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DEPARTMENT OF SOCIOLOGY

THE TRENDS OF SQUATTER SETTLEMENT AND ITS IMPACT ON THE
DEVELOPMENT OF JIMMA CITY.

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ABSTRACT

The main aim of this study is to assess the trend of squatter settlement and its impacts on urban development in Jimma city. To achieve the goal of the research, a descriptive research design and a mixed research approach was employed to achieve the objective of this study. A questionnaire, interview, and focus group discussion were used to collect primary data. Secondary data were collected from various sources such as articles, books, offices of the kebele, documents and online resources. From the total of 17 kebeles in Jimma city, Ginjo Kebele, Seto semero and Boche bore were selected purposively on the basis of the major expansion of squatter settlements and its contribution to unplanned city expansion. After the collection of the necessary information has been completed, the quantitative data was presented in the form of table, chart and graph and the qualitative data was presented in the form of words, sentences, or text. The findings of the study showed that squatter settlements are increasing from 2016 to 2017 E.C. After showing slight decrease in 2018, squatter settlement expanded in 2019 and 2020 in Jimma city. . Lack of affordable housing, increasing land prices, profit motive, rising housing rent, lack of electricity and water supply, problem of personal hygiene, and poverty were considered as socio-economic factors that contributes to the expansion of squatter settlements. Inability to afford the price of land in the formal land market, lack of legal ownership, poor living standard housing condition, exposure to the flooding problem, and unplanned expansions of the City were considered as the negative impact of squatter settlement on social and economic development of Jimma city. The city administration should continuously create awareness to the community concerning the forth coming negative impact on the development of the city and the government should have to revise its urban land policy.

Key Words: Squatter Settlement, Trends, Impact on Urban Development

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CHAPTER ONE

1. INTRODUCTION

1.1 Background of the Study

Presently more than half of the world's population lives in cities and by 2025 it is expected that two third of the world population will live in cities. Rapid urbanization has become a common phenomenon of the development process of developing countries. The current demographic change in African countries is also characterized by the rapid growth of their urban populations. Since 1980, the average annual growth rate for cities in Africa has been 6.2 percent compared to 4.2 percent for Latin American cities, and 4 percent for Asian cities (Oduwaye, 2010).

Globally, over one billion residents reside in urban squatter settlements (World Bank, 2015). Surveys indicate that between 40% and 70% of urban dwellers in developing countries live in squatter settlements and the trend does not show any sign of slowing down (UN-Habitat, 2018). It is estimated that about one billion urban people live in squatter or squatter communities throughout the world, and while these communities face significant challenges. Squatters are collectively the largest builder of housing in the world (Robert, 2007).

Rapid rate of unplanned expansion of cities particularly in developing countries, have led to several negative consequences. Most cities in developing countries are expanding horizontally and the population is moving to unplanned settlements in the peripheries at the expense of agricultural lands and areas of natural beauty (Lowton, 2017). Unplanned and uncontrolled expansion of city's built-up area usually leads to problems of soil erosion, segregation of low-income groups in ecologically sensitive areas and increased costs of infrastructure provision. In most cities of developing countries, the case for rapid physical expansion is not lack of vacant land but it is lack of appropriate policy and strategy to guide new development because one can see extreme overcrowding in particular areas and yet large amounts of land left vacant or only partially developed in other areas (Hardoyet *al*, 2001).

As UN-Habitat (2006) shows, in developing countries including Africa, approximately 924 million people live in squatter settlements in the urban areas usually on outskirts of Cities lacking basic services. Globally, one billion of urban residents in the world live in squatter settlements

(Beall & Sean, 2007). Of the squatter settlements, most of squatter settlements are found in developing countries.

Over 90% of new urban development in Africa is squatter and unplanned development (Judi *et al*, 2010). Ten million more people added to the urban population of Sub-Saharan African countries each year, which accounts two-thirds or 7 million of them live in slums or squatter settlements and only 2 million can expect to move out from there. The capacity of new squatter dwellers to move out of these degraded environments remains limited (Habitat, 2015b).

Like other developing countries, squatter settlement is a serious problems of urban areas in Ethiopia. It is one of the significant challenges in urban centers of the country. The study conducted by Begna (2017) shows that there was high illegal land holding for housing in Ethiopian Citys.. According to his finding, there is a wide gap between rapid urbanization, extent of squatter settlement and housing policy in Ethiopia, which resulted to spread of the squatter settlements in the urban areas of the country. Similarly, UN-habitat (2007) conveys that irrespective of its long history of urban development, Ethiopia has no comprehensive national urban housing policy or strategy yet.

The expansion of squatter settlement is attributed to different factors. It is also believed that the appearance of squatter settlements in Ethiopia came as a result of a failure of how to deal with the phenomenon of rapid urbanization. Indeed, squatter settlements are among the most widespread impacts of urbanization in both the poor and wealthy world (Elfarnouk 2015; Minwuyelet, 2005; Nouri, 2015).

Factors behind illegal land occupation in Ethiopia includes weak law enforcement on squatter settlements, inefficient and corrupt bureaucracy, intervention of brokers and speculators, problems related to the capacity of land administration authority, population pressure and perception problems from the public (Jemal, 2019). The consequences of squatter settlements include inefficient utilization of land and urban planning and other management problems (Bosena, 2019; Jemal, 2019 and Minwuyelet, 2005).

The expansion of squatter settlement in Jimma city is the same as that of other City in the country. In Jimma city, the urban house affordability is not matching with the demand of urban dwellers and which pushes the inhabitants to the practice of squatter settlement (Nega, 2017).

On top of this, because of the expansion of squatter settlements, there should be some kind of study to secure information on the trends and its impact on the development of the city. Hence, this research will assess the trend of squatter settlement and its impact on the development of Jimma city, Oromia region, Ethiopia.

1.2 Statement of the Problem

Urban issue is the concern of the majority population in the world, since globally urban population goes beyond the rural population following rapid urbanization process due to industrial process which was started three hundred years ago in Europe. The world has since been rapidly urbanizing, for the first time in human history in 2008 UN-Habitat, 2015a). Currently, 3.9 billion people or more than half of the world's population, reside in urban areas. This number is projected to rise to 6.3 billion by 2050, when 66% of the world's population will be considered urban (Williams et al, 2019).

Within the urban population, it is estimated one billion squatters in the world today, almost one in six people on the planet and the numbers are on the rise. If current trends continue, there will be two billion squatters by 2030. And by 2050, halfway through this new century, there will be three billion squatters. At that point, one-third of the people on the globe will be squatters (Neuwirth, 20017).

Unlike the developed countries, the massive growth of cities in Asia, Africa, and Latin America has brought a multitude of new problems to the urban centers. In those developing countries including Ethiopia, urban squatter is one of the most critical problems. As a literature reveals, in most rapidly growing cities of developing countries, part of the population is living in a sharply contrasting environment with unplanned and often illegal settlements, lacking basic services, and with houses that at the beginning at least are generally no more than shacks (Peattie and Aldrete-Haas, 2019).

Literatures reveal that the impacts of squatter settlements in Ethiopia are related to environmental, Economic and Social problems (Bosena, 2019, Jemal, 2019, Tesfaye, 2007 and Minwuyelet, 2005). A related study in Gonder and Nekemte also confirmed that land in the area is inefficiently exploited and the situation has greatly contributed to the unplanned and rapid horizontal expansion of the built-up area with illegal land holding of the Citys (Kelemu, 2016

and Begna, 2017). However, after getting illegal land/house, people (squatters) face another challenge which is overlooked in those studies.

Different research papers show that squatter settlement is the problem of the cities in Ethiopia. The increasing demand of land for constructing residential homes is widening from time to time. This leads the farmers to construct small house by the name of their family members and other relatives in order to keep the land for the construction of something or to sell it. These have an impact on the development of the city today. The settlement evolution of the City is rapidly increasing from the center to the periphery (Abunyewahet *al.*, 2018; Asmat, and Zamzami, 2012).

Jimma is one of the city in Ethiopia, experienced rapid rate of physical expansion. The physical expansion trend of the city is largely influenced by spontaneous growth. This spontaneous growth has resulted in the emergence and development of squatter settlements. As new houses are being built in the already existing squatter settlements, the number and size of squatter settlements in Jimma city has been increasing through time. This situation has aggravated the unplanned and rapid horizontal expansion of the built-up area of the city, which in turn led to increasing cost of infrastructure and basic urban services provision. As a result of rapid horizontal expansion and spontaneous growth, Jimma city is now confronted with different types of problems. Emergence and development of squatter settlements is one of those problems facing the development of the city (Nega, 2017).

Despite of these facts, the major problem that had been recognized of squatter settlements in Jimma city Administration is the highly expansion of the settlements in the peripheral areas of the city. The number of squatters in city administration is increasing from time to time. It was recognized that squatters build houses overnight in most peripheral areas of the city (Abebe, 2019). Most of the time, in the public discussions holds indifferent times, the community of the city was seen complaining about and echoing of the massive illegality of land dwell in while the legal applicants for land were suffering from lack of good governance.

Most of the studies in Jimma city relied on identifying the causes, and the magnitude of the squatter settlements. There is a gap yet in the previous studies regarding the expansion and its impact on the development of the city due to squatter settlements. Therefore, this paper will

focus the trend of squatter settlements and its impact in Jimma City administration. Basically it will attempt to analyze the trend of the illegal settlements over time.

1.3. Objective of the Study

1.3.1 General Objective

The general objective of this study was to assess the trend of squatter settlement and its impact on the development of Jimma City.

1.3.2 Specific objectives of the Study

- ✓ To analyze the trend of squatter settlements in Jimma city.
- ✓ To identify factors that contributes to the expansion of squatter settlements
- ✓ To examine the impact of squatter settlement on social and economic development of the city

1.4 Research Questions

On the basis of the stated specific objectives, the following basic research questions lead the study.

1. How is change of squatter settlements in size in the city of Jimma?
2. What factors contribute to the emergence and development of squatter settlements in the study area?
3. What are the major impacts of the squatter settlements on social and economic development of the city?

1.5 Significance of the Study

This study would contribute to produce knowledge on squatter settlements regarding the expansion of squatters. It would also help to provide relevant information for decision-makers on the issues of the squatters in which the poor (majority) is at risk and needing cares. It was believed that this paper had its own significance for different government and the public bodies especially to the city that were being affected by illegal settlements. Moreover, it had given an indication of the squatter settlements major problem areas that require focus by the city's administrators by indicating the trend and magnitude of the settlements.

The results could also be used by socioeconomic and spatial urban planners of Jimma to solve problems and improve life of illegal residents. Additionally, it expands views of people about

squatters and as a result, it contributes for the further responsiveness of any organizations or groups and individuals working for and with them.

1.6 Scope of the Study

The study has both geographical and conceptual boundaries. Geographically the study the focus is Jimma city. Contextually, the paper sought to assess the trend of squatter settlement and its impacts on urban development in Jimma city. The emphasis is on three kebeles known for having the largest number of squatter households and located at expansion areas of the city. The variable to be included in the study will be age of household head, migration status, and corruption, poor enforcements of law, poor urban land management, and poor administrative housing shortage, Personal hygiene, income, house hold size, and level of education.

1.7 Organization of the Thesis

This study has five chapters. The first chapter deals with introduction, the second chapter contains review of related literatures, chapter three comprises research design and methodology used for the study, chapter four describes data interpretation and analysis and chapter five is about conclusion and recommendation.

CHAPTER TWO

2. LITERATURE REVIEW

This chapter presents review of literature. It summarizes international and national literature related to the trends and impact of squatter settlements. The literature review encompasses the situation of squatting both at international and national level, the expansion of squatter settlement and impact on urban development. Major factors contributing for squatting and its impact on urban development were highlighted. Finally, the Ethiopian urban land management systems in different regimes and policy responses towards squatting are summarized.

2.1 Conceptualization of Squatter Settlement

Various literatures reveal that the concept of squatter settlement has been contentious. Many synonymous words like spontaneous, irregular, unplanned, marginal and informal settlements have been used in literature to refer to squatter settlements. The UN-Habitat (2014) has indicated that it is hardly possible to get a single inclusive definition for squatter settlement. In some cases, the term has been interchangeably used with informal settlement though informal settlement is very general. Despite the elusive nature of the definition of squatter settlement, the definition given by UNCHS or UN Habitat is used by various scholars with operational definition of the concept may have slight differences especially when spatial context of such settlements reconsidered.

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

Squatter settlements as residential areas which had developed without legal claims to the land or permission from the concerned authorities to build as a result of legal or semi legal status; infrastructure and services are usually inadequate (Gilbert and Gugler, 1992). Squatter settlers

are illegal occupants of land or house, are unordered occupants whose occupation is by organized invasions (Turner, 1997). Squatter settlements act as a highly successful solution to housing problems in urban areas.

2.2. Overview of Squatter Settlements

The rapid rates of urbanization and unplanned expansion of cities have resulted in several negative consequences, particularly in developing countries. Most cities in developing countries are expanding horizontally and the population is moving to unplanned settlements on the peripheries at the expense of agricultural lands and areas of natural beauty (Desalew, 2015). Such horizontal sprawl and expansion of urban center in Ethiopia are characterized by mass displacement of the outskirts ex-farmers from their farmland and consequent fast expansion of squatter settlement. The experience of Jimma city in expansion is the same as that of other City in the country. In Jimma city the urban house affordability are not matching with the demand of urban dwellers and which pushes the inhabitants to the practice of squatter settlement at present as a known phenomenon and seen as source of problem for the City administration. Among the 17 kebeles found in the City, in 3 kebele the phenomena of squatting are fashionable activity (Degu *et. Al*, 2015)..

According to Tendayi (2011) cited in Degu, Melesse and Jafari (2015), the causes for development and expansion of squatter settlements in urban centers of Ethiopia slightly vary from place to place. In Addis Ababa metropolis (like Bole, Yeka and Kofle Keranio Sub Cities) the main causes is unaffordable land values for the poor; in Adama city limited capacity of local authorities to develop and deliver land to the poor, inefficient land delivery process and poor land administration; in Bahir Dar city unaffordable standards; low household income and inability of the poor to save were identified as the leading causes where as in Jimma city the causal factors for the expansion of squatter settlement are high cost of building materials; poverty; corruption; and generally inefficient land administration process (Degu *et. Al*, 2015).

The response options to the emergence in formalization process as from state and local authorities have taken a variety of forms. These have often ranged from laissez-faire and co-optation to coercion. Regardless of the response option adopted, the resultant scenario has often taken two forms. On one hand it has resulted in isolation and resistance and on the other it has resulted in partnerships, cooperation and mutual problem solving. According to Tandayi (2011),

the response to squatter settlement taken by the local government in Jimma City are both coercive and co-optation. Formalization of illegal settlements through validation of security of tenure as well as a series of demolitions in the past has been tried. However, demolition of illegal structures is not done consistently, and affected families tend to reassemble and start all over again and also eviction in some cases led to social and political strife.

Squatter settlements are a self-building housing, sub-standard services, and low incomes of residents are often seen as problematic, because of poverty, irregularity and marginalization (Lombard 2014). Poor economic opportunities and an increasing shortage of affordable housing lead to squatter settlements where the residents live with-out security of tenure and limited access to basic infra-structure (Penrose *et al.* 2010). This has adverse impacts on the life of squatter settlers and urban development.

2.2.1. Trends in Squatter Settlement

Squatter settlement is a global urban situation. It exists in urban contexts all over the world, in various forms and typologies, dimensions and locations. While urban squatterity is more present in cities of the global south, housing squatterity and substandard living conditions can also be found in developed countries (UN-Habitat, 2015b).

2.2.1.1 Trends in Squatter Settlements in Developed Countries

Even though squatter settlements are not common in developed states, evidences revealed that there are cities of developed countries with shanty Cities. The entry points of the European Union from cities like Athens and Patras have shanty Citys because of the high number of the immigrants. Squatter settlements in Portugal are mostly occupied by immigrants from their previous colonies. Various American cities like Oakland and Newark have witnessed the structure of squatter cities in the past. Other Citys like Colonias near the Mexican border resemble shanty Citys (Migiro, 2020).

Similarly, UN-Habitat (2015b) indicated that urban areas of developed regions are not protected to urban inequalities among the living conditions of their citizens. For instance, Europe has experienced a rise of urban dwellers who cannot afford to pay rent, with housing costs rising particularly rapidly in the more prosperous large cities. This is especially the case for the Southern and Eastern parts of the region, while Western European countries are said to have

more than 6% of their urban dwellers living in extremely precarious conditions. Trends in other developed regions such as North America, Australia and New Zealand suggest that there are significant proportions of people who could be classified as living in contextually poor and squatter neighborhoods.

Though squatting movements in different European countries, each have their own unique characteristics, several common conditions generally prevail: severe housing shortages, mounting homelessness, availability of empty and idle buildings, growing disaffection with the government housing bureaucracy and an incipient trend toward self-help and direct-action in the housing sector (Kearns, 1979). The occupation of empty and idle buildings or houses to satisfy housing needs has been a widespread practice all over Europe since the 1970s. It also occurred occasionally in the past (Bailey 1973; Colin 2010, Wates and Wolmar 1980 Cited in Martinez, 2012). Though most of the developed countries have insignificant squatters compared to their urbanization level, still they are not sealed from the squatters. In developed countries, the potential squatting was happening in the past time of the rapid urbanization processes. Recently, squatting is mostly presented as occupying of bare or idle houses or buildings that owners do not work or live in.

2.2.1.2 Trends in Squatter Settlements in Developing Countries

Squatter settlements account for the majority of housing in many cities of the developing countries. In global south, urban squatter settlements, usually defined by certain criteria such as self-build housing, sub-standard services, and residents' low incomes, are often seen as problematic, due to associations with poverty, irregularity and marginalization (Lombard, 2014).

According to UN-Habitat (2015b), in developing countries, squatter settlements and slums are caused by a range of interrelated factors such as population growth and rural-urban migration, lack of affordable housing for the urban poor, weak governance (particularly in the areas of policy, planning, land and urban management resulting in land speculation and grabbing), economic vulnerability and underpaid work, discrimination and marginalization and displacement caused by conflict, natural disasters and climate change. In Africa, over half of the urban population (61.7%) lives in squatter settlements and by 2050, Africa's urban dwellers are projected to have increased from 400 million to 1.2 billion.

Compared to other urban dwellers, people living in squatter settlements suffer more, social economic and spatial exclusion from the benefits and opportunities of the broader urban environment. In poor countries, squatters face constant discrimination and an extreme disadvantage characterized by geographical marginalization, lack of basic service, poor governance frameworks, inadequate access to land and other properties, dangerous livelihoods.

Besides, a report on squatter settlements in Africa examining differing approaches to its challenges in Nairobi, Kenya, and Kigali, Rwanda, with an emphasis on the environmental aspects of the settlements, broadly described that the population of most African cities have been growing since the 1960s at some of the fastest rates in the world. It is estimated that by 2050, about 55% of Africans will be living in urban areas up from 38% in 2000. However, it is indicated that over 90% of new urban development in Africa is squatter and unplanned development. Though there are various aspects such as building standards, locations and population density in Africa, most of squatter settlements face severe problems. The quality life expectancies of the squatters or squatter settlers in many African cities are affected by a poor sanitary conditions, hazardous location, and lack of or inadequate basic services (Judi et al, 2010).

The evidence indicates, the 10 million more people added to the urban population in of Sub-Saharan African countries each year, which accounts two-thirds or 7 million of them live in squatter settlements or slums and only 2 million can expect to move out from there. The capacity of new squatter dwellers to move out of these degraded environments remains limited (Habitat, 2015b).

The final destination of high rate of urbanization in Africa led to outnumbering of squatters and slum settlements which in turn fall into unresolved long-term urban problems. Ethiopia is an ascribed member of this part of Sub-Sahara Africa and one of the countries facing worst problem of urban squatter settlements.

Lack of affordability and inadequate housing in developing countries: The central causes of squatter settlements Features of squatters are the direct reflection of lack of affordability and inadequate housing which is a common urban problem in the developing countries. As UN-habitat (2014) indicated, a number of conditions must be met before particular forms of shelter can be considered to constitute adequate housing. These elements of adequate housing are just as

fundamental as the basic supply and availability of housing. For housing to be adequate, it must, at a minimum, meet the following criteria such as: Security of tenure: housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against involuntary removal and harassment. Another element is the availability of basic services, facilities and infrastructure: housing is not adequate if its dwellers do not have clean drinking water, adequate sanitation, and energy for cooking, lighting and waste disposal.

Besides, it is not affordable or adequate if its cost threatens or compromises the occupants' enjoyment of other human rights. Habitability is one of the elements that housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection against the cold, heat, rain, wind, other threats to health of the dwellers and physical hazards. Moreover, accessibility is another element that housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account. Likewise, location is another important element that housing is not adequate if it is cut off from employment opportunities, health-care services, schools, childcare centers and other social facilities, or if located in polluted or dangerous areas. Finally, cultural adequacy is also considered as significant issue that housing is not adequate if it does not respect and take into account the expression of cultural identity.

2.2.2. Characteristics of Squatter Settlements

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

- **Physical Characteristics**

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

- **Social Characteristics**

Most households in squatters' settlements belong to the lower income group, either working as wage or in various squatter sector enterprises. On an average, most earn wages at or near the

minimum wage level. But household income levels can also be high due to many income earners and part-time jobs. Squatters are predominantly migrants, either rural-urban or urban-urban. But many are also second or third generation squatters (Srinivas, 2015).

- **Legal Characteristics**

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

In addition to the above three characteristics, Squatters' settlements in Ethiopia have unique characteristics, Spatial Characteristics, which differentiate them from squatters' settlements of other countries' cities. For example, as cited in Daniel Lirebo, 2006, as spatial characteristics, most squatters settlements in Addis Ababa are located at normally planned expansion areas for different urban functions. Which is different from some cities of developing countries that located in environmentally sensitive areas (rivers, flood prone areas, marshy etc).

2.2.3. Causes of Squatter Settlements

Squatters' settlements in urban areas are inevitable phenomenon as long as urban areas offer economies of different scales as means for improving quality of living and environment for millions of poor in developing areas of the world (Taher, 2014).

According to these authors, large cities will always continue to grow- attracting migrants from rural areas mainly, and also from underdeveloped urban areas. This trend of rural-to-urban migration has led to the result of more squatting in urban regions, because of the inability of City governments to plan and provide affordable land for residential purpose and housing for the low-income segments of the urban population.

Studies conducted on the area of Squatter settlements at Addis Ababa and other some regional urban centers indicate that the major causes for development and expansion of Squatter settlement are identified as high building standards, delayed responses and procedural problems of the formal land provision, high rent of urban housing, weak government control over illegal

construction, legal gap to control the illegal construction and land speculation (Minwuyelet M., 2005) and (Fanta K., 2016).

As indicated in the finding part of the study conducted by Lirebo, 2006, there are two major views regarding the core spatial characteristics and root causes of squatter settlements. The first line of view is the root causes of most of squatter settlements found in the expansion areas of Addis Ababa are “non-poverty driven” in character.

According to finding of the researcher, The main essence of this view is, squatter settlers in the expansion areas have occupied large plots (on average 300m per household) and close to 70 percent of them have good services (water, electricity, access road and in some cases telephone).

In terms of income, most of the settlers are “middle to high income groups’ and speculators”. On the bases of this assumption, the city government was emphasizing, “demolition” as a major corrective measure. The second line of view is the perception held by many scholars and organizations including the World Bank and UNCHS (Habitat). This point of view generally perceives squatter settlements as “poverty driven” settlements, which have evolved due to a number of socio-economic and institutional problems.

Living condition in Squatters’ settlements suffer from Overcrowding, inadequate accommodation, limited access to clean water and sanitation, lack of proper waste disposal system and deteriorating air quality (TaHER T., 2014). Another author also described consequences of squatter settlements in a City as causes for health problems, environmental deterioration, social distress, economic destruction (fire), and urban violence (Ambaye D., 2011).

The description of the two authors complements each other. For instance inadequate accommodation or limited access to clean water and sanitation is obviously resulting in health problems and lack of proper waste disposal system and deteriorating air quality directly mean environmental deterioration. Squatter settlement areas are characterized by rapid, unstructured and unplanned development.

The end product of squatting is the creation of a slum. The effects of slums have been seen from various perspectives; the commonest one being on the deplorable environmental conditions. Another effect of squatting is that the necessary municipal services and infrastructure like roads, water supply, sanitation and waste collection are never provided. Within this neighborhood,

wastes generated are thrown indiscriminately into drainage channels thereby causing blockages which might eventually result in the flooding and erosion of the area (Bello M., 2009).

Land in sub Saharan Africa, is a significant factor and an indispensable asset that determines the quality of life of not only the rural communities but also that of the urban dwellers too. From the land needed for cultivation by the rural farmers, the site required for urban housing, the workshop needed by roadside auto mechanics and spaces required by various government and developmental agencies, land has proved not only to be central to man's need and activities but also as the most crucial factor of production. Consequently, access to land has continued to be a tool for obtaining social prestige, economic security and political power. The growth of the economy generates physical development in our cities which most often results in increase in values of land. Naturally, in a market economy, access to the use and enjoyment of this land depends on the purchasing power of individuals concerned. Where the affluent individuals are able to purchase and occupy a choice location, the urban poor are left to grope with the marginal areas. In addition, the centripetal nature of the cities which brings about an increasing spate of economic activities also creates intense pressure on municipal services and facilities like hospitals, educational institutions, housing, transport, telecommunication systems and energy supply. With the limited funds available to the government, provision of these services is always tilted against the area occupied by the urban poor. This is more so where they encroach upon government lands or other areas where development permits cannot be given. With the influx of more squatters driven by their inability to acquire a better developable site within the city, the resulting squatter settlement will grow into a full blown slum (UN-Habitat, 2003).

2.2.4. Impacts of Squatter Settlements

Squatter settlement make housing more affordable and reduced transaction cost, but it cannot be mortgaged or used as collateral for other business purpose (Desoto, 2003). The sprawling of poorly controlled settlement developments has resulted in many environmental, Economic and Social impacts.

2.2.4.1 Environmental Impacts

Expansion of the squatter human settlements has been the major cause for pollution of ground water sources, most of which are located on the periphery of the Zanzibar City. Loss of vegetation around water sources reduces water flow while poor disposal of liquid and solid

wastes causes water pollution that have been frequent outbreak of water born diseases like cholera and dysentery, particularly during high rainfall seasons, due to contamination of the drinking water (Fadairo, 2006).

One of the fundamental problems faced by the residents of Zanzibar City is the lack of a proper system for waste management. The problem is even more severing in the squatter settlement areas. Due to the lack of established collection points, piles of garbage are scattered in and around residential. Areas which leads to environmental and health problems few residents opt to

Another effect of squatting is that the necessary municipal services and infrastructure like roads, water supply, sanitation and waste collection are never provided. Within this neighborhood, wastes generated are thrown indiscriminately into drainage channels thereby causing blockages (Fadairo, 2006); which might eventually result in the flooding and erosion of the area.

Natural forests and catchment areas are being invaded by the expanding human settlements. The ongoing shrinkage of the mainlining forest on the out skirts of Zanzibar City due to the expansion of settlements this practice has reduced the amount of ground water and resulted in environmental degradation (Fadairo, 2006).

2.2.4.2 Economic and Social Impacts

The uncontrolled expansion of human settlements has led to conversion of the best agricultural land into settlements. Occupiers usually do not pay property tax or user fees, thus reducing the revenue of the municipality to provide essential services. Records show that between 1977 and 1994 the Zanzibar City has expanded by 2100 hectares mostly into the best agricultural land. There have been genuine complaints and warnings by the ministry agriculture that the agricultural land is consistently decreasing due to over expansion of human settlements. The loss of agricultural land means a decrease of crop production and income of poor agricultural families (Tsenkova, 2008). In economic terms, squatter settlements mobilized significant public and private investments, which remain outside of the formal economy and investment cycle (Desoto, 2003)

Where squatting is on government or any derelict land; layout is never prepared and developments are not subject to any control. In cases where the land owning families design layouts; such layout in most cases may not conform to acceptable standard and development

meaningful development control in these cases will invariably lead to haphazard or uncoordinated development which characterizes slum formation. (Tsenkova, 2008).

Most squatter settlers belong to the low income groups of the community that are either unemployed or looking in the squatter sector like street hawking or squatter service provision and daily laborers (Cho and Park,1995, cited in Meseret,2010).Since residents of squatter settlements lack legal titles; they are usually suffering from the problem of uncertainty in tenure. They live daily with the perpetual fear of eviction and demolition by authority. As a result of which there is no incentive to spend on housing improvements; hence they live in houses constructed with substandard materials (Tsenkova, 2008).

The problem of their low income affects the level of capital formation, which deprives the people of sufficient resources to utilize in improving their homes and keep their environment healthy for comfortable living (George, 1999). The slum residents lack the basic municipal facilities; and thus are exposed to disease, and natural disasters (The World Bank, 2002).

2.2.5. Policy Responses to Squatter Settlements

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

The assumption of the document can be taken as policy responses as preventive approach because the expansion of micro and small enterprises in urban centers creates job opportunity (builds financial capacity of the urban poor) and the other aspects urban land supply and housing development in urban centers can help the urban low income citizen to have access to formal house. Furthermore, the urban land lease proclamation 721/2011 and the Oromia national regional state regulations enacted to implement the proclamation within the regional state allow that urban land can be supplied both through tender and allotment.

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

The best option should be to prevent or at least curtail squatting activity. In this wise, effort should be geared towards checking the development of new squatter settlements. This can be achieved in two ways. First, by providing cheap land and services for the urban poor; for example in Owerri, the capital of Imo state in Nigeria; it will be difficult for low income earner to have access to good developable land if no support is given in a situation where cost of land is more than 30% of the total development cost (Onyike, 2007). Secondly, early occupation and adequate policing of acquired land will prevent encroachment.

However, where squatting has already taken place and slum and shanty city have evolved; what do we do? In this wise, there are three options available which are eradicating and relocating the slum residents, clearance and redevelopment; and slum upgrading (The World Bank, 2002). Eradicating and relocating of squatters has been described as a failed response of the 1960s and 1970s by the World Bank (The World Bank, 2002). This notwithstanding, what operates in Nigeria is worse than eradication and relocation of squatters residents. In the country, the squatters are ejected and their property which are described as illegal structures are demolished. The demolish of entire Maroko settlements in 1991 and the various demolish exercises in Abuja epitomized this. Ejection of squatters and demolish of illegal structures generates social, economic and political problems with their attendant security implications. It tends to portray government as insensitive to the plight of the citizenry. Demolish also results in financial losses both to the squatters and the government; and depletes the national housing stock (Lands Division, 1996).

This approach is socially destructive and involves high community cost. “The ultimate result has been the loss of these dwellings and the dispersal of the populations either into new slums or to swell the ranks of the existing slums while the area is being laid out and allocated for high class residential development” (Omirin, 2003).

Clearance and Redevelopment which is the second curative approach involves a temporary movement of the residents while the place will be cleared and new structures, usually high rise building selected for the month same site. This approach involves high social and economic costs which are almost unaffordable. Besides, the developments of high rise buildings will not provide sufficient ground level spaces which are needed by these low income families to operate their small businesses which they use to augment their meagre incomes.

The third and the best curative approach is to upgrade the squatter settlements. This is the most palatable of the three curative approaches to the management of squatter settlements because it has the ultimate effect of preserving the extensive development that had been erected and putting some order in the area. According to a report of the World Bank, upgrading rejuvenates the existing community with minimum disruption and loss of physical and social assets (The World Bank, 2002). The first step in this approach is to ensure security of tenure for the property owners in this settlement. When the fear of perpetual ejection is removed, property owners will now be interested to invest in the improvement of their houses and environment. Also private developers will be attracted to the area. In Nigeria, illegal structures in some cases are accommodated under a similar policy called regularization or ratification. The next stage is to commence on the provision of municipal facilities within the area. There are many approaches to do this, starting from the provision of a single infrastructure piece such as water supply alone to a package of services. Whatever the method being adopted, the planning and implementation should involve the community on a sustainable level.

2.3 Urbanization in Ethiopia

Urbanization in Ethiopia is a recent phenomenon because of the historical factors of the country. Many of the middle sized cities in Ethiopia were founded during the nineteenth century for political-military reasons. According to Donald Crummey, three major institutions shaped Ethiopian city during the 19th and 20th centuries: palace, market and church. These institutions played three roles: political, economic and cultural as cited to Bahiru 2008: 486. The

establishment of the current capital, Addis Ababa, in 1886 is the third in line following Axum and Gonder from the early and middle age Ethiopian history respectively. Throughout most of its history, Ethiopia remained a land of small villages and isolated homesteads (Pankhurst 275). The reason for the absence of large settlement of urban areas in Ethiopia for long time is given by Richard Pankhurst as the continuous move of the royal camp. Middle age royal court was composed of immense agglomerations of population which consisted not only courtiers and warriors, but also of numerous non-combatants, among them wives, servants, and slaves, armoires, tent-carriers, muleteers, priests, traders, prostitutes, beggars, and even not a few children (Kessides, 2006).

On the other hand, Molla Mengistu argued that there was a little need for urbanization, since it contradicts the existing self-sufficient peasantry life style. Urbanization by its nature needs to transfer more land away from agricultural production to urban settlement and yet, it can be concluded that modern Ethiopian urbanization has been flourished during the 20th century because of political stability (especially during the reign of Emperor Haileselesie I), and the modernization of the country (Molla, 2009).

Addis Ababa was established by emperor Menelik II and it is said that in the beginning it was a collection of camps where the royal camp was located in a tent at the center of the high ground. The imperial camp was surrounded by his servants and other nobility were rushing for land grabbing in various part of the city. This can be stated as the first act of informal settlement for they settle on government land without permission of the emperor. Because of the insecurity they felt over the land they held, they made a request for Menelik to promulgate a land charter in 1907. This gave property holders greater security and a stake in the fate of the city. Not only did the land charter become the most prized certificate of any urban household but it also contributed to activating the urban economy through sales and mortgages (Adam, 2014).

2.4 Squatter settlement in Ethiopia

Previously, numerous researchers who have conducted studies on the squatter settlements in Ethiopia mainly rely on the causes and its consequences on the spatial patterns of the cities. Out of those studies, most related were reviewed on sequence of the general concept to the specific focus of the thesis. Accordingly, the literatures are arranged from the conceptual definition, global trends and status of the urban squatters, different arguments or point of views on the

squatter settlements, causes and consequences of squatter settlements in Ethiopia, challenges and livelihood strategies of squatter settlements and finally, to theoretical perspectives of urbanization and urbanism/urban society.

The thesis has no great contradictory ideas with existing literatures rather it realizes and magnifies the area that has got fewer attentions, which is the life of people in the squatter settlement. It is very important to take into account constraints and livelihood strategies of the squatters that manifest it in the lives of the people.

From the entire the urban population of Ethiopia, 70 percent of them are living in slums and squatter settlements (Samuel, 2018; Degu et al, 2014). In different urban areas of Ethiopia, the recent expansion of urban centers is mostly the result of dissemination of squatter settlements. Studies regarding squatter settlements in cities such as

Burayu by Samuel (2018) and Degu et al (2014), in Nekemte by Begna (2017), in Gonder by Kelemu (2016) and in Bahir Dar by Daniel (2011) specified that urban centers are expanding of because of the encroached land by the squatters and its rate of growth is increasing overtime.

As various studies in the country indicated, Squatter settlement in Ethiopia is at an alarming rate. Jemal (2019) point outs, new houses are being built in the existing squatter settlements and unoccupied areas, the number and size of illegal settlements in Addis Ababa has been increasing over time. Similarly, according to Tesfaye (2007), from time to time people are squatting at a high extent from various peripheral area of the city. Though the emergency of the squatter settlements in peripheral areas like Kolfe-Keraniyo sub-city is a recent phenomenon that has occurred since 1994 as Minwuyelet (2005) confirmed, the rate of expansion is higher particularly at outskirts or peripheral area of the city.

On the other hand, conditions in informal settlements in Addis Ababa are one of the most complex and persistent challenges. Addis Ababa hardly meets the required urban quality and standard of international city in its urban setting (spatial or physical pattern) as well as in the level of infrastructure and service provisions. The larger parts of the city are predominantly occupied by irregular/informal settlements (Daniel, 2006). As a result, Bosen (2019) concluded that the expansion of informal settlements in Addis Ababa becomes a major urban planning and management problems.

2.5 Theoretical framework

2.5.1 Optimistic View on Squatter Settlements

Squatter settlements are considered as opportunities for the growth of developing countries' cities. They are considered as conducive place for the growth of local entrepreneurs. They are also areas where substantial suppliers of cheap and abundant labor force for urban center are found which in turn helps for the growth of industrial development. Moreover, squatter settlements are areas where most informal activities are carried serving as a source of livelihood for vast majority urban poor dwellers. Other researchers support squatter settlements for they self-support in getting shelter rather than being burden for their government though the process of acquiring the land is illegal. (Shimelis, 2004).

UN- Habitat and organizations including the World Bank perceive squatter settlements as poverty driven settlements which have evolved due to a number of socio economic and institutional problems. Accordingly, informal settlements are self-built settlements occupied by people living in situations of poverty. Based on such agreement, they emphasized regularization as one of the major corrective measures to the existing informal settlements (Shimelis, 2004).

2.5.2 Pessimistic Views on Squatter Settlements

There are different researchers who view squatter settlements from pessimistic perspective point of view. They argue that it increases unemployment rate in the urban area. This is due to the fact that squatter settlers are migrants who mainly come from rural areas with low literacy level, inefficiency in working as well as skills and training. The large influx of rural people to urban center either remains unemployed in the urban center or engages in informal activities such as hawkers, shoeshine, beggars, petty trade activities that do not have much contribution to the growth of modern industrial factories.

They simply disregard them as a bottleneck to the overall economic growth of a country and development of modern sector and these migrants are simply considered as a parasitic population in the city. Moreover, other pessimist scholars argued that squatter settlements are the fertile breeding grounds and birthplace of social ills like prostitution, crime, assault, theft, rape and family breakdown, social disruption, juvenile delinquency, political unrest, corruption, alcoholism, illegal trafficking of drugs and girls (Abudho and Ablanga, 1998). Pessimist researchers call squatter settlements as “Cancer or Malady, fungus to the urban development”.

Because of the insecure tenure system of urban land and other reasons, squatters have no intention to better off themselves. Therefore, the mushrooming of squatter settlements in the urban centers creates many problems in urban areas like problem of uneconomical use of urban land, encroachment on agricultural and pastoral land, physical disorder, environmental and health related problems because of poor location and other risks (Deda, 2003).

CHAPTER THREE

RESEARCH DESIGN AND METHODOLOGY

This chapter deals with the description of the study area, the research design, and research approach, source of data, sample technique, data collection tools and procedures of data collection are presented in this chapter.

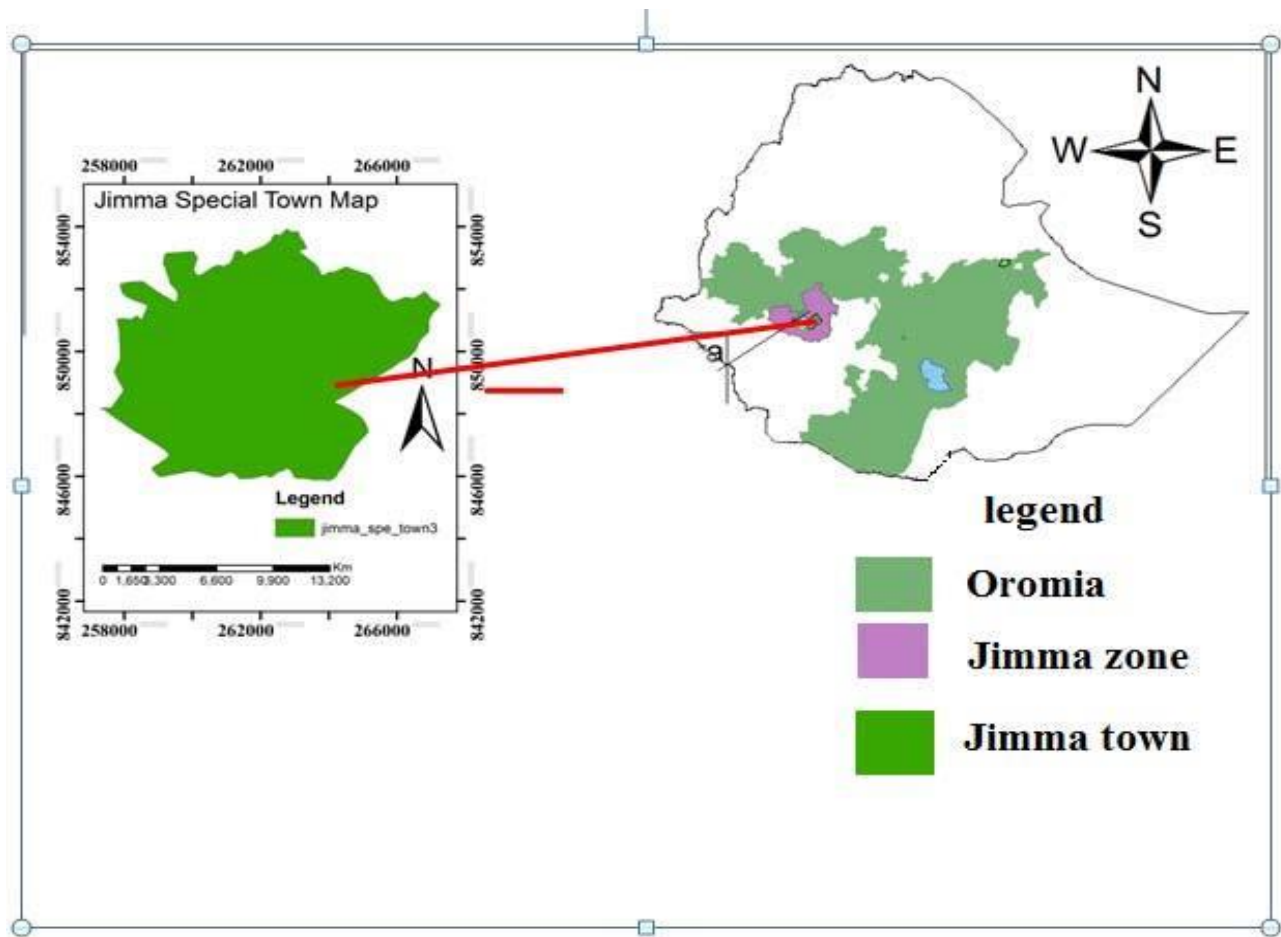
3.1. Study Setting and Population

Jimma is the biggest city in southwestern Ethiopia. It is located in Oromia National Regional State at a distance of 346 Km from Addis Ababa. It is a special zone of the Oromia Region and is surrounded by Jimma Zone. It is situated at latitude and longitude of 7°40'N and 36°50'E. The City was the capital of Kaffa Province until the province was dissolved. Prior to the 2007 census, Jimma was reorganized administratively as a special Zone. The study population of this study will be all the squatter settlements households in different Kebeles of Jimma city.

The city evolved as a home city of the Kingdom of Abba JifarI (1830–1855) with relatively homogenous society and culture. It gradually developed to a place of residence for a diverse population.

The period of Italian occupation (1936-1941) was socially and economically significant because it saw the first major influx of people into the City of Jimma from beyond the borders of the former Kingdom of Jimma. In general, both the urbanity and the urbanization of Jimma can be explained by the story of coffee production and marketing (Yonas 2002; Yonas, 2016).

Based on the 2013 Census projection by the Central Statistical Agency of Ethiopia (CSA), the total population of Jimma city in 2017 is 195,228, of whom 97,359 are men and 97,969 are women. With an area of 50.52 square kilometers Jimma has a population density of 3,864.4 per square kilometer. A total of 52,149 households were counted in the City, which results in an average of 3.74 persons to a household, and 48,625 housing units. The City administration is classified in to 13 inner city and 4 outskirt Kebeles.



3.2 Research Design

In this study, descriptive cross-sectional survey design was employed. A descriptive cross-sectional survey designs is useful to get relevant information from a variety of groups on the actual implementation of the problem under the area of study. It is believed that it helps to explore the existing two or more variable at one given point of time. Cooper and Schindler, (2011) have argued that descriptive survey design is concerned with conditions or relationship that exist between variables, process that is going on, effects that is evident or trends that are developing.

3.3 Research Approach

In this study, mixed research approach (both qualitative and quantitative) were used. Now a day's mixed method was considered as a tool to triangulate the result of single approach through multiple methods (Johnston, 2010). A quantitative method was used because it is viewed as an effective to gather large data and comprehensive issues at a specified period of time (Ngwenya,

2010). While the qualitative method was used based on the assumption that it enables the researcher to generate meanings and phenomena within the real context of the research participants and to fill the gap left by the quantitative one (Kothari, 2004). Qualitative method was also useful in exploring people's feelings, perception, and experiences of particular events and phenomenon more closely (Limb, M. and Dwyer, C. 2001). With the qualitative approach, the researcher uses the answers from higher officials such as data gathered from interviews to identify larger constructs. The researcher then tried to understand the different relationships that exist between these constructs.

3.4 Source of Data

The primary data was collected from the sampled household heads of the squatters, local administrative bodies of the peripheral Kebeles and administrative bodies at the city administration level. The researcher collected these data through open and close ended questionnaires, observations, and focus group discussions. The researcher used a secondary data for supplementary information. Thus, current and related data was collected from legal documents, published reports, and unpublished sources.

3.5 Sampling Technique

The researcher employed probability and non-probability sampling techniques. In this regard, purposive sampling technique was used to select Kebele's and Stratified sampling technique was used to get respondents from each of the selected Kebeles. Then, from the a total of 17 kebele in Jimma city, Ginjo Kebele, Setosemero and Boche bore were selected on the basis of the major expansion of squatter settlements and its contribution to unplanned city expansion.

3.6 Sample Size Determination

As data obtained from the offices of the above mentioned three Kebeles shows, a total of 2700 squatter housing units were found in the three Kebeles (source database of Jimma municipality, 2020).

To determine the sample size for quantitative data, a statistical formula most appropriate is Yamane (1967) sample size determination formula. And it is stated as follows;

$$n = \frac{N}{(1 + Ne^2)}$$

Where n = Number of samples, N = Total population and e = Error tolerance (e= 0.05), accordingly, the final sample size of the population computed as:

$$n = \frac{2700}{(1+2700(0.05)^2)} \quad n=348$$

Table 3.1 : Location and sample size of the respondents

S/no.	List of kebeles	Total Population=N	Total Sample Size=n
1	Ginjo	1170	151
2	Bocho bore	862	111
3	SetoSemero	668	86
Total	3	2700	348

3.7 Method of Data Collection

3.7.1. Survey Method

3.7.1 Questionnaire

Questionnaire was used to collect data from the respondents. It is helpful in securing pertinent information for the study and its suitability for survey research. Thus, questionnaires that consist of different sections and different items: open-ended and closed ended was prepared to collect relevant data from the sample representatives.

As stated by Orodho (2009) a questionnaire has a diverse number of merits upon which a researcher may opt to use it as an instrument to collect data. Survey questionnaire also helps the researcher to gather information within a minimum of time, at the low expense of money and effort, minimize interviewer bias and possible problems on the parts of the respondents which is important to obtain the needed information from the respondent. This instrument of data collection will be used as the data collecting in this study for it would helpful in securing pertinent information for the study and its suitability for survey research.

Thus, questionnaire was prepared in English then translated in to local language “Afaan Oromoo and Amharic” and distributed by the investigators for the sampled respondents in the study area

to investigate issue under study. Accordingly, questionnaires that consist of different sections and different items: open-ended and closed ended question was prepared to collect relevant data from the sample representatives.

3.7.2 In-depth Interview

In this study, to obtain information on the issue, in-depth interview was used. To this end, unstructured in-depth interview was employed to collect data from natural setting of the participants with the dwelling of the area in order to get detailed information regarding their life situations. Accordingly, four experts (4) from Municipality and Land administration would purposively selected for in-depth interview. Thus, the researcher was conducted in-depth interview with four (4) experts meaning two from Municipality and two from Land administration to get detail information about issue under study. And heads of Kebeles from the selected 3 Kebeles was selected purposively to get detailed information about issue under study.

3.7.3 Focus group discussion

Apart from the data gathered through the aforementioned data collection instruments, focus group discussions with squatters were held by the researcher for enriching the data secured through interviews. In each of the three kebeles six members of Kebele workers was formed to participate in focus group discussion using purposive sampling technique.

3.7.4 Observation

Observation is described as the fundamental base of all research method in social science. Observation enables the researcher to obtain a complete picture of the situation. Thus, this study adopted the non-participatory observation (direct observation) method because it allows focusing on observable behaviors among respondents occurring during all aspects of formal and squatter interactions. Observation was done at least 3 to 4 days at the time of data collection period. Then, the researcher observed all activities done in the squatter settlement area and recorded all information during observation.

3.8 Variables Considered for the study

One dependent variable and ten independent variables (explanatory variables) were selected for the analysis. The dependent variable, expansion of squatter settlement, is explained by Age, Sex, Educational status, Current occupation, Family size, Income, Maritalstatus, Migration,

Employment status, Construction permit.

3.9 Methods of Data Presentation

The data collected for this study was checked and organized with respect to basic research questions and objectives of the study. The quantitative data was presented in the form of table, chart and graph. The qualitative data was presented in the form of words, sentences, or text.

3.10. Data Quality Assurance (Validity and Reliability)

First the questionnaires were prepared in English by the investigator and later translated to local language such as Amharic and Afan Oromo then the actual data collection questionnaire was pre tested on 5% population out of the sample in the selected Kebele. Data collectors were at least diploma holders who can speak the local language. Data collectors were trained for one day on the study instrument data collection procedure. During the actual data collection process supervision has been done a cross check the collected data every day for validity and reliability of the data. For the case of qualitative data, the field notes were checked at the field level and translated to detailed note with format that contains detailed note, methodology, code and analysis on daily basis. In deed necessary modification was made on the items and unclear questions was modified.

3.11. Ethics of the Study

The researcher was maintained the confidentiality throughout this research, and most importantly by not disclosing their name and any another issues. Hence it can be essential in order to protect the identity of clients and recognizing their right to privacy. Protection of privacy is not a privilege; it is a right. In every action, the researcher would keep the community or the professional standard of conduct. The researcher has had informed consent of the participant, and keeps their confidential information, and keeps informants from any possible harm that may introduce from throughout the study.

CHAPTER FOUR

FINDING AND DISCUSSION

4.1 Introduction

This chapter presents the analysis and interpretation of the data gathered by different instruments, mainly questionnaire and interview. The summary of the quantitative data has been presented by the use of tables. On the other hand, the collected data through interview and open-ended questions were analyzed qualitatively. These tools were used to triangulate the consistencies and variations of the result obtained.

As mentioned earlier, among various data collection instruments, questionnaire and interview were used to collect the relevant information for this study. Thus, a total of 348 questionnaires were distributed to squatters in the selected three Kebeles of the Jimma city. Unfortunately, only 329(94.5%) of them were properly filled and returned the questionnaire to the researcher. Among these 15 respondents could not be returned and a total of returned 4 responses was excluded from analysis due to irrelevant information and not correctly filling the questionnaires. Beside the questionnaire 7 respondents (i.e two from Municipality and two from Land administration, and three from the chairperson in the selected Kebele's) were interviewed. According to Rubin and Babbie (2010), a response rate of 70% is "very good" for further assessment. Therefore, the total response rate was sufficient and safe to analyze and interpret the data.

Hence, the data gathered were organized and analyzed in a manner that enables to answer the basic research questions raised at the beginning of the study. Accordingly, the overall results of the issue investigated as well as respondents' personal background or profiles were clearly presented below.

4.2: Background information of the respondents

In order to have clear understanding about the result of the study, it is important to be familiar with demographic characteristics of the squatters in the selected Kebeles in Jimma city. The demographic characteristic consists of sex, age, educational background, marital status,

occupation, religion, and income of the respondents. The result of demographic characteristics will be presented table found below.

Table 4.1 Demographic characteristics of the respondents

Variables	Category	Frequency	Percent
Sex	Male	267	81.2
	Female	62	18.8
Age	<30	75	22.8
	31-40	183	55.6
	41-50	51	15.5
	>50	21	6.38
Education	Unable to read and write	20	6.1
	Primary school	107	32.5
	Secondary School	104	31.6
	Diploma	67	20.4
	degree and above	31	9.4
Occupation	Merchant	58	17.6
	Governmental employees	72	21.9
	civil servants	68	20.7
	Labor work	115	35.0
	Others	16	4.9
	Total	329	100.0
Marital status	Married	112	34.0
	Single	105	31.9
	Divorce	46	14.0
	Windowed	66	20.1
Religion	Muslim	130	39.5
	Orthodox	97	29.5
	Protestant	86	26.1
	Catholic	16	4.9
Income	<5,000	86	26.1
	5,000-10,000	119	36.2
	10,000-15,000	71	21.6
	> 15,000	53	16.1

Table 4.1 above shows that male and female respondents account for 81.16% and 18.84%, respectively. Majority of the study respondents 183(55.6%) were in the age range of 41-50 years followed by those in the age range of 31-30 years 75(22.8%) and above 50 years 51(15.5%)

respectively. The average age of respondents was 34 years. Table 4.1 also show that about 107(32.5%) sample respondents were attended primary school , 104(31.6%) were secondary school , 67(20.4%) diploma holders, and the remaining 31(9.1%) have a 1st degree holder and above.

Regarding the occupational status of the respondents, majority of the respondents 115(35%) of them were labor worker followed by governmental employees 72(21.9%), 20.7%, 17.6%, and 4.9% of them were civil servants, Merchant and others like house wives. Table 4.1 also shows that 34% were married, 32% single, 20% windowed and 13.96 of the respondents were Divorce. With regards to the religion of the respondents 39.5% of the respondents are Muslims, 29.5% Orthodox and 26.1% of the respondents were protestant follower.

With regards to monthly income of the respondents, majority of them have the monthly income of Birr 5,000 -10,000 which accounted for 36.2%, while, 26.1%, 21.6%, and 16.1% of them have a monthly income of Birr less than 5,000; 10,000-15,000 and above Birr 15,000, respectively. The average monthly income of respondents was 7000.

4.2 Trend of Squatter settlement in Jimma city

As seen in figure 2 below, there observed dramatic growth of squatter settlements throughout the city. The result shows that there is an increasing rate of squatter settlement from 2016 to 2017. After showing slight decrease from 2017-2018, 2019 to 2020 it the years for the squatter settlements highly increase. As the area occupied by squatter settlers expand, the population also increased.

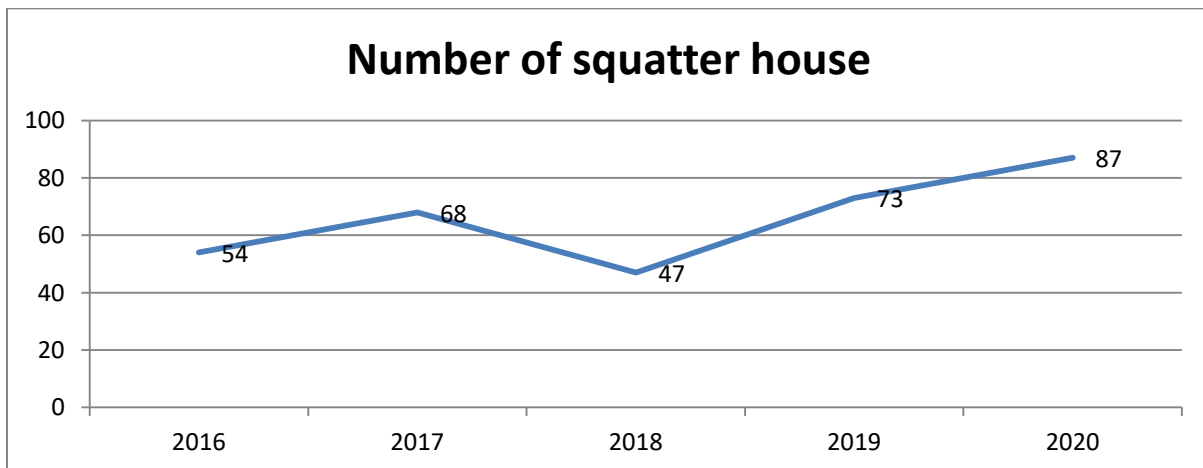


Figure 1: Trend of Squatter Settlement in Jimma City

As it can be seen from Figure 3 below, the squatter settlers Ginjo *kebele* progressively increased from 2016 to 2017 and from 2017-2018 it has been slightly decreasing and then show a highly increase again. The trend of expansion of squatter settlements in Seto semero *kebele* is also shows an increasing trend except in the year 2017 as compared to Ginjo and Bocho bore *kebeles*.

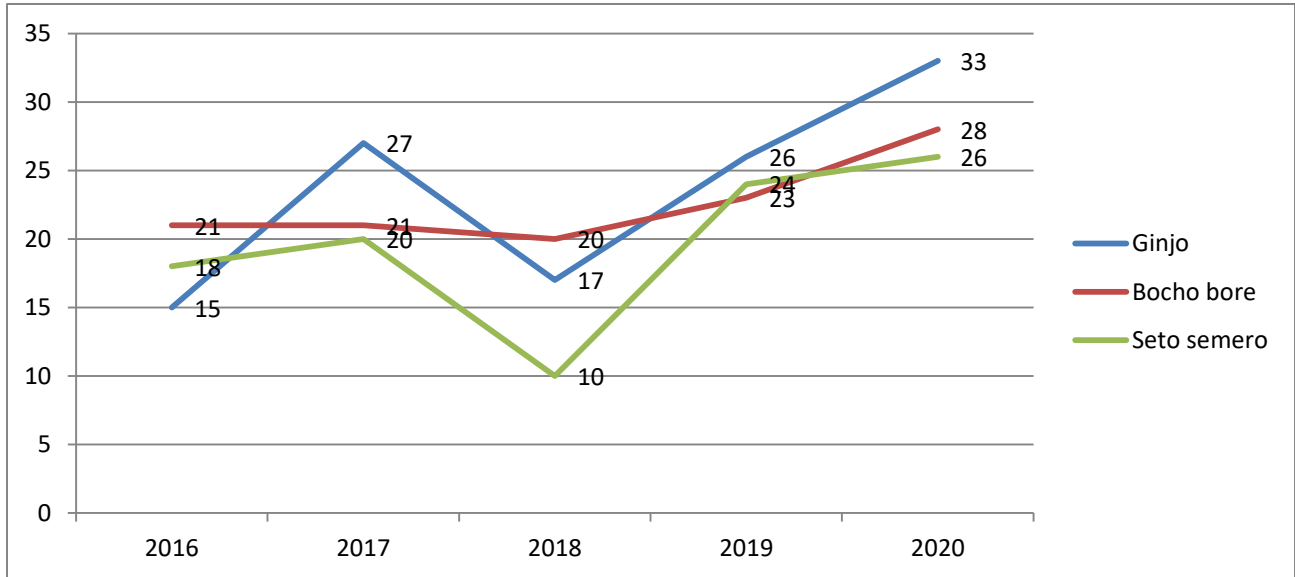


Figure 2: Trends of Sputtering in Sample Kebeles

Bocho bore *kebele*, has the second largest share of squatters in Imma City. The growth of squatter settlement in 2017 has been higher than that the other two kebeles. Generally, a squatter settlement has been increasing from year to year despite variations in the number of squatters in the three kebeles and variations in the rate of growth of squatters from time to time. Information obtained through key informant interview also witness that squatter settlements has been expanding in different parts of the city at different times. Vacant places in the city peripheries are hotspot areas of squatting and farming community. In addition, adjacent the city boundaries are also participating in informal land transactions which ultimately pave a way for expansion of squatter and illegal settlements. Data obtained through FGD also shows similar things. They claimed that a squatter settlement has been increasing from year to year.

It was clearly found that government had the upper hand through the exercise of their power of eminent domain, while individuals and corporate bodies meet their land requirements in the open markets. Within the open market, the corporate bodies and the rich individuals usually with higher bargaining power, dominate the transaction; while the urban poor were left with little or no choice but to make do with the crumbs.

In-depth interview was also conducted to assess the trend of squatter settlements in Jimma city. Two experts from Municipality and two from Land administration were included in the interview. Then the responses of the respondents are given below:

The informants were asked about the issue related to many houses built in the kebeles. One of a 38 year-old men informant replied that the number of houses built of squatter settlement in these Kebele is very high. Since rural urban migration was a great problem in urban area in which the massive movement of population from rural area to urban centers to have good opportunity of working environment and access to other social services. For this, the number of squatter settlement at the study area is increasing at alarming rate. Although urban land policy is in place, its implementation is weak. There is no regular and continues monitoring and evaluation processes to reduce risk of squatting activities and the political commitment is also found to be low in the area.

Similarly, a 41 year old informant stated that:

Squatter settlements are growing at an alarming rate of in Jimma city. The growth is closely linked to the rapid urbanization that has been taking place in most developing countries over the past five years. In most cases it seems therefore that, the absolute quality of land is rarely problem. The break down is in the system of delivering land to urban poor, which makes it legally accessible often aggravates the problem on one hand.

The researcher also asked about the current situation of squatter settlement in Jimma city. An informant stated that the numbers of squatter settlements are increasing from year to year in response to high demand for housing and limited supply of plot of land for housing to urban residents. Even though urbanization is law, the rate of squatter settlement process

is very high in Jimma city. Thus, the rate of squatter settlement is measured in terms of the number of populations.

When study participants were asked if there was a residential area development without legal claims to the land and/or permission from the concerned authorities to build; informants replied that the number of such houses exceeds those legally built in many folds.

The source of squatter settlement in the study areas is the subdivision and informal/illegal sale of agricultural land. The kind of people who purchase in these areas are genuine urban poor who lack shelters or forced by high standard living cost in the city. Sometimes however, there are also urban speculators who aim to sell it back at profit. The common measure being taken measure by government or city municipality to curb the expansion of squatter settlement is demolition of houses and total ignorance. The informal settlement found in both the study areas in Jimma city share the common features of shanty houses and poor housing constructions like any other places.

Housing and Residential Situation of Squatter Settlements



The residents of squatter settlements are isolated and forgotten by city and government authorities. As the report on global human settlement summarized”, rather than being assisted in their efforts by governments, they have been hounded and their homes frequently demolished, they have been denied services, and they have been ignored and excluded from normal opportunities offered to other urban citizens.”(UN-Habitat 2004) The settlements have the potential of creating environmental pollution and land degradation, being sources of health problems, crime and urban be a social liability unless assisted and rescued from such living conditions.

4.4 Factors that contributes to the expansion of squatter settlements

A factor that contributes to the expansion of squatter settlements was measured using a set of 8 statements questionnaire. Item score for each question was categorized into yes or no questions. Under this circumstance, frequency and percentage was used. The highest frequency of yes categories indicates the maximum number of respondents was agreed to each question drawn by the researcher.

Table 4.2: Respondents’ opinion on socio-economic factors that contributes to the expansion of squatter settlements

No.	Socio-economic factors	Yes (%)	No (%)
1	Over crowding	236(71.7)	93(28.3)
2	Lack of affordable housing	256(77.8)	73(22.2)
3	Increasing land prices	303(92.1)	26(7.9)
4	For profit motive	262(79.6)	67(20.4)
5	Rising housing rent	296(90.0)	33(10.0)
6	Lack of electricity and water supply	212(66.2)	101(35.8)
7	A problem of personal hygiene	208(63.2)	121(36.8)
8	Poverty	216(65.7)	113(34.3)

Table 4.2 shows the perceptions of respondents towards factors responsible for expansion of squatter settlements in Jimma city. The main factors mentioned by respondents include overcrowding, absence of affordable housing, rising housing rent, motive to occupy land (for sale in the future) and inability to secure land through land lease system. Table 4.2 above shows that the majority of the respondents,236(71.7%), were agreed that overcrowding is one of the

socio-economic factors that contribute to the expansion of squatter settlements. Similarly, item 2 table 4.2 shows that more than half of the respondents 256(77.8%) were agreed that lack of affordable housing is the socio-economic factors that contribute to the expansion of squatter settlements.

With regard to item 2 tables 4.2, majority of the respondents 303(92.1%) were agreed that increasing land prices is one of the other socio-economic factors. In addition, profit motivation is the other socio-economic factor that contributes to the expansion of squatter settlements. Regarding to rising housing rent, majority of the respondents 296(90.0%) respond yes, this indicates rising housing rent the socio-economic factors that contribute to the expansion of squatter settlements.

Similarly, lack of electricity and water supply, problem of personal hygiene, and poverty were the socio-economic factors that contribute to the expansion of squatter settlements with the contribution of 212(66.2%), 208(63.2%) and 216(65.7%), respectively.

In general, this finding shows that overcrowding, lack of affordable housing, increasing land prices, profit motive, rising housing rent, lack of electricity and water supply, problem of personal hygiene, and poverty were considered as socio-economic factors that contributes to the expansion of squatter settlements.

Table 4.3: Respondents’ opinion on administrative factors that contributes to the expansion of squatter settlements

No.	Administrative factors	Yes (%)	No (%)
1	Corruption	218(66.3)	111(33.7)
2	Poor urban land management	262(79.6)	67(20.4)
3	Poor enforcements of law	296(90.0)	33(10.0)
4	Poor administrative measure	274(83.3)	55(16.7)

As indicated in item 1 from the table 4.3 above, the majority of the respondents,218(66.3%), were agreed that corruption is one of the administrative factors that contribute to the expansion of squatter settlements. Similarly item 2 table 4.3 shows that more than half of the respondents

262(79.6%) were agreed that poor urban land management the administrative factors that contribute to the expansion of squatter settlements.

With regarding to item 2 of table 4.3, majority of the respondents 296(90.0%) were agreed that poor enforcements of law is one of the other administrative factors.

In general, this finding shows that corruption, poor urban land management, poor enforcements of law, and poor administrative measure were considered as administrative factors that contributes to the expansion of squatter settlements in Jimma city.

Besides the above finding the researcher made an interview with city administrators and Jimma urban land development and management agency to strengthen evidences for factors that contributes to the expansion of squatter settlements in Jimma city.

An informant from Kebele administrative indicated that:

Factors contributing for the expansion of squatter settlements in cities include absence of clear land policies in both rural and urban areas; no coordination between urban and rural administrations to control squatting at urban fringes of Citys and cities; weak urban-rural linkage; impractical provisions of some laws like some provisions of the current urban land lease laws; and less attention paid towards solving shortage of urban housing are prominent factors contributing for expansion of squatter settlements in Jimma city.



Source; Photo taken by the author,2021

An informant from Jimma urban land development and management agency also provided explanation that supports the above argument:

Factors that contributing for expansion of squatters' settlement in the city were unfair compensation for the people expropriated from their holdings for public purposes; inaccessibility of affordable land and housing for all income levels in the city; weak law enforcement, weak commitment at all government levels, governance problems like personal involvement of government employees and authorities in squatting, inability of the city administration to provide title deeds to holdings without title in accordance with the law and high rate of population migration to the city. in addition, inefficient use of urban land, violation of urban plan, creates favorable conditions for crime, and finally becomes political problem.

An informant from Jimma city administration shows the following for the question why squatting is proliferating in your city.

Major factors contributing for proliferation of squatters' settlements in the city were inadequacy of affordable land and/or housing supply for all income levels of the urban residents; unfair displacement compensation during expropriation of people from their holdings for public purposes; weak coordination among tiers of government; unnecessary intervention by top managements; inadequacy of required resources and high population migration to the city. Requirement of huge infrastructure investment, reduction of government revenue, violation of the city plan, reduction of aesthetic value of the city, uneconomical use of urban land, high demolition, complicating urban land management factors contributing for expansion of squatter settlements in Jimma city.



Source; Photo taken by the author ,2021

4.5 Impact of squatter settlement on social and economic development of the city

The impact of squatter settlement on social and economic development of the city was measured using a set of 9 statements questionnaire. Item scores for each category were arranged under five rating scales. The range of the rating scales were strongly disagreeing=1, Disagree=2, Neutral =3, Agree=4 and strongly agree=5. For the purpose of analysis, frequency and percentage of the respondents' response were used as follow.

Table 4.4: Respondents' opinion on the trend of squatter settlements in Jimma city

No	Statements	SD(%)	D(%)	N(%)	A(%)	SA(%)	Mean	Std.
1	Lack of basic infrastructure and services	4(1.2)	35(10.6)	23(7.0)	208(63.2)	59(17.9)	3.862	.875
2	Inability to afford the building Standards of the city	14(4.3)	87(26.4)	41(12.5)	142(43.2)	45(13.7)	3.355	1.14
3	Inability to afford the price of land in the formal land market	2(.6)	32(9.7)	42(12.8)	180(54.7)	73(22.2)	3.881	.884
4	Lack of legal ownership prevents them from using their house as collateral with a financial institution	9(2.7)	24(7.3)	51(15.5)	179(54.4)	66(20.1)	3.817	.928
5	Poor living standard housing condition	25(7.6)	55(16.7)	88(26.7)	115(35.0)	46(14.0)	3.510	1.13
6	Exposure to the flooding problem	7(2.1)	42(12.8)	85(25.8)	142(43.2)	53(16.1)	2.983	.975
7	unplanned expansions of the City	13(4.0)	95(28.9)	75(22.8)	121(36.8)	25(7.6)	3.152	1.04
8	Environmental pollution	14(4.3)	119(36.2)	83(25.2)	93(28.3)	20(6.1)	2.957	1.02
9	Disposing waste on the open space field	18(5.5)	101(30.7)	79(24.0)	111(33.7)	20(6.1)	3.042	1.05

Table 4.4 shows that, majority of the respondents 208(63.2%) were responded agree on the lack of basic infrastructure and services with the mean of 3.862 and standard deviation of 0.875. On the other hand 35(10.6%) of the respondents were disagreed on the lack of basic infrastructure and services. The remaining 7% of the respondents were neutral on this statement. Similarly, 142(43.2%) of the respondents were agreed on the inability to afford the building standards of the city, minority of the respondents (4.3%) were strongly disagreed.

With regarding to legal ownership prevents the majority of the respondents 179 (54.4%) lack of legal ownership prevents from using their house as collateral with a financial institution. The remaining 2.7% of the respondents were strongly disagreed on this statement with mean of 3.817 and standard deviation of 0.928.

The respondents (squatters) were also asked about poor living standard housing condition of the squatter settlers. About 35.0% of the respondent agreed, 14% of them strongly agreed on this

statement. Similarly, 142(43.2) of the respondents were agreed there is exposure to the flooding in the squatter area.

About 33.7% of the respondents agreed that there were a disposing waste on the open space field in squatter place. Moreover, only 5.5% of the respondents strongly disagree with the statement and believe that there were disposing wastes on the open space field. The remaining 24% of the respondents were making silent on this statement with mean of 3.04 and standard deviation of 1.05.

Data obtained from the field (informant 35-year-old male) support data obtained through survey:

“Since squatters are unplanned settlement, problem of road is inevitable. In some places, they have very narrow roads which are difficult even to pass-through by foot. As a result, there is a problem of reaching them during emergencies. It is often difficult to be accessed by fire fighters and health aid providers or Ambulances.”

A male informant aged 30 years also stated the problem of squatter settlement as follows:

“Squatters live in an environment that are poor and below the quality. They may face landslides because most of them found on sloppy land near rivers to hide themselves from view and in search for cheap parcel of land as compared to others. At those places of hillsides, it is common to have excavated soils, unglued soil, which may cause landslides during the rainy season, terminations of infrastructures such as roads and utilities and at the places waste disposal. Heavy rain may also cause flood threats.”



Similarly, in depth interview was done with 35-year -old female, she said;

The government has failed to manage a proper sewerage system and solid waste in the city. Our place is a complete jumble and I think we have to clean it but the problem is basically people feel that their compounds are only what matter. The whole incident of environmental sanitation is annoying. I believe inappropriate management of waste materials are the main cause of pollution in this area. “Since squatter are unplanned settlement, problem of road is inevitable. In some place,s they have very narrow roads which are difficult even to pass-through by foot. As a result, there is a problem of reaching them during emergencies. It is often difficult to be accessed by fire fighters and health aid providers..

Informant identified the positive and negative impacts of squatter settlements in jimma city: .

Positive Impacts	Negative Impacts
<ul style="list-style-type: none"> ● Supply of land with affordable price ● Availability of affordable houses (rental and purchase) ● Ensure house ownership (basic in urban) 	<ul style="list-style-type: none"> ● Constrains expansion of infrastructures ● Poor quality housing ● Insecurity (fear of demolition of houses) ● Poor living standard housing condition

<ul style="list-style-type: none"> • Reduce expenditure on rent • Contribution to city development 	<ul style="list-style-type: none"> • Disposing waste on the open space field • Inability to afford the price of land in the formal land market
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FGD participants indicated that people construct squatter settlements on unauthorized public land reserved by the city administration for various social, economic and environmental (green area) purposes. This has been challenging the municipal administration in addressing the wider city resident socio-economic needs. Considering the magnitude and scale of the housing deficit and the lack of concerted action or inadequate response of the city government, there is no doubt of the positive role that informal housing on unauthorized public land play in housing thousands of the city residents.



Source; Photo taken by the author,2021

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATION

This chapter presents summary, conclusions and recommendation made based on the results obtained from the data analyzed and interpreted in section four.

5.1 Summary of Major Findings

As indicated earlier, the objectives of this study was to assess the trend of squatter settlement and its impact on the development of Jimma City, Jimma zone. The researcher started the study by formulating the following basic questions.

1. How is change of squatter settlements in size in the city of Jimma?
2. What factors contribute to the emergence and development of squatter settlements in the study area?
3. What are the major impacts of the squatter settlements on social and economic development of the city?

A quantitative and qualitative research method was employed due to the fact that it is more appropriate to explore the trend of squatter settlement and its impact on the development. To collect the data 329 respondents were selected using simple random sampling technique. This study employed a combination of tools as data collection instruments. Questionnaire and interview were used to gather the relevant data from the respondents. Depending on the result, the following are the major findings of the study in relation to research questions

5.1.1 Trends of squatter settlements in size in the Jimma city

In this study an effort was made to understand what the trend of squatter settlement in Jimma city looks like and accordingly, squatter settlements growth rate is increasing from year to year. In broad-spectrum, an overall appraisal of history of squatter settlement by Oromiya regional land management in previous years suggests that an act of land grab and illegal settlement was long run practice.

Expansion of squatter settlements is the common problems of almost all urban centers in the world (UN-Habitat, 2007). They are known by different names in different countries. In Ethiopia, Minwuyelet (2015), presented as squatter settlements in Ethiopia have emerged during the mid of 1970s after the Dergue regime, government that ruled Ethiopia from 1974-

1991, nationalized all urban land and extra houses in 1975 by Proclamation No. 47/1975. In accordance with Minwuyelet (2015), in the pre-revolutionary land tenure system, the development of squatter settlements was highly deterred as the power of the property owners (individual ownership) was strong enough to discourage illegal occupation of land. Minwuyelet restated that, after the nationalization, the government could not effectively and efficiently manage the land and everyone has got the chance to squat on vacant government lands.

5.1.2 Factors contribute to the emergence and development of squatter settlements

In this study, the researcher identified different factors that contribute to the expansion of squatter settlements in Jimma city. Among these lack of affordable housing, increasing land prices, profit motive, rising housing rent, lack of electricity and water supply, problem of personal hygiene, and poverty, corruption, poor urban land management, poor enforcements of law, and poor administrative measure were considered as social and administrative factors that contributes to the expansion of squatter settlements in Jimma city. This result was supported by Nigussie *et. al*, (2020), in Addis Ababa metropolis (Bole, Yeka and KofleKeranio Sub Cities), the result shows, there were unaffordable land values for the poor; limited capacity of local authorities to develop and deliver land to the poor; inefficient land delivery process and poor land administration, high cost of building materials; poverty; corruption.

A study conducted by Abreham(2018) was attempted to assess the determinants of expansion of squatter settlements in Hosanna City. The result shows there are many factors that initiate squatting as root causes in the study area, for instance, the expansion of institutions, prohibition of land by the governments, the increase of rural to urban migration, high price of land in the inner city and absence of good governance.

The result of this study is also in line with the study done India; expansion of squatter settlements due to poverty and underlying global and national macroeconomic factors; the nature and scope of government housing policies (Abiko, Cardoso, Rinaldelli and RiogiHaga, 2007); unrealistic urban planning regulations, and informal labor market (Hernando De Soto, 2000), wrong policies of constructing the costly houses which could not fulfill the local demand resulted expansion of unauthorized colonies (Jafri, 2011).

5.1.3 Impact of the squatter settlements on social and economic development of the city

In this study, the result shows that a squatter settlement has a positive and negative impact on social and economic development of the city. From these supply of land with affordable price, availability of affordable houses (rental and purchase), house ownership (basic in urban), reducing expenditure on rent, and contribution to city development are considered as a positive impact on the social and economic development of the city. On the other hand constrains expansion of infrastructures, poor quality housing, insecurity (fear of demolition of houses, poor living standard housing condition, disposing waste on the open space field and inability to afford the price of land in the formal land market were considered as a negative impact on social and economic development of the Jimma city. This result was supported by Shibru (2018).

5.2 Conclusion

The trend of squatter settlement at the research area shows an increasing rate 2008 to 2009 E.C. In the year 2010 the squatter settlement shows slightly decreasing and then from 2010 to 2012 the squatter settlements highly increase again. Their growth is closely linked to the rapid urbanization that has been taking place in most developing countries over the past three decades.

Overcrowding, lack of affordable housing, increasing land prices, profit motive, rising housing rent, lack of electricity and water supply, problem of personal hygiene, and poverty were considered as socio-economic factors that contributes to the expansion of squatter settlements

Squatter settlers had positive and negative impact on the development of Jimma city. Availability of affordable houses, house ownership, reducing expenditure and their residential houses dwellers are positive consequences. However the negative impacts of squatter settlements are poor quality housing, insecurity, poor living standard housing condition, disposing waste on the open space field, inability to afford the price of land in the formal land, environmental pollution by lack of sewerage and it leads to suffocation and water source pollution.

5.3 Recommendations

Based on findings of the study, the following recommendations forwarded for policy makers to reverse the squatter settlement in Jimma city.

- The study revealed that there is an increasing trend of squatter settlement in Jimma city. Thus, sound and transparent urban land delivery system and management should be in place so as to minimize the illegal expansion of squatter settlement.
- The municipality should prepare clear and appropriate measures such as preventive measures for the emergence of new squatter settlements and should have clear policy for regularization of the existing squatter settlement.
- The result of this study shows there is a positive and negative impact; therefore, the city administration should continuously create awareness to the community concerning the forth coming negative impact of the problem.
- Further research on the mismatch between the demand and supply of housing in Jimma city should be conducted to plan for the production of low-cost housing for those households who are unable to get access to shelter.

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