } n = \frac{Z^2 \cdot P \cdot q}{d^2} = \frac{1.96^2 \times 0.5 \times 0.5}{0.07^2} = 196$$

Since target population is less than 10,000, the modified Kothari (2004) formula to be used for the

appropriate sample is: if  $N < 10,000$  the formula is:  $fn = \frac{n}{1 + \frac{n}{N}}$

Where,  $fn$  is the desire sample size when population  $< 10,000$

$n$  = the sample size

$N$  = the estimated population size

Accordingly,  $n = 196$      $N = 9,971$

$$fn = \frac{196}{1 + \frac{196}{9,971}} = 192$$

So, Based on this ,kebele 01= $(192/9971)5630=108$  and Kebele 02= $(192/9971)4341=84$

Table 3:2 Distributions of samples of respondents from both kebeles.

Name of kebele	Target population	Share of each kebele from the total sample size
Kebele 01	5,630	108
Kebele 02	4,341	84
<b>Total</b>	<b>9,971</b>	<b>192</b>

### 3.3.3 Sampling Techniques

A simple random sampling technique (lottery) was used to select sample respondents from the two kebeles of the town. The researcher also selected 6 key informants purposefully from relevant offices including technical staffs of the Bedele municipality (2), Head of urban land development and management office (1) and each Kebele’s administrators (2) and Court office(1).

### **3.4 Instruments of Data Collection**

#### **3.4.1 Questionnaire**

A questionnaire composed open and closed ended structured questions pertaining to urban residential land administration and overall management practices was prepared in English and then translated in to Afaan Oromo to attain better communication with sample respondents.

To check standardization, consistency and whether there are unclear concepts and questions, pilot study was done among 10 randomly selected households and finally some amendments were made before the actual field survey.

#### **3.4.2 Open- Ended Interview**

Semi- Structured interview was used to get valuable information from key informants. Important data were also collected from direct interviews with individuals who are directly related with land management and development office (individuals from departments of municipality responsible for land use planning and management of the town), kebele administrators and court office.

#### **3.4.3 Observation**

Other relevant data pertinent to the study were gathered through researcher's critical observation using checklist.

### **3.5 Method of Data Analysis**

The data were analysed by using both descriptive and inferential statistic. Descriptive statistics include frequency table, percentage, while inferential statistics include binary logistic regression. Quantitative data were analyzed and presented using statistical techniques, such as tables, percentages and other statistics. Qualitative data was analyzed through narration and description of key informants' interviews.

### **3.6 Data Validity and Reliability**

American Psychological Association (1985) defined validity and reliability as.... reliability refers to the degree to which observed scores are free from errors of measurement that can be gauged by consistency of scores while validity refers to the appropriateness, meaningfulness and usefulness of the specific inferences made from a given measurements.

Validity is the usefulness of research instruments in addressing research objectives and research questions and the confidence level. Therefore, as a principle, to assure the validity of the research, the

researcher has tried to review quite adequate conceptual and empirical literature related to the problem under investigation. The research instruments addressed all research objectives and analyzed at 95% confidence level.

### **3.7 Ethical Consideration**

The researcher has discussed with respondents and key informants about the research aims, objectives and outcomes of the research quite adequately. Both researcher and the enumerators have informed the respondents that their responses had kept utmost confidential level. The researcher has considered acknowledgment of data generated by others and appropriate citations of scholarly research outputs, books and any other related documents in order to assure intellectual and scientific integrity of the researcher. By recognizing this, the researcher has tried to cite and acknowledge all the information taken from scholarly literature and data generated by other individuals or organization.

## **Chapter Four**

### **4. Data Analysis, Interpretation and Presentation**

This chapter discusses about finding of the study carried which was about challenges to urban residential land management practices in Bedele town and data obtained from questionnaire, interviews, and field observation. The total questionnaires (192) were distributed among respondents and all distributed question papers were returned. Most of the data were organized in tables, charts and followed by interpretation.

#### **4.1 Socio-Demographic and Economic Characteristics of Respondents**

In this particular section, different socio-demographic characteristics of respondents such as income, family size, gender, educational levels and others are presented.

##### **4.1.1 Gender, Age, Religion and Marital Status of Respondents**

Table 4.1 shows that, out of the total respondents embraced by the study, the vast majorities (92.2%) of respondents were males, while 7.8% of them were females. The same table showed that the researcher incorporated in his study only respondents who were aged 18 and above. Accordingly, a sizeable number (50%) of the respondents fall within age group of 32 to 38 years, followed by those aged between 39 to 45 years (21.4%) and the age group between 25 to 30 years were 18.2%. those who fall between 46 to 52 accounts for about 6.3% of the total respondents.

Regarding religion, followers of the Protestant Christianity constituted the majority (30.2%), Orthodox Christianity (28.1%) and followed by followers of Islam religion (20.3%). The remaining such as Waaqeffata were 18.2% and other religion followers shares 3.1%. In case of marital status, the majority of respondents were married (93.8%) followed by divorced (5.2%) and single shares less significant.

Table 4.1: Summary of Age, Marital status, religion and gender of respondents'

No	Age of Respondents	Frequency	Percent
1	18-24 years	5	2.6
2	25-31 years	35	18.2
3	32-38 years	96	50
4	39-45 years	41	21.4
5	46-52 years	12	6.3
6	53-59 years	3	1.6
	Total	192	100
	<b>Gender of respondent</b>		
1	Male	177	92.2
2	Female	15	7.8
	Total	192	100
	<b>Marital status of respondents</b>		
1	single	2	1
2	married	180	93.8
3	divorced	10	5.2
	Total	192	100
	<b>Religion of respondents</b>		
1	Waaqeffataa	35	18.2
2	Orthodox	54	28.1
3	Muslim	39	20.3
4	Protestant	58	30.2
5	Other	6	3.1

Source: Field Survey (2018)

#### 4.1.2 Educational levels, Monthly Income & Household Sizes of Respondents

Educational levels, income and household size are among the principal socio-demographic variables to affect access to different facilities.

The following table 4.2 shows educational levels, income and household size of the research participants.



Table 4.2: Educational levels, Monthly Income & Household Sizes of respondents

No	Level of Education of Respondents	Frequency	Percentage
1	Unable to read and write	11	5.7
2	Primary (1-6)	2	1
3	Junior and secondary(7-8)	4	2.1
4	Secondary(9-12)	32	16.7
5	Diploma	55	28.6
6	First degree	72	37.5
7	others	16	8.3
<b>Monthly Income of Respondents in birr</b>			
1	1651-3200 birr	16	8.3
2	3201-5250 birr	79	41.1
3	5251-7800birr	85	44.3
4	7801-10900 birr	12	6.3
	Total	192	100
No	<b>Household Size of Respondents</b>	<b>Frequency</b>	<b>Percent</b>
1	1-3 house hold size	56	29.2
2	4-6 house hold size	61	31.8
3	6-9 house hold size	73	38
4	greater than 10	2	1
	Total	192	100

Source: Field Survey (2018)

As shown in table 4.2 above, a substantial (37.5%) of the total respondents were qualified with BA/BSc degree, while 28.6% of them were qualified with diploma. Additionally, respondents qualified with diploma and above accounted for about 66.1% of the total respondents, while those who were learned up to secondary school (9-12) shared 16.7% and who were unable to read and write shared 5.7%. The primary (1-6) and junior and secondary jointly shared 3.1% out of total.

Regarding the income, during the survey 44.3% of the respondents used to earn between the range 5251 to 7800 birr per month followed by those earning 3201 to 5250 birr per month (41.1%). Those who earned 1651 to 3200 and 7800 to 10900 birr per month accounted for about 8.3%, 25% and 6.3%, respectively. Regarding to house hold size of respondents, the majority (38%) of the respondents had 6 to 9 house hold size followed by those having 4 to 6 household size which accounts for about 31.8%. those who had 1 to 3 and greater than 10 households accounts for about 29% and 1% respectively.

### 4.1.3 Job Types and Experiences of Respondents

As signposted in the table 4.3, substantial proportions (54.2%) of respondents were government employed, while non-government and self-employed respondents shared 27.6 and 15.6 percents respectively. Out of the total, 2.6% of the respondents did not have not permanent job. Regarding the work experience of respondents, 51% of them had work experience of between 7 to 10 years and 24.5% had 4-6 years. 18.2% and 6.3% of respondents had work experiences more than 10 years and 0 to 3 years respectively.

Table 4.3: Job type and Experiences of respondents

	<b>Work Type of Respondents</b>	<b>Frequency</b>	<b>Percentage</b>
1	Government	104	54.2
2	Non-government	53	27.6
3	Self employed	30	15.6
4	Have no work	5	2.6
	Total	192	100
	<b>Work Experience</b>	<b>Frequency</b>	<b>Percentage</b>
1	0-3 years	12	6.3
2	4-6 years	47	24.5
3	7-10 years	98	51
4	More than 10 years	35	18.2
	Total	192	100

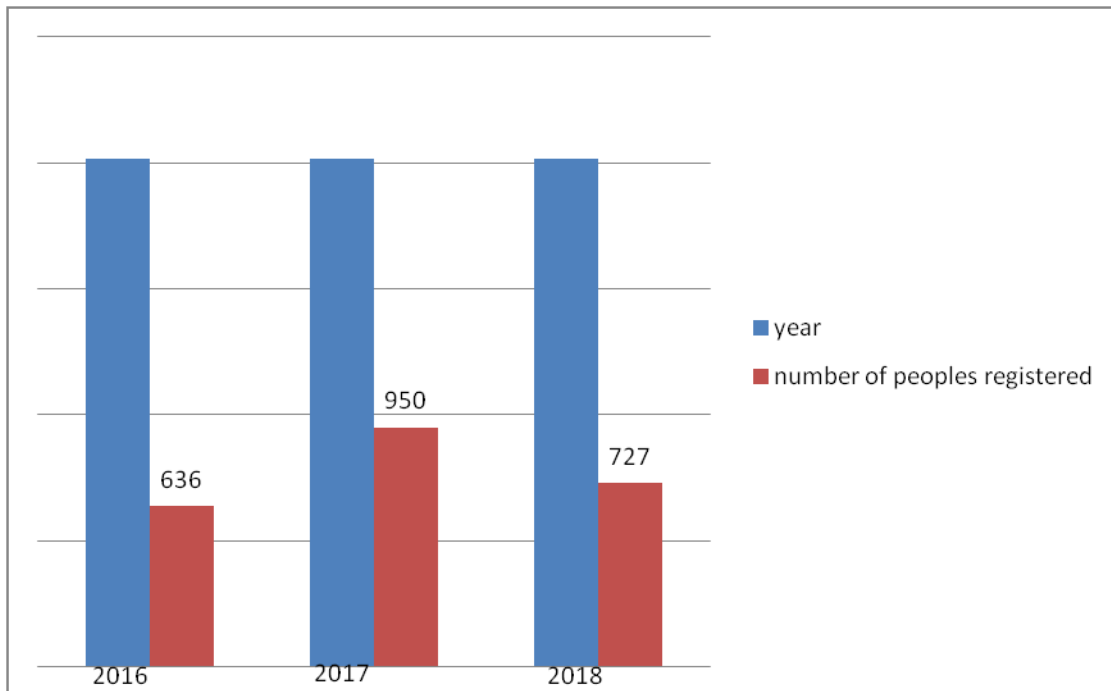
Source: Field Survey (2018)

### 4.2 Trend of Residential Land Demand and Supply in Bedele town over the Last Five Years

Residential land is a basic requirement for human kind, but it is still among the major critical problems of all urban centers in the country. Recognizing this fact, the government has been exerting effort in order to tackle residential land problems in urban centers across the country by implementing lease proclamation in recent years. According to Bedele Land Development and Management office (2018), starting from 2011-2015, land allocation for residential purpose has been stopped at regional level by regional president directive and later uplifted since the month of March of 2015. After immediate uplifting of the allocation of residential land, the office has tried to allocate residential land for its residents.

### 4.2.1 Residential Land Appealed

Accessing residential land is a prerequisite for the well being society and sustainable economic growth. The increasing of the demand for urban land requires such an appropriate land allocation that is efficient and responsive to land resources demand. As shown below, the number of peoples registered for residential land for three consecutive years is shown by fig. 4.1. This shows high number of residents tried to access residential land through legal ways.



Source: Bedele town Municipality office (2018)

Figure 4.1 Number of people registered to access residential land

### 4.2.2 Residential Land Supplied

The number of persons who were able to accessed residential land over four consecutive years (from 2015-2018) was less than the number of residential land requested. As shown in below table (table 4.4), the total numbers of households who were able to access land between 2015 & 2018 years in different modality of land allocation were 709.

Table 4.4: Residential land supplied in Bedele town over four years (2015-2018)

Year	Number of persons who secured Residential Land	Size of Land for each individual (m <sup>2</sup> )	Distribution modalities	Remarks
2015	127	200	allotment	Backlog
2016	152	200	Tender/lease	
2017	205	160	Housing association	
2018	225	160	Housing association	

Source: Bedele town Land Development and Management office (2018)

Hence, there is a big gap between the demand for land and the actual supply. Such wide gap is ascribed to low executing capacity of municipality, lack of good governance,

### 4.3 Challenges of Urban Residential Land Management Practices in Bedele Town

As it has been discussed below, urban land management practices in Bedele town is characterized by several challenges. As reported by the survey participants and key informants, urban land management practices in the town is characterized by multifaceted challenges that in turn highly constrained residents' access to formal residential land. The problems mentioned below were some of the problems related to urban residential land management. The problems identified were prioritized and ranked on the basis of their severity.

As shown in table 4.5 below, urban residential land management system in Bedele town is characterized by multifaceted problems including weak land controlling mechanism, illegal agreement, absence of modern land registration and cadastral system, weak informal settlement controlling mechanisms, lack of skilled man power, lack of good governance and rent seeking behavior among workers , non-computerized land administration systems and poor land management , administration & control, interruption of land allocation for housing purposes.

Table 4.5: Challenges of urban residential land management in the Bedele town (as reported by respondents)

<b>Challenges related to urban residential land management in the Bedele Town</b>		
<b>Urban Land Related Problems</b>	<b>Frequency</b>	<b>Rank</b>
Lack of proactive Municipality of the town	67	16
The need for blocked bank deposit and the need for service charge	145	7
Lengthy bureaucratic procedure in the formal land allocation system	112	11
lack of regulations and enforcement mechanisms regarding urban land	102	13
Poor land management , administration & control system	135	8
Non-computerized land administration systems	122	9
Weak informal settlement controlling mechanisms	185	3
Unclear procedure and steps in land allocation	52	19
Fluctuations of directives	169	5
Multiple allocation of plots	33	20
Lack of continuity in land allocation	58	17
An unaffordable urban lands lease holding system	159	6
absence of modern land registration and cadastral system	187	2
Lack of good governance and rent seeking behavior among Bedele town Land Management office workers	169	5
Interruption of land allocation for housing and other purposes	106	12
Failure to separate genuine and fake housing cooperatives	56	18
Lack of alternative neighborhoods to choose plots from	89	15
Lack of information about date and Place plot allocation	93	14
Weak controlling mechanism of land speculation	190	1
Lack of skilled man power	179	4
Hiding the land parcel to make informal/illegal transfer	119	10
Lack of infrastructural facility of land information (modern technology)	52	19
Illegal agreement widely observed	190	1

Source: Field survey (2018),

Below brief explanation were given on these major problems of the town.

#### **4.3.1 Weak Controlling System of Urban Land**

Urban land is scarce resource because of the nature of land itself. Land is a fixed resource that cannot be expanded or contracted. But it is not being used in most urban centers of Ethiopia economically and efficiently. Like other towns of Ethiopia, the responsibility of controlling residential land in Bedele town is bestowed on kebele Administration. On the other hand, the structure of government below kebele level (subdivision of kebele) is not able to control widely spread out of informal settlements.

Most persons and militants at the kebele level are not committed person to control illegal occupation and illegal transactions. As a result, illegal occupation and illegal transactions are common problems in the town under investigation. As a result of weak residential land controlling system and land related corruption, informal settlement is expanding at a very alarming rate in Bedele town.

According to Bedele town Land Management office (2018), the controlling and supervision of land is conducted on a weekly basis while informal houses constructions are conducted every night and every weekend.

### 4.3.2 Illegal Agreement

Illegal agreements are agreements that are made between peri-urban farmers and land seeker/land speculators. Land transaction agreements made between peri-urban farmers and land seekers. Farmers have the right to use land but not to sell. Peri-urban areas are under loose administrations and farmers who live on at the periphery of the town are under loose administration system too. As a result, they are always in fear of expropriation by the city government. As a result, they are busy with land illegal transaction agreements with land those buyers who require land either for the construction of their own shelter or for speculation. The agreement is signed as if it was done before the lease proclamation enactment. Similarly, sellers construct houses on behalf buyers and finally make agreement.

Guyyaa \_\_\_\_\_

**Walii galtee Bittaa fi Gurgurtaa Manaa Jireenyaa**

Ani maqaan koo Obbo/Aaddee \_\_\_\_\_ kanin jedhamu teessoon koo magaalaa Beddellee ganda \_\_\_\_\_ kanin ta'e, mana jireenyaa magaalaa keessaa iddoo \_\_\_\_\_ addaa \_\_\_\_\_ jedhamu Bahaan \_\_\_\_\_, Dhihaan \_\_\_\_\_, kaabaan \_\_\_\_\_ fi Kibbaan \_\_\_\_\_ daangeffamee argamu Obbo/Aadde \_\_\_\_\_ kan jedhamunutti teessoon isaa magaalaa Beddellee ganda \_\_\_\_\_ kan ta'e mana jireenyaa qorqoorroo abbaa \_\_\_\_\_ ,bal'inni lafa \_\_\_\_\_ )qarshii \_\_\_\_\_ ( \_\_\_\_\_ ) gurguradheera.

Anis Obbo/Aadde \_\_\_\_\_ kanin jedhamu teessoon koo magaalaa Beddellee ganda \_\_\_\_\_ mana jireenyaa magaalaa keessaa iddoo addaa \_\_\_\_\_ jedhamu Obbo/Aadde \_\_\_\_\_ irraa bara \_\_\_\_\_ irraa kaasee bitachuu koo mallattoo koon nan beeksisa. Haaluma kanaan nutis ragoonni maqaan keenya gaditti ibsame yeroo qaamni lamaan walirraa bitanii gurguran kan agarre ta'uu keenya mallattoo keenyaan ni mirkaneessina.

Maqaa fi mallattoo gurgurataa \_\_\_\_\_ Maqaa fi mallattoo Bitataa \_\_\_\_\_  
Obbo/Aadde \_\_\_\_\_ Obbo/Aadde \_\_\_\_\_

<p><b>Ragoota</b></p> <ol style="list-style-type: none"> <li>1. Obbo/Aadde _____</li> <li>2. Obbo/Aadde _____</li> <li>3. Obbo/Aadde _____</li> <li>4. Obbo/Aadde _____</li> </ol>	<p><b>Mallattoo</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
--	---

Figure 4.2: Illegal agreement format

### **4.3.3 Occupation of Vacant Land**

Currently the occupation of vacant government and/or individuals land is a problem crying out for urgent solution in the region in general and in the town under investigation in particular. Illegal settlers have been occupying any vacant land found at the urban periphery because of weak controlling system and corruptions. In most towns of the region, kebele administrations are responsible to control legal and illegal occupations, while most kebele workers are cheated by minor benefits. Thus, weak informal land occupation system is among the major challenges facing urban land management. Occupation of vacant government land is being done and /or is done by either illegally organized groups people or by individuals. Illegal occupations are done not only by those who don't have shelter but is also done by those who have their own houses. This is becoming a lucrative business for land speculators. Let alone forceful occupation, even those who buy land from surrounding farmers are beneficiary. This is because individuals usually occupy large tracts of land (more than 1000m<sup>2</sup> above) with very cheaper price to construct more houses for rental purposes or to sell the land for those who come to an area later with large sum of money. According to Bedele town Land development and Management office (2018), there were 640 informal land occupants that construct housing units illegally and finally demolished by municipality office.

### **4.3.4 Traditional Land Management and Administration System**

Land in Bedele town is administered traditionally. Municipalities do not have reliable data at hand about developed areas and developed areas. Even they do not know land already allocated and plots of land not yet allocated. As a result of the absence of modern land registration and cadastral system multiple allocations are common problems in Bedele other town. As a result of this traditional administration and multiple allocation conflicts among residents is over the land is becoming very critical. Ethiopian urban centers have not still applied the modern registration and cadastral system (MUDHCo, 2014). Most of the cases considered by courts are land related issues including boundary conflict, ownership and inheritances case.

Table 4.6: Summary of number of person applied to court office (2014-2018)

Year	Number of person applied	Remarks
2014	11	
2015	27	
2016	69	
2017	81	
2018	62	

Source: Bedele Court office (2018),

#### 4.3.5 Corruption

Land related is a widely observed challenge in urban centers of Ethiopia. According Yaidom et al (2014), Ethiopian urban land administration faced challenges related corruption. According to of Bedele town Land Development and Management office, some experts tried to hide vacant government (land to register on land book, land bank) and then transfer to other individuals. As a result of such act some experts were punished (demoted from their ranks and salary), while others transferred to other office.

#### 4.3.6 Lack of Skilled Man Power

Lack of skilled man power is one of the major problems facing urban centers in the country (Tesfaye, 2016). Urban land management requires trained man power in urban planning and development. Skilled man power enhances the developmental activities performed by organization and offices and lack of skilled man power results in haphazard management of urban land and weak performance. Land development and management requires engineers, geographers, sociologists, economists and others who can administer and prepare land use planning for development activities carried out on urban lands in urban centers. In case of Bedele town, Land Development and Management office has got a serious shortage of well trained and skilled man power as shown in table (4.7).



Table 4.7: Man power distribution of Bedele town Land Development and Management office

Type of Professions	Number of Professionals	Level of Education	Percent (%)	Ratio of technical workers to households
Surveyors	3	Diploma	18.75	1: 3,324
drafting	2	Diploma	12.5	1:4,986
GIS expert	1	Degree	6.25	1:9971
Staff Workers and Managers	10	Diploma	62.5	1:997
Total	16		100	

Source: Bedele town Land Development and Management office (2018)

As indicated in table 4.7 above, Bedele town urban land development and management executing capacity is very low. The number of technical workers that determine the accomplishing capacity is of the town very Low. Bedele is a capital town growing at a very fast rate. As a zonal town, large numbers of people are expected to come to the town seeking administrative services. In addition to this, Mettu University has already opened some of its branches in Bedele. These and other problems are expected to constrain more the accomplishing capacity of the town to offer all the necessary services, including residential land and housing services.

#### 4.3.7 The Need for Block Deposit and Service Charges

Land seekers are asked to deposit 13,600 birr at Oromiya Credit and Saving Share Company in a block account to secure land. Therefore, many residents could not afford to deposit such amount of money and as a result they are forced to loan from different share companies and banks by collaterally their monthly income and promising them to sell land.

#### 4.3.8 Fluctuation of Directives

According to Art.52 of FDRE constitution, administration of land and natural resources rests up on regional governments. The Oromiya National Regional Government has established the office that is responsible for the administration and control of urban land by issuing proclamation no. 179/2013. Even if, the proclamation is issued to minimize and/or control the widespread of corruption and competition interest over land, the regional government has ordered to stop the allocation of land for

residential purpose starting from 2003-2007 E.C. This kind of fluctuation can force residents to access residential land through illegal ways.

#### 4.3.9 Unaffordable Urban Lands Lease Holding System

According to Bedele town Land development and Management office (2018), inability of the municipality to generate revenue that might for compensation of peri-urban land holders make them unable to prepare residential land for residents timely. Thus, unaffordable of urban lands forced resident to access residential land illegally.

#### 4.3.10 Lengthy Bureaucratic Procedure in the Formal Land Allocation System

The time duration of bureaucratic procedure in formal land allocation ranges from months to years which forced residents to go to informal land acquisition. As shown in the table below, the majority (68.8%) of respondents reported that residents wait for about 1-2 years to secure land while (19.3%) of the respondents spent about 3-4 years and others (4.2%) spent more than four years to access residential land in Bedele.

Table 4.8: Duration of time spent to access formal land (as reported by respondent)

Duration of time	Number of respondents	Percent (%)
0-6 months	5	2.6
7-12 months	10	5.2
1-2 years	132	68.8
3-4 years	37	19.3
over 4 years	8	4.2
Total	192	100.0

Source: Field survey (2018)

Generally speaking, these and other urban land management challenges have highly constrained the supply of residential land and access to residential housing.

## 4.4 The Impacts of Challenges of Urban Residential Land Management on the Supply of Formal Residential Land and Housing

### 4.4.1 Type of Home ownership in Bedele Town

According to the 1994 population and Housing census, out of the total 2062 households, owner occupiers accounts only for about 47.5%, while about (25%) housing units were owned by Kebele Administration, Housing units rented from individuals accounted for about 21.3%. In general during 1994, substantial shares of housing units (46.7%) were rental houses. In addition, in 2007 rental housing units shares 45.7%.

Table 4.9: Distribution of housing units by Ownership in Bedele town

Tenure	1994		2007	
	Number	Percent (%)	Number	Percent (%)
Owner	980	47.5	2,346	47.3
Rented from Kebele	514	25	987	20
Rented from rental housing agency	9	0.4	120	2.4
Rented from private	440	21.3	1,158	23.3
Rent free (offices)	72	3.5	347	7
Others	47	2.3	5	0.1
Total	2,062	100	4,963	100

Source: CSA (1994, 2007)

As shown in table 4.9, the result of CSA (2007) showed that the majority of the households (47.3%) were dwelling in their own housing units, whereas 23.3% and 20% were living in the housing units rented from individuals and kebele administration respectively. In addition, 45.7% housing units were rented housing which shows us less significant effort as regard to land supply for residential purpose. During 1994 and 2007 there was little increase in the status of ownership housing unit by private ownership from (68.8%) to (70.6%).

### 4.4.2 Unbalanced Housing Need and Housing Supply

According to the CSA reports (1984, 1994, and 2007) and Oromiya Urban Planning Institute (2011), there were 1316, 2062, 4963 and 5,356 housing units in 1984, 1994, 2007 and 2011 respectively, while

the corresponding number of households were 1,580, 2524, 5167, and 7024. In other words, the need for housing had been increasing at alarming rate between 1994 and 2007.

Table 4.10: Trends of housing units in Bedele town.

Year	Housing Units	Households	Population	Household per housing Units
1984	1316	1,580	7,151	1.2
1994	2,062	2,524	11,907	1.22
2007	4,963	5,167	19,517	1.04
2011*	5,356	7,024	25,987	1.31

Source: CSA (1984, 1994, 2007), and \* OUPI (2011)

As a result of unbalanced growth between housing supply and housing need, large numbers of households in the town under investigation are forced to lead to co-habitation (sharing a single roof among two or more households.) This gap is expected to get widened much more than today in the years ahead because of sizeable new family formation, backlog and dilapidation of old houses.

#### 4.4.2.1 Housing Demand

According to Oromiya Urban Planning Institute (2011), the number of housing units and households in the town in 2011 were estimated at about 5,356 and 7,024 respectively, and hence the backlog of the housing units reaches 1,668.

#### 4.4.2.2 Housing Supply

The construction of housing units so far were dominantly carried out by individuals. With the exception of the 987 housing units which were built by the municipality and rented to residents, no efforts was made to enhance the supply of housing units in the town by encouraging the real estate developers, constructing condominium houses (Oromiya Urban Planning Institute ,2011).

#### 4.4.3 Proliferation of Informal Settlement

According to Oromiya Urban Planning Institute (2011), due to limited supply of land and weak controlling system of illegal housing units in the town, informal housing units have been proliferating in both kebeles especially at expansion areas. In 2011, there were 1,241 informal housing units in two kebeles. Out of the total informal housing units, 516 and 725 are found in 01 and 02 kebeles respectively. According Bedele town Land Development and Management office (2018), there was 2,360 informal housing units constructed (1,422 and 938 in Kebele 02 and 01 respectively). Generally,

informal land holding and competition over urban land was widely observed while formal land allocation for residents shares small figure (by association).

#### 4.4.5 Modes of Access to Residential Land and Types of Informal Land Acquisition in Bedele Town

##### 4.4.5.1 Modes of Access to Residential Land in Bedele Town

Resident had tried to access their residential land through different mechanism in both legally and illegally. Some have tried to access through purchasing from surrounding farmers while others bought from legal land owner (speculation).

Table 4.11 : Summary of modes of access of residential land (as reported by respondents)

Modes of Access	Number of respondents	Percent (%)
Obtained from city administration by allocation	16	8.3
Obtained from city administration on the basis of lease	13	6.8
Bought from surrounding farmers	96	50.0
Bought from legal land owners(speculators )	14	7.3
By evading vacant land	8	4.2
By inheritance	13	6.8
Have no plot of land	32	16.7
Total	192	100.0

Source: Field survey (2018)

As shown in table 4.11 above, residential land in the town largely accessed through purchasing from surrounding farmers (50%), city administration land allocation (8.3%), bought from legal land owners (speculators) (7.3%), obtained from city administration on the basis of lease and inheritance shares 6.8% from total and lastly evading vacant land (4.2%). Generally, respondents tried to access the residential land through different mechanisms of land acquisition.

##### 4.4.5.2 Types of Informal Land Acquisition

According to this survey, the kinds of informal land holding which widely observed were buying from local farmers (49 %) followed by occupying vacant land by force (40.6 %) and 10.4% of respondents suggests other means of informal( may be land transferred through corrupted individuals).

Table 4.12: Type of informal land holding in the town (as reported by respondents)

Type of informal land holding	Number of respondents	Percent
Evading of vacant land	78	40.6
Buying from local farmers	94	49.0
others	20	10.4
Total	192	100.0

Source: Field survey (2018)

According to Solomon (1995), factors influencing access to residential land are divided into two factors: endogenous (demand side) and exogenous (supply side) factors. Endogenous factors are those factors that are related to residents’ characteristics. This includes income, ethnic background, educational level, gender; family size and other while exogenous factors embrace factors include credit facilities, land tenure system, government’s attitude towards housing, rate of urbanization etc.

#### **4.5 Association Between Endogenetic factors (Socio-economic Characteristics of Respondents) and Access to Residential Land in Bedele Town**

Access to urban residential land is influenced by varied and multifaceted factors. Access to land could be influenced by endogenous and exogenous factors. Exogenous factors include factors that are not directly related to external factors like credit service, while endogenous factors include socio-demographic characteristics of residents. According to Tesfaye (2016), socio economic characteristics like income and other socio-demographic characteristics can influence residents’ access to urban residential land. The major socio economic characteristics of respondents which influence accessibility of residential land to respondents include gender, income, household size and marital status.

Therefore, in the following section examinations of the effect of some socio-demographic and economic variables on access to residential land have been assessed. To see the association of various socio-demographic variables and access to residential land, binary regression model was utilized.

Table 4.14: Summary of respondents by their access to residential land

Do you have plot of land for residential purpose in the town?	Number of respondents	Percent (%)
Yes	160	83.3
No	32	16.7
Total	192	100.0

Source: Field survey (2018)

As shown in the table 4.14 the shares of respondents who have accessed and have not residential land were 83.3%, while 16.7 % respectively.

### Research Questions

1. Is there statistically significant association between residents' socio-demographic characteristics and access to residential land?

### Null (H0) & Alternative (H1) Hypothesis

**H0:** There is no statistically significant association between residents' socio-demographic characteristics and access to residential land.

**H1:** There is statistically significant association between residents' socio-demographic characteristics and access to residential land.

The socio economic characteristics including income, household size, sex and marital status were tested by using binary regression analysis as the following.

$$Li = \ln(P_i/1 - P_i) = Zi = \alpha + \beta_1 X_1 + \beta_2 X_2 + \dots + \beta_k X_k + \epsilon_i$$

Where

ψ  $Li$  is the log of the odds ratio;

ψ  $e$  is the base of natural logarithms;

ψ  $\alpha$  is a constant;

ψ  $X_1, X_2, \dots, X_k$  are explanatory variables;

ψ  $\beta_1, \beta_2, \dots, \beta_k$  are estimated parameters corresponding to each explanatory variable;

ψ  $k$  is number of explanatory variables; and

ψ  $\epsilon_i$  is the random error.

To test the fitness of a binary logistic regression model, Hosmer-Lemeshow test of goodness-of-fit was used. Accordingly,  $p = .720$  which is greater than 0.05. thus, the null hypothesis have accepted, the model was good fit.

Table 4: 15: Hosmer and Lemeshow Test

Step	Chi-square	df	Sig.
1	5.344	8	.720

As shown below table 4.16, the values of Cox & Snell R Square and Nagelkerke R Square indicate that between 42% and 59.7% of dependent variable was explained by independent variables.

Table 4.16: Model Summary

Step	-2 Log likelihood	Cox & Snell R Square	Nagelkerke R Square
1	122.947 <sup>a</sup>	.421	.597

To see the accuracy of model, it is important to check the value of overall Percentage. So, model has value of 88.5 Percentage Correct.

Table 4.17 : Classification Table

	Observed	Predicted			
		Do have you plot of land for residential purpose in the town?		Percentage Correct	
		No	Yes		
Step 1	Do you have plot of land for residential purpose in the town?	No	13	19	40.6
		Yes	3	157	98.1
	Overall Percentage				88.5

Some socioeconomic characteristics including income, household size, sex and marital status variables were tested as follows:



Table 4.18: Summary of binary regression model

Variables in the Equation	B	S.E.	Wald	df	Sig.	Exp(B)	95% C.I. for EXP(B)	
							Lower	Upper
Sex	-.455	1.216	.140	1	.708	.634	.058	6.878
Education	.453	.334	1.837	1	.175	1.573	.817	3.027
Experience	.848	.982	3.542	1	.070	.658	.023	1.080
Household size	1.357	.865	2.461	1	.117	1.233	.713	21.154
Income	1.227	.269	20.733	1	.000	3.410	2.011	5.781
Constant	-5.209	1.988	6.869	1	.009	.005		

As signposted above table 4.18, the significance value of variable less than alpha value (0.05) was only income .000. Therefore, income was statistically significant variable that contribute to access residential land in the study area. The values of regression coefficients of variables of sex, education, experience, household size and income were -0.455, 0.453, 0.848, 1.357 and 1.227 respectively. The regression coefficient value of sex informs us the probability of male to access the residential land decrease by 0.366 as compared to females. Also as educational level increase by 1, the probability to access residential land increases by 1.573 times. Regarding to household size, as household size increases by 1, the probability to access the residential land increases by 1.233 times. Also as income increase by 1, the chance to access the residential land increase by 3.410 times in the study area.

#### 4.6 Prospects of Urban Residential Land Management of the Town

The current land management practices in the town are characterized by numerous troubles and challenges. According to Bedele town Land development and Management offices (2018), Court offices (2018), Bedele town Municipality office (2018) and respondents land registration and cadastral system is important to overcome the current land related challenges. The cadastral system enables urban land development and management office to know and register each and every parcels of urban land in the town. Simultaneously it provides land information system that enables to handle specifically land ownership data of households. According Durand Lasserre, A. and Royston L. (2002), cadastre was the engine of land administration systems which help manage interests in land and its resources.

## Chapter Five

### 5. Conclusions and Recommendations

#### 5.1 Conclusions

According Ministry of Urban Development, Housing and Construction (2014), urban population of Ethiopia projected to reach for 30 per cent of the total population in the year 2025 which showed a considerable rise in the number of urban population. Contrary to this, land resource in general and urban land in particular is static resource. Hence it needs effective and efficient land management practices in order to deliver or supply land to residential land for the residents. However, Bedele's town land management practice was encountered by a number of challenges which provoked by informal land possession, corruption and competition over the residential land. Thus, largely residential land accessed through purchasing from surrounding farmers, city administration allocation (lowest share), and purchase from legal land owner (speculator), on the basis of lease, inheritance and lastly evading vacant land.

According to this research finding, urban residential land management practice of the town was characterized by lengthy of bureaucratic course of action in the formal land allocation system, inconsistency of directives, unaffordable urban lands lease holding system, the need for block deposit and service charges, corruption, traditional land management and administration system, occupation of vacant land, illegal agreement and weak controlling system of urban land. Overall, these challenges has resulted proliferation of informal settlement and high housing need and lopsided housing supply in the town. The current land management problem is expected to worst in the years ahead due to rapid and fast urbanization process on one hand and the rapidly growing farmers' movement in opposition to the reallocation of peripheral areas agricultural land into urban domain.

In general, unless modern land registration and cadastral system is commenced in the town, problems related to urban land management system worse in the near future. Specifically, unless the current informal land occupation is unabated, the use of land resource effectively and efficiently is impossible. Urban centers may also grow haphazardly, including Bedele Town, Hence, to use vacant lands available in existing legal urban domain modern registration and the cadastral systems need to be developed. Modern registration and cadastral system is important to easily identify the owner of each parcel of land and to facilitate the land delivery system. It enables urban governors to avoid redundancies of land

ownership and easily control land resource in the town. Cadastral system provides spatial integrity and unique identification for every land parcel and security of tenure by recording land rights in a land registry and enables to cope up the transfer of land through corrupted officials. In addition, it is important that government and real estate developers to supply housing units in the town.

## 5.2 Recommendations

On the basis of the findings of the study, the writer would like to recommend the following:

- ❖ Land registration and cadastral system should be implemented to resolve the weakness of urban land controlling mechanism that enables the municipalities and office to control each and every plots urban land. Because the unique parcel identification provides the link between the cadastral map and the land registry, and serves as the basis of any land administration system and land information by generating, when it is digitalizing and geocoding.
- ❖ Skilled man power can manage and enhance the developmental activities performed by organizations and offices. Land development and management requires engineers, geographers, sociologists and economists and others to prepare proper land use planning for proper developmental activities carried out on urban lands in urban centers. Therefore, municipality of the town and urban land development and management office should hire relevant professionals to ensure good governance and efficiency in land management affairs.
- ❖ The regional government should deliver housing units and encourage and attract real estate developers to an area in order to supply housing units in the town.
- ❖ Finally, this survey has gaps as regards to assessing the legal frameworks and policies of urban residential land management issues and land governance attributes. So it needs further research investigation.

## References

- Abraham Charlotte et. al (2007). Building patterns and landscape fragmentation in Northern Wisconsin, Madison, USA
- Alain D. (2003). Land Tenure, Property System Reforms and Emerging Urban Land Markets in Sub-Saharan Africa, London, UK
- Abuye Aneley, (2006). Synoptic Reflection On Urban Land Administration Issues in Ethiopia”, Windhoek, Namibia.
- Achamyeleh Gashu, (2014). Peri-Urban Land Tenure in Ethiopia, Stockholm, Sweden .
- Afolabi Aribigbola, (2007). Urban Land Use Planning, Policies and Management in Sub Saharan African Countries: Empirical Evidence from Akure, Nigeria, Ondo state, Nigeria
- Ahmed Hamid, (2016). 3D Modelling for Urban Cadastral Registration, Management and Administration; The Case Of Bahir Dar Town Ethiopia, Bahir-Dar, Ethiopia .
- Alemie, et al (2014). Assessing Land Governance In Ethiopian Cities: Lessons For The Implementation of The 2011 Urban Land Management Policy, Sofia, Bulgaria.
- Antony O. (2005). Land tenure management systems in informal settlements :A case Study in Nairobi, Enschede, The Netherlands .
- Ashenafi (2015). Assessment of good governance practices in land administration of Addis Ababa in a Case of Yeka-Subcity, Addis Ababa, Ethiopia
- Bahram G. et al, (2017). Land In The New Urban Agenda: Opportunities, Challenges and Way Forward, Washington DC, USA
- Belachew Yirsaw, (2010). Urban Land Lease Policy of Ethiopia Case study on Addis Ababa and Lease towns of the Amhara National Regional state, Sydney, Australia.
- Berhanu Kefale Alemie, (2015). Urban Cadastres For Urban Land Governance: A Socio-Technical Analysis, Stockholm, Sweden.
- Burns T. and Dalrymple K. (2008). Conceptual Framework for Governance in Land Administration, Stockholm, Sweden
- Burns Tony (2007). Land Administration Reform: Indicators of Success and Future Challenges. Washington, DC USA
- CSA (1984), Population and Housing Census, Central Statistical Authority, Addis Ababa
- CSA, Central Statistical Authority, (1994). Population and housing census report of Ethiopia, Addis Ababa, Ethiopia
- CSA (2007). Population and Housing Census, Central Statistical Authority, Addis Ababa
- Central Statistical Agency (2013). Population Projection of Ethiopia for All Regions at Wereda Level from 2014 – 2017, Addis Ababa, Ethiopia
- Daniel Weldegebriel Ambaye, (2013). Land Rights and Expropriation in Ethiopia, Stockholm, Sweden.
- Dale and J. D. Mclaughlin (1988). A review of: “Land Information Management. An Introduction with Special Reference to Cadastral Problems in Third World Countries.” By P. F.. (Oxford: Clarendon Press (Oxford University Press), USA
- Deininger K., (2003). Land Policies For Growth And Poverty Reduction, Washington Dc, USA.
- Daniel W. Ambaye, (2016). Urban Land Transfer and State Monopoly In Value Capture In Ethiopia, Washington DC, USA.
- Deininger Klaus et al (2010). Innovations in Land Rights Recognition, Administration, and Governance, Washington, DC USA
- Durand Lasserre, A. and Royston L. (2002). Holding their Ground: Secure Land Tenure for the Urban in Developing Countries, Earthscan Publications, London. 264p.
- Economic Commission for Africa, (2010). Framework and Guidelines on Land Policy in Africa, Addis Ababa, Ethiopia.
- Economic Commission for Europe, (1996). Land Administration Guidelines With Special Reference To Countries In Transition, New York, USA.

- Efrem Amdework Tesfaunegn (2017). Study for Swiss Agency for Development and Cooperation ,Addis Ababa, Ethiopia
- Enemark S.(2005).The Land Management Perspective,Aalborg,Denmark
- Enemark S.(2014).The Land Management Paradigm For Institutional Development, Aalborg, Denmark.
- Engida Esayas ,(2013).Urban Planning & Land Management Challenges in Emerging Towns of Ethiopia: The Case of Arba Minch,Addis Ababa,Ethiopia.
- Eugene H. et al ,(2009).Urban Land Policies For The Poor In East and Southern Africa,Washington D.C, USA.
- European Union (2004).Guidelines for support to land policy design and land policy reform processes in developing countries
- Fischer, J. E. (1995).Local 17 land tenure and natural resource management systems in Guinea: Research findings and policy options‘USAID, Guinea, Land Tenure Center, Wisconsin, Madison.
- Fourie, C. (1999).A land Management approach for informal Settlements in South Africa‘, Earthscan Publications. pp. 218-230.
- Germán Adell (1999).Theories and models of the peri-urban interface: A changing conceptual landscape, London, England
- Gregory J Boyle (1987).Review of the (1985) Standards for educational and psychological testing: AERA, APA
- Hasrat Arjjumend and Mifta Negash Seid (2018).Challenges of Access to Land for Urban Housing in Sub-Saharan Africa, Quebec, Canada
- Herrmann, M., & Khan, H.A. (2008, July 08). Rapid urbanization, employment crisis and poverty in African LDCs: A new development strategy and aid policy. MPRA Paper No. 9499. Retrieved from <http://mpra.ub.uni-muenchen.de/9499/>
- International Federation of Surveyors (2010). Rapid Urbanization and Mega Cities: The Need for Spatial Information Management. The International Federation of Surveyors (FIG), Copenhagen V, Denmark.
- Jaycox, E. V. (1977).Housing the poor: The task ahead in developing countries. Urban Ecology, 2 (4),
- Kemal O.et al ,(2012) Urbanization and its Political Challenges in Developing Countries,Fatih , Turkey.
- kothari , C.R.. (2004). Research methodology (2nd ed): methods and techniques. New Delhi: new age international publishers.
- Lemmen et al. (2016).The Continuum of Land Rights Approach To Tenure Security: Consolidating Advances in Theory and Practice, the World Bank - Washington DC, USA
- Melaku Tanku et al, (2016). A study on the impact of the current land lease law on business and investment expansion , Addis Ababa ,Ethiopia.
- Mekamu et al.( 2009 ) .Urbanization and Spatial Connectivity in Ethiopia: Urban Growth Analysis Using GIS ,Addis Ababa,Ethiopia.
- Meine P.et al ,(2008) .Managing Ethiopian Cities in an Era of Rapid Urbanisation,Rotterdam,Holland.
- Ministry of Urban Development, Housing and Construction ,(2014) National Report on Housing & Sustainable Urban Development,Addis Ababa,Ethiopia .
- Ministry Of Urban Development &Housing,(2016).Urban Design Manual Ethiopia ,Addis Ababa ,Ethiopia.
- Ministry of Urban Development, Housing and Construction (2015) State Of Ethiopian Cities Report ,Addis Ababa,Ethiopia.
- Mabogunje, A. L. (1992). Perspective on urban land and urban management policies in Sub-Saharan Africa‘ Technical Paper No. 196. Africa Technical Department Series. Washington, DC,USA
- National Urban Planning Institute (2003).Urban Development Planning Methods in Ethiopia, Addis Ababa, Ethiopia

- Narimah S.,(2006). Applications of Geographic Information Systems in Urban Land Use Planning in Malaysia, Penang ,Malaysia.
- Noronha Raymond and Feder Gershon (1987). Land Rights Systems and Agricultural Development in Sub-Saharan Africa, Washington,USA
- Oromiya urban planning Institute (2011).structural planning study reports, Addis Ababa, Ethiopia(unpublished)
- Samira Lindner (2014). Ethiopia: Overview of corruption in land administration
- Shaibu B.(1999),An assessment framework for public urban land management intervention, Dhahran,Saudi Arabia.
- Simon.M.K and Goes J.,(2013). Level of data measurement and likert- type scale.
- Solomon, M.,(1995). Public ownership of urban land and low- income home ownership. Journal of the Eastern African social science research review
- Sohan N.et al (2008) Potential of Urban Land Management Using Geographic Information Systems, Sri Lanka.
- Stephan J.et al (2005) Land Use Problems and Conflicts Causes, consequences and solutions,New York,,USA.
- Tendayi G., Scelo Z.,(2010).GIS Solutions And Land Management In Urban Ethiopia. Perspectives on Capacity, Utilization and Transformative Possibilities, Limpopo, South Africa.
- Transparency International (2011), ‘Corruption in the land sector’, Working Paper 04, published 8 November 2011
- Tesfaye Debela (2016).Assessment of Determinants and Modes of Access to Urban Residential Land and Housing among Different Income Households in Jimma City Administration, Oromia National Regional State, Southwest Ethiopia, Jimma,Ethiopia
- Paul V.(2003).the future Cadastres, the Netherlands, Paris, France.
- Payne G. (1996) Urban Land Tenure Policy Options: Titles or Rights? Paper presented at the World Bank Urban Forum Westfield Marriott, Virginia, USA
- Payne Geoffrey (2001).Urban Land Tenure Policy Options: Titles or Rights?, Westfields Marriott, Virginia, USA
- Payne G.et al (2012). Security of Tenure; Types, Policies, Practices and Challenges, Geneva,Seweden
- Pierre K., (2014).The Determinants of Urban Land and Property Values: The Case of Rwanda,San Francisco,USA.
- Powell, H., Mihalas, S., Onwuegbuzie, A., Suldo, Sh. and Daley, Ch. (2008). Mixed Methods 20 Research in School Psychology: Mixed Methods Investigation of Trends in the Literature ,Vol. 45 (4).
- United Nations (1973). Urban land policies and land-use control measures' Vol. 28, No. 5, New York.
- UNEP (2002), Global Environmental Outlook 3: Past, Present and Future Perspectives. London: Earthscan.
- UNFPA (2007).State of World Population 2007, unleashing the potential of Urban Growth.
- United Nations Human Settlements Programme, (2009).Planning Sustainable Cities, London,England.
- UNCHS/Habitat (1990). Shelter for All: Global Strategy for Shelter to the Year 2000. UNCHS/Habitat. Nairobi.
- UNCHS (1996). An Urbanizing World: Global Report on Human Settlements, New York, USA
- World Bank, UNCHS (1999).Cities Alliance for Cities Without Slums. Action Plan for Moving Slum Upgrading to Scale’,Nairobi,Kenya
- UN-Habitat (2004).Urban Land for All, Nairobi. Kenya
- UN-Habitat (2009) .Global Urban Observatory,Nairobi, Kenya
- United Nations (2009).World Population Prospects: The 2008 Revision, Volume I: NewYork, USA
- United Nations Human Settlements Programme (UN-HABITAT) (2010).The State of African Cities

- 2010 Governance, Inequality and Urban Land Markets . Nairobi, Kenya
- UN-Habitat (2011), Cities and Climate Change: Global Report on Human Settlements 2011,London: Earthscan
- UN-Habitat – GLTN (2012).Handling land: Innovative tools for land governance and secure tenure‘ Nairobi,Kenya
- UN-Habitat (2014), United Nations Conference on Housing and Sustainable Urban Development (Habitat III) First session of the Preparatory Committee New York, 17 and 18 September 2014
- UNCHS, UN-Habitat,(2015).Land Administration to Nurture Development (Land) ,Addis Ababa,Ethiopia.
- UN-GGIM,( 2015). the application of geospatial information land administration and management ,Geneva ,Swetherland.
- United Nations Human Settlements Programme,(2016).Urbanization and Development Emerging Futures,Nairobi ,Kenya.
- UN-GGIM,( 2015). the application of geospatial information :land administration and management ,Geneva ,Swetherland.
- UN-Habitat (2016), Urbanization and Development: Emerging Futures, World cities report, New York, 2016.
- United Nations Human Settlements Programme (UN-Habitat) (2014). The State of African Cities: Re-imagining sustainable urban transitions, Nairobi, Kenya
- World Bank, International Federation of Surveyors (FIG) (2009).Land Governance in Support of The Millennium Development Goals, No 45, Copenhagen Denmark
- World Bank, Ministry of Urban Development, Housing and Construction (MUDHCo) and Ethiopian Civil Service University (ECSU) (2014). State of Ethiopian Cities reports, Addis Ababa Ethiopia
- Van D.et al (2008) .Managing Ethiopian Cities in an Era of Rapid Urbanization, Addis Ababa, Ethiopia
- Victor O.(2017) Land Governance In Urban Areas Case Of Nairobi City County ,Washington Dc ,USA.
- Wallace J.(2005)Building Modern Land Administration Systems in Developed Economies,Melbourne,Australia .
- Weldesilassie et al,(2016). Managing Urban Land For Low Cost Housing For Africa’S Cities: the Impact Of The Government Condominium Scheme in Ethiopia, Washington Dc,USA .
- Weldesilassie. Et al,(2016).Critical Assessment of Urban Land Leasehold System in Ethiopia, Washington DC, USA.
- Williamson I.(2012).Land Administration Infrastructure: The Other Side of the Coin,Melbourne, Australia.
- Williamson I. (2010).Global Challenges for Land Administration and Sustainable Development, Victoria, Australia.
- Williamson I.,(2002). Land Administration and Spatial Data Infrastructures, Trends and Developments,Melbourne,Australia.
- World Bank,(1996). A Framework for Reforming Urban Land Policies in Developing Countries, Washington D.C., U.S.A.
- World Bank (2009), Land Governance in Support of The Millennium Development Goals,Washington DC, USA.
- World Bank (2012).Ethiopia Urbanization Review, Urban institution for middle-income Ethiopia, Addis Ababa ,Ethiopia.
- World Bank,UNCHS (2015).Ethiopia Urbanization Review Urban Institutions for a Middle-Income Ethiopia.Addis Ababa, Ethiopia
- Yiadom Serbeh Kwame , Melesse Asfaw and Takele Necha Sungena (2014).Strengthening Good Governance in Urban Land Management in Ethiopia A Case-study of Hawassa, Vol.4,



No.15,Addis Ababa,Ethiopia

Zahir A.,Muhammad SH.,(2012).Implementing GIS-Based Cadastral and Land Information System in Pakistan,Karachi, Pakistan.

Zelalem Yirga ,(2014).Critical Analysis of Ethiopian Urban Land Lease Policy Reform Since Early 1990s,Kuala Lumpur, Malaysia.



## I. Household Guide Questionnaires

Jimma University

College of Social Sciences and Humanities

Department of Geography and Environmental Studies

Field of Specialization in Urban and Regional Development Planning

Introduction for Questionnaire

**Dear Respondents: My name is Gutama Urgesa Ayana**

The purpose of this study is to generate necessary information for urban residential land management in Bedele town. Its outputs will be used to fill the gap and inform decision makers, planners, researchers and practitioners about the challenges of residential land management in emerging towns. *Therefore, your honest and genuine participation by responding to the question is highly appreciated.*

This survey will only take about **10 minutes** of your time but the answers you submit will provide valuable information. I want to thank you for your time and patience in completing this survey.

Fill your answer in the blank space or mark in the box.

**Note:** kindly **put** a (√) mark with the option that reflects your level of agreement with the given statement. If you have any inquiry, please do not hesitate to contact me and I am available as per your convenience (Tel; **0921171933/0941306610**)

### I. Personal Information of the Respondents

1. Age    1. 18-24 years  2. 25-31 years  3. 32-38 years  4. 39-45 years   
5. 46-52 years  6. 53-59  7. Above 60 years
2. Sex    0. Male  1. Female
3. Marital Status    1. Single  2. Married  3. Divorced  4. Widowed
4. Level of Education    1. Unable to Read and write  2. Read and write only  3. Primary (1-6)   
4. Junior and Secondary (7-8)  5. Secondary (9-12)  6. Diploma  7. First Degree  8. Others,
5. What type of work do you have now?    1. Government  2. Non government  3. Self employed   
4. I haven't work
6. What is your work experience? 1. 0-3 years  2. 4-6 years  3. 7-10 years  4. more than ten years

7. How many family household including you? 1. 1-3  2. 4-6  3. 6-9  4. greater than 10
8. What is your monthly income in birr? 1. 0-600  2. 601-1650  3. 1651-3200  4. 3201-5250   
5. 5251-7800  6. 7801-10900  7. greater than 10901
9. What is your Ethnicity? 1. Oromo  2. Amhara  3. Tigre  4. Gurage  5. Other
10. What is your religion? 1. Waqeffata  2. Orthodox  3. Muslim  4. Protestant  5. Other

**Perception or Feeling of residents for urban land development and management of Bedele town**

1. Are you satisfied by living in this town currently? 1. Yes  2. No
2. How do you see the role of urban land management office in facilitating urban land development in the town?  
1. Negligible  2. Not adequate  3. Adequate  4. Enough  5. adequate enough
3. Urban land development and management office are transparent for their work. What is your opinion?  
1. Strongly disagree  2. Disagree  3. Neutral  4. Agree  5. Strongly agree
4. What is the major problem that hinders the formal land delivery system for residential housing in the town?  
1. High lease cost  2. Shortage of basic infrastructural facilities   
3. Bureaucratic complexity  4. Long waiting time  5. Corruption
5. Do you have plot of land for residential purpose in the town?  
0. No  1. Yes
6. If your answer to number 5 is **yes**, by what kind of Modes of access to land for Residential?  
1. Obtained from city administration by allocation   
2. Obtained from city administration on the basis of lease   
3. Bought from surrounding farmers  4. Bought from legal land owners (speculators)   
5. By invading vacant land  6. By Inheritance  7. Have not plot of land
7. If your answer to number 5 is **Yes**, Have you design plan?  
1. Yes  2. No
8. If your answer to number 7 is **No**, why did not get?  
1. on the way to get  2. Protected to get
9. Do you have urban land parcel that you acquired from government?  
0. No  1. Yes

10. How urban land is allocated in relation to size of land parcel for resident?
1. Unfair  2. somewhat fair  3 fair  4. fair enough
11. Have you applied for land to the municipality; in what way did you apply?
1. Privately  2. Association with others  3. I did not apply
12. For how long residents wait to get a plot of land since application has been made?
1. 0-6 months  2. 7-12 months  3. 1-2 years  4. 3-4 years  5. Over 4 years
13. There is a public participation in the issues of land development and management? What is your opinion?
1. Strongly disagree  2. Disagree  3. Neutral  4. Agree  5. Strongly agree
14. What is challenge of urban land management practices to provide residential urban land?
- 1) Lack of financial resource  2) Lack of skilled labour   
3) Weak land governance system
15. Bedele town land management and development agency is transparent in land preparation. What is your opinion?
1. Strongly disagree  2. Disagree  3. Neutral  4. Agree  5. Strongly agree
16. There is informal land holding in the town. What is your opinion?
0. No  1. Yes
17. What are the cause for informal land holding and competitions over land?
1. Absence land registration  2. Transfer land through illegal agreement   
3. Corruption officials transferring land  4. weak supervision over land
18. Do you think urban land for different purpose adequately prepared for residents timely?
- 1) Yes  2. No
19. What kind of the most land tenure arrangements observed in the town?
1. Formal land acquisition 2. Informal land holding
20. Which kind of informal land holding is widely observed?
1. Evading of vacant land  2. Buying from local farmers  3. other
21. Bedele town Land development and management is effective and efficient to supply land for residential purpose .What is your opinion?

1. Strongly disagree  2. Disagree  3. Neutral  4. Agree  5. Strongly agree

22. What is the main cause for inadequate preparation of provision land for different purpose of town?

- 1) Inadequate of institutional capacity
- 2) Inefficient & ineffective land management practice
- 3) Lack of technical and human resources capabilities
- 4. Corruption

23. What do you think about skilled man power in Bedele town Land development and management office to perform urban land management practices?

1. Strongly disagree  2. Disagree  3. Neutral  4. Agree  5. Strongly agree

24. What kind of formal land ownership widely given for residents?

- 1. Privately
- 2. Association
- 3. I do not know

25. What is your opinion about the overall formal urban land delivery procedures for housing purposes in the town?

---

---

26. What is your opinion about opportunities of urban residential land management system in the town?

---

---

---

## II. Challenges of urban land management and development

The followings are expected challenges and/or factors affecting urban residential land management practices in the town. Indicate how much the factors influence urban residential land management practices (√).

Urban Land Related Problems	Marks (√)
Lack of proactive urban management in the town	
The need for bank deposit and the need for service charge	
Lengthy bureaucratic procedure in the formal land allocation system	
The lack of regulations and enforcement mechanisms	
Poor land management , administration & control system	
Non-computerized land administration systems	
Weak informal settlement controlling mechanisms	
Unclear procedure and steps in land allocation	
Fluctuations of directives	
Multiple allocation of plots	
Lack of continuity in land allocation	
An unaffordable urban lands lease holding system	
Undeveloped land registration system	
Lack of good governance and rent seeking behavior among Bedele town Land Management office workers	
interruption of land allocation for housing and other purposes	
Failure to separate genuine and fake housing cooperatives	
Lack of alternative neighborhoods to choose plots	
Lack of information about date and Place plot allocation	
Weak controlling mechanism of land speculation	
Lack of skilled man power	
Hiding the land parcel to make informal/illegal transfer	
Lack of infrastructural facility of land information (modern technology)	
Illegal agreement widely observed	

**Thank you!**

## **Appendix II.**

### **II. Open-ended interview for Urban Land Management and development Offices**

#### **Introduction**

#### **“Good Morning/ Good Afternoon”**

My Name is Gutama Urgesa Ayana. I am from Jimma University. I want to stay with you concerning urban residential land management practices in town. I also want collect information about the challenges of residential land management practices in Bedele town. I have chosen you because I think you would be in a position to discuss these matters genuinely.

#### **Part I: General information**

1. Sex • Male • Female
2. Educational status \_\_\_\_\_

#### **Part II: Required Perception question**

1. Have you got any training in urban land management practices?
2. What kind of land holding or mode of access widely observed in the town?
3. What kind of improvement in the town observed after the land lease proclamation?
4. How urban dwellers involved in urban land management and development practices?
5. What do you think about challenges of urban land management practices observed in the town?
6. What do you think that the opportunities urban land development contribute for future Development of city?
7. Is there any corruption trial from unethical customers to get illegal benefit, prompt service or any other favor?
8. Does the office/bureau facilitate a system to address issues of informal settlers to make the formal? based on what?
9. Is there an experience of legislation gap on your service? How does the office resolve it?
10. Is there any computerized system for the land registration? How many of the holdings registered on this system?
11. Is there a periodic monitoring and evaluation system to assess the status of service delivery and land governance?
12. How many people have registered and gets plot of land in recent years?
13. How is urban land for residential delivered and transferred in the town?
14. What are pattern and trends of demand and supply of residential land in the town?

**Thank you!**

## **Appendix III.**

### **II. Open-ended interview for Housing Development process owner of Municipal office**

#### **Part I: General information**

1. Sex

- Male
- Female

2. Educational status \_\_\_\_\_

3. Qualification \_\_\_\_\_

4. Position in the office \_\_\_\_\_

#### **Part II: Required Perception questions**

1. When and how do you prepare urban land for residents of the town?
2. What is demand of residential land? How much peoples were registered in past years?
2. What do you think that existing settlement pattern is guided by urban plan of the town?
3. What kinds of land tenure system exist in the town? Formal/informal settlement
5. What are challenges to prepare land for housing and other purpose?
6. Do you think that this town is achieving physical development of city based its master plan?
7. Do you think that town plan and land use planning protecting informal settlement, informal land holding?
8. What do you think about the challenges and prospects of the town for future urban land development?

**Thank You**



## **Appendix IV.**

### **III. Open-ended interview questions for Court office**

#### **Part I: General information**

1. Sex • Male • Female

#### **Part II: Required Perception question**

1. What are the cases of conflict come across to the court related urban land holding arrangement over periods of time and how many cases have applied?
2. What are challenges of urban residential land management and future opportunities?
3. What are the causes of informal land holdings?
4. What is the future opportunities urban land management and urban conflicts come across to the court?

**Thank You!**

## Appendix V

### IV. Open-ended interview for Kebele Administration offices

#### Part I: General information

1. Sex
  - Male
  - Female
2. Educational status \_\_\_\_\_
3. Qualification \_\_\_\_\_
4. Position in the office \_\_\_\_\_

#### Part II: Required Perception question

1. how urban land prepared for residents of the town?
2. What do you think that existing settlement pattern is guided by urban plan of the town?
3. What kinds of land tenure system widely observed in the town?
4. What are challenges to prepare land for housing and other purpose?
5. What do you think about land data management system and transferring data for concerned body?
6. What are the opportunities to mitigate existing challenges urban residential land management?

**Thank You!**

## Appendix VI: Temperature and Rainfall of town

Table 3:1 Average annual temperature and Rainfall of Bedele town (1987-2016)

Years	Temperature		Rainfall (mm)	Years	Temperature		Rainfall (mm)
	Average max. °C	Average min. °C			Average max. °C	Average min. °C	
1987	24.8	11.6	2001.3	2002	26.2	12.6	1441.3
1988	26.8	12.8	2000.3	2003	26.0	13.3	1509.3
1989	24.0	12.0	1810.3	2004	26.0	13.6	1946.6
1990	25.7	12.2	1739.8	2005	26.1	13.9	2177.1
1991	27.3	13.9	1546.0	2006	25.4	12.9	2358.5
1992	26.6	12.5	1896.3	2007	24.9	12.5	1918.1
1993	25.6	12.6	1672.6	2008	25.1	12.5	1999.5
1994	26.1	12.7	1882.5	2009	26.6	11.3	2041.8
1995	26.0	12.8	1838.8	2010	25.3	12.7	1810.8
1996	25.4	12.9	1735.0	2011	26.0	12.5	1573.8
1997	25.5	12.6	1990.4	2012	25.8	12.8	1819.2
1998	26.5	13.3	1939.5	2013	26.0	13.8	2038.4
1999	26.2	12.3	2329.9	2014	25.4	12.7	2172.7
2000	24.6	12.4	1857.7	2015	26.2	13.0	2077.7
2001	25.7	12.8	2252.5	2016	26.2	13.1	1701.0

Source: Metrological station of Bedele town (2018)