

**College of Law and Governance
Department of Civics and Ethic Studies**

**Assessing the Effects of Corruption in Urban Land Administration: The Case
of Gechi Twon, Oromia Regional State, Ethiopia**

**By
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**Thesis report submitted to the Department of Civics and Ethic studies,
College of Law and Governance of Jimma University, in partial fulfillments of
the requirement for the award of the Masters of Arts (MA) in Civics and
Ethics Studies**

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Jimma, Ethiopia

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DECLARATION

I, Markos Melaku, hereby declare that thesis entitled ‘The Effects of Corruption in Urban Land Administration the Case of Gechi Town’ is my original work under the guidance and support the supervision of advisor and co-advisor. It is submitted for the partial fulfillment of the requirement of master’s degree in civic and ethical studies.

Approval Sheet

This is to certify that this thesis entitled by ‘Assessing the effects of corruption in Urban land administration, the case of Gechi Town which done by Markos Malaku Dafa, **ID. No CLG/S/40063/09**, and submitted in partial fulfillments of the requirements for the degree of Masters in Civics and Ethic Studies is an authentic work fulfill the regulation of the university and meet the accepted standard with respect to originality and quality.

Examination Board

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ABBREVIATIONS AND ACRONYMS

CPI	Corruption Perceptions Index
EU	European Union
FAO	Food and Agriculture Organization
FEACC	Federal Ethics and Anti-Corruption Commissions
GCB	Global Corruption Barometer
IIAG	Ibrahim Index of African Governance
IMF	International Monetary Fund
OED	Oxford English Dictionary
SPSS	Statistical Package for Social Science
TI	Transparency International
UN	United Nations
WB	World Bank
ETB	Ethiopian Birr
UKAID	United Kingdom Agency for International Development
USD	United States Dollar

ABSTRACT

This study was conducted to assessing the effects of corruption in urban land administration on the political, economic and social life in Gechi Town. To this end a Cross sectional descriptive survey study design and mixed of quantitative and qualitative data collection and analyzing approach were used. Questionnaires were distributed among accidentally with selected 320 respondents, and an interview was conducted with 11 purposively selected key informants. In addition, secondary source of data were consulted to collect sufficient information to meet the study. The study reveals that corruption is highly prevalent in land related services in the study area in which it is negatively affecting the socio-economic development and political lives of the people in study area among others degrading citizens interest of political participation, affect transparency and accountability on decision of public officials, affect economic growth and investments, significantly reducing taxation and revenues to be collected, cause of disputes among the society and etc. Thus, the study recommended that commitment is needed from the government to set up a working system that controls corrupt behavior of low level executive bodies and ensure efficient delivery of services to the community, empower and impose strong responsibility on the town land administration office

Key words: Corruption, land administration, political effect, economical effect and social effects.

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

The term ‘corruption’ refers to the misuse of resources or power for private gain. In the words of Transparency International, as cited by Gashaw *et al.* (2015) any activity that constitutes an abuse of the delegated powers in order to achieve personal gain is corruption. Similarly, corruption can be defined as “the behavior of deviation from regular performance of public service for personal or other benefit; it is a violation of norms in order to achieve personal interest” (OSI, 2002) cited in (Tatjana and Natasa, 2013). Corruption is a worldwide phenomenon and presents common features in all countries also remains well entrenched in national contexts and local cultures, fundamentally dependent on the context-specific interaction between local actors and it is the land sector abuse of power and authority by those in charge of land administration for their own gain or benefit (Mutondoro F, Ncube, 2013).

Corruption is one of the greatest challenges of the contemporary world and exists in varying degrees in different countries. Corruption can be exercised in every sector and have many negative consequences. As suggested by Transparency International (2016) land sector is globally vulnerable to corruption and rent seeking and corruption in the land sector can take a variety of forms, ranging from bureaucratic corruption and political corruption. Bureaucratic corruption occurs in the public administration or the implementation end of politics. This kind of corruption is known as low level and street level corruption. Land sector is one, in which low level and street level corruption is practiced. Street level bureaucrats perform their duties by making decisions based on individual cases brought before them. They are given bureaucratic carefulness which is the ability to decide how policies should be implemented but if this power is abused it can lead to corruption.

Political corruption in the land sector aimed to gain control over country’s resource both what above and beneath the ground. It can manifest as a result of opportunities created through land transactions, reforms and development projects that occur within a country, region or district TI (2008).

There is a high risk of corruption in Ethiopia's land administration with petty corruption, land grabbing, and corruption in the auctioning process, and state capture being common in the sector (Lindner; Business Anti-Corruption Portal, 2014; 2017) cited by A. Idris (2019). Corruption in the country ranges from petty, grand and acts as an impediment to its development and further exacerbating poverty. Lack of accountability and transparency, low level of democratic culture and tradition, lack of citizen participation, lack of clear regulation and authorization, low level of institutional control, absence of punishment and centralization of authority and resource are some of the factor that contribute to corruption thriving in the country (Ayferam, Bayeh and Muchie 2015; Teshome 2016) cited in (Rahman Kaunain, 2018).

According to (World Bank, 2012a) as cited by Melese Zeleke (2018) the key areas of land sector corruption in Ethiopia are including: the first one is 'institutionalization of informal fees' as it mentioned that FEACC concluded its investigation of corruption in five sub cities of Addis Ababa that it was "nearly impossible to get a plot of land without bribing city administration officials." The second one is 'fake actions of officials. Officials have allocated land for themselves in both urban and rural areas for housing associations and developers in urban areas. The other one is the 'Problem of officials' willingness' fraudulently or in response to bribes or nepotism to overlook virtually all specified restrictions and requirements and the 'issuance of forged land documents' is also resulting from fraud, bribery, or nepotism, which has seriously eroded confidence in the land recording system. There is also problem of misplacement and loss of files in the Ethiopian land administration.

Different researchers like Dinka et al. (2016) studied land administration focusing on good governance and others also had studied corruption focusing on the causes and how to curb corruption through increasing transparency, accountability, responsiveness, & integrity in public service deliveries targeted on national level. Nevertheless, corruption is also highly conducted by local governmental actors in a given jurisdiction and most of the studies did not target to show the effects of corruption in a broad sense. To fill this gap this study is targeted to show the effects of corruption especially in land sector of local government and where no research has been conducted on the topic yet. This research was quite essential to explore the political, economically and social effects of corruption in land administration of Gechi Town, Buno Bedelle Zone Oromia Regional State.

1.2 Statement of the Problem

Land become the object of corruption in a number of overlapping reason in land is considered as an economic asset as connection with identity, social value as source of food production and territory (Bob and Bronkhort, 2010) cited in (Mulugeta Tesfaye, 2019). Corruption is a complex and multifaceted phenomenon with multiple causes and effects, as it takes on various forms and functions in different consensus has indicating that corruption is a central challenge to equitable sustainable development and it also shrinks the range of opportunities available to developing countries (Davis, 2003).

Land sector is not immune to corruption since the phenomenon of corruption and its various forms threaten almost all economic sectors of a country and it is regarded as private or individual because private benefit is sought and collected. It holds some private benefit for the corrupt act his family or his close friends (Merry cited in de sardan, 1999:49).

Like other developing countries, Ethiopian land administration faces complicated problems of corruption that arises from a number potential entry points for corrupt activities to occur.

These include: lack of clear policies, weak institutions, lack of transparency, and limited public participation and capacity challenges. There is a lack of clarity regarding the roes, responsibilities and mandates institutions in land administration (Lindner, 2014).

As World Bank state (2012a) cited by (Melese, 2019) reveals Ethiopia practiced different policies, rules and directives to administer land sector. For example, Urban Land Lease Holding Proc. No. 272/2002) provides for lease holding of all new residential land allocation as of 1993 and all urban residential land transferred other than through inheritance as of 1993.

According to article 13 of the lease proclamation, any leasehold can transfer, or undertake a guarantee on right of leasehold and may also use it as a capital contribution to the amount of the lease payment. The proclamation No. 456/2005 emphasized on the importance of land measurement, registration and certification of those holding (leasing and inheritance) rights. It defines certain obligations for the user, in particular restrictions of land use on highly sloped territories.

Additionally, Shimelis (2005) cited by (Melese, 2019) stated that reports of different researches on Ethiopia indicate administrative and political corruption still remain as main challenge in land administration and manifested in terms of bribery, extortion, embezzlement, nepotism, theft,

cheating, trickery, fraud/ speedy money and prejudice in land administration and service delivery process. Similarly, Gashaw *et al.* (2015) also cited by Zelalem Muchie (2015) clearly displayed that corruption in Ethiopia causing economic, political and social problems and they also described the ranks that Ethiopia was internationally scored on corruption in different years. Accordingly, Ethiopia ranks 107 out of 180 countries in (Transparency International 2018). The worldwide Governance Indicators (WGI) by the World Bank (2018c) accords the following scores in percentile rank to Ethiopia.

The 2017 TRACE Bribery Risk Matrix Place Ethiopia in the “high” risk category, ranking it 178 out of 200 surveyed countries. Similar Ethiopia Doing Business Rank for 2018 is 161/190 with a Distance to Frontier (DTF) score of 47.77 (The World Bank 2018a). Ethiopia’s economic freedom score is 52.8 making its economy the 142 out of the 170 surveyed in the 2018 Index of economic freedom by the Heritage Foundation. It over all score has increased by 0.1 point, with an increase in investment freedom (which nonetheless remain poor) and improvements in judicial effectiveness and monetary freedom offsetting declines in business freedom, labor freedom and trade freedom. Ethiopia is ranked 27 of 47 countries in the Sub-Sahara African region, and its overall score is below the regional and world averages (Foundation, 2018) cited in Rahman Kaunain (2018).

Bertelsmann Stiftung, s Transformational Index (BTI) ranks the country 113 out of countries.

It adds that corruption poses a serious and multifaceted problem to the overall wellbeing of the population and its economy. The report further states that there is a problem of capacity to control corruption at all level, negligible political will and demised legal commitments to hold accountable power full actors implicated in corruption and those who facilitated massive capital. According to global financial intelligence Ethiopia lost US\$ 26 billion to illicit financial out flows between 2004 and 2013(Bertelsmann Stiftung, s 2018) also cited by in Rahman Kaunain (2018).

Freedom of House, in its 2018 freedom in the world report, on the other hand, accords the status of “Not Free” to Ethiopian, with an aggregate score of 12/100. According to the Ibrahim Index of African Governance (IIAG) Ethiopia rank 35 out of 54 with a score of 46.5 out of 100 in overall governance. Regardless of the efforts taken by the government and other stakeholders, one of many unresolved problems that have critical hobbled and skewed development and it remains long term major political and economic challenge for Ethiopia (Gashaw *et al.* 2015)

cited by Zelalem(2015).

The study of World Bank (2012b) also addressed that even though there are different reforms and proclamations to administer land; corruption in the land sector in Ethiopia is frequently reported in the media and on the internet. A substantial amount of land was allocated based on political allegiances. Similarly, according to the report of the Federal Ethics and Anti-Corruption Commission (FEACC of Ethiopian “Annual Report”, 2008) cited in (TI, 2014. p.5) also cited by (Melese, 2019).

“The housing cooperatives in Addis Ababa have been the vehicles for a massive land grab. City officials in Addis Ababa used the transition to conspire with land speculators. Using records on housing cooperatives that had approval for land allocation but had not been formed, these officials transformed the 24-36 approved housing cooperatives into about 300 housing cooperatives, many fictitious, and applied to the municipal courts for legal recognition.”

These all negatively affect the socio economic and political life of Ethiopian people. The study of Selamawit (2015) showed that absence of accountability and transparency is challenge of corruption in public service deliveries. Similarly, Shimelis (2005) indicated the links between corruption, development and stability and revealed that corruption weakens the state's legitimacy and, in extreme cases, may lead to political instability. Additionally, Melese (2019) stated the effect of corruption is very great problem in development of individual person and community.

The study of WB (2012a) concluded that Corruption in the land sector of Ethiopia can have serious implications, including the loss of state assets and revenue; the undermining of systems to enforce restrictions on land use (which can affect the environment and degrade resources); and serious constraints on economic activity due to unwillingness or inability to invest in land and invest in land development as a result of uncertainty in rights and restrictions. More important, corruption in the land sector can undermine public trust in government in general and in the land administration system in particular.

The study of Transparency International (2016) cited in Melese (2018) also explained that corruption in land administration affects social lives specially the poor and women and forced too many problems like homelessness, loss of property and children to drop out of school which engages them in cheap labor. The above writings on urban land domination mainly focus on the

state, subnational and city level. Still, urban land management and budget are greatly influenced by local administrative players in a given authority. To fill this gap, the researcher was encouraged to assume to research on assess the effect of corruption in urban land administration in case of Gechi town.

In addition, Gechi town is not an exception to what was prevalent in Ethiopia. Specifically the land administration of Gechi Town is found in very complicated corruption problems. Furthermore, the community exposed the problem related with informal fees, using forged documents, problems of compensation, unequal access to use land, lack of transparency and accountability, inefficiency and ineffectiveness, lack of integrity and responsiveness are the problems aggravates land corruption in the town. All of these problems are highly manifesting and strong in Gechi town to affecting the socio economic and political lives of the society. As a result, lots of people are complaining against it and need of solution so these is what encouraged the researcher to conduct a study on the effects of land sector corruption.

1.3 Research Questions

This study is aimed to address following questions.

What are the major economic effects of corruption in land sector of the Gechi town?

What are the major political effects of corruption in land sector of the study area?

What are the major social effects of corruption in land sector of the study area?

1.4 Objectives of the Study

1.4.1 General Objective of the Study

The general objective of this study is to assess the effects of corruption in urban land administration on socio economic and political life of the society in the study area.

1.4.2 Specific Objectives of the Study

The Specific Objectives of this research are:

1. To examine the effects of land sector corruption on the economic development of the Gechi Town
2. To examine the effects of land sector corruption on the political aspects of the study area

3. To identify the effects of land sector corruption on the social life of the study area.

1.5 Significance of the Study

The ruler of our country overall to minimize corruption in all sectors especially on public service sector; it is practical to conduct this study and its role enables the town land administration sector to recover the problems that played it related with land exploitation. Thus, the findings of this study is important because, it shows the effects of corruption on economic, political and social life of the society in urban land sector that should merit the attention of concerned bodies to take corrective measures. Similarly, it evidently expressions the effects of corruption in urban land sector on economic, political and social life of the society.

It also provides certain signs on how corruption in land sector plays vital problems in the day-to-day activities of the institutions, service users and the society at large. As a result, it helps to aware local governors that it needs more efforts on the prevention and minimization of corruption. Lastly, the study tried a straight line on the effects of corruption in urban land sector at local level in the nation, it can use as mechanism board for further studies to be conducted.

More over the study generates useful information that serves as an important starting point for policy makers to understand that corruption is highly practicing in land sector and it is affecting political economy and social life of citizens at large and particularly at local level and encourage them to think what might be done to minimize the problem.

1.6. Scope of the Study

Ethiopia exhibits most of the classic warning signs of corruption problems in land administration sector. There are many issues that are related with corruption such as types of corruption, causes of corruption, effects of corruption and dealing with corruption curbing strategies in different sectors. However, this study is focused only on the effects of corruption in urban land sector and indicating some strategies how to strengthen agents of anti-corruption. Thus, this study is mainly focused on economic, political and social effects of corruption of land sector. Geographically, this study was limited to Gechi Town due to time and financial rationales.

1.7 Limitations of the Study

The researcher faced different challenges which could have the possibility of resulting adverse effect on the findings of the study. These are lack of sufficient resources necessary to accomplish the project due to shortage of time and finance. Furthermore, in Gechi Town there are loads of works on officials in land administration sector to conduct the interview on the schedules. However, regardless of these challenges; the researcher tried his best to overcome those problems; by communicating with adviser and co-adviser repeatedly , the government officials of Gechi town ,finding the internet access area and the sponsor were the main limitations that the researcher passed through and come to the end of the investigation.

1.8. Organization of the Study

The study was organized into five chapters. The first chapter is introducing the background of the study, statement of problem, objectives of the study, research questions, significance of the study, scope of the study, limitation of the study.

Chapter two deals with review of related literature whereas chapter three present about design and methodology used in this research and chapter four focused on data presentation, analysis and discussions.

Chapter five offers some conclusions and recommendations. Finally, questionnaires, key informant interview questions list of the key interviewers.

CHAPTER TWO

LITERATURE REVIEW

2. The Meaning and Theoretical Framework of Corruption

2.1. *Concepts of Corruption*

According to Amundsen (1999) Corruption is a disease, a cancer that eats in to the cultural, political and economic material of society, and destroys the functioning of vital organs. In the words of Transparency International, *“corruption is one of the greatest challenges of the contemporary world. It undermines good government, fundamentally distorts public policy, leads of the misallocation of resource, harms the private sector and private sector development and particularly hurts the poor section of society”*

According to Arnold Heidenheimer (1993) as cited in Frunzik (2000) the classical concept of corruption as a general disease of the body of politics was stated by ancient political philosophers like Plato and Aristotle. According cited in (Melese, 2018) Plato in his theory of the *“perverted” Constitutions* - Democracy, oligarchy, and tyranny worried that these regimes instead of being guided by the law were serving the interest of the rulers. Then the classic conception of corruption continued into modern times, and is central to the political thought of Machiavelli, Montesquieu and Rousseau. For Machiavelli corruption was process by which the virtue of the citizen was undermined and eventually destroyed.

“Since most men are weak and lacking in the virtue of the good citizen except when inspired by a great leader, the process of corruption is ever threatening. And when virtue has been corrupted, a heroic leader must appear who in rebuilding the political order infuses this virtue into the entire citizenry.”

According to the author, Montesquieu cited in Dori NAS (2016) saw corruption as the dysfunctional process by which a good political order is perverted in to evil one and a monarchy into despotism. Whereas, according to Rousseau political corruption is a necessary consequence of the struggle for power. Then he argued that man had been corrupted by social and political life. It is not the corruption of man which destroyed the political system but the political system which corrupt and destroy man.

As mentioned by Wolfe and Gurgun (2000) cited in Okekeocha (2013) and Melese (2018) the International Monetary Fund defined corruption as “abuse of authority or trust for private benefit and is a temptation indulged in not only by public officials but also by those in positions of trust or authority in private enterprises or non-profit organizations.”

As the study of Obayelu (2007) show World Bank (WB) defined as corruption is the abuse of public office for personal gain and service as a backdrop of discussion. Whenever a public office is abused, a public function or objective is set aside and compromised. Similarly, Transparency International (2012) defined as ‘Corruption is the abuse of entrusted power for private gain.’ As one of the oldest and most perplexing phenomena in human society, political corruption exists in every country in the contemporary world and it is not exclusively a problem of developing countries.

As mentioned by Fredrich (1972) cited in Frunzik (2000 p.11), corruption can be defined as

“A behavior which is deviate from the norm actually prevalent or behaved to prevail in given context, such as the political and it is deviant behavior associated with a particular motivation, namely that of private gain at public expense.”

So, he stated the concept of corruption in a way that constitutes a break of law or of standards of high moral conduct.

On another hand, Jacob (1954) as cited in Frunzik (2000) corruption can be defined as Exploitation of the public and supposing that the income derived from the free -market agreement with the functional economic income, in a system of free competition, there can be market equilibrium if both sides of the market, sellers and buyers, are equally strong and two exchange curves intersects. However, if there is a monopolistic condition on one side of the market, the monopolist will try to get the maximum profit from the other side.

As suggested by Eatzaz, *et al.* (2012) the definition of corruption that mostly cited in the political literature is given by Nye (1967). Accordingly,

“Corruption is behavior which deviates from the normal duties of a public role because of private regarding (family, close private clique), pecuniary or status gains, or rules against the exercise of certain types of private-regarding influence which includes behaviors as bribery (use of reward to pervert the judgment of a person in position of trust); nepotism (bestowal of patronage by reasons of relationship rather than merit); and misappropriation (illegal appropriation of public resources for private

regarding use)”

According to other scholars like (Julius *et.al*, 1964) cited in (Edward, 2016) and (Melese,2018) defined as, ‘Corruption is the use of power for profit, preferment, or prestige, or for the benefit of a group or class, in a way that constitutes a breach of law or of standards of high moral conduct’. The same author also explained as it possesses the disadvantage of the emotionalism ordinarily attached to the term. ‘A right thinking’ person would agree that corruption denotes the affection of traditional values the moral decay and the disintegrations of standards of proper behavior. Even if there have been a number of different attempts at defining corruption, there is no precise definition that can be applies to all forms, types and degrees of corruption, or which would be acceptable universally. According to Oxford English Dictionary (OED), the term corruption in political context is defined as “Perversion or favor, the use or existence of corrupt practices, especially in a state, public corruption, etc.” (Frunzik, 2000)

These all are fundamental general notions of corruption are practically defined corruption as dysfunctional. For it is seen as destructive of a particular political order, be it monarchy, dictatorship, or constitutionally limited popular rule, and thus it can attack any function within a political order. Now a day, corruption is increasingly viewed as a significant impediment to economic development and growth. It hinders the development (Economic, political, cultural and social development) process of one’s country and highly contributed for underdevelopment (Zahamani, 2016)

2.1.2 Theoretical Frameworks of Corruption

There are different theories and perceptions regarding to corruption. Some of these are including;

A) Modernization Theory: One of the theory of corruption is modernization theory, in the words of Huntington 1968, one of the theorist of modernization cited by Adefulu (2007) and (Iyanda, 2012) they observed that: the process of economic and political development in modernizing societies tends to breed inequality, political instability and corruption which may be defined simply in terms of the use of public powers to achieve private goals.

B) Principal-Agent Theory: according to this theory, conflict exists between principals on the one hand (who are typically assumed to embody the public interest) and agents on the other (who are assumed to have a preference for corrupt transactions insofar as the benefits of such transactions outweigh the costs). Corruption thus occurs when a principal is unable to monitor an agent effectively and the agent betrays the principal’s interest in the pursuit of his or her own

self-interest (Persson et al., 2013) cited in (UKaid, 2015).

Another theory of principal-agent is which suggests that public sector corruption is the result of a corrupt transaction between three individuals: the principal (either the governing entity or, in some models, the state's citizenry as a whole); the agent (a corruptible individual whose work and duty is in the service of the principal); and a third party (the corrupter). The agent is expected to act on behalf of the principal and to advance their interests; however, the agent and the principal may in reality be pursuing different, even antagonistic goals, given the asymmetric access to information between them (European Union,2011).

C) Collective Action Approaches: From a collective action perspective, all stakeholders including rulers, bureaucrats and citizens are equally self-maximisers, and the way they behave to maximize their interests is highly dependent on shared expectations about the behavior of others (Ostrom,1998) cited in (UKaid,2015). If corruption is the expected behavior, individuals will opt to behave in corrupt ways because the cost of acting in a more principal manner for outweighs the benefits, at least individual level. According to form a collective action perspective, the key calculation about the costs and benefits of corruption derives from the cost of being the first to opt out of corruption in a given setting or context.

2.2 Types of Corruption

According to European Union (2011) there are different types of corruption. Grand and petty corruptions are one of the typologies of corruption. Both occur all over the world regardless of differences in levels of economic and social development.

2.2.1 Grand corruption

Grand corruption is an expression used to describe corruption that pervades the highest levels of government, intending major abuse of power (United Nations, 2004:23). According to (European Union, 2011) grand corruption is largely attributed to poor accountability and transparency and generally pervades the highest level of national government. This permutation is often found specific sectors where transaction is present the following characteristics:

- ❖ Large transactions, where a large margin can be received with minimum risk from minimum of transaction,
- ❖ An immediacy of reward, and a prevalence of short time horizons for public sector elites, increase the opportunity cost of receiving bribe with lower margins over a longer time

period,

- ❖ Complex and sophisticated corrupt transactions are attractive since they lower the probability of getting caught.

When applying these criteria, grand corruption is seen in most areas such as construction, telecommunication, land service, health and etc. It is practice by those public officials who have power to decide on significant economic and political issues. It involves senior agency officials, military and police commanders, senior judges, legislators, cabinet ministers, and even heads of government and state (Moody_stuart1996, cited in collier 1999).

2.2.2 Petty Corruption

According to the (Collier, 1999) and (Amundsen, 1999) as cited by (Shimelis,2005) is a type of corruption practiced by those who simply execute government policies and are under paid civil servants who depend on small 'contributions' from the public. Petty corruption takes place in the process of service delivery in offices, hospitals, schools, local licensing bureaus, police, tax offices, etc. Petty corruption has also been called 'low level' and 'street level' corruption or 'bureaucratic corruption'. It involves mid-and lower-level officials such as agency bureaucrats, immigration officials, customs clerks, police officers and etc.

Transparence International worldwide survey state (2009) cited by United Nations (2011) suggests that forty percent of respondents reported having spent between one and ten percent of their annual income. An experience of petty corruption tends to occur when people interact with the following sector and services: customs, taxation, police, judiciary, land service registry and permit service, health, education and utilities (water and electricity). These sector witness a high prevalence as they are regularly solicited by the population, giving officials important monopoly and discretionary power at point of access to public good and services.

2.3 Forms of Corruption

There is no universally accepted definition of corruption; there is no universally valid typology of corruption. Since researchers on corruption have elaborated multiple classifications, Corruption takes many forms. According to United Nation(1990), forms of corruption comprise acceptance of money and other rewards for awarding contracts, violation of procedures to advance personal interest, kickback from developmental programs or multi-national corporations, payoffs for legislative support, direction of public resource for private use,

overlooking illegal activities, intervening in the justice process, nepotism, common theft, over pricing, establishing non-existing projects and tax collection and tax assessment frauds. Corruption has many forms according to many scholars the main forms of corruption are include bribery, embezzlement, fraud, extortion, favoritism, collusion and etc.

2.3.1 Bribery

One of the most common forms of corruption is bribery of land officials to facilitate access to information and services (Owen et al, 2015, TI and FAO, 2011) cited by (Banda, Nyanga and Siame, 2017). According to state by (Amundsen, 2000) Bribery is the payment (in money or kind) that give or take in corrupt relationship. To pay or receive a bribe is corruption per se, and should be understand as the essence of corruption. A bribe is a fixed sum, certain percentage of contact, or any other favors in money of kind, usually paid to state officials who can make contracts on behalf of state or otherwise distribute benefits to companies or individuals, businessmen and clients. There are many equivalent terms to bribery, like kickbacks, gratuities, baksheesh, sweeteners, pay-offs, speed and grease money, which are all notions of corruption as perceived from below, from the public. These are payments needed or demanded to make things pass swifter, smoother or more favorably through the state bureaucracy.

2.3.2 Embezzlement

Embezzlement is theft of public resources by public officials, which is another form misappropriation of public funds. It is when state official steals from the public institution in which he/she is employed and from resources he/she is supposed to administer on behalf of the state and the public. However, disloyal employees in private forms can also embezzle their employers and firms, and several kinds of resources may be embezzled (Amundsen,200). According to (Amundsen, 1999) cited in (Selamwit, 2015) Embezzlement is not considered as corruption from a strict legal point of view. In legal terms, corruption is a transaction between two individuals, one state agent and one “civilian” agent, where the state agent goes beyond the limits of the law and regulations in order to secure his personal benefit in the form of a bribe. Similarly UKaid (2015) Embezzlement is to steal, misdirect or misappropriate funds or assets placed in one’s trust or under one’s control. From a legal point of view, embezzlement need not necessarily be or involve corruption.

2.3.3 Fraud

Fraud is economic crime that involves some kinds of trickery, swindle or deceit. It is a broader legal and popular term that covers more than bribery and embezzlement. It is fraud for instance when state agencies and representatives are engaged in illegal trade networks, counterfeit and racketing, and when forgery, smuggling and other organized economic crime is propped up by “officials” sanction and involvement. It is fraud when ministers and top bureaucratic take a share for closing their eyes on this; it is serious fraud when an active role in it. The fraudulent ways of money extraction of certain African rulers have been called “dirty tricks politics” and described in quite some detail in the book *The Criminalization of the State in Africa* (Bayart et al.1997:11) cited in (Amundsen, 2000)

2.3.4 Extortion

This is a form of corruption as extraction of money or other resources either from the society to the state or from the state to the society as a form of either 'redistributive' extraction 'from below' or 'from above' through the use of coercion, violence or the threats to use force. Corruption as extraction from below is said to occur when individuals or firms compel individual state officials and state agencies for preferential business opportunities, privileges, and exemption from taxation, regulations, and legal prosecution. Therefore, for it is the powerful that can influence policies through pressure and bribes, the ultimate cost of redistributive corruption is shouldered by the poor. Who, in society, will benefit the most from this kind of corruption depends on the local distribution of forces (Amundsen, 1999).

Corruption in the form of extortion is usually understood as a form of “redistributive “extraction “from below”. However, corruption practices of this kind can also be “from above”, when the state itself is the biggest mafia of them all. According to the“(M c Nulty, 1999:61) cited in (Amundsen, 2000) this is known for instance where the state and in the particular its security services and paramilitary groups, extorts money from individual and groups to protect them from further harassment.

2.3.5 Favoritism

This is a form of corruption in which state resource, are distributed in a highly biased manner. It is a way through which state officials grant offices or some kind of benefits to their friends,

relatives, and, in most societies, to family, clan, and tribe, ethnic, religious or regional group regardless of merit by abusing their public power. According to (Amundsen,1999) "Favoritism is the penchant of state officials and politicians, who have access to state resources and the power to decide upon the Distribution of these, to give preferential treatment to certain people when distributing resources"

Favoritism is quite simply the normal human proclivity to favor friends, family and trusted. In the political sphere, favoritism is the penchant of state officials and politicians, who have access to state resources and the power to decide upon the distribution of these, to give preferential treatment to certain people when distributing resources. Client list favoritism is a basic characteristic of the neo patrimonial societies, but in most societies, it is a rather everyday proclivity to favor one's kinship members (family, clan, and tribe, ethnic, religious group).

According to Amundsen (1999) cited by (selamawit, 2015) favoritism has two forms. The first is nepotism. Nepotism is a special form of favoritism in which an office holder (ruler) prefers his/her proper kinfolk and family members. The other kind of favoritism includes when certain people are commissioned to buy privatized public property cheaply, get state guaranteed or subvention loans, selected as contractors for public works, and given privileges through selected economic policies.

The author also explained problem of favoritism as it is very serious, because it is not only a legal and procedural case but also political as well. Favoritism creates partiality and discrimination among citizens, families, clans, regions or social sub groups and hence the repercussion is very serious. Besides, favoritism is against merit, and seriously affects efficiency and effectiveness and hence, economic development.

2.3.6 Collusion

Collusion is one of the forms of corruption and it is an arrangement between two or more parties designed to achieve an improper purpose, including influencing improperly the actions of another party (Kolstad et al .2008 [S; OR]).

2.4 Corruption in the Land Sector

Land related corruption is an act of abuse of power and authority for personal gain those in charge of land administration (Mutondoro et al.,2016b; Mutondoro and Ncube,2013) stated by conference on land policy in Africa (2019). Land administration systems typically include processes to

manage public land, record private land, assess land value, determine property tax obligations, and define land use, and support the development application and approval process. Land administration is a basic tool that supports land management and operates within the framework established by a country's land policy and its legal, social, and environmental contexts (WB, 2012a). According to the study of (Mutondoro and Ncube, 2013) cited in (Transparency International, 2016 and CLPA, 2019) corruption in the land sector is the abuse of power and authority by those in charge of land administration for their own gain or benefit. As stated in World Bank (2012) the value of land creates a significant opportunity for corruption on the part of those with the legal authority to assign, revoke, or restrict rights to it.

According to Transparency International (2011) corruption in land sector can involve various actors, ranging from public officials and local leaders to outside investors. Actors may include government officials (at the local and national level) as well as individuals that command political and economic power. Customary and communal authorities may also be involved, engaging in corrupt dealings and practices. Land investors, developers, owners and users (including renters and slum dwellers), as well as related service providers (real estate agents, lawyers and land surveyors), may also get scrambled in corruption's web, along with civil society organizations and even the media.

Studies from West Africa (Durand lasserre et al., 2015) show corrupt practice is increasingly frequent in processes of urban land development, owing to scarcity of land, rising demand and land values and the range of different authorities engaged in land development and delivery processes. A number of case studies of poor land governance in which corrupt practice play a role do to provide some insight into the specific features land administration and governance system with associated drivers of corruption(kakai, 2012) cited by (Banda, Nyanga and Siame, 2017).

As stated in Transparency International, (2016), specifically corruption in the land sector usually manifests in two forms namely political corruption and bureaucratic corruption. Amundsen (1999) defines political corruption as the manipulation of political institutions in order to facilitate resource allocation that sustains the power and wealth of political decision makers. According to Transparency International (2014) Political corruption in the land sector manifest as a result of opportunities created through land transactions, reforms and development projects that occur within a country, region or district. Examples include when state owned lands

are privatized or leased, zoning or construction plans are approved, large scale land acquisitions by investors are negotiated and land is expropriated for government (or government related)

Projects so, political corruption in the land sector relies on broader weaknesses or breakdowns in governance that compromise institutions transparency, accountability and integrity (ibid).

Similarly, Transparency International and FAO (2011) use the term administrative corruption to describe bureaucratic corruption. Administrative or bureaucratic corruption takes the form of small bribes that need to be paid to register property, change or forge titles, acquire land information, process cadastral surveys and generate favorable land use plans. More often citizens who want residential stands, farms or other land services are forced to pay bribes to bureaucrats working in government land ministries and local councils. Similarly, the 2013 Global Corruption Barometer indicates that one in five people reported that they had paid a bribe for land services during the previous years.

Mac (2009) as cited in Transparency International (2016) and Melese,(2018) argues that corruption facilitates land grabbing or land deals. It is important to note that corruption in the land sector has been largely associated with the rise of large-scale land deals. Additionally, According to, Cotulla *et al.* (2009) cited by (Melese) large scale land deals involve at least two parties, an acquirer and a provider. In the African context, the acquirer is usually a private or joint equity company, but it can also be a foreign government acquiring land directly while the provider is usually a government or, much more rarely, a private land owner. The authors further argue that many countries do not have in place legal or procedural mechanisms, to protect local rights and take account of local interests, livelihoods and welfare.

2.5 Methods of Measuring Corruption

While there is no direct ways of measuring corruption there are several indirect ways of getting about its prevalence in a country or institutions. Both International Monetary Fund (1998) and Transparency International (2012) elaborated the following three methods or mechanisms that different international organizations such as Transparency International, World Economic Forum and the World Bank are using to measure corruption. These are including:

A) Corruption Perceptions Index

Transparency International ranking of countries worldwide, based on their level of corruption, as perceived by managers and academic experts. The Corruption Perceptions Index (CPI) is also called “poll of polls;” it combines the findings of several surveys and assessments carried out by multiple organizations in individual countries. The surveys focus on issues such as kickbacks in public procurement, bribing public officials or embezzlement of funds by public officials. Countries are ranked based on scores on a scale from 1 to 10, where 10 stand for the lowest corruption. The CPI has become the most widely used source of data corruption (UNDP, 2008).

B) Worldwide Governance Indicators: As stated by World Bank the Worldwide Governance Indicators (WGI) is available since 1996 and it is database of aggregate indicators of good governance compiled by the World Bank from multiple surveys as well as from individual indicators drawn from experts. Indicators include political stability and the absence of violence, government effectiveness or the control of corruption; countries earn a percentile score for each of them.

C) Global Competitiveness Report: The World Economic Forum (WEF) used Global Competitiveness Report (GCR) to measure corruption. Its goal is to rank countries based on their competitiveness; corruption is measured as one of the indicators of a competitive business environment. Global Competitive Report data on corruption are collected from firms around the world (for the report published in on average 98 firms per country) with an Expert Opinion Survey, carried out by the World Economic Forum annually. In the survey, firms are asked about their opinion on the extent of bribery, costs of corruption or diversion of funds in their country, rating their country on a scale from 1 to 7. The resulting score is an average of those given.

2.6 Corruption in Ethiopia

As declared by Gashaw *et al.* (2015) cited in (Melese, 2018) corruption is a global phenomenon which everywhere and experienced by all societies at varying times. It is not peculiar to any continent, country, ethnic group, faith, political system or gender. Even though corruption is found almost everywhere, it is stubbornly entrenched in the poor countries of Sub-Saharan Africa, Latin America, newly industrialized countries, and in several of the post-communist countries. Corruption has been the main factors that hinder development and exacerbate poverty in Africa and this case, Ethiopia is not exceptional rather corruption is rampant.

In the history of Ethiopia, administrative regulations which prohibited the traditionally accepted practice of receiving money and other forms of corruption by public officials were enacted during the imperial regime. After a decade, the imperial regime passed a legislation that establishes criminal acts of corruption. Despite the existence of such legislations and initiative, corruption remained unsolved problem in Ethiopia. In 1974 the imperial regime was coming to an end and replaced by a military regime known as Derg meaning council. However, the coming of military junta of Derg regime did not bring about the end of corruption. With the coming of EPRDF into power a number of measures have been taken to curb the persistence and further escalation of corruption (*Gashaw et al, 2015*).

Today, the establishment of the Federal Ethics and Anti-Corruption (FEACC) was one of the measures taken by the ruling party. Federal Ethics Anti-Corruption Commission is established by Proclamation No 235/2001 with four interrelated objectives, namely

- ❖ Creating an aware of society where corruption will not be condoned or promoting ethics and anti-corruption education,
- ❖ Preventing corruption offences and other improprieties,
- ❖ Creating and promoting integrity in public service by detecting and prosecuting alleged or suspected cases of corruption offences, and
- ❖ Preparing and following up the implementation of codes of ethics for public officials and public servants.

In 2005, the commission's establishment, special procedures, and rules of evidence proclamation were amended by the House of Peoples Representatives (proclamation No 433 /2005. The amendment was necessary to ensure that the commissions operation and activities are transparency and accountable. The amendment also enables the commission to prevent, investigate and prosecute corruption, and redefined its power and duties in line with the amended criminal code of the country. The revised FEACC Establishment Proclamation of 2005 resulted in the modification of the Commission's objectives. The Commission's revised objectives are as follows:

- ❖ In cooperation with relevant bodies, to strive to create awareness in Ethiopian society that corruption will not be condoned or tolerated by promoting ethics and anti-corruption education;
- ❖ In cooperation with relevant bodies, to prevent corruption offenses and other improprieties; and

❖ To expose, investigate, and prosecute corruption offenses and improprieties.

However, the establishment of all these rules are directive and corruption commission does not in itself eradicate the source of corruption in Ethiopia, because the corruption is already wide spread (JGAM, 2014).

World Bank (2012a) suggested that limited studies are conducted on corruption in land administration of Ethiopia and it indicate that, corruption in the land sector of Ethiopia is a significant problem. The land sector has also been a key focus area of investigations by the country's Federal Ethics and Anti-Corruption Commission (FEACC). In its 2007/2008 Annual Report, 28 of the 63 cases investigated during the year were in the land administration and development sector. As reported by Transparency International (2011) payment of bribery and informal fees also occurs in the land sector in Ethiopia. For example, according to the 2010/2011 Global Corruption Barometer, 50% of respondents reported having paid a bribe to land services. Indeed, according to the FEACC, the institutionalization of informal fees is seen have become so common place in the land sector that the FEACC states it is "nearly impossible to get a plot of land without bribing city administration officials" (World Bank, 2012a).

As reported by World Bank (2012a) city officials allocated land to themselves through fraudulent activities and it is estimated that about 15,000 forged titles have been issued in Addis Ababa from 2006-2011 years. Similarly, Federal Ethics and Anti-Corruption Commission, (FEACC, 2014) reported that, in 2014 the Ethiopian Federal High Court handed down a three year jail term to an offender of corruption who received 460 square meters of urban land through forged documents and in the name of a fake association, which didn't exist

According to Addis Fortune report (2014) corruption in auctioning processes in Ethiopia that the auction processes for assessing urban land in particular are also argued to be highly susceptible to corruption. In urban areas, most allocation of public land for residential, manufacturing, commerce and construction purposes occurs through auctions. Land auctions can be lucrative, with 2014 seeing record bids from real estate development firms of ETB 31,110 (USD\$ 1,590) per square meter for a plot of land in Addis Ababa as cited in (Transparence International, 2014) Osoba (1996) defined corruption as an anti-social behavior conferring improper benefit contrary to legal and moral norms. It undermines the authority's ability to improve the living condition of the people. It perceived to be serious problem in Ethiopia. Ethiopia is ranked 111th out of 177 countries

in Transparency International's Index. On the 2013 Ibrahim Index of African Governance, Ethiopia is 47.9% lower than the continent average 51.6% (Linder, 2014) cited by (Mulugeta Tesfaye, 2019).

The effectiveness of auctions in ensuring accurate pricing is argued to be questionable as there have been inexplicable fluctuations in auction prices in Addis Ababa (World Bank, 2012a). Little information is publicly available about the allocation of public land, the amount allocated, and the mode of allocation, the parties involved, or the conditions of allocations (World Bank, 2012a). One method to illegally allocate municipal land is to allocate it to housing cooperatives controlled by developers who then sell off the land informally (ibid).

World Bank identified that, there have been cases of collusion and illegal speculation in the bidding and auctioning of urban land in Ethiopia. The lack of transparency in the municipal authority and land administration system has created a group of wealth collectors and land speculators that take advantage of public land resources (Tekle, 2012) cited in (Transparency International, 2014)

As World Bank, (2012a) under the lease system, land is allocated to private individuals and organizations with the obligation that land be developed according to the planned use within 18 months. However, there are numerous cases of allocated land remaining idle for long periods of time. Corruption of State Capture in Ethiopia. State capture refers to “a situation where powerful individuals, institutions, companies or groups within or outside a country use corruption to shape a nation’s policies, legal environment and economy to benefit their own private interests” (Transparency International, 2009).

When land governance is weak, the powerful are able to dominate the competition for scarce land resources. In an extreme form, corruption can occur on a grand scale through “state capture”. In the land sector this means that those in power may illegally transfer lands to themselves or their allies or they may implement land distribution policies and laws in their favor (Palmer *et al*, 2009). Ethiopia’s political institutions have been much criticized by experts, who argue that there is virtually no system of checks and balances between the different government and that elections are neither free nor fair (Bertelsmann Foundation, 2014) cited in (International, 2014).

2.7 Causes of Corruption in Land Administration in Ethiopia

There are different causes through which corruption is exercised in land sector. As the report of Transparency International (2014) revealed, in Ethiopia's current land administration system there are a number of elements that can create potential entry points for corrupt activities to occur. These include: lack of clear policies, weak institutions, lack of transparency, and limited public participation, and capacity challenges. These points relate to both urban and rural land.

A) Lack of clear policies: The Ethiopian land administration system is troubled with a high degree of informality. One of the main causes of this is the absence of clear legislation as well as confusion about the applicability of legislation. Moreover, some land administration issues are determined by unpublished administrative directives that often change quickly and without public notice (World Bank 2012b).

The other problem is that the lack of clear system of land valuation. The multiple land valuations currently in place have also created opportunities for collusion in reducing tax liabilities and can lead to inequities in the compensation for expropriated property. Rules for access to land are not clear and some have better access than others, largely due to relationships or payment of bribes. Specially, private sectors usually do not rely on or wait for the lease or auction process, so it looks to other means (World Bank 2012a).

B) Weak institutions: Belachew and Aytenfisu (2010) as cited in Transparency International (2014) argue that, there is a lack of clarity regarding to the roles, responsibilities and mandates of institutions. They note that there is no strong national institution that gives clear policy as well as technical and financial guidance for both rural and urban lands.

According to the FEACC this led to a case in which land allocated to successful winners of land auctions was already allocated to other individuals through negotiations for unknown reasons (World Bank 2012b).

C) Lack of transparency and public participation: Another key issue and driver of corruption is the lack of transparency and access to information. Lack of transparency is seen to permeate almost all aspects of land administration (World Bank 2012a). For example, some of the policies that govern land administration are determined on the basis of unpublished directives, as

mentioned above. This creates a system of uncertainty and lack of clarity for those involved in land administration and may feed corruption.

As indicated by World Bank (2012a) it is only about 25% of individually held urban properties have been recorded and the records are not reliable or conclusive, Ethiopian land administration lacks an inventory of public land systems, there is no transparency in the allocation of public land.

D) Lack of Participation: According to World Bank (2012b) there is limited participation in the land administration process. This affects, for example, the preparation of land use plans. Limited public consultation leads to very limited public awareness of policy and public engagement with policy implementation (World Bank 2012a).

E) Challenge of Capacity: Belachew and Aytenfisu (2010) as cited in Transparency International (2014) explained that Capacity constraints are a major hindrance for the Ethiopian government to carry out its land administration and record land rights. While computerization is being implemented in some level, it is challenged by the lack of other infrastructure, such as broadband telecom services.

Other researchers indicate that it is Economic and Social causes that leads to corruption. According to Gashaw *et al.* (2015) low salaries of civil servants and other workers both in public and private sector are a source of low-level corruption. When the salary of public officials are too low, civil servants may be obliged to use their positions to collect bribes particularly when the expected cost of being caught and punished is low.

When officials are unable to meet their minimal living costs from their salary, corruption always will be prevalent. In this regard, low salary may be cited as a push factor that forces public officials to engage in corrupt activities. On the other hand, social problems such as poverty, illiteracy, lack of awareness, low level of democratic culture and tradition, absence of punishment, lack of accountability and transparency are cited as a cause of corruption (ibid).

Generally, weak areas of land governance in Ethiopia causes land sector to be exposed for corruption. According to Multi-Talent Consultancy (2010) areas of weak land governance in Ethiopia are including: Lack of federal policy and reliance on unpublished directives, lack of policy to formalize urban property and to discourage informal settlements, limited opportunities for tenure individualization, undefined extent of communal land and unregistered rights, serious limitations in the systems to record rights in urban areas, unclear administrative mandates,

particularly in the resolution of disputes, limited participation in preparation of land use plans, unpublicized plans, and an urban planning process failing to cope with urban growth, no clear process of valuation, no inventory of public land and related systems, poor management of public land, expropriation of land for private purposes, and a lack of transparency in the allocation of public land, lack of a spatial framework for the registry, which (where it exists) does not record encumbrances and restrictions and is not kept up-to-date, financial unsustainability of the registry and very limited investment in land administration, multiple avenues for dispute resolution and forum shopping in light of an ineffective formal court system, and high costs and difficulty in accessing the appellate court system.

2.8 The Effects of Corruption on the Economy

Now a day, corruption is increasingly viewed as a significant impediment to development and growth. It hinders the economic development process of one's country highly contributed for underdevelopment and poverty. Corruption affects economic status by causing in low productivity and low economic growth, increased costs of goods and services, scarcity public resources to finish different projects such as schools, hospitals and roads. Corruption affects construction of infrastructures not to construct on time, with standardized quality quantity (Zahamani, 2016)

As to Wael *et al.* (2006) cited in Nigussie (2016) the absence of transparency, accountability equity fairness security and rule of law in land administration can easily lead to transfers through which legitimate land users lose their possession or ownership rights. Informal land payment that has to be made in addition to existing taxes and fees for registering property transaction increase transaction cost. These also undermine the political stability of the nation. Insecure property rights and high transaction costs are disincentives for private investment.

Tanzi and Davoodi (1997) cited in Eatzaz, *et al.* (2012) mentioned that "corruption tends to be associated with higher public investment and high corruptions tends to reduce government revenue, which in its place reduces the resources available to finance spending, including public investment, high corruption also tends to be associated with poor quality of infrastructure, this reduce its contribution to output and also large scale corruption indeed has powerful effects on both the quality and the quantity of public investment."

According to Frunzik (2000) corruption can effect on human capital formation, which is the

most important input in the process of production and transformation that is called economic development in different ways. First, corruption weakens tax administration and can lead to evasion improper tax exemption. Second, corruption increase the operating cost government and therefore reduces the resources available for other uses, including the financing of social spending that is crucial to the formation of human capital.

Corruption causes the poor disproportionately highly dependent on public service and least capable of paying extra costs associated with bribery, fraud and misappropriation of economic privileges. Corruption is also regressive in the sense that its costs and negative economic impact tend to fall more heavily on small enterprises and on individuals in a weak economic position (Action Professional Association for the People, 2001). Not only these, according to UKaid (2015) the increase of corruption reduces private enterprise investments, affects poverty alleviation programs negatively by distorting developmental decision making and investments and reduces long term investment rates.

Rahman *et al.* (2000) as cited in UKaid (2015) consider the effects of corruption on investment to GDP ratios. They found that an increase in corruption by 1 standard deviation results reduction in the total investment ratio by 2.4 percentage points.

The same authors also elaborated that corruption has powerful negative effects on foreign investment by destroying investors' confidence. Just as domestic investors are likely to make decisions about production and investment affected by corrupt business environments, so importers, exporters and foreign investors are likely to amend their commercial calculations based on such factors. Moreover, different research papers suggest that, corruption can affect income equality and affect the poor disproportionately.

According IMF (1998) corruption is significantly associated with income inequality and poverty. The authors also elaborated that lower income households and businesses pay a higher proportion of their income in bribes than do middle- or upper-income households: as such, bribes are like a regressive tax, since they must allocate a greater amount of their income than the rich to bribes.

The report of Razafindrakoto and Roubaud (2007) explained that the poor are more often subject to corrupt practices in the course of their routine interactions with public institutions. In the same manner Transparency International repeatedly shows that corruption hits the poor hardest. This widens the gap between the poor and the rich, which manifests the adverse

relationship of corruption and development. Therefore, corruption is double jeopardy for the poor and the powerless.

2.9 The Effects of Corruption on the Politics

According to European Union (2011) corruption has the potential to negatively impact political systems, depending on the level and type of corruption and the nature of the political system. The authors clearly stated that corruption undoubtedly has detrimental effects on democracy and the quality of political institutions. This can be by “Substituting the public interest with a personal gain ideology, which can damage the way citizens and future generations of elites regard politics; Perverting the conduct and results of elections; Politically disempowering the poor and marginalized social groups; Reducing political competition; Provoking political unrest and public mistrust in political institutions/processes; deterring the quality of public policies and transparency in political decision-making; Contributing to the disaffection of the international community with the government, risking isolation by the international community; and Hampering social cohesion, creating social injustice and public mistrust towards politicians, which may foster political instability and lead to coup d’état or civil wars.”

As stated by Gashaw *et al.* (2015) in political sphere, corruption impedes democracy and the rule of law. Corruption also results in negative consequences such as reducing interest of political participation, reducing the transparency of political decision making, distorting political development and the impact of corruption is often manifested through political intolerance, problems of accountability and transparency to the public and in turn leads to the low level of democratic culture and mentioned as corruption and political instability is positively correlated.

According to Bottelier (1998) recent research on the links between corruption, development and stability has shown that corruption weakens the state's legitimacy and, in extreme cases, may lead to political instability or even war. This is why many writers are said that corruption is the cancer of socio-political system.

Similarly, as Anderson and Tverdova (2003) as cited in UKaid (2015) indicated that corruption has a negative impact on political participation, undermines belief in the political system and the legitimacy of democracies and may also raise intolerance for the use of violent means to achieve political ends

Tatjana and Natasa (2013) argued that political corruption in the land sector is usually extremely

hard to document as political corruption usually involves the interface between the holders of political and economic power and opens the way for the widespread abuse of public functions on the one hand and the smooth, fast and enormously enriching individuals close to the government, on the other hand World Bank frequently argues the thesis “Corruption violates the public trust and corrodes social capital.

As stated in Zahamani (2016) cited in (Melese, 2018) the creeping accumulation of seemingly minor infractions in the government can slowly erode political legitimacy. Corruption in urban land administration deteriorates government’s legitimacy. This indicates that people lose confidence in the government as they believed that the governments’ role was to protect the citizens and that as the land is the property of the government, and the government has all the responsibility to supervise officials managing land issues, and if such official misbehaved it is assumed that it is the government which is misbehaving.

As Lipset and Lenz (2000) have argued, legitimacy is a fundamental requisite for democratic stability, and then it is plausible that legitimacy is questionable in many countries in world.

Those who agree that corruption helps get things done with the bureaucracy are significantly less likely to believe in the legitimacy of the political system. Corruption does indeed erode the legitimacy of democracies. Corruption diverts resources that are needed to improve the lives of citizens to enrich a few, at great cost to many. Corruption prevents the state from fulfilling its constitutional obligations, erodes the legitimacy of democratic government and subverts the rule of law (Lorenzo *et al*, (2004). Perceptions of a government as corrupt may also reduce tax revenues, in turn affecting the delivery of public services. A series of studies explore the effects of corruption on public service delivery that directly affects the political system of that state (ibid).

2.10 The Effects of Corruption on Social Life

In social sphere, corruption discourages people to work together for the common good. Demanding and paying bribes becomes the tradition. It also results in social inequality and widened the gap between the rich and poor. There is also unfair distribution of welfare and this highly deteriorate the culture of acceptance and legitimacy among the society (Gashaw, *et al*. 2015)

As mentioned by Wael *et al* (2006) cited in Nigussie (2016) residence insecurity as a result of

weak governance often increases land conflicts both between individual to individual and governments. The systems that are corrupted often marginalized the poor who may not be able to afford legalizing their transactions, leaving them with little or no protection under the law—often making them vulnerable to eviction by political elites. Administrative corruption reduces confidence in the government and may generate land conflicts, land poverty and even landlessness.

As the (UNDP,2004) cited in (European Union,2011) corruption is detrimental to wider human rights efforts and is particularly disproportionate with regards to its impact, since it is the poor who are most likely to be seriously affected. The disproportional impact of corruption on human rights has been noted by the UNDP who contend that, corruption affects the poor disproportionately due to their powerlessness to change the status quo and inability to pay bribes creating inequalities that violate their human rights.

European Union (2011) also broadly explained that corruption can deprive the fundamental rights of the poorest individuals in various ways: firstly, it can hamper the right to benefit from basic and essential services; secondly, corruption undermines political accountability and thus constitutes a serious obstacle to the exercise of political rights; finally, corruption is a huge factor in the discrimination of the poorest and most marginalized groups (including women and minorities).

The authors also suggested that, corruption is detrimental to social cohesion by separating the rich from the poor and promoting rivalries and jealousies between ethnic groups and communities. It also fosters a climate of suspicion and mistrust, where individuals are rewarded for their selfishness and where collective action is perverted. Finally, it deepens the gap between the ruling elite and the citizenry, which undermines respect for authority and encourages impunity. Such conditions may ultimately force a country into a vicious cycle, where the social and cultural impacts of corruption generate social attitudes and institutional weaknesses that further entrench it in society.

In much of Africa, increasing urbanization is fostering demand for food products in towns, which in turn boosts processes of agricultural intensification and commercialization in pre-urban areas. Many field studies from pre-urban areas have shown that subsistence food crops, largely cultivated by women, are being replaced by male-dominated food production oriented towards marketing produce in neighboring towns. In these areas, customary land tenure is becoming

increasingly individualized, informal land markets are growing, land values soar and disputes increase (Mengho, (1999) cited in (Lorenzo *et al.* 2004)

Transparency in planning new housing schemes can reduce much insecurity, and adequate Compensation in cash or kind (plots of land) should be paid to ‘owners’ and ‘users’ who have to Give up their livelihoods. It is important that enough space is allocated to public utilities, parks, playgrounds and pre urban agriculture; such amenities tend to be neglected or converted into housing plots. In particular, urban and pre urban farmers are often working under the threat of eviction, which influences their investment decisions (ibid)

Lorenzo *et al.* (2004) argues that many people in urban and pre urban areas lack secure rights to their plots which hamper investment not only in their houses but also in the provision of public services. Formalization, however, can be a source of even greater risk if this then leads to eviction. Layout or urban planning schemes are needed and many decentralized local government bodies are setting up such projects, which also generate revenue from the sale of plots and provide a future tax base. Transparency and accountability of management is important to assure equitable access and to reduce the temptation of speculation and corruption. Whatever body (whether government or community based) is given responsibility for planning and allocation of plots, there must at the same time, be adequate checks and balances on its operation due to the enormous potential gains derived from corrupt practice.

Generally, Corruption in the land sector can lead to land related conflicts. The reasons for conflicts the land department creates conflicts between traditional land owners and those who receive allocated plots when it fails to immediately give compensation to the traditional land owners (who do not vacate the land) while encouraging use of the same land by the would-be new occupiers. In addition, double allocation of a plot also leads to unnecessary conflicts (Kamuzora *et al.* 2009).

According to these authors, the corruption in the land sector also leads to increase level of poverty. When the government takes off the citizens’ land, the people have to find other new areas to settle. But such areas have to be paid for; when compensation is not equivalent to the price of new areas, or when compensation is given late, it becomes difficult for the people involved to acquire land in new areas. This makes the lives of such people hard exacerbating poverty.

Transparency International (2011) explained more about the effects of corruption in land sector

how & in what forms they affect socio-economic relations of the society. The inadequate land laws and procedures, excessive or unpublished fees for land services, lack of recognition of land uses and rights absence of update and accurate land records, existence of multiple and Management authorities, irregular practices in the collection of land taxes, limited accessibility of services, and absence of a code of conduct are factors that exist in land administration in the forms of bribery in land administration by officials and law enforcement authorities, Fraud and production of false land claim documentation. Then, it affects negatively the socio-economic relation of the society by widening the gap between the rich and the poor.

On the other hand, corruption in the land sector generally affect women negatively, with women losing their identity as well as the right to land ownership and land use, as the conglomerates often ask people to leave the land and women emerge as poor victims in most communities as they cannot fight for their land due to patriarchy which insists on land being a male regulated commodity (Mutopo & Chiweshe, 2012) cited in (Transparency International, 2016)

Bribery can result in less women getting land because women generally might not have money to use. Bribery can also result in sex extortion as some women will be forced to trade sex for land. The abuse of power by chiefs on communal land can also lead to illegal sale of land which will further marginalize women's access to land as they may fail to buy land (Transparency International, 2016)

In general, as mentioned above, it can be recognized that corruption is a serious problem and badly threat to economic, political and social development, social stability, democracy, human rights and etc.

CHAPTER THREE

METHODOLOGY OF THE STUDY

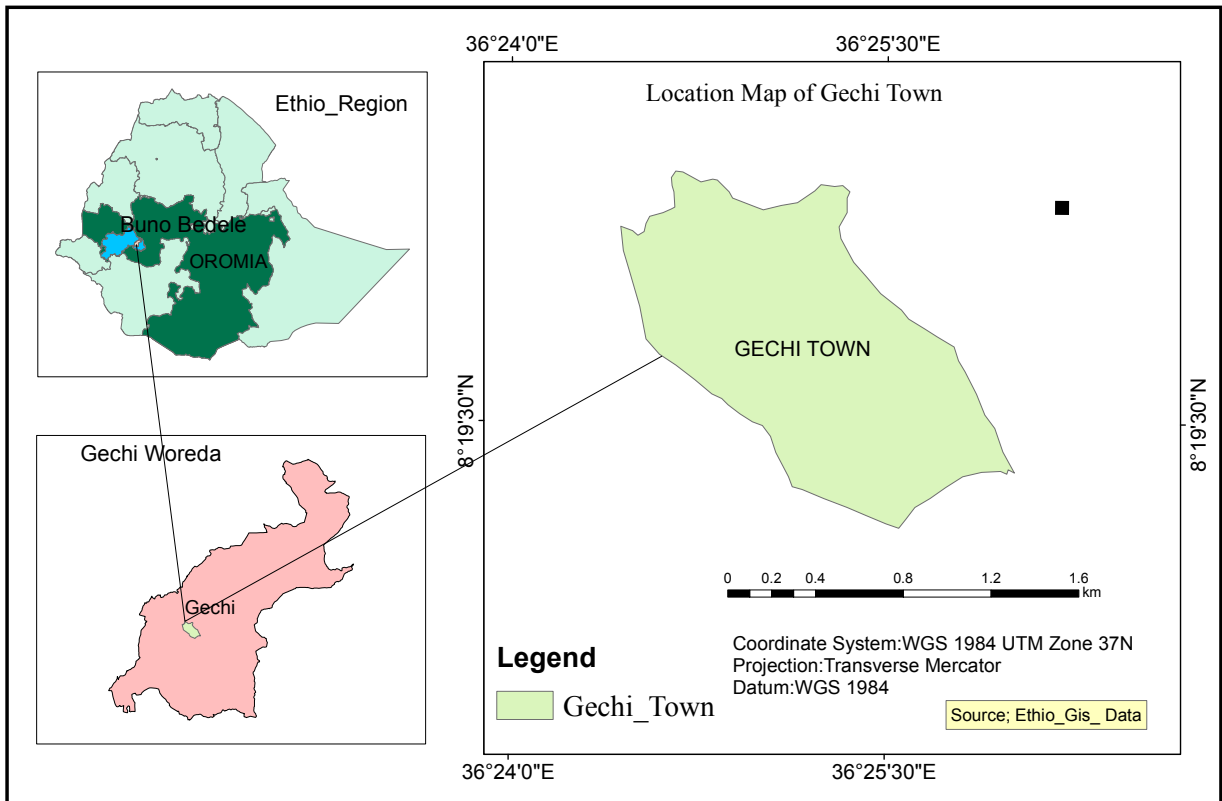
3.1 Description of the Study Area

Buno Bedele is among the fertile zone of Oromia. It is located to the south west of Oromia National State. The zone is bordered by south nation and nationalities of people, Jimma zone; Ilu Ababor Zone and west Wallagaa, and East)

Gechi town is located at a distance of 474 kilometers from the capital of Ethiopia, Addis Ababa on the main road of Addis Ababa- Jimma-Mettu-Gore- Gambela. The town is also situated at a distance of 127 kilometers to West of Jimma town and 18 kilometers to the of Bedele town, the zonal capital and covers 19.7 percent hinterland to form 395.757 square hectare of the zone. Gechi town has an altitudinal range of 1300-2270 meters above sea level. It also surrounded by mountain, like Jiren Mountain experienced a warm and humid tropical climate with long wet season and short dry season, characterized by heavy rainfall up to 1500-2500 millimeters mean annual rainfall.

Religious activities practiced in the study area include Christianity with different calcifications like Protestant, Orthodox, Adventist, and Catholic and Muslim. Indigenous beliefs are also being practiced in the Twon. The major ethnic group of the town is the Oromo, Tigre, Gurage, Amara and other (CSA, 2020).

The town shared peasant association in each direction. The town has its master plan since 1995 E.C. owing to its strategic location; it has been serving as administration, transportation and commercial center of *Gechi* Woreda. *Gechi* town is expanding outwardly and included certain farmers' *kebeles* such as *Imboro kobba* in the east, *mine kobba* in the south direction Asandabo chora in west, Gito in North, (*Gechi town Municipality*, 2020). Based on the 2007 population and housing census, the total population of the *Gechi* town is 6326. Depending on (2007) in 2013 population estimated to 9224. According to 2012 census conducted by *Gechi* town municipality.



Source: Gechi Town Administration Office

Figure 1: Location map of Gechi Town

3.2 Target population of the study area

The target population is a group of people or organization or any other entities that the research /Researcher/ is attempting to make a valid inference and generalization about. The inference and generalization are based on statistically and logically representative study population that the researcher is investigating directly (Bhattacharjee, 2012).

The study was conducted in Gechi town to address the effect of corruption in urban land administration. The total number of households in Gechi town is 1922 (Gechi Town municipality). Hence the study was specifically focus on 320 respondents in the households of Gechi Town and 11 key informants from heads of urban land administration sector, the head of urban development and management staff, Town administration, Kebele and village leader and public official's, because of that more information can possibly obtain from them due to their position in daily engagements in the core activities. In addition, it is believed that they are very close to the day to day problem of corruption in the town.

3.3 Study Design

The researcher used descriptive cross sectional study design because the method is suitable for assessing the effect of corruption in urban land administration while cross section studies ,also known as one shot or status, are the most commonly used in social science. This design is best suited to studies aimed at finding out the prevalence of phenomenon, situation, problem, attitude or issue by taking a cross sectional of the population. According to Kothari (2004), the major purpose of descriptive research is description of state affairs as it exists at present. It provides a chance for the researcher to generate conclusions and recommendations for necessary forms based on the similarities and differences (Steinke and Big don cited in Tamiru, 2000, 2006, 2012). This design is suitable because it explores all the necessary information regarding the study objectives and covers a good number of target populations to allow generalization of information.

In another case, the researcher employed both qualitative and quantitative strategy which is mixed method approach to carry out the study. According to (Best and Kahn, 2006) research can be qualitative, if it describes events and persons scientifically without the use of numerical data while quantitative research consist of research in which data can be analyzed in terms of numbers. This method is concerned with conditions that exist, opinions that are held, and the process that is going on, effects that are evident or trends that are developing. Based on this, the

intention of this study is to assess the effect of corruption in urban land administration and to describe opinions that are held by participants of the study. Thus, the method is chosen on the ground that problems of corruption in land better perceived from the opinion survey of the different types of respondents.

Mixed approach is an approach, which combines both qualitative and quantitative ones. Using mixed method help to minimize the weakness of single method and ensure the validity of gathered data. The main reason behind employing mixed approach is for the purpose of triangulation. Moreover, using combination of qualitative and quantitative approach helps for gathering extensive data from various sources. Semi-structured questionnaires were distributed and data was gathered and analyzed quantitatively. The Data were also collected through interviews checklist and document reviews are largely analyzed and processed and integrated in to the results from questionnaire. These studies employ both qualitative and quantitative research approach to assess the effects of urban land sector corruption on economic, political and social life of the society.

3.4 Types and Data Sources

This study has utilized both primary and secondary data access from various sources. The data was generated mainly through questionnaires and in-depth interview with key informants, which allowed a researcher to produce a rich and varied data set in a less formal setting and a more detailed examination of experiences, feelings or opinions.

In addition to the primary sources of data mentioned above, the secondary data were supported by relevant and supplementary information such as criminal cases related with corruption, from documentary analysis. In addition, various registers and publications like, journals, research reports papers, unpublished documents and public suggestions documents of different offices of the study area were used.

3.5 Method of Data Collection

The instruments like, questionnaire, interview and document analysis were used for collecting information from different sources

3.5.1 Questionnaires

The researcher prepared questionnaires which have semi-structured (closed and open ended)

questions and administered to collect quantitative and qualitative data from respondents. Questionnaires are designed by the researcher as possible to collect the effects of land sector corruption on the political, economic and social life of the study area and administered to the respondents.

The questionnaires would be prepared by English language and translated in to the local language (Afan Oromo) and delivered to respondents by the local language. Because it was believed that they clearly understand answer and the questions. Later on, sample is drawn in the form of lottery until the researcher gets the decided amount of sample size. Researcher first determine the sample size by Kothari formula, then gave number to each household (from 1-1922) and finally picked the numbers until reach 320 households. Therefore, the participants of the study selected use a simple random sampling and purposive sampling techniques. The researcher was also believed that 320 household respondents can provide responses that represent residents of the study area.

3.5.2 Interviews

An interview is a specialized form of communication between people for specific purpose. The method was appropriate as the study to focus on assessing the effect of corruption in urban land administration in the case of Gechi town. It is important to obtain relevant information from the respondents, to achieve the research objective by describing, predicting or explaining the phenomenon based on emotion, feeling and experiences compared to other techniques of data collection example questionnaire, observation etc. An interview serves as a rich source for exploring people's inner feelings and attitudes (Wisker, 2001).

Interview conducted face to face discussion between researcher and respondents. Semi-structured interviews are flexible in process, allowing the interviewee's own perception to be discovered. In semi-structured interviews the interviewer has a list of issues and questions to be discussed. The objective of semi-structured interview is to understand the respondent's point of view rather than make generalizations about behavior. This type of interview gives more freedom to modify the wording and order of questions (Karim, 2013).

In this research the researcher used semi-structured interviews to obtain the relevant information from key informants concerning the effect of corruption in urban land administration and Cross-check the responses obtained through questionnaire and respondents express their feelings and perceptions freely on the effect of corruption in land administration of the Gechi town.

Therefore an interview was conducted with 4 public officials from urban land administration sector, 2 official's from town administration offices and 5 from village's leaders of Gechi town

3.6 Document Analysis

For the purpose of cross checking and supplementing data obtained through the abovementioned instruments, current and related documents such as, criminal record related to corruption and public suggestion documents of related offices such as first instant and high court of Gechi district and land administration office Gechi town which pertains the existence and effects of corruption were analyzed.

3.7 Survey and Questionnaire Pre-testing

This study was ensuring validity of instruments, the instruments are developing under close guidance of the advisor, co-advisors and a pilot study carried out to pretest the instrument. Because the pre-test provided an advanced opportunity for the investigator to check the questionnaires and to minimize errors due to improper design elements, such as questions, wordings or sequences. The pilot tests conducted on individuals who are selected randomly and not included in the actual study. The pilot study was conducted for the following purpose: to identify basis on which the sample respondents of each household head for the questionnaire to categorized and drawn, to determine by what instruments and from whom the data are better collect and to determine time, place and procedures for data collections.

3.8 Sampling Method, Sampling Frame and Sample Size

Basically, this method can be categorized in to probability and non-probability sampling. Probability sampling is a technique in which every unit in the population has a chance (non-zero) probability of being selected in the sample and this chance can be accurately determined.

Non- probability sampling is a technique in which some units of the population have zero of selecting (Bhattacharjee, 2012).

This research employed probability and non-probability sampling techniques. There is one (1) *Kebele* which have 7(seven) villages which contained very similar number of households in Gechi town. The total number of households in Gechi town is 1922 (Gechi Twon municipality, 2020). Therefore, the participants of the study selected use a simple random sampling and purposive sampling techniques. According to Pandey (2005 Simple random sampling techniques

gives each unit of the population has equal opportunity of being select. According to Kothari (2004), sample design is a definite plan for obtaining a sample from the Sampling frame. The sample size and sampling technique were determined to select the representative sample from the populations under study.

Kothari (2004) formula is appropriate for this research. This is because without using proper sampling technique, it may be difficult to include the whole sampling households as a sampling frame. If sample size is too small, the objectives may not be addressed exactly.

Therefore, researcher used the following formula, because it is appropriate to determine sample size in this study. In determination of sample size by applying formulas, two issues should be considered; confidence level and error. In this study the sample size is considering 95% confidence level, the value of the standard variation at a given confidence level (Z) is 0.5 and 0.05% of error

Concerning the sampling size, the researcher employed Kothari (2004) formula in the following manner.

$$\text{Where: } n = \frac{z^2 pqN}{e^2(N-1) + Z^2 pq}$$

N=size of the population

p=sample of proportion of successes

n= sample size

q=1-p

z=the value of the standard variety at a given confidence level

e=acceptable error (the precision)

Then N=1922 house hold of Gechi town (Gechi Twon municipality, 2020),

e=0.05, z=1.96, p=0.5

$$\text{Therefore } n = \frac{(1.96)^2 \times 0.5(1-0.5) \times 1922}{0.05^2 \times (1922-1) + (1.96)^2 \times 0.5 \times (1-0.5)}$$

$$n = \frac{1845.8888}{5.7629}$$

$$n = 320$$

Therefore, n = 320 would be the minimum sample size of households for reliable results.

Finally, by using simple random sampling techniques the researcher decide to take 320 sample households from Gechi town. Later on, sample is drawn in the form of lottery until the researcher gets the decided amount of sample size. Researcher first determine the sample size by Kothari formula, then gave number to each household (from 1-1922) and finally picked the numbers until reach 320 households. By employing purposive sampling techniques utilized in selecting sample units that aims in obtaining detailed information from different key informants the researcher decided to select 4 public officials out of 24, from urban land administration sector, 2 town administration offices out of 20, and 5 village's leaders out of 7. 320 sample respondents would draw for data collection using simple random and purposive sampling techniques.

3.9 Data Analysis and Interpretation

The study utilized both quantitative and qualitative methods of data analysis to describe and interpret the effects of corruption in urban land administration sector of Gechi Town. The response or finding are arranged according to the major themes emerge from the research questions and frequencies are found from descriptive statistical package from social scientist (SPSS) version 20. From this statistics work and interviews, narrative explanation were generated. After collecting data it was summarized, rearranged, and then converted to descriptive form. Tabulation and cross tabulation are used to analyze the quantitative data

3.10 Ethical Considerations

This study would be conducted according to the ethical guidelines of research requirement. This study considers and respects the research participants. The participants were also be informed about the aim of the research and selected based on their consent. According the interest of the participants' researcher kept information of participant in secret. Then, at the end of the interview and questionnaires session the participants are thanked for their time. To accomplish this study, the following appropriate ethical considerations were taken as much as possible.

Generally: -

- ✓ Permission asked from the town and administration, Kebele and sector offices.
- ✓ Clear information given to respondents about the usefulness of this study.
- ✓ The voluntary and informed consent of respondents is gain before data collection.
- ✓ The purpose and significance of this explained to the sampled individuals.
- ✓ The questionnaires and interview guide checked.

- ✓ Confidentiality and anonymity of the name, identity and information maintained unless the respondents agreed otherwise.
- ✓ The privacy of respondents protected and treated equally.
- ✓ The right of respondents to withdraw from participation accepted.
- ✓ The researcher neutral as possible in the data collection and analysis.

CHAPTER FOUR

4 RESULTS AND DISCUSSIONS

This chapter deals with presentation, analysis and interpretation of the data. Accordingly, analysis and interpretation were made to achieve the objective of the study using different methods of analysis. Quantitative methods of analysis like table, frequencies and percentages were used in the study to analyze data obtained from the survey. Data were obtained mainly from questionnaire and key informants' interview and different secondary sources have been used.

4.1 Demographic Characteristics of the Respondents

This part provides general information about sex, age, educational status, marital status, job status and the year of the respondents' residence in the study area.

Table 4.1a Demographic Characteristics of Respondents

Key: f= frequency

S.N	Items	Descriptions	F	%
1	Sex	Male	185	57.8
		Female	135	42.2
		Total	320	100
2	Age	18-25	56	17.5
		26-45	173	54.06
		Above 45	91	28.4
		Total	320	100
3	Educational Status	Primary (1-8)	31	9.7
		Secondary (9-12)	63	19.7
		Certificate	93	29.06
		Diploma	45	14.06
		Degree & above	88	27.5
		Total	320	100

Sources: Own survey results, 2020

As indicated in the above table 4.1a, out of 320 respondents, 57.7% were male and 42.18 represents female respondents respectively and out of 320 respondents, only 17.5% of respondents fell between the ages of 18 to 25years. Most of the respondents 54.06% were between the ages of 26 to 45 years and others, 28.4% respondents were above 46 years of age. Since the majority of the respondents were found above 26 years, their responses can be considered as mature. Item three of table 4.1a indicates that, out of 320 respondents had acquired primary education 9.7% secondary education 19.7%, certificates 29.06% and diploma 14.06% respectively. Similarly, 27.5% respondents are reported that they studied degree & above. This indicates that most of respondents are secondary education, certificate, diploma and degree holders. They are educated and they have clear understanding about the effects of corruption in land administration and this leads to mature responses.

Table 4.1b Demographic Characteristics of Respondents

Key f= frequency

S. N	Items	Descriptions	F	%
1	Marital Status	Married	197	61.5
		Un married	79	24.7
		Widowed	25	7.8
		Divorced	19	5.9
		Total	320	100
2	Job Status	Un employed	87	27.2
		Self employed	92	28.75
		Government employed	122	38.12
		Other	19	5.93
		Total	320	100
3	Years of residence in the study area	Less than 5 years	16	5
		5-10 years	94	29.4
		More than 10 years	210	65.6
		Total	320	100

Sources: Own survey results, 2020

Table 4.1b above illustrates the marital status of the respondents 24.6% of the total sample reported that they are not married and respondent; representing 7.8% percent of the total sample was widowed. Similarly, 5.9% of the respondents were divorced. Moreover, 61.5% of the total sample stated that they are married. This indicates that the majority of respondents were married and they have family responsibility.

Item two of table 4.1b indicates about employment status or occupational background of the respondents. The survey result shows that 17.2% unemployment of respondents 28.75% respondents were self-employed, 38.12% of the respondents are government employees, and 5.9% respondents are found in other jobs or occupations like in NGOs. So, this indicates that most of the respondents are government workers who have clear understanding about the problem, since they exist near by the issues.

Item three of table 4.1b indicates respondents live in the study area. The survey result shows that, 5% of the respondents lived in Gechi Town between 5-10 years. Whereas 87% of the respondents have lived more than 10 years in the study area that indicates they are very popular with land administrations of the town.

Generally, it can be concluded that majority of the respondents were mature aged, tertiary level educated, government employed and long lived in the study area. This indicates that the respondents were responsible, educated, matured and popular with the study area. Having the Brief overview on the general profile of the respondents, the next part of data presentation and analysis is based on the remaining parts of the questionnaire, interviews and desk review.

Therefore, based on demography of the respondents the information they provided is expected to be true and can indicate the identified problem of the study.

4.2 Attitude of Respondents on Land Administration Corruption

Is corruption highly prevailed in land sector of Gechi Town or not? If so what are the indicators? This part was aimed to analyze data about the overall existence of corruption in land sector of Gechi Town. Because, it is important to know and justify the existence of corruption in land sector in study area, since it is the back bone of this study.

Therefore, the researcher tried to assess the existence and the stage of the problem through both primary and secondary sources of information before dealing with more about the effects of the problem.

Table 4.2 Respondents Opinions, pertaining to the Prevalence and extent of Corruption in Land Sector of Gechi Town

Key: f= frequency

S. N	Questions	Responses of Respondents					
		Yes		No		Total	
		F	%	f	%	f	%
1	Do you think that the prevalence of corruption is high in land sector of Gechi town	308	96.25	12	3.75	320	100
2	Have you and your family faced any land administration related corruption problems	306	95.6	14	4.37	320	100
3	Did you believe that equivalent compensation is paying for those take off their land by government	52	16.25	268	83.75	320	100

Sources: Own survey results, 2020

The above table 4.2 clearly indicated out of 320 respondents 96.25% confirmed that corruption is highly practiced in Gechi Town land administration. It is only 3.75% of the respondents that argued against the presence of corruption in Gechi Town land administration.

Similarly, the interviewed key informants also said that “corruption is used as a lubricant of work in Gechi Town land sector” Thus, it can be concluding that corruption is highly prevailed in the sector.

The second point of table 4.2 is whether the respondents faced any land administration related corruption or not. Accordingly, 95.6% of the respondents reported that they faced land related corruption problems. Only 4.37% respondents answered that they do not face administration related corruption problems.

Transparency International (2014) also reported that Ethiopian land administration sector is where corruption is highly exercising and affecting the society in different angles.

Table 4.2 above also shows that only 16.25% of the respondents agree that equivalent compensation is paid for those who take off their land for different purposes, and 83.75% of the respondents replied that equivalent compensation is not paid and causes economical & social

problems on citizens. In the same manner, the key informants also clearly indicated that, the sector is complicated with full of challenges and sometimes citizens are enforced to move and release their land without equivalent compensation. Both respondents of questionnaire and interview were justified the presence and extent of corruption in land sector of Gechi Town by saying the following

“The officials allocated number of plots of land for themselves by their relatives or children’s name through fake actions. They also used forged land documents to give or possess forged site plans which are actually not real. But later they change it in to real. The other problem that the informants indicate is that the officials use informal fees during they give site plan and legalize paper for any construction even for fence building. They also mentioned that unwillingness of officials to speed up service delivery is a great challenge as they need bribe from the clients.”

Beside to these, the researcher also used documentary analysis that means secondary sources which are unpublished documents and public suggestions documents of related offices of the study area. Accordingly, these secondary sources also confirmed that corruption is highly practicing in land sector and causing political economic and social problems in the defined area.

Just here are some of secondary data, which related with the effect of corruption of land sector of Gechi town

Among 563 criminal records of the past two years of Gechi Woreda high court (used as high court of Gechi Woreda), 24(22.3%) cases were related with the problem of Gechi Town land sector. For example, the prior holder of the land, fought and badly harms the new person whom, the land administration office gives him the land which was already legally occupied by other person (Gechi Woreda high court, 2020)

Among the 94 processed and ongoing cases of the past two years of Office of Western Branch of Oromia Regional State Ethics Anti-Corruption Commission 4(4.3%) cases are related with Buno land administration problems (Western Branch of Oromia Regional State Ethics and Anti-Corruption Commission Bureau, 2017)

Out of 407 application problems of the past two years presented to Gechi woreda land administration office, only 283(69.5%) cases were answered. Among the unsolved applications some are that their land is take off without enough representations and occupied by forged documents. Different files and documents of Gechi Town municipality also filled with land

related cases. As an example, there are about 74 applications in need of legalizing illegal lands (Gechi municipality, 2020)

Thus, generally the researcher concludes that corruption is highly prevailed in the study area.

4.3 Effects of Land Sector Corruption on the Political Aspects

Is land sector corruption of Gechi Town is causing political problems? Specifically, what are the political effects of Gechi Town sector corruption? Here is its analysis based on the respondents' points of view and related literatures.

According to European Union (2011) corruption has the potential to negatively affect political systems, depending on the level and type of corruption and the nature of the political system. In this manner, Transparency International (2011) showed that political corruption in the land sector relies on broader weaknesses or breakdowns in governance that compromise institutions' transparency, accountability and integrity. Illegal actions by elected leaders, public officials and the private sector may go unpunished as key national institutions are co-opted to serve the interests of the few.

Table 4.3 Respondents' Opinions Pertaining to the Political Effects of Land Sector Corruption

Key: *f*= frequency

S.N	Questions	Yes		No		Total	
		F	%	f	%	f	%
1	Is land sector corruption is causing political problems in Gechi town	295	92.2	25	7.8	320	100

Source: Own Survey, 2020,

Item one of table 4.3 above clearly shows that 92.2% the majority of respondents indicated that corruption in the Gechi Town land sector is causing political problems. Out of 320 respondents only 7.8% responded as it is not causing political problems.

In line with this, the key interviewed informants noted are that:

“Due to the corruption in land administration, there are illegal acts such as land grabbing, fraud, high cost of land transactions, numerous land boundary disputes, persistent long queues and carelessness by land offices,

very slow services, poor public relations and record keeping and poor attitude from public officials and these all can lead to political problems”

Thus, it can be concluded that the land sector corruption in Gechi Town problems.

Table 4.4 Effects of Land Sector Corruption on the Political Aspects

Key: SD=Strongly Disagree, D= Disagree, UD=Undecided, A=Agree SA=Strongly Agree, f= Frequency

SN	Questions	Scale of agreements											
		SD		D		UD		A		SA		Total	
		F	%	F	%	F	%	F	%	F	%	F	%
1	The effects of corruption in the politic causing to many missing of the supporting government	16	5	29	9.06	9	2.8	66	20.62	200	62.5	320	100
2	The effects of corruption in politics are reducing political tolerance	11	3.4	15	4.6	31	9.6	53	16.5	210	65.6	320	100
3	the effects of corruption on the politics is reducing the effectiveness of leadership	12	3.7	15	4.7	18	5.6	71	22.2	204	63.8	320	100
4	the effects of corruption on the politics affecting transparency and accountability	3	0.9	11	3.4	29	9.1	82	25.6	195	60.9	320	100
5	the effects of corruption On the politics leads to social and political conflicts.	5	1.5	9	2.8	17	5.3	29	9.06	260	81.3	320	100
6	the effects of corruption on the politics highly hindering development of democracy and good governance	6	1.8	3	0.93	21	6.6	27	8.4	263	82.2	320	100

Sources: Own survey results, 2020.

As shown by item one of table 4.4 above, respondents were asked whether administration causing many people to missing confidence of supporting government or not. Accordingly, out of the total respondents 62.5% and 20.62% strongly agree and respectively. Out of the total respondents 5%;

9.8% and 2.8% disagree, strongly disagree and respectively that it is causing many people to missing confidence of supporting government.

In this regards interviewee had also supported the above idea by saying following “How could you believe as they are leaders and support the government, while you are observing that local officials are using their power for personal investments?”

Other scholars like Zahamani (2016) argued that corruption has a negative impact on participation, undermines belief in the political system and the legitimacy of democracies and may also raise intolerance for the use of violent means to achieve political ends Thus, it can be concluded that corruption in land sector is highly reducing government legitimacy

Item two of table 4.4 above also shows that, 65.6% and 16.5% respondents answered strongly agree and agree respectively that the corruption in land administration is reducing political Tolerance among the society whereas, 3.4%, 4.6% and 9.6 % replied that they disagree, strongly disagree and undecided with it respectively.

Similarly, according to Bottelier (1998) recent research on the links between development and stability corruption weakens the state's legitimacy and in extreme cases may lead to political instability or even war.

As shown by item three of table 4.4 above, the respondents were asked their agreement where corruption in land administration is reducing effectiveness of leadership or not. Accordingly, out of the total respondents 63.8% and 22.2% strongly agree and agree respectively. From the whole of respondents 3.7%, 4.7% and 5% disagree, strongly disagree and undecided that it reducing leadership efficiency. The key interviewee’s informants also further noted that, “Corruption in land administration is highly reducing effectiveness of leadership as the corruption in the environment and personal benefits divert the minds of leaders”.

Nyaga and Theuri (2011) cited in Nyandia (2013) also determined that corruption undermines government ability to provide basic services such as healthcare and education and leads to wastage of public resources. Further, corruption increases the cost of doing business, discourages foreign and local investments, distorts public expenditures, reduces economic efficiency and slows down administrative processes hence, undermining development and service delivery

Item four of table 4.4 above shows that,60.9% and 25.6% respondents answered strongly agree and agree respectively that corruption in land administration is affecting transparency and accountability of the government and out of the total respondents only 0.9%, 3.4% and 8.3% replied that they disagree ‘strongly disagree and undecided with it respectively.

The study of Selamawit (2015) also reveals that the absence of accountability and transparency is the main challenge of corruption in service delivery.

As shown by item five of table 4.4 above, the respondents asked whether they agree that the corruption in the land administration is leads to social and political conflicts in the society. As a result, 81.3% and 9.06% of the respondents answered strongly agree and agree respectively while 6%, 1.5%, and 2.5% of the respondents replied disagree, strongly disagree and replied as they undecided with it.

According to the EACC of Kenya (2013) the consequences of corruption in the land sector is including land grabbing, fraud, high cost of land transactions, numerous boundary land disputes, persistent long queues and carelessness by land offices, very slow services, poor public relations and record keeping and poor attitude from public officials and these all are imposing political problems (cited in Nyandia, 2013).

As displayed by item six of table 4.4 above, the respondents were asked that whether the corruption in the land administration is reducing the amount of tax and revenues that may use for political growth of the government. Accordingly, 82.2% and 8.4% of the respondents were answered strongly agree and agree respectively that corruption is highly hindering the development of democracy and good governance, while only 1.8%, 0.9% and 6.6% of the respondents were answered disagree, strongly disagree and undecided respectively claim to it.

Similarly, the interviewed key informants also said that “corruption in land sector of Gechi Town is highly hindering the development of democracy and good governance through ignoring the prevalence of accountability and transparency, reducing the moral of committed workers”

The study of Gashaw *et al.* (2015) also revealed that corruption impedes democracy and the rule of law. Corruption also results in negative consequences such as reducing interest of political participation, reducing the transparency of political decision making, distorting political development. The impact of corruption is often manifested through political intolerance, problems of accountability and transparency to the public and in turn leads to the low level of democratic culture.

Generally, from the above analysis and scholarly study supports, it can be concluded that the corruption in land administration of Gechi town is highly affecting political system of the study area by eroding the legitimacy of the government at local level because, the leaders are not fulfilling their constitutional obligations and break the rule of law, leads to political instability, reducing the efficiency of that leaders that directly affecting local political development,

reducing citizens' interest for political participation, affecting the growth of democratic culture, fuelling grievances to raise intolerance to use violent means to achieve political ends, highly reducing transparency and accountability and etc.

4.4 Effects of Land Sector Corruption on the Economy

Is land sector corruption of Gechi town is causing economic problems? Specifically, what are the economic effects of Gechi land sector corruption? Here is its analysis based on the respondents' points of view and related literatures.

Table 4.5 Respondents' suggestions pertaining to the Economic Effects of Land Sector Corruption

Key: *f*= frequency

S. N	Questions	Responses of Respondents					
		Yes		No		Total	
		F	%	F	%	f	%
1	is land sector corruption causing economic problems in Gechi town e.g. taxation	296	92.5	24	7.5	320	100

Source: Own Survey, 2020,

As indicated on above table 4.5, 92.5% of the respondents replied that the corruption in town land administration is causing economic problems and only 7.5% of the respondents did not that it cannot cause economic problems. In addition, the key interviewed informants said “The sector of Gechi town is causing economic problems in many directions such as affecting economic growth and reducing government taxation”

Similarly, the study of Mauro (1997) as cited in Shera.*et al* (2014) revealed that relationship with investment and economic growth. Accordingly, high decreases economic growth and corruption is inequality is high. Corruption has a power impose both large and small scales investments and economic growth.

Generally, from the above analysis and scholarly study supports, it can be corruption in land administration of Gechi town is causing economic problems.

Table 4.6 Effects of Land Sector Corruption on the Economy

Key: SD=Strongly Disagree, D= Disagree, UD=Undecided, A=Agree SA=Strongly Agree, f=

SN	Economic effects of corruption in land administration	Scale of agreements											
		SD		D		UD		A		SA		Total	
		F	%	F	%	F	%	F	%	F	%	F	%
1	Are paralyzing individual in come for economic growth	3	0.93	5	1.6	15	4.7	24	7.5	273	85.3	320	100
2	Highly reducing taxes and revenues of the government	14	4.4	16	5	11	3.4	78	24.4	201	62.8	320	100
3	Negatively affecting the total economic growth Of the municipality.	-	-	3	0.9	5	1.6	85	26.6	227	70.9	320	100
4	affecting poverty improvement programs by widening the gap between the poor and the rich	2	1.6	3	2.4	8	6.5	7	5.7	103	83.8	320	100
5	Officials give Poor quality service and can gate unnecessarily consume, in working times	-	-	7	2.2	11	3.4	87	27.2	215	67.2	320	100
6	Affecting infrastructures both in quality and quantity and place for them	-	-	12	3.8	17	5.3	47	14.7	244	76.3	320	100

Frequency

Sources: Own survey results, 2020

According to item one of table 4.6 above, respondents were asked whether administration is paralyzing the economic growth of the individuals or not. As a result, 85.3%, and 7.5% of the total respondents replied strongly agree and agree respectively while, only 0.9% 1.6 and 4.7% of the total respondents of the respondents replied disagree, strongly disagree and undecided respectively with it. In addition, the key interviewed informants reported as “individuals’ economic growth and investment is negatively affected through losing land which is the base of their business”

Other scholars like Zahamani (2016) also confirmed that corruption affects economic status causing in low productivity and low economic growth, increased costs of goods and services and as result affect both the growth of both individual and national.

In another case, as indicated on item two of table 4.6 above, out of the total respondents 62.8% and 24.4% were replied strongly agree and agree respectively that corruption in land administration is highly reducing the amount of taxes that collected. While, only 4.4%, 5% and 3.4% of the total respondents replied disagree, strongly disagree and undecided with it.

Similarly, the interviewed key informants mentioned that, “The practice of informal fees, using forged sight plan, informal transferring of communal lands for individuals are those that highly reducing government revenue and taxation”

In support of the above analysis the study of Tanzi and Davoodi (1997) cited in Frunzik (200) also concluded that corruption tends to be associated with higher public investment and high corruptions tends to reduce government revenue, which in its place reduces the resources available to finance spending, including public investment, high corruption also tends to be associated with poor quality of infrastructure.

Item three of table 4.6 above also indicated that, 70.9% and 26.6% of the respondents replied strongly agree and agree respectively that corruption in the land administration is negatively affecting the total economic growth of the municipality. While only 0.9% and 1.6% of the respondents replied disagree and undecided. None of them replied as they were strongly disagreeing with it. Similarly, Haque and Kneller (2008) found that an increase by 1 standard deviation of corruption reduces economic growth by about 5 percentage points. This implies even minor corruptions greatly affecting the growth of the town.

On another hand item four of table 4.6 above, indicated that 83.8% and 5.7% of the total respondents were answered that they were strongly agree and agree respectively that corruption in land administration is affecting poverty improvement programs by widening the gap between the poor and the rich. While only 2.4% and 1.6% of the total respondents replied disagree and strongly disagree respectively to claim against it. In the same manner, the interviewees were also replied that “corruption in land sector of Gechi town is very challenging especially for those who have no empowered relative or enough money so that it is hindering poverty improvement programs.”

UK aid (2015) also generalized that increasing levels of corruption have the potential to lead to high poverty for two reasons. One a higher growth rate is associated with a higher rate of poverty reduction and that corruption slows the rate of poverty reduction by reducing growth. Second,

Income inequality has been shown to be harmful to growth and if corruption increases income inequality, it will also reduce growth and thereby limit poverty reduction.

As shown by item five of table 4.6 above, the respondents were asked whether the corruption in land administration is unnecessarily consuming the working times of their customers. Accordingly, 67.2% and 27.2% of the respondents were replied strongly agree and agree respectively, while only 2.2% and 3.4% of the total respondents replied disagree and undecided while none of them replied as they were strongly disagreeing with it.

Similarly, the interviewed key informants totally agreed that the sector is not giving service actively and even stated as “Gechi land sector is just like a court because you couldn’t finish even simple cases in one day as it need more times to discuss.”

As displayed by item six of table 4.6 above, out of the total respondents 76.3% and 14.7% were replied strongly agree and agree respectively that corruption in land administration is affecting constructions of infrastructures both in quality and quantity in Gechi town. While, only 3.8% and 5.3% of the total respondents of the respondents replied strongly disagree and undecided no one of them disagree to claim against it. In this regard, anonymous interviewees have suggested the following, “Many infrastructure constructions are lagging because of that land sector leaders gave forged sight plans for infrastructures like bus station, roads, hotels and etc. in Gechi town”.

In the same manner, the study of Gashaw et al. (2015) also showed that corruption in land administration affects economic status by causing in low productivity and low economic growth, increased costs of goods and services, scarcity of public resources to finish different projects such as schools, hospitals and roads.

Generally, from the above analysis and scholarly study supports, it can be concluded that corruption in land administration of Gechi town is strongly hindering the economic growth by affecting both individual and common economic growth, reducing taxes, revenues and leading to tax evasion, affecting infrastructures both in quality and quantity, informal land markets are growing, leading to poor service giving that cause individuals to stay many days out of work and enlarging income inequality, which further improving the life of citizens.

4.5 Effects of Land Sector Corruption on Social life

Is land sector corruption of Gechi town is causing social problems? Specifically, what are the social effects of Gechi land sector corruption? Here is its analysis based on the respondents' points of view and related literatures.

Table 4.7 Respondents' Opinions pertaining to the Effects of Land Sector Corruption on social lives of the study area

Key: *f* = frequency

S. N	Questions	Responses of Respondents					
		Yes		No		Total	
		F	%	F	%	F	%
1	Is land sector corruption causing social life Problem of inequality in Gechi town	295	92.2	25	7.8	320	100

Source: Own Survey, 2020

Table 4.7 shows that out of respondents 92.2% confirmed that the corruption Gechi town land administration is causing problems inequality in life of the society and 7.8% of the respondents did not agree that it cannot cause social problems. In manner, the interviewed key informants said that “land sector corruption of Gechi town is affecting social lives of the society especially the poorest section.”

In support of the above analysis the study of that European Union (2011) shows that corruption can deprive the poorest individuals their fundamental rights in various ways and most marginalized groups including women and minorities. It also indicates that a serious impediment to the principle of equality and equal treatment of individuals by government. So, it can be concluded that it is causing problems general.

Table 4.8 Effects of Land Sector Corruption on Social life of study Area

Key: =Strongly Disagree, D=Disagree, UD=Undecided, A=Agree, SD=Strongly Agree f= frequency

S N	Effects of land sector Corruption on Social life	Scale of agreements											
		SD		D		UD		A		SA		Total	
		f	%	f	%	F	%	F	%	f	%	F	%
1	a lots of peoples are losing their land, which their life is based up on	13	4.	25	7.8	31	9.7	93	29	158	49	320	100
2	causing unnecessary conflicts in society for case land	8	2.5	35	10.9	-	-	59	18.4	218	68	320	100
3	Affecting equality rights of people using resources like land	-	-	17	5.3	9	2.8	101	31.5	193	60.3	320	100
4	Leading to eviction, them become homeless by name of investment	-	-	15	4.7	4	1.3	79	24.7	222	69.4	320	100
5	Affects negatively the socio-economic relations	11	3.4	13	4	8	2.5	97	30.3	191	59.7	320	100
6	Leading to illegal sale of land which further marginalize women and the poor	12	3.8	18	5.6	14	4.4	77	24	199	62.2	320	100
7	Discouraging working together for common goods like environment	-	-	-	-	-	-	163	50.9	157	49.1	320	100

Sources: Own results2020

As shown by item one of table 4.8 above, the respondents asked whether the corruption in Gechi town land administration is leading to lose of their land which their life is based upon or not. Accordingly, 49% and 29% of the respondents replied strongly agree and agree respectively while, only 4%, 7.8%and 9.7% of the respondents were replied disagree, strongly disagree and undecided respectively.

Similarly, Lorenzo *et al.* (2004) also reported that the corruption in land administration and the expansion of urban areas, forced rural groups most likely to lose control of their land as cities spread and governments have frequently neglected to pay out compensation for lands acquired for public purposes. Even where compensation is paid, it may be difficult to acquire new land in the neighborhoods.

On the other hand, item two of table 4.8 above, out of 320 respondents 68% and 18.4% of them confirmed respectively that the corruption in Gechi town land administration is causing unnecessarily conflicts among the society. Whereas, 2.5% and 10.9% of the respondents were replied disagree and strongly disagree respectively. Similarly, the interviewed key informants also said that “Gechi town land officials sometimes give a land which is legally owned by another for another person, as a result dispute occurred between the original owner and the new assigned person”

Surprisingly, the report of the study of Kamuzora *et al.* (2009), indicated the same result that the land department creates conflicts between traditional land owners and those who receive allocated plots when it fails to immediately give compensation to the traditional land owners, in addition double allocation of a plot also leads to unnecessary conflicts.

According to item three of table 4.8 above, the respondents were also asked whether the corruption in Gechi town land administration is affecting equality rights of using resources by taking off their land without sufficient discussion or not. Accordingly, 60.3% and 31.5% of the respondents answered strongly agree and agree respectively whereas only 2.8% and 5.3% of the total respondents replied disagree and undecided also none of them replied as they were strongly disagreeing with it.

In this regards interviewee had also supported the above idea and said:

“The officials deliberately share the compensations for lands that taken off for different purposes from owners by making agreement with the owners through maximizing the estimation costs of the that land, otherwise they estimate unbalanced costs”

In support of the above analysis the study of Klitgaard (1988) cited in Shimelis (2005) also indicated that corruption leads to the favoring of inefficient producers, unfair and inequitable distribution of scarce public resources, and the leakage of revenue from government funds to private hands.

In another case, as shown by item four of table 4.8 above the respondents were asked whether

land corruption is leading to evictions which make them homeless or not. As a result, out of 320 respondents 69.4% and 24.9% answered strongly agree and agree respectively, whereas only 1.3% and, 4.7% were disagreeing and undecided also none of them replied as they were strongly disagreeing with it.

Generally the support of the above analysis, Transparency International (2016) also explained that corruption in land administration affect the poor and women and forced to:

- Low school turnout: With such investments, this encourages children to drop out of school and engage in cheap labor. This consequently violates the child's right to education.
- Forceful evictions may lead to homelessness, loss of lives, property and sexual violence especially amongst women who have to seek protection for their lives and children.

As indicated by item five of table 4.8 above, out of the total respondents 59.7% and 30.3% were replied strongly agree and agree respectively that corruption in land administration is negatively affecting the socio-economic relations of the society by widening the gap between the rich and the poor. But only 2.5%, 4% and 3.4 % of the respondents were replied disagree, disagree and undecided respectively.

The study of European Union, (2011) also showed that at microeconomic level, corruption strongly deters investment, often acting as a barrier to entry for firms or domestic investments due to a risky and uncertain business environment. As a result, corruption reduces and diverts resources from productive investment, creates unfair competition, complicates and delays business transactions and undermines enterprise creation. Moreover, it presents a threat to democratic gains, impinges on development and worsens the gap between rich and poor by reducing the level of social services for the poor. It also creates incentives for higher investment in capital-intensive projects and lower investment in labor intensive projects.

Item six of table 4.8 above, shows that the respondents were asked whether the corruption in land administration is leads to illegal sale of land which would further marginalize women and the poor or not. Based on this, 62.2% and 24% of the respondents replied strongly agree and agree respectively while only 3.8%, 5.6% and 4.4% of the respondents were replied disagree strongly disagree and undecided respectively. In support of the above interviewed key informants also stated that “in Gechi town illegal land market is customized with escalated costs that didn't give a door for the poorest section of the society.”

At the last, item seventh of table 4.8 above, shows that the respondents also asked that, whether

corruption in land sector is discouraging people to work together for common goods or not. As a result 49% and 50.9% of them replied strongly agree and agree respectively. None of them claimed against the idea.

Generally, from the above analysis and scholarly study supports, it can be concluded that the corruption in land administration of Gechi town is affecting social life of the society by causing unnecessary disputes and conflicts among the society, affecting equality rights of citizens on using resources taking off their land, affects negatively the socio economic relation of the society, environment condition, leading to illegal sale of land which will further marginalized women and the poor discourages people to work together for the common good, unfair distribution of welfare and this highly deteriorate the culture of acceptance and legitimacy among the society.

CHAPTER FIVE

CONCLUSION AND RECOMMENDATION

5.1 Conclusion

The main object of this study is to show the effects of corruption in urban land administration on the political, economic and social life of the society. The data was generated from both primary and secondary sources. The primary data was collected through questionnaires and individual interviews. The data was mainly focused on the effects that corruption prevailed in land administration has on political, economic and social lives of the society. The data from the residents was collected through semi-structured interview and questionnaire. Key informant interview was held with selected officials and respected persons among the society and leaders of different offices of the study area. Moreover, secondary data on the effects of corruption in land administration was gathered from different files of the municipality, unpublished documents public suggestion documents of different offices of the study area.

The analysis was made using descriptive statistics and used SPSS software (Statistical Package for Social Science) version 20. Regarding to the findings of the study on the current status of corruption in study area, the survey exposes that corruption remain as highly increasing and causing different political, economic and social problems in the town. Generally, based on the data gathered from the respondents, the effects of corruption in land administration are summarized as follows.

Regarding to the effects of corruption on the politics it hindering the leaders of the study area from fulfilling their constitutional obligations and made them to break the rule of law as their mind is diverted to personal benefits, eroding the legitimacy of local government by fueling the grievances and leads to political instability, reducing service delivery that directly affects the political system of the town, reducing interest of political participation, distorting political development and good governance and hence affected growth of democratic culture, fuelling grievances to raise intolerance to use violent means to achieve political ends and leads to political instability, highly reducing transparency and accountability and etc.

Regarding to the effects of corruption on the economy, it is affecting both individual and the municipality economic growth, limiting public resources by shifting public resources to few individuals, reducing revenues, informal land markets are growing even with soar of values,

leading to tax evasion (avoidance), leading to poor service giving that cause individuals to stay many days out of work and enlarging income inequality, which further bettering the life of citizens.

Regarding to the effects of corruption on social aspects: It is causing unnecessary disputes and conflicts among the society of the study area, affecting equality rights of citizens by taking off their land, affects negatively the socio economic relation of the society, leading to illegal sale of land which will further marginalize women and the poor, discourages people to work together for the common good, unfair distribution of welfare, when power holders shifted public resources to themselves and become rich while majority of population are stayed in problems of the production of corruption, this make the society to ignore the acceptance and legitimacy of officials among the society, forced children of poor families to drop out of school and engage in cheap labor and consequently violates the child's right to education, forceful evictions who may lead to homelessness as the home and lands of citizens taken off. They may waste the money that they gain for compensation after certain years, and then next they became poor and homeless, moral and psychological break down also may be resulted when citizens lost their lands unfairly without in equivalent or no compensation.

5.2 Recommendation

Based on the findings of the study and conclusions made, the following recommendations and policy implications are promoted to different level of decision makers, policy implementers, concerned bodies and potential researchers in the area.

It was found that corruption is highly prevailed due to the fake actions of the officials, forged land documents to give or possess land, institutionalizing informal fees, unwillingness of officials to speed up service delivery and sharing compensation fees from owners are significant factors that promoting corruption in the study area.

This indicates that there is implementation gap on the policies, rules, regulations and directives of the government. Thus, it is necessary to provide strong policy of controlling mechanism especially on the lower executive bodies. The government, especially the lawmaking organ should play vital role in this regard.

As indicated in the findings, the situation of corruption in land sector of Gechi town is highly prevailed and still it is a challenging problem to the sector. Therefore, it's advisable to the town land administration office to have responsibility to set systems such as establishing strong committee and empowered it to improve the ground problems of the sector until the proximity of corruption is reduced that can reduce incidences of corruption and ensure efficient delivery of services to the community

The study results also indicated that corruption in the land administration is highly affecting the economic potentials of both individuals and the municipality. The individuals and the whole society did not fight against it. This indicates that the people are not whole hearted to struggle and the officials also not really support those who blame corruption. Thus, the society should be trained and encouraged to fight against the corruption. The government and non-government organizations especially the Ethics and Anti-Corruption Commissions offices should play vital role in this regard. For example, *promotions, incentives, demotions, learnable punishments* may use to support the struggle against corruption. When such means are really publically implemented it can minimize the actions of corrupt people.

Similarly, as identified from the survey results, corruption in the land administration is highly distorting the political development as it erodes the legitimacy of the government and leads to political instabilities. It is obvious that economic development and social order is based on political stability of that state. Therefore, the concerned bodies should be whole hearted and

strongly work to minimize the corruption in the land administration. In this regard, commitment is needed from the ruling party.

In all sector offices the agents of Ethics and Anti-Corruption should assigned who is only looking after corruption and the government have to give due consideration for their personal security not to fear for personal and family life. So, strong support from government for anti-corruption agents and institution is essential. Thus, the government's effort to curb corruption has to be supported by anti-corruption strategies specifically in supporting agents mentally and physically to gain expected objectives. The strategies need to include and implement codes of conduct which work including the agent themselves to fight against corruption in all directions.

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APPENDIX: A

Questionnaires to be filled by Gechi Town Residents

Dear respondents;

The main purpose of this questionnaire is to gather information or data on the effects of corruption with specific reference to Gechi town land sector for the partial fulfillment of MA in Civics and Ethics Studies. Therefore, the information you will provide is very important for successful accomplishment of this research. Furthermore, the information you give will be used for only the academic purpose. Your responses will be kept confidential. Therefore, you are kindly requested to read all the questions and fill honestly without any hesitation.

Thank you in advance!

I. General Instructions:

1. Do not write your name.
2. Please read the question carefully before providing your response
3. Please clearly indicate your appropriate responses by inserting "X" mark for choosing parts and kindly write your opinion briefly for the short answer questions on the space provided.

II. Demographic Characteristics of the Respondents

1. Sex: A) Male
B) Female
2. Age: A) 18 – 25
B) 26 - 45
C) Above 45
3. Educational status: A) Primary education (1-8)
B) Secondary education (9-12)
C) Certificate
D) Diploma
E) Degree & above

4. Marital Status: A) Married

B) Unmarried

C) Widowed

D) Divorced

5. Job Status: A) Unemployed

B) Self employee

C) Government Employee

D) Other

6. How many years do you live in Gechi town?

A) Less than 5 years

B) 5-10 years

C) More than 10 years

III. Existence and extent of corruption

7) Do you think that corruption practiced in land administration of Gechi town?

A) Yes

B) No

8) As to you, in what area of services and how corruption is mostly manifested in land sector of Gechi town?

IV. The Effects of Corruption on the Politics

The following questions are prepared to identify whether corruption in land administration of Gechi town is affecting political aspects of the area or not Please insert (X) marks while providing your response in the given spaces.

Key: SD= Strongly Disagree, D = Disagree, UD= Undecided A=Agree, SA= Strongly Agree

No.	Items	SD	D	UD	A	SA
9	The excessive practice of corruption in land administration sector of Gechi town is causing many people to lose confidence of supporting government.					
10	The practice of corruption in land administration sector of Gechi town is reducing political tolerance of the people					
11	The practice of corruption in land administration sector of Gechi town is reducing productivity of leadership					
12	The practice of corruption in land administration sector of Gechi town is affecting transparency and accountability of the government.					
13	The practice of corruption in land administration sector of town can lead to social and political conflicts.					
14	The practice of corruption in Gechi town land administration is highly hindering political development and good governance.					

V The Effects of Corruption on the Economy

The following questions are prepared to identify whether corruption in land administration of Gechi town is affecting economic system of the area or not. Please insert (X) marks while providing your response in the given spaces.

Key SD= Strongly Disagree, D = Disagree, UD= Undecided A=Agree, SA= Strongly Agree

No	Items	SD	D	UD	A	SA
15	The practice of corruption in land administration sector of Gechi town is paralyzing the individual's economic growth					
16	The practice of corruption in land administration sector of Gechi town is highly reducing taxes and revenue of the town					
17	The practice of corruption in land administration sector of Gechi town is negatively affecting total growth of the municipality.					
18	The practice of corruption in land administration sector of Gechi town is affecting poverty alleviation programs because, it is affecting the poor and it widens the gap between the poor and the rich					
19	Causing poor quality of service, that unnecessarily consuming, working times of the clients					
20	The practice of corruption in land administration sector of Gechi town is affecting construction of infrastructures like road and school both in quality and quantity.					

VI. The effects of corruption on social lives of the society

The following questions were prepared to differentiate the main challenges that the society faces as a result of corruption in Gechi town. Please insert (X) marks while providing your response in the given spaces.

Key: SD= Strongly Disagree, D = Disagree, UD= Undecided A=Agree, SA= Strongly Agree

No	Items	SD	D	UD	A	SA
21	The practice of corruption in land administration sector of Gechi town leads people to lose their land which is the base of their life without equivalent or no compensation.					
22	The practice of corruption in land administration sector of Gechi town is causing many conflicts among the society.					
23	The practice of corruption in land administration sector of Gechi town is affecting rights of equality on using resources by taking off their land without equivalent or no compensation					
24	The practice of corruption in land administration sector of Gechi town is leading to eviction, and then to become homeless.					
25	The practice of corruption in land administration sector of Gechi town affects negatively the socio-economic relation of the society by widening the gap between the rich and the poor.					
26	The practice of corruption in land administration sector of Gechi town is leading to illegal sale of land which will further marginalize women & the poor.					

27	It is discouraging the people not to work together for common goods.					
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28) Have you and your family faced any land administration related corruption problems?

A) Yes B) No

29) If your answer for question number 28 above is yes, what were the problems that you and your family faced in relation to land administration?

30) How do you explain the overall corruption in land administration of Gechi town?

31) Is corruption in land sector of Gechi town causing political problems?

A) Yes B) No

32) If your answer for question number 31 above is yes, list some of the political problems that could be caused as a result of corruption in land administration.

33) Is corruption in land sector of Gechi town causing economically problems?

A) Yes B) No

34) If your answer, for question number 33 is yes, list economic problems that can be cause as a result of corruption in land administration

35) is corruption in land sector of Gechi town causing problems on social lives of the society? A) Yes B) No

36) If your answer for question number 35 above is yes, explain these social problems?

37) Did you believe that equivalent compensation is paying for those take off their land by government? A) Yes B) No

38) If your answer for question number 37 above is “no”, what are its consequences?

IV. More information

39) If you may have more information with regard to Gechi Town land administration corruptions explain it. Please don't hesitate to state your idea.

APPENDEX: B

Yuuniversitii Jimmaatti Kolleejjii Seeraa Fi Bulchiinsaatti Muummee Siiviksii Fi Qo'annoo Etiksii

Gaaffannoowwan jiraattota magaalaa Gachiitiin guutaman

Kabajamtoota gaafatamtootaa, kaayyoon gaafannoo kanaa barnoota Siiviksii fi qo'annoo Etiksiidhaan qorannoo MA f dhimma “Rakkoo malaanmaltummaan bulchiinsa lafaa magaalaa Gachii Fidu” jedhu irratti gaggeessuudha.

Gama keessaniin deebii isin kennitan fiixaan ba'insa qorannichaaf baay'ee barbaachisaadha.

Dhimma deebii keesaniin wal qabateen dhimma akkaadaamii qofaaf akka ooluu fi icciitiidhaan

kan eegamu ta'uu isaa isiniifan mirkaneessa.

Kanaafuu gaaffilee dhiyaatan haalaan dubbistanii sodaa tokko malee akka deebii itti laattan kabajaan isin gaafadha.

Galatoomaa!

I.Ajaja waliigalaa:

- Maqam barreessuu hin barbaachisu
- Otoo hin deebisiin dura gaashaan dubbisaa
- Gaaffilee Filannoof deebii keessan bakka kenname keessatti adda baasuun mallatto “X” kaa'uun argisiisaa. Gaaffiiwwan barreeffamaan deebi'an immoo deebii gabaabaa fi ifaa ta'e bakka kenname irratti barreessuun yaada keessan ibsaa.

II. Ibsitoota Amaloota Gaaffilee Deebisanii

- 1) Saala: A) Dhiira B) Dubara
- 2) Umurii waggaadhaan: A) 18-25
B) 26-45
C) 45 oli
- 3) Sadarkaa barnootaa: A) Sad. 1^{ffaa} (1-8) B) Sad 2^{ffaa} (9-12)
C) Sertifikeetii D) Dipploomaa
E) Digirii fi isaa ol
- 4) Haala gaa'elaa: A)Ijaareera

B) Hin ijaaree

C) Kan jalaa du'e/te

D) Nan hiikee

5) Haala hojii: A) Hojjetaa mootummaa

B) Hojii dhuunfaa

C) Kan biraa

6) Bulchiinsa magaalaa Gachii keessa waggaa meeqaaf jiraatteetta?

A) 5 gadi

B) 5-10

C) 10 Ol

III. Argamaa fi Sadarkaa Malaanmaltummaa Bulchiinsa Lafaa magaalaa Gachii

7) Bulchiinsa lafaa Aanaa Gachii keessa malaanmaltummaan jira jettee yaaddaa?

A) Eeyyee

B) Lakkii

8) Sektera bulchiinsa lafaa magaalaa Gachii keessatti, dhimmoota irra caalaatti malaanmaltummaan irratti mul'ata jettee yaaddu maal fa'i?

IV. Dhiibbaa Maanmaltummaan Siyaasa irratti Fidu

Gaaffileen armaan gadii malaanmaltummaan bulchiinsa lafaa magaalaa Gachii keessaa siyaasa naannoo magaalichaa miidhaa jiramoo miidhaa hin jiru kan jedhu beekuuf kan qophaa'anidha. Maaloo deebii keessan bakka kenname keessatti mallattoo "X" kaa'uun deebisaa.

HIKA: BM= Baay'een morma NM = Nan Morma MH=Murteessuu hin danda'u,
WG= gala, BWG= Baay'een Irratti Waliigala

N0.	Gaaffilee	BM W	NM	MH	WG	BWG
9	Sababa gocha malaanmaltummaa hamaa ta'e bulchiinsa lafaa magaalaa Gachii keessa jiruuf amantaa fi fedhii deeggarsa namootni mootummaaf qaban akka hir'atu godheera.					
10	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii bu'a qabeessummaa hooggansaa gadi buuseera.					
11	Gochi malaanmaltummaa bulchiinsa lafaa Aanaa Gachii wal danda'uu ilaalcha siyaasaa garaagaraa gadi buuseera.					
12	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii iftoominaa fi itti gaafatamummaa mootummaa miidheera.					
13	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii gara wal dhabdee hawaasummaa fi siyaasaatti geessuu danda'a					

14	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii guddina dimokrasii fi bulchiinsa gaarii baay'ee miidhaa jira.					
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III. Dhiibbaa Maanmaltummaan Dinagdee Irratti Fidu

Gaaffileen armaan gadii malaanmaltummaan bulchiinsa lafaa Aanaa Gachii keessaa, dinagdee Aanniichaa fi naannoo isaa miidhaa jiramoo miidhaa hin jiru kan jedhu beekuuf kan qophaa'anidha. Maaloo deebii keessan bakka kenname keessatti mallattoo "X" kaa'uun deebisaa.

HIKA: BM=Baay'een morma NM = Nan Morma

MH= Murteessuu hin danda'u, WG = Waliin gala,

BWG= Baay'een Irratti Waliigala

NO	Gaaffilee	BM	NM	MH	WG	BWG
15	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii dinagdee nama dhuunfaallee laamshesseera.					
16	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii galii fi gibiraa baay'ee hir'seera.					
17	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii guddina wailiigalaa magaalichaa baay'ee gufachiiseera					
18	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii walirraa fageenya sooressaa fi iyyeessaa guddisuun Sagantaa iyyummaa hir'suu gufachiiseera.					

19	Bulchiinsa lafaa magaalaa Gachii keessatii keessummeeffamuuf guyyaa hedduu waan gaafatuuf sa'aatii hojii gubeen rakkoo dabalaa jira.					
20	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii ijaarsa bu'uuraalee misoomaa kan akka daandii, mana barumsaa fi buufataalee garaagaraa qulqullinaa fi yeroo isaanii eegani akka hin hojjetamne godheera.					

V. Dhiibbaa Maalanmaltummaan Hawaasummaa Fidu

Gaaffileen armaan gadii malaanmaltummaan bulchiinsa lafaa Magaalaa Gachii keessaa jireenya hawaasummaa uummata Aanichaa miidhaa jiramoo miidhaa hin jiru kan jedhu beekuuf kan qophaa'ani dha. Maaloo deebii keessan bakka kenname keessatti mallattoo "X" kaa'uun deebisaa.

HIKA: BM=Baay'een morma NM= Nan Morma MH=Murteessuu hin danda'u, WG= Waliin gala, BWG=Baay'een Irratti Waliigala

N0	Gaaffilee	BM	NM	MH	WG	BWG
21	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii baballina magaalaa waliin wal qabatee ummatni lafa isa hundee bultoo isaanii ta'erraa kaffaltii walmadalaa hin taaneen buqqifamaa jiru					
22	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii hawaasa gidduutti wal dhabdee hin barbaachifne uumeera.					
23	Sababa gocha malaanmaltummaa bulchiinsa lafaa magaalaa Gachiitiin kaffaltii malee yookiin kan hin madaalleen qabiyyee dhuunfaa sarbuun mirga wal qixxummaan qabeenyaatti fayyadamuu cabsaa jira.					

24	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii Seeraan ala bakkarraa buqqifamuu fi mana dhabuutti geessaa jira.					
25	Gochi malaanmaltummaa bulchiinsa lafaa magaalaa Gachii garaagarummaa sooressaa fi hiyyeessa gidduu jiru bal'isuun hariiroo hawaasummaa fi dinagdee akka miidhamu godheera.					
26	Gochi malaanmaltummaa bulchiinsa lafaa gurgurtaa lafaa seeraan magaalaa Gachii alaa jajjabeessuun hiyyeessotaa fi dubartoota caalaatti miidhaa jira.					
27	Dhimma guddina waliigallaarratti akka hawaasni waliin ta'ee hin hojjenne gochaa jira.					

28) Rakkoon malaanmaltummaa bulchiinsa lafaa magaalaa Gachii waliin wal qabate siifi firootakee mudatee beekaa? A) Eeyyee B) Lakki

29) Debiin kee gaaffii 28^{ffaa} yoo "Eeyyee" ta'e rakkoon sii fi firootakee mudate maal fa'a?

30) Haala waliigalaa malaanmaltummaa bulchiinsa lafaa magaalaa Gachii keessaa akkamiin ibsita?

31) Malaanmaltummaa bulchiinsa lafaa magaalaa Gachii rakkoo siyaasaa fiduu danda'a jettee yaadda? A) Eeyyee B) Lakki

32) Debiin kee gaaffii 31^{ffaa} yoo "Eeyyee" ta'e rakkoo siyaasaa inni fiduu dandau tarreessimee

33) Malaanmaltummaa bulchiinsa lafaa magaalaa Gachii rakkoo dinagdee fiduu danda'a jettee yaadda? A) Eeyyee Lakki

34) Debiin kee gaaffii 33^{ffaa} yoo "Eeyyee" ta'e rakkoo dinagdee inni fiduu danda'u tarreessime

35) Malaanmaltummaa bulchiinsa lafaa magaalaa Gachii rakkoo jireenya hawaasummaa fiduu danda'a jettee yaadda? A) Eeyyee B) Lakki

36) Debiin kee gaaffii 35^{ffaa} yoo "Eeyyee" ta'e rakkoo hawaasummaa inni fiduu danda'a jettu tarreessime

37) Namoota sababa garaagaraan lafti isaanii irraa fuudhamuuf kaffaltii ga'aan ni kennamaaf jettee yaadda? A) Eeyyee B) Lakk

38) Debiin kee gaaffii 37^{ffaa} yoo "Lakki" kan jedhu ta'e rokkoolee inni fiduu danda'u maal fa'

VI. Odeeffannoo Dabalataa

39) Malaanmaltummaa bulchiinsa lafaa magaalaa Gachii waliin wal qabatee odeeffannoo dabalataa yoo qabaatte ibsi. Maaloo yaada kee ibsuuf homa hin sodaatiin

APPENDIX: C

Interviewees Questions for public officials

Assessing the effect of Corruption in Urban land Administration: The case of Gechi Town.

Interviewees Questions for public officials such as heads of urban land administration sector, the head of urban development and management staff, Town administration, Kebele and village leader and public officials.

Dear respondents, the main purpose of this Interview is to gather information or data on the effects of corruption with specific reference to Gechi town land administration sector for the partial fulfillment of MA in Civics and Ethical Studies. For successful completion of this study your open, honest and kind response is very important. Furthermore, the information you give will be used for only the academic purpose and your responses will be kept confidential. Therefore, you are kindly requested to answer all the questions without any unwillingness.

- What are the economic effects caused due to land sector corruption of Gechi Town
- What are the political effects caused due to land sector corruption of Gechi town?
- What are the social problems caused by the practice of land sector corruption of Gechi town?
- Do you think that lack of compensation problem causing economical & social problems? If so, explain the problems.
- What are the problems caused to Gechi town surrounding peasants' due to the spread of urbanization?
- Do you think that corruption in the land administration violates the people trust on government and erodes social wealth? How?
- In general how do you mention the overall effect of corruption of Gechi administration sector?
- As to you where and how corruption is mostly manifested in land sector of Gechi Town?

Thanks once again!

