

JIMMA UNIVERSITY



COLLEGE OF LAW AND GOVERNANCE

DEPARTEMENT OF CIVICS AND ETHICAL STUDIES

URBAN EXPANSION AND ITS EFFECTS ON PERIPHERAL FARMING COMMUNITIES'
LIVELIHOODS IN SOUTH WEST SHOA ZONE SELECTED TOWNS, OROMIA REGIONAL STATE,
ETHIOPIA.

BY

ETANA TESFA GUTEMA

THESIS SUBMITTED TO DEPARTMENT OF CIVICS AND ETHICAL STUDIES IN PARTIAL
FULFILLMENT OF THE REQUIREMENT FOR THE DEGREE OF MASTERS OF ARTS (MA) IN
CIVICS AND ETHICAL STUDIES.

ADVISOR: YOHANNIS ESHETU. (ASS.PROF.)

CO -ADVISOR: MARU M.

October 2022
JIMMA, ETHIOPIA

JIMMA UNIVERSITY



COLLEGE OF LAW AND GOVERNANCE

DEPARTEMENT OF CIVICS AND ETHICAL STUDIES

URBAN EXPANSION AND ITS EFFECTS ON PERIPHERAL FARMING COMMUNITIES'
LIVELIHOODS IN SOUTH WEST SHOA ZONE SELECTED TOWNS, OROMIA REGIONAL STATE,
ETHIOPIA.

BY

ETANA TESFA GUTEMA

THESIS SUBMITTED TO DEPARTMENT OF CIVICS AND ETHICAL STUDIES IN PARTIAL
FULFILLMENT OF THE REQUIREMENT FOR THE DEGREE OF MASTERS OF ARTS (MA) IN
CIVICS AND ETHICAL STUDIES.

ADVISOR: YOHANNIS ESHETU. (ASS.PROF.)

CO -ADVISOR: MARU M.

October 2022

JIMMA, ETHIOPIA

JIMMA UNIVERSITY



Approval Sheet

Thesis Submitted to Department of Civics And Ethical Studies In Partial Fulfillment of The Requirement for The Degree of Masters of Arts (MA) In Civics and Ethical Studies with the title “Urban Expansion and its Effects on Peripheral Farming Community Livelihood in South West Shewa Zone selected towns, Oromia Regional State, Ethiopia”

Approval by Board of Examiners

Principal-Advisor _____ Date _____ Signature _____

Co-advisor _____ Date _____ Signature _____

External _____ Date _____ Signature _____

Internal- Examiner _____ Date _____ Signature _____

Chairperson _____ Date _____ Signature _____

Declaration

First, I declare that this thesis entitled “Urban expansion and its effects on peripheral farming community livelihood in South West Shewa Zone selected towns”, Oromia Regional State” is my genuine work. This thesis has been submitted in partial fulfillment for MA Degree in civics and ethical studies at Jimma University. I declare that this thesis “urban expansion and its effects on peripheral farming community livelihood in south west shoa zone selected towns” has not been submitted to any other institutions anywhere for the award of any academic degree, diploma, or certificate.

Brief quotations from this thesis are allowed without special permission provided that accurate and complete acknowledgement of the source is made. Requests for permission for extended quotations from or reproduction of this thesis in whole or in part may be granted by the Head of the school or Department or Dean of the school of Graduate studies when in his or her judgment on the proposed use of the material is in the interest of scholarship. In all other instances, however, permission must be obtained from the author of this thesis.

Name: Etana Tesfa Gutema

Signature _____ Date: _____

Place: Jima, Ethiopia

ACKNOWLEDGEMENTS

First and foremost, I thank almighty God that helped me in all my works. I would also like to express my heartfelt thanks to my advisor Yohannis Eshetu (Assistance Professor), for his keen interest, valuable guidance, consideration, encouragement, and constructive criticisms for his guidance and insightful comments from which I benefited much from the inception of the research proposal to the completion of the write up of the thesis.

I am glad to express my heartfelt gratitude with immense pleasure to, Mr. Abera Shiferaw (Lecturer at Jima University). I also thank my lovely wife Ms. Tayitu Bayisa for her excellent guidance, moral and financial support and constructive comments as my desire.

I would like to extend my deepest thanks to all interviewed administrative staff and farmers and town mayors contributed to the successful completion of this study. Finally, all things were made through God, I thank Him.

Abstract

The purpose of this study was to assess negative consequences of urban expansion on peripheral farming community livelihood, challenges of urban policy implementation, management strategies of expropriated farmers and implementation of compensation payment during expropriation in south west shoa Zone selected towns. This study used sequential explanatory design and using probability and non-probability sampling technique, 1st the Zone was selected purposively, 2nd its 11 towns' were clustered into 3 groups then 3 woredas head towns were selected by lottery method out of 11 head towns. 175 farmers were selected by systematic and three town mayors, three Kebele chair persons, six experts of urban land management were selected by purposive sampling techniques from the three towns namely Bantu, Leman & Tare. Data was collected through questionnaire and key informant interview. Quantitative data were analyzed by descriptive statistics, using SPSS software presented in tables and figures. Qualitative data were transcribed and analyzed by narrating the opinions of the interviewees or by direct quotation of their voice. Additionally the study result indicates challenges of urban policy implementation in study site. Furthermore, the study result indicates management strategy after expropriation were faced lacks arrangement of job opportunity, and rehabilitation, absences of organized body to look after. Finally, the study came up with the compensation payment of land is calculated from five years back, amount of payment is not enough for sustain farmers life, lack of transparency on compensation rules and regulations were findings of the study. Conclusively, additional rehabilitation process was very poor and bureaucratic as well as compensation payment regulation designed. Hence all negative consequences of urban expansion on the peripheral community livelihood, challenges of urban policy implementation, management strategies of expropriated farmers and implementation of compensation payment regulation should be given an attention by communities, administration head office, mayor office and South West Shewa administration Office, Civil societies ,Oromia urban development bureau collaboratively rescue the livelihood of peripheral community, facilitate job opportunity, realize urban policy implementation, enhance accountability and transparency on the management and compensation payment for expropriated farmers .

Keywords: *expropriation, livelihood, compensation, negative consequences, policy implementation*

Abbreviations and acronyms

ANRS	Amhara National Regional State.
CSA	Central Statistical Agency
ECC	Ethiopian Civil Code
FDRE	Federal Democratic Republic of Ethiopia.
GSNUPR.....	Global State of National Urban Policy Report.
IVSC	International Valuation Standards Committee
SPSS	Statistical Package for Social Sciences
SWShZ.....	South West Shewa zone
UK	United Kingdom
UN	United Nations
UNDESA	United Nations ‘Department of Economic and Social Affairs
UNDP.....	United Nation Development Program
UNFPA	United Nations Fund for population Activities.
US.....	United States
SSA.....	Sub Saharan Africa

Table of Contents

ACKNOWLEDGEMENTS.....	i
Abstract.....	ii
Abbreviations and Acronyms.....	iii
CHAPTER ONE.....	1
INTRODUCTION.....	1
1.1. Background of the Study.....	1
1.2. Statement of the Problem.....	3
1.3. Objectives of the Study.....	4
1.3.1. General Objective.....	4
1.4. The Research Questions.....	5
1.5. Significance of the Study.....	5
1.6. Delimitation of the study.....	5
1.7. Limitations of the Study.....	5
1.8. Organization of the Paper.....	6
CHAPTER TWO.....	7
2. REVIEW OF RELATED LITERATURE.....	7
2.1 Introduction.....	7
2.2. Historical Background of urbanization.....	7
2.3 Expropriation practices in Ethiopia.....	10
2.4. An Overview of Theoretical Framework.....	10
2.4.1. Peripheral-urban.....	10
2.4.2. Land Expropriation.....	12
2.4.3. Compensation Payment.....	13
2.4.3.1 Land Taken.....	13
2.4.3.2. Disturbance or Resettlement Costs.....	14
2.4.3.3. Severance.....	14
2.4.3.4 Injurious Affection.....	14
2.5. Theories of expropriation.....	15
2.5.1. Owner's Loss Theory.....	15
2.5.2 The Taker's Gain Theory.....	15
2.5.3. Conceptual frame work of effects of urban expansion.....	16
2.5.4. Conceptualizing Livelihood in the Peripheral-Urban Area.....	17
2.5.4.1 Livelihood Assets.....	17

2.5.4.2 Livelihood Strategies	18
2.5.4.3 Livelihood Outcomes	18
2.5.4.4 External Environment	18
2.5.4. 5. Expropriation's justification and compensation	19
2.5.4.6 Expropriation and Compensation International Practices.....	20
2.6 Empirical Analysis	20
2.7 Rural – Urban Border.....	24
CHAPTER THREE.....	25
3.1. Introduction.....	25
3.2 Description of the Study Area.....	25
3.3. Research Design.....	26
3.4. Research approach.	27
3.4. Data Sources and Types.	27
3.4. 1.Population, Sample Size and Sampling Techniques.	27
3.5. Methods and Instruments of Data Collection.....	29
3.5.1. Questionnaires.....	29
3.5.2. Key Informant Interview	29
3.5.3. Personal observation.	30
3.6. Validity and reliability	30
3.7. Procedures of Data Collection	30
3.8. Method of Data Analysis.	31
3.9. Ethical Consideration.....	31
CHAPTER FOUR.....	32
4. DATA PRESENTATION, ANALYSIS AND INTERPRETATION.....	32
4.1. Background of Respondents.	32
4.1.1. Sex of the Respondents	33
4.1.2. Age of the Respondents	33
4.1.3. Marital status of the Respondents	33
4.1.4 Family Members You Administer.....	33
4.1.5. Educational Level of the respondents	34
4.2. Negative Consequences of Urban Expansion on Expropriated Farmers.	35
4.2.1 Types of land lost.....	37
4.2.2 Livelihood Assets Lost Because Of Urban Expansion.	37
4.2.3 Kinds of assets lost because of urban expansion.....	38
4. 2.4. Farmers experience of using small farm land.	39
4.2.5. Housing standard of expropriated farmers.	39

4.2.6. Major problems of urbanization on peripheral farmers.	40
4.3. Challenges of urban policy implementation.....	40
4.3.1 Challenges of urban policy implementation.....	41
4.3.2 Lack of monitoring the progress of town by regulation.	42
4.3.3. Enhancement of Governance coordination to support expropriated farmers.	42
4.3.4 Obstacles of urban policy implementation.....	43
4.3.5. Hindrances of urban policy implementation occurring in the study area.....	44
4.4. Management Strategy of Expropriated Farmers.	44
4.4.1. Facilitation for new job opportunities	46
4.4.2 Rehabilitation strategy for expropriated farmers.	46
4.4.3 Institutionalization of grievance hearing body.....	46
4.4.4. Special Support for Expropriated Farmers.....	47
4.4.5. Sources of income after expropriation.	47
5. Implementation of Compensation payment.....	47
5.1. Numbers of years the compensation calculated.	48
5.2. Types of Asset compensate	49
5.3 Amount of compensation with land taken.	49
5.4. Utilization strategy of compensation payment.....	50
5.5. Transparency of compensation payment.....	50
5.6. Duration of compensation payment	50
CHAPTER FIVE.....	51
5. SUMMARY, CONCLUSION AND RECOMMENDATIONS.....	51
5.1. Introduction.....	51
5.2. Summary of the Findings	51
5.2.1. The Negative consequences of urban expansion.....	51
5.2.2. Regarding Challenges of Urban Policy Implementation.....	52
5.2.3. Management Strategy of Expropriated Farmers	52
5.2.4. Implementation of compensation payment.	53
5.3. Conclusions.....	53
5.4. Recommendation.	54
References.....	56

Appendix-I.....	59
Appendix-II.....	64

List of Table

page

Table 1: Study Population and Sample respondents of selected Town.....	28
Table 2: Respondents' General Characteristics.	32
Table 3: Negative consequences of urban expansion on expropriated farmers	36
Table 4: Challenges of urban policy implementation	41
Table 5: Management strategies of Expropriated Farmers.	45
Table 6: compensation payment for expropriated farmers.....	48
Table 7: Duration (length) of compensation payment.	50

List of figure	page
Figure 1: Conceptual Frameworks for Effects of Urban Expansion	17
Figure 2Map of the study area	25
Figure 3: Respondents Income Sources	34
Figure 4Respondent category.....	35
Figure 5: Kinds of assets/property / lost because of urban expansion	38

CHAPTER ONE

INTRODUCTION

This study deals with background of the study, statement of the problem, objectives, basic research questions, significance of the study, delimitation of the study, limitation of the study and organization of the study.

1.1. Background of the Study

According to Zewdu (2021) today's world is rapidly urbanizing, particularly radical urban expansion predicted in developing countries. In the contemporary world, urbanization and the growth of urban population is increasing at an alarming rate and become a recent phenomenon. Urbanization is not unique to a particular country or region of the world, as it is a phenomenon that is currently affecting every nation in the world. In 1960, the global urban population was 34% of the world's total and only 43% as at 1990. However, by 2014, the urban population accounted for 54% of the world's total and continues to grow. By 2050, the proportion of people living in urban areas is expected to reach 66% (UNDESA, 2014).

Urban spreading out is the gradual rise in the population of cities or urban areas. The fast rate of urbanization in developing world is qualified to rural-urban migration, economic advance and development, technological change, and rapid population growth. The above idea indicates that Urban spreading out is the gradual rise in the population of cities or urban areas.

Each nation uses its own criteria for defining urban centers depending on how the population is distributed (Satterthwaite, 2010). Different studies finding revealed, to qualify a town as an urban-center differs from one country to another by depending on the population criteria used.

For example, In Sweden from as low as 200 inhabitants in a place could be regarded as an urbanized center; 250 persons for Denmark; 1000 persons in Canada; 10,000 in Greece; while in Ethiopia, a place is called an urban when the population is as high as 2000 inhabitants ((Ababaw Alemayehu2019).

According to Johann Heinrich von Thune (1783–1851) model urban areas are in the center of the model and have the opportunity to expand in the next area while there is increasing in human settlement. He modeled that *“Earlier in the 19th century, developed a theoretical model that describes the processes of local land-use patterns. In accordance with the model, there are five concentric zones, each of which has unique properties and purposes. The city center (urban area) was represented by the core ring, while the outer rings represented the rural and peripheral urban areas (predominantly agrarian communities and zones surrounding the city centre). Agriculture is*

practiced in the area closest to the city where dairying and intensive farming (producing goods, milk, and other dairy products) were most profitable.”

According to the 2017 *Drivers of Migration and Urbanization in Africa* report by the United Nations, In general, the idea of peripheral urban agriculture is closely related to the agricultural model, in which the transition zones/peripheries and the fringes are places with a high concentration of agricultural land uses and practices. Fertile agricultural lands in peripheral urban areas, particularly in the Global South, have quickly vanished or been completely altered as a result of the unprecedented rate of urbanization and the sprawling pattern of population and also more than half of the global population now lives in urban areas. This figure is projected to increase to 75 percent by 2050, at a growing rate of 65 million urban dwellers annually. Sub-Saharan Africa (SSA) is often regarded as the world's fastest urbanizing region. Urban areas currently contain 472 million people, and will double over the next 25 years. The global share of African urban residents is projected to grow from 11.3 percent in 2010 to 20.2 percent by 2050 (Jemal Sanghir, 2018).

In Ethiopia too, land is the common property of the ‘state and the people’. Rural farmers are given possessory or holding prerogative rights. Expropriation is the process of taking of land by the state for public purposes upon the advance payment of compensation. Expropriating farmland deprives landholders of one of their most important income generating assets and forces them to find new livelihoods. Against this background, there is a need for an adequate understanding of the interplay between trends of urbanization and undermining agricultural land use within peripheral-urban areas. (Daniel et al., 2014)

On this note, this study aims to understand the effects of urban expansion along the peripheral-urban areas of Bantu, Leman and Tare. Because even if the towns were ranked as “C” towns there is urban expansion among peripheral community that affects the adjacent farmers. This urban expansion takes place because of different factors like population increase, rural urban migration, searching of facility, and search for job opportunity, access to infrastructure etc. When people came into urban area the need for housing increased in the towns. Therefore towns should increase house for the peoples that leads the farmers to be expropriated from their livelihood. (Source: Leman, Bantu & Tare town’s administrative record office 2018)

1.2. Statement of the Problem

Modern urbanization, though current in Ethiopia, is one of the fastest growing phenomena in the country. Its horizontal infringement has difficult effects on local farmers by extensive to farmland and natural resources. The fast rate of urbanization displaced farmers and affected their livelihood as well as their assurance to supply in the farming activities. The spread out of peripheral-urban areas may occur due to migration to these areas seeking new options that improve their conditions of livelihood. Peripheral-urbanization could be an effect of the current globalization phenomenon, with social as well as economic aspects. Urbanization is necessary but not necessarily conducive to sustaining economic growth in developing countries, and it yields other benefits as well (Leulseged, 2014).

However, small attention has been given for unplanned urban expansion; several studies investigated its impact on the socio-economic conditions and livelihood of local communities living within areas experiencing intense urban development. (Leulseged, 2014).

This study filled the gaps observed and conducted through making assessment on land expropriation process and its effects on local communities; negative consequences of urbanization on community livelihood, land ownership among local land owners living within peripheral urban areas. Objectively, this study assessed the challenges of urban policy implementation, obstacle of urban policy implementation, management strategies of expropriated farmers and implementation of compensation payment procedures for settlement payment, the handling strategies and practicability of law and policy.

In the context of this study, a number of researches have been conducted in cities and towns entitled of effects of urban expansion on farming community livelihoods. For instance, Asmera (2018) in study entitled as “Impact of urban expansion on the livelihoods of the peripheral community, conducted a research which assessed urban expansion and peripheral community livelihoods by examining impacts of urbanization. Additionally, Zewdu (2021) also conducted study on” Effects of Urban Expansion on the Livelihood of Peripheral Farmers in Shewa Robit Town”. But, the above mentioned researchers and other authors on related issue had not primarily justified focus on rank C town’s condition of urbanization, a level to which expansion is occurring. Almost all the above studies have been conducted on level “A and B” towns; no study has been conducted on rank C towns effect of urbanization the surrounding society’s livelihood. Besides to this, even if problem in such towns of Ethiopia researched and issue explored as explained above, the comment of research in such case could not be represented the effects of urbanization on peripheral farming community livelihood of all towns especially of south west shewa zone selected towns.

On other hand, the study as its specific objective examined negative consequences of urban expansion on peripheral community's livelihood, challenges of urban policy implementation, management strategy of expropriated farmers and implementation of compensation payment in study area. So, the gap described on previous finding as well as requirement of deep justification on the related issues at different time and different study area initiated researcher.

Other researcher did not focus on the selected study area, and use quantitative data sources and analytical design while this studied document focused on descriptive survey design and a mixed research approach and also emphasized on investigating the effects of urbanization on peripheral community livelihood. Additionally, even if different studies conducted in Oromia Regional State on urban expansion and its effects on peripheral farming community lively hood, but there was no studied document about the issue under investigation in South West Shewa Zone selected towns (Bantu, Leman &Tare town administrative record office 2022). Bantu, Leman& Tare town were the places where the practice of urban expansion and its effects on peripheral farming community lively hood is rising in an alarming rate and become point of discussion among the community, community leaders and towns' mayor and stake holder administrators that justify the need for conducting the study. Therefore, this study aims at assessing of urban expansion and its effects on peripheral farming community livelihood in South West Shewa Zone selected towns.

1.3. Objectives of the Study

1.3.1. General Objective

- The purpose of the study was an assessment of urban expansion and its effects on peripheral farming community livelihood in South West Shewa Zone selected towns.

1.3.2. Specific Objectives

- To assess the negative consequences of urban expansion on the livelihood of expropriated farmers.
- To examine the challenges of urban policy implementation and its effects on expropriated farmers of selected towns.
- To identify the management strategies that help expropriated farmers in new livelihood.
- To analyze the extent of implementation of compensation payment and expropriation law in the study area.

1.4. The Research Questions

The basic research questions were set out from different literature and objectives of the study.

These were the following.

1. What are the negative consequences of urban expansion on the livelihood of expropriated farmers?
2. What are the challenges of urban policy implementation and its effects on expropriated farmers of selected towns?
3. What are the management strategies that help expropriated farmers in new livelihood?
4. To what extent are compensation payment and expropriation law implemented?

1.5. Significance of the Study

The study was intended to assess the negative consequences of urbanization, to examine the challenges of urban policy implementation, to identify the management strategies of expropriated farmers and to analyze the implementation of compensation payment and expropriation law in the study site. The researcher believed that the study results help: - local communities to develop self-confidence and self-reliant by providing feedback on the negative sides of urban expansion and help to prepare themselves for problems resulted from urbanization. The study would help the local officers help the expropriated farmers by providing legal compensation. It has a significant contribution to fill the research gap situated in the area, variable gap and methodology gape in the study area. The study might also be used as a reference material for other researchers for further study. The output of this research may also help government or other concerned bodies for future policy formulation.

1.6. Delimitation of the study

Delimitation is setting boundaries of the study to make it manageable. Therefore, to make the study more manageable, the researcher delimited both geographically and content wise. Hence assessing the problem in all towns of the South West Shewa Zone is difficult in this short period of time and because of lack of budget, the study was geographically delimited to three towns of South West Shewa Zone like Bantu, Leman and Tare and also in content wise restricted to an assessment of negative consequences of urban expansion, to examine the challenges of urban policy implementation, to identify the management strategies of expropriated farmers and to analyze the implementation of compensation payment and expropriation law in the study site.

1.7. Limitations of the Study.

Obviously the research work cannot all in all free from limitation. According to (Mugenda and Mugenda, 2003) limitations are some aspects of the study that the researcher knows may negatively

impact on the research that he/she has no control over. When the research conducted, many constraints faced in the study process. These constraints were like, shortage of time, lack of internet access and stationary materials. To overcome these problems the researcher used different methods, for shortage of time using individual time table, to solve the problem of connection asking individuals who have own Wi-Fi and stationary were granted by the woreda education bureau.

1.8. Organization of the Paper

The study was concluded in five chapters with many subheadings. Chapter one is the introduction of the study, and it explains an overview of urban expansion, and its effects on peripheral communities, expropriation, compensation, and livelihood. Chapter two deals with the review of related literature by focusing on theoretical, conceptual, and empirical explanations as well as a description of the recommendations and a description of the study area. Research approaches, methods of data collection and analysis are dealt with in chapter three. Chapter 4 describes the results and discussions and describes the major findings of the paper. And finally, chapter 5 deals with conclusions and recommendations.

CHAPTER TWO

2. REVIEW OF RELATED LITERATURE

2.1 Introduction

This section deals with review of relevant literature which used as a compass to guide the study by situating the study's topic within its appropriate context (Hesses-Biber, 2010). A detailed review of each and every thematic sub-topic relevant to the study is examined. The chapter focuses on the effects of urban expansion on peripheral farming community livelihood in case of south west shewa zone selected towns.

2.2. Historical Background of urbanization.

The chronological dichotomy of urban and rural space started to take shape in Europe with the formation of nation states, industrialization, and the liberalization of the economy in the nineteenth century. However, with the introduction of mass customer transport systems, the countryside close to towns became a potential place for living, recreation, and sometimes working for former urbanites. This development led to an expansion of cities not only in physical terms with low density housing but also in terms of functional relationships, creating an area of urban influence around cities, also called the urban field. In this urban field, a variety of places have developed, characterized by a mixture of urban and rural features (Satterh Waite 2014).

It is well known that urbanization is that change of population from rural area to cities that is the outcome of urban expansion. In the rising countries, urban growth is often rapid and unexpected, which can guide to unintended and detrimental outcomes. Cities are often placed on the largest part productive agricultural lands, so any expansion of built-up areas quickly consume natural resources, compromise not only food production but also the stipulation of ecosystem goods and services.

According to (Javetz, 2013) "Peripheral urban change is a direct result of urban expansion, where the urban area is spreading outwards into rural areas. Many reasons may be raise to justify the outward expansion of the inhabitants. But some of the main forcing conditions may be population and economic growth, which result in increased demand for residential and commercial areas as well as their convenience for transport accessibility, employment opportunities, service facilities, and the attractiveness of the environment and an increase in land value"

As it is justified in the above paragraph that there are many reasons raised, the expansion of inhabitants were forcing population and economic growth but, while depending on the own advantage of economic growth it should not be disadvantageous for the pre urban farmers.

Urbanization can be explained as the demographic process whereby an increasing share of the national population lives within urban settlements (Arouri, 2014).

It is stated that, Urbanization lead villages to become towns, but they no longer suffer from social and economic underdevelopment. These change are arise from a grouping of urbanization and modernization (of agricultural technique and the arrangement of farming cooperative), which alters both the composition of the rural population and the structure of the agricultural family, and the changing nature of the peripheral-urban, coupled with its uncertain and confusing status as a place and/or space, raises questions about the sustainability of the place, of the environment, and for poor people (Laquinta et al.2010).

The peripheral-conception of urban as half, as place-based, as flow-oriented, as a town or as rural has significant implications for the peripheral-urban setting up and policy processes, which in turn affect the comfort of the underprivileged and the sustainability of the environment. When viewed as a location, the peripheral-urban frequently becomes a site of expulsion, with the poor being driven out of the city to make room for visions of modernity. However, it can also be viewed as a dangerous urban fringe, where communities are linked to health and environmental risks that call for some type of control or mitigation.

According to Mandere et al. (2010), the expansion of peripheral-urban zones is now the most typical type of living and working conditions worldwide. It is characterized by affluence and ostentatious consumption in some parts of the world. In other cases, it serves as a bridge between urban and rural issues, where poverty and social displacement are more prevalent. The city's evolving character and the physical growth of urban and/or suburban form, where there is a greater interest in the economic, social, and cultural dynamics of change, lie at the foundation. Terms like "perimeter urban" and "peripheral urbanization" have largely ambiguous definitions. In developing nations in particular, they are frequently used to describe the newly urbanized areas on the outskirts of cities, which are then referred to as the "peripheral-urban interface." Peripheral-urban areas are frequently thought of as mixed-use areas with a rural morphology under urban influence.

According to the Council of Europe (2013), a peripheral-urban area is one that is in between a strictly rural and an entirely urban state and is subject to intense pressure for urban development. On the other hand, peripheral-urban areas can create a brand-new, permanent landscape and be anything but ephemeral (short-lived). Furthermore, the expansion is frequently characterized by the appearance of urban activities in rural areas like hobby farms and second homes rather than being restricted to purely physical development with urban characteristics. The truth is that because of their way of life and other factors, the locals can be considered urbanized even if they do not reside in a strictly urbanized spatial type. Social focus on the urban, for example, emphasizes the

uniqueness of the zone. The urban transformations that take place outside the urban cores can be summarized by the term peripheral-urbanization. (Ravetz, et. al. 2013).

The confusion of urban and rural boundaries led to research into the idea of an urban rural range. The zone of an urban shadow, the rural areas, and the inner and outer borders are all included in the definition of the urban-rural region. The intricate pattern of actual cities and their surroundings, however, is frequently difficult to fully fit with all of the different spatial structures that emerged through geographical, historical, as well as political precursors. This is true even though the idea of a continuum includes several urbanization-related dimensions (or continua) in the urban-rural space, which can result in complex patterns. A peripheral urban area could be identified geographically by its population.

Depending on their geographic location, peripheral-urban areas may display traits like high population density, crowdedness, accessibility to better services and quality, quick responses from the government, and similar ones.

The authority typically determines the value of the land it has acquired as the purchase price based on "market value" or "reinstatement value" for the landholdings, buildings, structures, and standing crops it has taken. The second type of compensation is one that has been universally agreed upon and involves payments made for any disruption that occurs during a move or activities associated with a move. The payment made to cover costs incurred as a result of having to leave the property may not always be related to land values. The compensation for the decline in value of the land that was kept after it had been taken falls under the third category, which is referred to as severance. Injurious affection, or the decline in the value of the victim's land due to various construction activities, is the final type of compensation. Even before the emergence of modern states, the idea of expropriation was a well-established one (Belachew 2013).

Although pinpointing the exact moment that the idea of expropriation first emerged is difficult, there is cultural evidence to support its existence at a time when rulers used excessive power to restrict private property in the service of their sovereign power, not the common good, which presently is the main justification for expropriating personal land. Due to a lack of prerequisites, including those pertaining to law, procedure, and other factors, expropriation as a legal institution was not complete during this time. Following that, the idea of expropriation became familiar as a legal institution, especially with the development of modern states and the time when officials began to advocate for and defend the interests of the general populace. The current expropriation laws have a number of prerequisites that must be met before taking private property in exchange for payment of compensation (Girma, 2011).

2.3 Expropriation practices in Ethiopia.

When the first law, which turned land into a private good, was passed in 1907 for the city of Addis Abeba, it is thought that the idea of expropriation was introduced to Ethiopia, at least in legal terms, during the reign of Minelik II. Soon after, other areas of the nation were subject to the provisions. Few landlords have remained since the 1907 regulation's passage; instead, regional chiefs have taken ownership of the sizable landholdings. However, the right of expropriation (dispossession) of private property was granted to the government in the interest of the general populace. Despite the fact that the Ethiopian civil code grants legal recognition to the right to possess and dispose of property in several of its articles, the government retains the eminent authority to expropriate private property (Daniel 2014).

Expropriation is the process by which the competent authorities compel an owner to give up ownership of an immovable that is needed for public purposes. Expropriation is the method by which the relevant agencies compel an owner to give up ownership of an immovable that is needed for public purposes. Expropriation must be performed in accordance with Proc.2005, Article 1461 for its own purposes. Expropriation can therefore be used to acquire or forfeit a right of usufruct (the legal right to use another person's property), servitude, or other rights in the rim of an immovable. These legal actions may be used to end a lease or contract relating to real property owned by the government before the end of the predetermined term (Belachew, 2013).

According to Ethiopian civil code The power to expropriate rural or urban landholdings by a woreda or an urban administration for public purposes, charging compensation in advance, is classified as "the power to expropriate rural or urban farmlands by a woreda or an urban administration for public purposes, paying compensation in advance where it believes that it should be used for a better development project to be carried out by public entities, private investors, cooperative societies, or other organs, or where such expropriation has been decided by government bodies" (Belachew, 2013).

2.4. An Overview of Theoretical Framework

2.4.1. Peripheral-urban

Although the term "periphery-urban" is frequently used in systematic reviews and policy debates, definitions typically depend on the context and individual cases. According to the dichotomous definitions of "urban" and "rural," many of the characteristics that characterize rural areas are said to exist along a path where people, households, societies, and institutions are distributed. A key characteristic, according to other research findings, is the shifting dynamics of peripheral-urban environments, where social forms and structures are developed, modified, and then abandoned.

These are areas of social intensification or compression where there is an increase in the density of social types, forms, and meanings, which causes conflict and social change. The zone of transition or interaction where urban and rural activities coexist and where human activity-induced rapid environmental change occurs is also described.

The use of the terms "space," "zone," or "interface" shows that these flows and procedures of the dynamism inherent in peripheral-urban spaces are recognized. According to one definition, the "peripheral-urban" refers to an area outside of already-existing urban agglomerations where changes are occurring over time and space. Picking up on the idea of change and time, it is emphasized that the peripheral-urban areas' rapid rate of change is a crucial aspect. Where rural and urban features coexist in relation to the environment, the socioeconomic situation, and institutional structures is a working definition of the peripheral urban that does away with the need to place the peripheral-urban "beyond" the city (Marshall et al. 2016).

The process by which urban fringe areas are physically and/or functionally integrated into the urban system is referred to as urbanization. It involves a variety of shifts on the outskirts of big cities, like converting existing rural communities into urban communities without necessarily uprooting the rural residents (UNFPA, 2017).

The process of urbanization also influences how the local economy in outlying areas is organized, including adjustments to the labor forces and economic activities' sectarian makeup. Additionally, the expansion involves modifications to the demographics, social system, land use, land management, and architecture of the peripheral-urban area as well as an increase in the demand for land in communities where indigenous peoples and long-term residents have relied on agricultural production for centuries (Yaw, et.al; 2015).

In generally speaking from above different definition we can occlude that *“despite the lack of a comprehensive definition, a few common characteristics have emerged that serve as a baseline for the peripheral-urban”*. *First, there is still competition or conflict between new urban settlers in peripheral-urban areas and traditional rural indigenous peoples' land uses*. The outer limits of the peripheral region are set by the maximum daily commute distances into urban areas, which are determined by the modes of transportation that a sizable portion of the population has access to. External areas are those that are transitioning from urban to classical landscapes, as determined by the daily commute distance to the nearby city or town.

2.4.2. Land Expropriation

Governments should increase public facilities to ensure security, wellbeing, social and economic advancement, and environmental protection and restoration in order to advance development. The purchase of suitable land is a provisional step in the process of providing such infrastructure facilities. To secure land for activities serving public purposes, the government may use alternative land transfer mechanisms, such as purchases. However, it is impossible to rely solely on the land market because people may obstruct projects or the land needed may involve the interests of numerous owners, necessitating the use of the power of land expropriation (Habtamu: 2011).

According to Johan, et.al (2014), Theories of land expropriation stipulate three requirements: a just process of taking the land; a public purpose; and adequate compensation paid in advance. The public purpose is the use of land designated as such by a decision of the appropriate body in accordance with an urban structure plan or development plan to safeguard the interest of the citizenry in acquiring direct or indirect benefits from the use of the land and to enhance sustainable socio-economic development. In addition, it is a service provided to the general public directly or indirectly that is assumed by the government to be critical to the development of people and to be carried out on rural land. Just compensation is defined as an amount that is calculated to put the expropriated party back in the same position as before adequate compensation. Expropriation is the most egregious violation of property ownership and the overt display of state power.

It is a formal surrender of property rights in favor of the state or of specific individuals chosen by the government. Expropriation comes in two flavors: direct and indirect. An expropriation decree or law typically outlines the formalities and requirements for direct expropriation. This kind of nationalization involves the taking of one or more investments. Expropriation or nationalization may be in opposition to a number of investments in a particular economic sector. In the second, expropriation is done indirectly. This kind of expropriation may be the result of steps a state takes to control economic activity on its soil, even when those measures are not specifically intended to target an investment (Suzy, 2012).

Expropriation will go by different names in different nations, such as expropriation in Europe, compulsory purchase in the UK, and eminent domain in the US. Its name, however, is different. Expropriation is the forcible taking of land by the government for public purposes in exchange for the upfront payment of compensation. Since it is a power that the state has by virtue of its very existence, it is argued that the federal laws merely recognize it rather than grant it authority.

As in Ethiopia, which adheres to the Civil Law legal system, expropriation is a term used. Land expropriation means the ability of a country, state, or other lawful delegate to criticize private property for public use and appropriate ownership and possession of that property without the owner's consent in exchange for just compensation that will be determined by law. Therefore, governments have the right to compulsorily acquire land in exchange for payment for the benefit of the general public. The key point is that before expropriating the property, the state should guarantee due process of law (Daniel2014).

2.4.3. Compensation Payment

Different scholars have distinguished four categories of compensation: land taken, disturbance, severance, and injurious affection.

“Four different types of compensation, which are to be evaluated as part of the expropriation process, are distinguished by the majority of nations in the world. These include restitution for taken land, disturbance, severance, and hurt feelings. In most cases, the authority assesses the value of the land it has taken as the purchase price based on "market value" or "reinstatement value" for the landholdings, buildings, structures, and standing crops it has taken. Payments made for a zone are the second category of compensation that has been internationally agreed upon. The term "peripheral-urbanization" can be used to describe the urban changes that occur outside of urban cores (Ravetz et al.2013).

2.4.3.1 Land Taken

When use rights to landholdings are permanently or temporarily expropriated, compensation must be paid. This is referred to as displacement or land-take compensation. "Market value" serves as the standard for evaluating compensation in the majority of market economies. The International Valuation Standards Committee (IVSC) defines "market value" as the estimated sum for which a property should be exchanged on the valuation date in an arm's-length transaction between a willing buyer and a willing seller, wherein the parties have each acted knowing, prudently, and without coercion. An important consideration is the type of legal interest that will be used to establish the parties' rights to compensation for land taken. That is, specifying the specifics of the claimant's compensation and Clarity of legal framework and the practical aspect of accurate land records (Daniel; 2014).

The "package of rights" idea is clearly stated in the laws of the majority of developed nations, and significant information is kept in land record systems. The legal interest must be acknowledged, and its impact on "market value" must be taken into consideration. This includes not only rights related

to the current use but also other use rights, such as rights related to engaging in development activities. Additionally, when determining "market price" for compensation, many nations ignore any rise in value that results solely from development under the scheme of the acquiring body. Relevantly, the level of compensation is not restricted to current use because the assessment may take into account future potential growth even in the absence of the scheme, to the extent that the market would do so.

2.4.3.2. Disturbance or Resettlement Costs

This type of compensation is based on the idea that the applicant should be compensated for all costs and losses they have incurred or are likely to incur as a direct result of or as a result of switching from using the acquired land to using the new land for the same purpose. Expropriation-related relocation expenses may also include professional fees, short-term earnings losses, and, in some jurisdictions, long-term losses of business profits and positive reputation. According to UK law, which supports this principle, the identification of compensation for disturbance or any other matter not directly based on the value of land "shall not affect" the determination of compensation for disturbance or any other matter. It is acceptable to include this compensation package in order to make the compensation equal to the loss incurred. In other words, had the shared ownership procedure not required him to do so, the expropriated person would not have incurred additional expenses for the disturbance (Daniel, 2014).

2.4.3.3. Severance

The value of the remaining land decreases whenever a portion of a parcel is physically taken. We call this severance (Girma, 2011). As in the case of constructing a new road through a farm that separates one parcel of land from the farmhouse and the remaining land, it is typical for only a portion of the land to be taken. Most market economies provide compensation to the landowner for both the taken land (at market value) and any diminished value of the land that was left after being severed. If it cannot be managed as a single compact holding or loses market value due to its unattractive shape or size, this could be due to higher operating costs, such as the cost of routine plow operations or the additional labor and supervision required driving cattle to pasture. Due to this, compensation is determined on a "during" basis using either the capitalized rise in operating costs or the drop in market value of the retained land (Ethiopian Consultancy Report 2012).

2.4.3.4 Injurious Affection

The idea of "injurious affection" states that in addition to the land that was taken, evaluators should take into account "not only the damage... to be sustained by the owner of the land due to the severance of the land purchased from the other land of the owner, or otherwise injuriously affecting that other land." The maintained land loses value when the land that was acquired from the claimant

is divided from the remaining land, because the claimant's land increased the value of the retained land. The loss in value of the land that was retained as a result of the forced acquisition and the acquiring authority's proposed use of all the land that was acquired is known as an "injurious affection." The land taken and the land retained must have been connected; damage to the land retained must result from the termination date (taking) of part of the land.

A total loss of value, devaluation, or a decline in market value could all constitute harm. Severance may negatively impact retained land if the value of the retained decreases due to the loss of the part that was acquired, or if the claimant's land is divided into two or more parts and the value of the severed parts decreases as a result of the higher cost of labor (Daniel, 2014; Girma, 2011).

Expropriation compensation is a crucial remedy to safeguard private property rights as well as to rein in the government to use its authority only when it is morally and economically appropriate. It is customary to inquire as to how to compensate the owner once it has been determined that compensation should be paid in the expropriation proceeding (Girma, 2011).

2.5. Theories of expropriation

2.5.1. Owner's Loss Theory

According to the "Owner's Loss Theory," the owner whose property is expropriated should be entitled to be placed in a financial position that is at least as good as it would have been had his property not been taken. Its primary message is the restoration of the owner to the position he would have been in had his property not been taken. Therefore, any incidental loss or expense would be covered by the proceeds of the disturbance claims, and the dispossessed owner would go out and buy a property with his compensation money that was roughly comparable to the one that had been purchased. The loss of the owner is typically taken into consideration by the laws of nations that adhere to the indemnity principle (owner's loss theory). The main purpose of compensation is to reinstate the owner of the expropriated property in the same economic position at the time when the property was taken. The principle of indemnity suggested that any claim for increased compensation due to the value of expropriated property should not be allowed. This implies that the possessor is to be compensated for the increased value of expropriated property. There could also be tantamount to compensating the land owner for the loss he/she has not suffered.

2.5.2 The Taker's Gain Theory

The Taker's Gain Theory elucidates that the government is required to pay only for what it gets. This argument emanates from the discrepancy between the value of the property taken away by the government and the amount of loss the owner suffered from. The variation may be caused due to disturbance of the life of property-owner or other similar remote damages, which would drain the purse of the government. These two contradictory speculations have tried to reply how to evaluate

the compensation to be paid to the possessor of the landholder in case of expropriation. Regardless of their operation in countries accepting them with few important qualifications, the principle of the owner's loss theory has received predominance recognition over the taker's gain theory (John Heinrech von Thune 1783-1851).

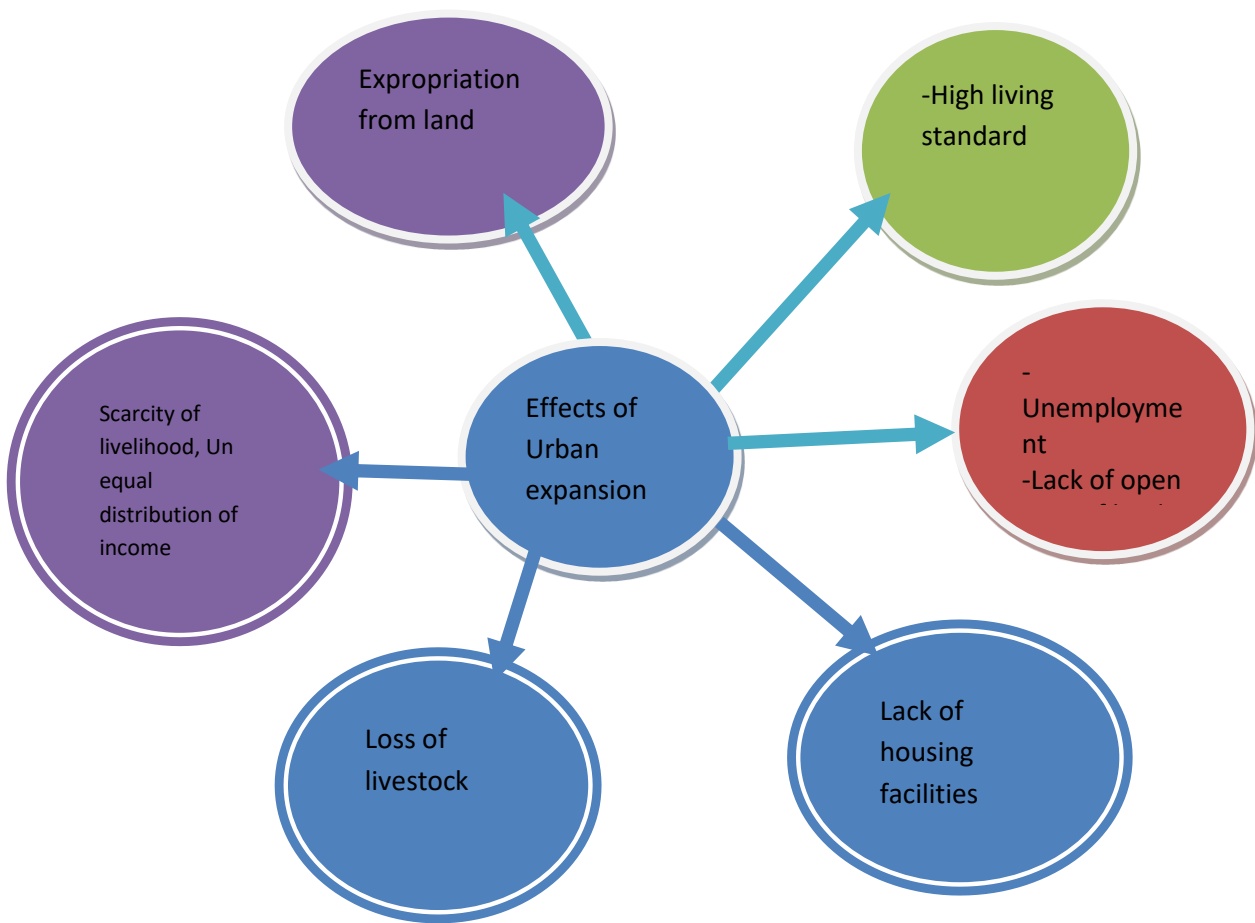
“Principles of indemnity have also been stated under the Ethiopian Civil Code, Art 1470 to 1477 which elucidates about compensation. These provisions apply regards to compensation due to persons whose rights are taken away or restricted from make use of it. It again dictates concerning the amounts of compensation by stressing that the amount of compensation or the value of the land that may be given to replace the expropriated land shall be equal to the amount of the actual damage caused by expropriation. The amount of damage stated under Art 1474 (2) is to mean the payment assessed by the committee on the day when it makes its decision”

2.5.3. Conceptual frame work of effects of urban expansion.

As cited by Zewdu (2021) urbanization like in most developing countries, negatively affects the natural environment and livelihoods in peri-urban areas. The absence of proper planning policies and failure to enforce such policies are source for unlimited urban expansion that disturb zoning structures (residential, commercial industrial, institutional and other land uses) and finally threatens urban surrounding agricultural peoples of developing countries.

On the other hand, different studies suggests that the livelihoods of the sub-urban farming communities overtaken by urbanization, which changes are the function of global contexts such as global economy and market conditions, global human migration and universal hi-tech conditions and trends and shocks which are determined by the structures (different levels of governmental, non- governmental as well communal institutions) and process (policies, laws, rules, directives, and common values and norms of these institutions). Their interaction in affecting a livelihood of a given community livelihood is show in the following figure.

Figure 1: Conceptual Frameworks for Effects of Urban Expansion



Source: Adopted from Asmera Bekele 2018 & improved by the author.

2.5.4. Conceptualizing Livelihood in the Peripheral-Urban Area

It is common knowledge that humans naturally devise and put into action plans to ensure their survival. When governments, civil society, and outside organizations try to help people whose means of subsistence are threatened, damaged, or destroyed, the term's hidden complexity becomes apparent. The skills, resources (both material and social), and pursuits necessary for a livelihood are collectively referred to as a livelihood. It depends on the resources that a person or household has access to and uses. A livelihood is sustainable if it can withstand stress and shocks, recover from them, maintain or improve its current capabilities and assets, and do so without compromising the natural resource base. There are four main parts to a framework for sustainable livelihoods: (Yaw, et.al, 2015).

2.5.4.1 Livelihood Assets

These are the resources that individuals and households draw upon to build livelihoods. There are five types of livelihood assets (or capital):

1. Natural capital; 2. Physical capital 3. Financial capital 4. Human capital and 5. Social/political capital. Natural capital refers to natural resources such as land, forestry, water and mineral resources that can be consumed directly, sold or converted to consumable or merchantable products. It can be a private good (e.g. private land) or a common pool resource. Physical capital includes man-made, tangible assets that directly or indirectly contribute to livelihoods, including infrastructure such as roads, electricity, water and markets, as well as private assets like buildings, machinery and equipment.

All financial assets and services that people and households use to pursue different forms of employment are referred to as financial capital. Personal savings, loans from loved ones or friends, or credit and financial services obtained from reputable financial institutions are a few examples. The term "human capital" refers to the quantity and quality of labor that households have access to for carrying out reproductive and productive tasks. An individual might use their human capital, for instance, by engaging in paid work or starting a business. The amount of labor time available for productive activities determines the quality of human capital, while education, managerial skills, and health status determine its quality. Rules, norms, obligations, reciprocity, and trust are part of social capital (Yaw, et.al, 2015).

2.5.4.2 Livelihood Strategies

The actions people and households take to improve or maintain their current level of well-being, or to deal with poverty, utilizing a stock of livelihood assets at their disposal are referred to as livelihood strategies. For instance, a family may decide to grow its own food because it has access to land, or it may want to have some members of the home work for pay because they have certain employable skills.

2.5.4.3 Livelihood Outcomes

These are the direct effects of the livelihood strategies of individuals and households on their socio-economic wellbeing. Examples include: increased income; reduced vulnerability; improved food security; and increased ability to meet other basic needs. Some livelihood outcomes can also be converted back to livelihood assets. For instance, a household may choose to reinvest its income in productive assets like land and equipment in order to generate income and accumulate more assets (kassahun: 2014).

2.5.4.4 External Environment

An individual may take on several activities to meet his/her needs. One or many individuals may engage in activities that contribute to a collective livelihood strategy. Within households, individuals often take on different responsibilities to enable the sustenance and growth of the

family. Livelihood outcomes are the direct effects of the livelihood strategies of individuals and households on their socio-economic wellbeing. Examples, increased income; reduced vulnerability; improved food security; and increased ability to meet other basic needs. Some livelihood outcomes can also be converted back to livelihood assets (Yaw; 2015).

From this, we can conclude that these environmental changes include trends like population increase, urbanization, and resource depletion; they are ongoing, cumulative, and predictable occurrences that have an impact on livelihood assets and strategies either directly or indirectly.

2.5.4. 5. Expropriation's justification and compensation

If it is determined that the acquisition of land for public development purposes is unavoidable, the seizure of land and related properties and the execution of expropriation should be done logically and convincingly from the landholders' point of view. The end result should benefit society as a whole, not just a particular group of people, even though expropriation has been used for a variety of developmental objectives. However, political, societal, and economic factors may favor the payment of compensation. According to economic theory, giving governments financial incentives can encourage them to act responsibly. The government frequently tries to make decisions that will benefit the target parties economically because expropriation entails significant financial costs. Potentially unmotivated to take chances or make investments in their properties, the owners. The second argument centers on the concept of cost-sharing for public improvements. The person whose property has been taken would be required to make an excessive contribution to the common good even though there is no compelling reason to single him out and force him to pay all of the costs the society needs to cover in order to meet its development needs if their property is taken for a public purpose without receiving payment of any sort of compensation (Girma; 2011).

In light of this, compensation acts as a tool for preserving the equilibrium of social justice. It requires the government to accept accountability for the negative effects of expropriation. Since there are no legitimate reasons to single out a person and make him responsible for carrying the entire load for government development projects that are meant to benefit society as a whole, it is maintained that no one person should be forced to pay the full price. The third reason for compensation is to protect private property from arbitrarily and unjustifiably being taken by governmental organizations that have the authority of expropriation. Private property is protected by the requirement of compensation because of the government's extensive power.

2.5.4.6 Expropriation and Compensation International Practices

Owner's Loss Theory contends that payment is based on what the owner has lost, not what the taker has gained. Additionally, it seeks to make up for the stealing by compensating for the expense of similar restoration rather than paying it directly. Example, In France, In addition to the market value of the deprived property, other costs such as lost rent, trading losses, moving costs, termination benefits, severance damages, and the like may also be covered if the taker received nothing in return. Likewise, in Sweden, the expropriator's profit has no bearing on the amount of damages that the landowner and other parties harmed by the expropriation get as compensation for their losses. The ex-periphery of England slightly differs from that of the aforementioned nations in that the government is required to provide compensation for interference with rights, compensation for severance, and compensation for injury to feelings in addition to the full price of the property acquired (Yaw, 2015).

In China, compensation must be paid in line with the original uses of the expropriated property, and the expropriation criteria and regulations cannot alter in response to a change in the expropriated land's use. If the underlying land was farmed, it will be paid in accordance with the standard of farmed land. If the original land was forest, it will get compensation in accordance with forest land standards. The original land will often not be paid if it is barren hillside with no income. The administration only compensates connections to the land that already exist prior to expropriation; attachments that are newly constructed after expropriation are not eligible for compensation (Girma; 2011).

2.6 Empirical Analysis

Across all countries, urban shares are predictable to increase in the coming decades, although at varied rates. By 2050, urbanization is projected that 68% of the world's population will live in urban areas (an increase from 54% in 2016). In fact, by 2050 there are very few countries where rural shares are expected to be higher than urban. These include several across Sub-Saharan Africa, Asia, Pacific Island States, and Guyana in Latin America. The projected population growths based on the UN's medium fertility scenario as of 2018 were there is an around 7.6 billion person in the world live in urban areas. By 2050, global population is projected to increase to around 9.8 billion. It's estimated that more than twice as many people in the world will be living in urban (6.7 billion) than in rural settings (3.1 billion) (Hannah Ritchie and Max Roser :2018).

Globally, 4.2 billion people lived in urban areas in 2016; by 2030, that number is expected to rise to 5 billion. In 1950, only 30% of the world's population lived in urban areas; by 2016, that proportion had risen to 49%. The annual rate of urban population growth in less developed regions between

1990 and 2016 was 3.4 percent, as opposed to 0.8 percent in more developed regions. With an average annual growth rate of 2.2 percent from 2005 to 2030, the urban areas of the less developed regions will continue to experience particularly rapid growth. (UN Report 2005).

Africans made up 38 percent of the world's urban population in 2010, up from 14.5 percent in 1950, according to the United Nations Department of Economic and Social Affairs (2014), with an annual growth rate of 3.6 percent as opposed to Asia's 2.5 percent. The peripheral-urban regions that encircle the continent's cities are subject to a number of effects as a result of this rapid rate of urbanization. Unplanned settlements have sprung up as a result of rapid urban growth, and unauthorized encampments in peripheral urban areas have taken up most of the additional population in African cities (Yaw, 2015).

The demand for urban land increases as a result of rapid urban population growth, particularly for housing but also for a variety of other urban uses. The rural-urban fringe areas are most likely to be affected by the increased demand (or already are in many countries). The rural-urban fringe of the city expands in real effects on the locals, who face new opportunities and difficulties in meeting their needs as well as those brought on by changes in land use. Although these remote areas are becoming more urbanized, they have a significant negative impact on the environment in addition to providing opportunities for employment, better housing, education, the transfer of knowledge and technology, and ready markets for agricultural products (Agrey 2014).

Urban growth has a negative impact on agricultural production and land use in rural and peri-urban areas in African countries. For instance, in Kenya, we discovered a sharp decline in farming activities in Nairobi's peripheral-urban area, where the proportion of households with full-time farmers fell from 90% in the 1960s to 49% in 2010. This drop is a sign that agriculture's economic importance is waning. The sale of land for residential or commercial buildings and land bequests to children was the main causes of the decline in household agricultural activities. A major source of livelihood for residents of peripheral urban areas, farming is now in jeopardy due to the rapid conversion of agricultural land to non-farming uses (Narimah, et.al 2004).

In order to promote economic growth, many cities in developing countries have transitioned over the past three decades from an economy that is primarily based on agriculture to one that is industrialized. Large numbers of rural residents are forced to relocate to urban areas as a result of this change because they lose their main source of income, the land. Even though urbanization offers residents of the peripheral urban area a variety of opportunities, it also has some drawbacks. Due to river contamination from industrial discharge, it results in a significant reduction in agricultural land and green space and poses a risk of resource depletion.

Urban population growth leads to higher population densities both inside of already developed urban areas and in the outward movement of urban agglomerations (that is, peripheral-urban regions). In light of this enormous urban growth, it is anticipated that the urban agglomerations will experience a population push outside of their borders. A number of recent rural areas surrounding the cities have been transformed into peripheral-urban status as a result of the urban population's movement outward. One of the key factors influencing this rapid urban growth is considered to be the migration from rural to urban areas. The already-existing social services are under a lot of strain as a result of this massive migration. Pollution exacerbates social issues, making it difficult for the government to keep up with the needs of an urban population that is constantly expanding (UN Report 2012).

As cited in the study of (Zemenfes; 2014) Conversion of farm and vegetation lands cover into urban built-up areas reduces the amount of lands available for food and crop production. The major rehabilitation support programs include land reallocation, alternative job creation, skill training, alternative housing, and social security provisions. For example, the Chinese government negotiates with respective industries located on expropriated land to provide permanent employment for the expropriated farmers. As a result, about 14 percent of total workforce employed in the industries in Shanghai between 2000 and 2001 comprised those affected by land acquisition.

According to studies carried out all over the world, “urban areas are rapidly growing by incorporating the neighboring rural villages in many developing countries, particularly in Africa. This type of urban growth eventually has an impact on the production and consumption patterns of rural households in peripheral cities. It's also crucial to recognize that Sub-Saharan Africa's (SSA) rapid urbanization differs structurally from that of East Asia or developed nations. This is due to the fact that the manufacturing and service sectors are both small and inefficient, and food production has remained low” (Tsega 2010).

Land scarcity in urban surrounding and marginalization of agricultural lands resulted in the failure of farmers in the peripheral-urban areas to meet their consumption needs of their family. This has a negative impact for attaining food security in the area. The number of livestock reared also declines along with the decline of farm lands. The money given for compensation to those farm households who are displaced from their land does not replace what they have lost. It is also not enough because the valuation method does not exhibit the current land market and cost of living. This conversion of farmland along with the expansion of cities result the decline in income and livelihood of the fringe farmers (Zemenfes: 2014).

Absolutely, the urban surrounding area is directly affected by urban growth, placing a significant strain on the ecological footprints of natural resources. Additionally, the conversion of farmland and watersheds for residential use implies negative effects on local populations' access to food, water supplies, and health, both in cities and in peripheral-urban areas. Rapid urbanization frequently created distinctive settlement morphologies in peripheral-urban areas in various parts of the world, particularly in China and some urban areas of Europe in the middle of the 19th century. This pattern is characterized by an intensive combination of agricultural and non-agricultural activities. Rural-urban fringe peripherals have been directly impacted by city growth, presenting new opportunities and challenges for residents to meet their needs and accommodate them (Thuo; 2013)

As new homes are being built nearby, the expropriated farmers do have opportunities in the construction industry. When compared to land prices for the same quality of land in a more rural setting, land and other resources on the rural-urban fringe are somewhat more expensive. The landowners benefit from this because it allows them to sell their smaller parcels of land and purchase larger ones at farther-off rural locations. Many landowners in the area who have either sold their entire parcel of land or just some portions of it or purchased some land in neighboring provinces are currently experiencing this. Urbanization and its growth are very different in developing and developed countries. (Thuo,2013).

In Ethiopian context, land is owned by the state and the land policy grants compensation to the dispossessed household (individual) when land is expropriated for investment purposes (FDRE, 2005). Although urban and rural areas have clear administrative boundaries, urban territories can expand over time. Demarcation of a new boundary of the urban center is enacted after the respective development plan is defended in a public hearing and approved by the respective council (FDRE, 2008). Whenever new space is needed to implement the development plan, the urban administrative body amalgamates the surroundings rural villages in consultation with the surrounding rural administration or the regional council. This procedure ultimately creates a new boundary to the urban center and continually shrinks the land resources of the nearby rural villagers (FDRE, 2008).

The researcher went into great detail about how population growth as a result of people being either pushed out of rural areas or drawn to urban areas could be the cause of urban growth. However, after the land reform of 1975, the push factor gradually decreased. This is due to the "Dergue regime land's reform in 1975, which abolished the various tenure systems, used by the imperial regime and appropriated all land. As a result of the land reform, the feudal system was destroyed, land ownership patterns were altered in favor of peasants and small landowners, and peasants were

given a remarkable opportunity to participate in local affairs by being allowed to form associations. Land was distributed to individual households after landlords lost their rights to it, with the size of the households being private ownership of rural lands were entirely abolished by Proclamation No. 31/1975, which nationalized all rural lands (Urban planning proclamation of Ethiopia, 2008, number 574).

The "Public Ownership of Rural Land Proclamation" sought to end the exploitative landlord-tenant relationships that were so important under the imperial regime by nationalizing all rural land, distributing it to its tillers, and forming cooperatives of farmers. All rural lands are considered to be public property, and Proc. No. 31/75 forbids the transfer of use rights through sales, exchanges, successions, mortgages, or leases the only exception being upon death and then only to the decedent's wife, husband, or children. This time, urban growth was significantly restrained because most tillers received owing rights and benefited from land reform.. Adults, on the other hand, were not permitted to cultivate their holdings using hired labor. There were many issues with poor farming practices and declining agricultural productivity. The government's attempts to implement land reform once more led to issues with land fragmentation, tenancy instability, and a lack of farm inputs and equipment. In addition, dwindling and fragmenting land holdings, unstable tenure, degradation of the land, inefficient land allocation due to restrictions on land transfer, inappropriate land use, and administration were among the frequently mentioned issues with land policy (Girma, 2011).

2.7 Rural – Urban Border

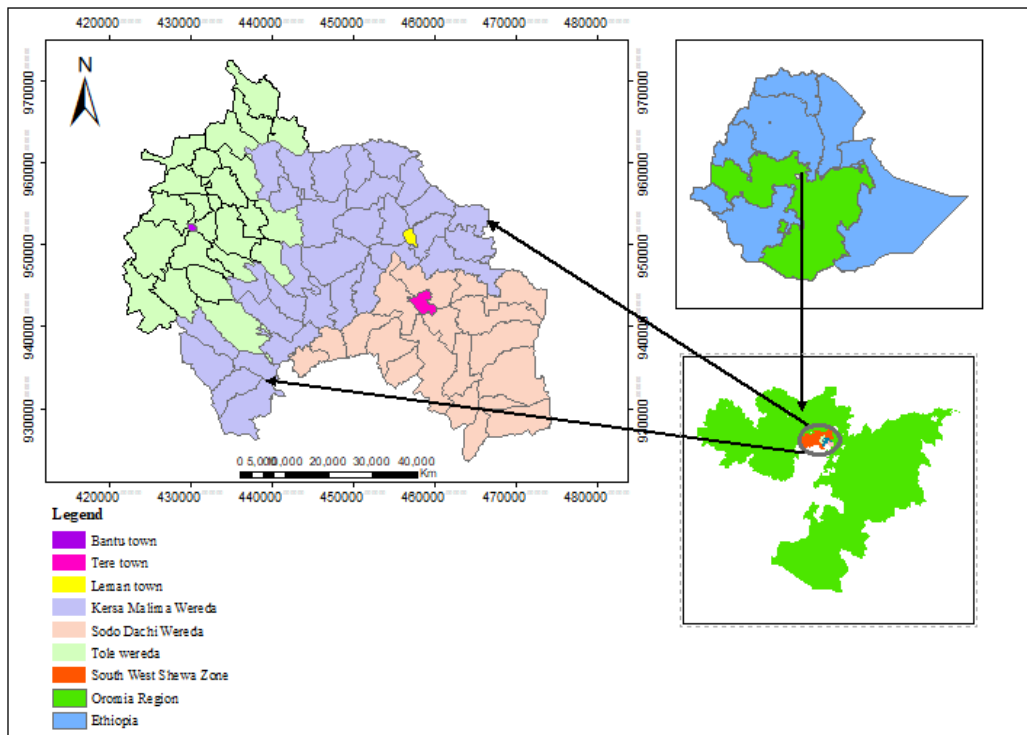
This research attempts to portray highlights of the rural urban relationships of Bantu, Leman, and Tare from the nearest theoretical concepts explained in different literatures. The urban-rural-region classification shows, bearing the urban expansion factors in mind, how the center of the urban area sprawls outward to the surrounding semi-urban and rural areas.

CHAPTER THREE
RESEARCH METHODS AND METHODOLOGY

3.1. Introduction

This section presents methodology that was used in the study. It presents description of the study area, research design and methodology, sources and type of data, study population, sample size and sampling techniques, data collection instruments, validity and reliability test, procedures of data collection, methods of data analysis and ethical consideration.

3.2 Description of the Study Area



Source: Ethiopian Mapping Agency 2022

Figure 2 Map of the study area

Southwest Shewa is one of the zones of the Oromia in Ethiopia. This zone takes its name from the kingdom or former province of Shewa. Between 2002 and 2005, a number of districts were separated from West Shewa Zone to create Southwest Shewa Zone. Towns in it include Waliso (the capital) and Tulu Bolo. The religions of this environment are Orthodox, protestant, Catholic, Muslim and Wakefata. They have their own wisdom, morals and rule of governing the followers of their religion. South West Shewa Zone has its' own culture. In South West Shewa Zone there are both private and government educational institutions that serve the societies from Kindergarten level of schooling to University. Based on the evidence gotten from the administrative office; the

zone has 11 towns. From those eleven towns the researcher focused on the selected study areas of Bantu, leman and Tare Town.

Bantu is a town in central Oromia Region, Ethiopia. Located in the Southwest Shewa Zone about 40 kilometers south-west of Addis Ababa, this town has a latitude and longitude of 8°37'N 38°22'E with an elevation of 2234 meters above sea level.

Based on data from the town's administration office in 2021, Bantu has an estimated total population of 16,323 of whom 8,267 were males and 8056 were females. It is the biggest town in Tole woreda (Bantu Town Administrative office).

Leman town is a town is Kersa Malima capital town in southwest shoa zone oromia regional state, Ethiopia. Part of the Southwest Shewa Zone, Kersa Malima is bordered on the south by the sodo Dachi Woreda, on the west by Awash Melka on the northwest by Tole, on the northeast by Sebeta Hawaas and on the east by the East Shewa Zone; the Awash river defines the boundary between this woreda and Sebeta Awash and the East Shewa Zone. The major town in Kersa Malima is Leman

The 2022, report of town administration office a total population for this town is about 17230, of whom 9685 were men and 7545 women were urban dwellers. The three largest ethnic groups reported in leman Town were the Oromo (96.01%), the Amhara (2.21%), and the Sodo Gurage (1.44%); all other ethnic groups made up the population. Oromifa was spoken as a first language by 93.86%, 3.21% spoke Sodo, and 2.8% spoke Amharic; the remaining 1.13% spoke all other primary languages reported. The majority of the inhabitants professed Ethiopian Orthodox Christianity, with 99.22% of the population reporting they practiced that belief (source: Leman Town administrative office 2022)

Tarre Town is Sodo Dachi districts' capital town in south west shoa Zone, Oromia Region of Ethiopia. The 2022 reports from town's mayor office suggested that total population for this Town is of 16,607, of whom 8377 were men and 8230 were women and urban dwellers. The majority of the inhabitants said they practiced Ethiopian Orthodox Christianity, with 97.4%, while 1.53% was Protestant. Most population is Gurage ethnic backgrounds. (Source. Tarre towns' record office 2022)

3.3. Research Design

Research design is the plan of action that links the philosophical assumptions to specific methods (Creswell & Plano Clark, 2007). The objective of the study is to make an assessment of urban expansion and its effects on peripheral farming community livelihoods in the south west Shewa zone's selected towns. A descriptive survey design and a mixed research approach are adopted

because they involve both quantitative and qualitative research methods. According to Connolly and Creswell (2012), this design is used when a researcher wants to form groups based on quantitative results and follow up with the groups through subsequent qualitative research or to use quantitative participant characteristics to guide purposeful sampling for a qualitative phase. It is preferred over other designs as it enables investigations with predictions, narration of events, and drawing of conclusions based on the information obtained from representative samples of the target population (Kothari, 2004).

3.4. Research approach.

As cited by Kumar (2005), the goal of descriptive research is to describe the characteristics of a selected phenomenon and involves the collection of data without manipulation of variables. The researcher used mixed approaches based on the research issue. For the achievement of this thesis, both qualitative and quantitative research approaches were applied. The research aims to gain a qualitative understanding of a place (the rural-urban border) and the processes and perceptions associated with it. Interviews with diverse individuals were prepared; documents were reviewed; and participant observations were undertaken.

3.4. Data Sources and Types.

The study implies both primary and secondary data sources. Primary data was collected from expropriated farmers, the city mayor, urban land management experts, and the Kebele chairpersons. The secondary data collected from Bantu, Leman, and Tare administrative offices by analyzing different written documents and minutes. Both qualitative and quantitative data were used in the study.

3.4. 1. Population, Sample Size and Sampling Techniques.

The population of the study was expropriated farmers, city mayors, Kebele chair persons and urban land management experts. The total population of expropriated farmers who lost their land due to urban expansion is 310 (Source: Bantu, Leman, & Tare administrative record office, 2014). Sampling is the process by which a researcher selects a group of participants (the sample) from a large population (Pearson, 2010). The total (from both questionnaires and interviewee) sample size for the study was 187, which represents the population. The study used both probability and non-probability sampling techniques to conduct the study.

Firstly, South West Shewa Zone was selected purposively because the zone is an area of more urban center because of its location is nearer to Addis Ababa / Finfine and the researcher has lived here for a long period of time and has experience with the issue under investigation. Secondly,

among 11 (eleven) Woredas head towns found in the South West Shewa zone, three (3) towns were selected by using simple random sampling, more specifically in lottery method.

Thirdly, from 310 total populations of expropriated farmers, 175 farmers were selected by using a systematic sampling method. In using systematic random sampling, a simple random sampling method was applied to determine the initial respondent from the first kth respondents. Then, each kth member included from the alphabetic list (list of farmers in the sampling frame which was obtained from selected towns' Minute. And by adding the k value, starting from the first number selected in the first kth and continuing up to the sample size reached by 175 respondents. The sources of the sampling frame were the three towns of which the study was conducted including Bantu, Leman and Tare Towns administrative.

The k value was computed by $k = \frac{N}{n}$ —where, k = sampling fraction, n= sample size and N = population from which the sample drawn. Finally (town mayor 3, Kebele chair persons 3, 6 experts of urban land management were selected purposively in addition to 175 expropriated farmers. From a total population of farmers, the sample size is drawn by using Yamane (1967) sample size determination formula. N= value will computed by $n = \frac{N}{1+N(e)^2}$ —where, sampling n= sample size and N = population from which the sample drawn.

$$\frac{N}{1+N(e)^2} n = \frac{N}{1+N(0.0025)} = n = \frac{310}{1+310(0.0025)} = 175$$

n = sample size for the study, that will 175

N = will the population which is 310.

e = is the precision level which is 0.05 in this study.

Table 1: Study Population and Sample respondents of selected Town

S/ N	Woreda	Town	City mayor		Kebele chair person		Urban land management experts		Expropriated farmers		Total	
			Popul	Sampl	Popul	Sampl	Popul ation	Sampl e	Popul ation	Sampl e	Popula tion	Sample size
1	Kersa Malima	Leman	1	1	1	1	2	2	118	67	122	71
2	SodoDachi	Tare	1	1	1	1	2	2	99	56	103	60
3	Tole	Bantu	1	1	1	1	2	2	93	52	97	56
4	Total		3	3	3	3	6	6	310	175	322	187

Source ;(Southwest Shewa Zone Administrative Office, 2014)

3.5. Methods and Instruments of Data Collection

According to Creswell (2003), using more than one data collection technique has the advantage of combining the strengths and weaknesses of one source of data. The data for the study was collected by using three data collection tools, namely: questionnaire, document analysis, and interview, to collect data from the sampled population.

3.5.1. Questionnaires

A questionnaire is a convenient and reliable way to secure adequate information from a large number of respondents in a short period of time. It is believed to be better to get a large amount of data from a large number of respondents in a relatively short period of time with minimum cost (Bekele, 2018). In the study process, the researcher prepared a questionnaire for 175 respondents, who were selected by using a systematic method from expropriated farmers. The questionnaires were prepared by the researcher in English, and they were translated into Afan Oromo to be administered to town mayors, land management experts, and expropriated farmers, with the assumption that they can understand the languages. Unfortunately, if the researcher gets farmers who cannot read, the researcher read items of the questionnaire for them and completes their answers by himself.

The closed type items of the questionnaire in the form of Likert-scale, choice, and Yes or No, by which the researcher has the chance to get a greater uniformity of responses from the respondents, which helps him to make it easy to process. In addition to this, a few open ended types of items in order to give the respondents an opportunity to express their feelings, perceptions, problems, and intentions related to the effects of urbanization on the livelihoods of expropriated farmers. Then questionnaires were containing five parts and prepared based on the objectives of the study and adopted from different literature. The first part is about the demographic characteristics of the respondents. The second part is about the negative consequences of urban expansion on the livelihoods of expropriated farmers. The third part is all about the challenges of urban policy implementation and its effects on expropriated farmers of selected towns. Moreover, the fourth part contains the management strategies of expropriated farmers in new lively hoods. And finally, part five indicates the implementation of compensation payment and expropriation laws in the study site.

3.5.2. Key Informant Interview

In this study, the researcher used a semi-structured interview to purposely select 12 respondents who could be able to provide detailed and in-depth information regarding the urban expansion and its effect on the peripheral community lively hood. Thus, three town mayors, three Kebele chair

people, and six experts in urban land management were interviewed. These key informant interviewees were selected purposefully because the researcher believes that they can give full information about the issue under study. The researcher chooses semi-structured interviews as it allows the researcher to probe for more interesting information that could be relevant to the study. One of the greatest advantages of semi-structured interviews is flexibility (Patton 2009). Jagged (2009) advocated that the semi-structured interview is one of the best instruments for data generation that could provide valuable data that could not be obtained by any other means. The guides allowed the researcher to develop an area of inquiry during the interviews and to probe initial responses. Generally, interviews would be conducted face-to-face with each of the interviewees, lasting about half an hour.

3.6. Validity and reliability

To ensure the validity of instruments, first, the instruments were prepared by the researcher and developed under the guidance of advisors. And also, language experts involved in providing their contribution to the validity of the instruments. Checking the validity and reliability of data collection instruments before providing them to the actual study subject is vital to ensure the quality of the data (Endaweke, 1998). Initially, the questionnaires prepared by the researcher were checked and corrected by one Afan Oromo teacher, two English language teachers, and an advisor. Moreover, the questionnaires pilot tested by 10 expropriated farmers of Awash Melka town. On the basis of respondents' responses, addition and omission, as well as modification of the questionnaires, were undertaken. A reliability test was performed to check the consistency and accuracy of the measurement scales. As suggested by CronbachTeck Hong and Waheed (2011), the reliability coefficients between 0.70 and 0.90 are generally found to be internally consistent.

3.7. Procedures of Data Collection

The researcher went through a series of data gathering procedures to accomplish the study. Thus, after having obtained a letter of authorization from Jimma University, Kersa Malima, Tole, and Sodo Dachi Woreda administrative offices for ethical permission, the researcher prepared questionnaires and interviews based on the objectives of the study and went to Awash MelkaTown for a pilot test to carry out the data gathering instrument for the study.

After the completion of the pilot test of respondents and farmers, the researcher distributed the final questionnaires to the respondents. Before distributing the questionnaires, the researcher gave a brief orientation to the respondents on the purpose of the study and on how to fill out the questionnaire. The questionnaires for expropriated farmers were distributed by the researcher himself. The farmer respondents were held in the Bantu, Leman, and Tare Town mayor's

compounds respectively, and the questionnaire was distributed and returned on the same day. Besides this, the semi structured interview was conducted for the town's mayor, Kebele chairperson, and six experts in urban land management to obtain in-depth information about the issue under investigation. During the interview, the researcher carefully takes notes in his notebook or record to minimize loss of information. Finally, the collected data through various instruments from various sources was analyzed and interpreted.

3.8. Method of Data Analysis.

According to Mugenda and Mugenda (2003), data must be cleansed, coded, and keypunched into a computer and analyzed. Data entry was started after the actual data collection and manual editing were completed. The quantitative data gathered through a questionnaire from expropriated farmers was entered into the computer Excel spread sheet and imported to SPSS software Version 20 for analysis. Once the process of data entry was accomplished, the cleaning of the data started. Data cleaning and editing, focuses on checking whether the assigned value for each case is legitimate and on the logical consistency and structure of cases.

Descriptive statistics such as frequency and percentage are also used to analyze demographic characteristics of the respondent, the negative consequence of urban expansion on the livelihood of expropriated farmers, the challenge of urban policy implementation and Its effects on expropriated farmers, the management strategies of expropriated farmers in their new life, and the implementation of compensation payment and expropriation law. The analyzed quantitative data was presented in tables and figures. Qualitative data was sorted and transcribed to identify the themes using the research questions. A narrative and interpretive report on the theme was written to show the negative consequences of urban expansion on the livelihoods of expropriated farmers; the challenges of urban policy implementation and its effects on expropriated farmers; the management strategies of expropriated farmers in new lively hoods; and the implementation of compensation payment and expropriation law in the study area. Finally, both quantitative and qualitative data obtained were triangulated and interpreted.

3.9. Ethical Consideration

The researcher tried to clearly let the respondents know that the study was for academic purposes. As the researcher introduced its purpose in the introduction part of the questionnaire and interview guide to the respondents, he confirmed that subjects' confidentiality would be protected. Besides, the study is based on permission. The researcher does not personalize any of the responses of the respondents during data presentation, analysis, or interpretation. Besides, all the materials used for this research are duly acknowledged.

CHAPTER FOUR

4. DATA PRESENTATION, ANALYSIS AND INTERPRETATION

This chapter deals with the presentation, analysis and interpretation of data based on the information obtained through the questionnaires, interviews and document analysis. The results were summarized and presented in five major parts. The first part deals with background information about sample respondents. The second part focuses on the consequences of urban expansion. The third part discusses urban policy implementation. The fourth part deals with management strategies of expropriated farmers, and finally, the fifth part presents the implementation of compensation payments and expropriation law in the study area.

4.1. Background of Respondents.

Table 2: Respondents' General Characteristics.

	Items	Frequency	percentage
Sex	Female	36	20.6%
	Male	139	79.4%
Age	18 -25 years	0	0%
	26-33 years	0	0%
	34-41years	15	8.6%
	41-48 years old	67	38.3%
	49-55 years old	93	53.1%
Marital status	.Married	102	58.3%
	Divorce.	36	20.6%
	Widow	37	21.1%
Family members you administer	1-3		
	4-6. ,	111	63.4%
	7-9.	64	36.6%
Educational level	Illiterate	67	38.3%
	. Read and write only	59	33.7%
	Primary school (1 to 6)	49	28.0%
	Total	175	100.0%

Source: Field Survey, 2022

4.1.1. Sex of the Respondents

The study showed that both male and female respondents were represented in the sample. The study results revealed that out of 175 (100%) totally expropriated farmer respondents, 36 (20.6%) were female, while the rest 139 (79.4%) were male. The statistical summary provided in (Table 2) above indicated that the proportion of male-respondents was quite higher than that of female-respondents, which indicates that female low participation in land holding in the study area. From this finding, it is possible to say there is a high gender gap (inequality) in participating in land holding.

4.1.2. Age of the Respondents

As shown in (Table 2) above, the study result showed that the age of respondents was categorized under the age range of 18–25 years, 26–33 years, 34–41 years (15.6%), 41–48 years old (67.3%), and 49–55 years old (93.1%), respectively in the study area. According to the result, from a total of 175 respondents, the majority of the respondents (93, or 51.8%), 67, or 38.3%), and 15 (8.6%) of the participants were included in the age range between 34–40 years, 41–48 years, and 49–55 years old, respectively. From this result, we can conclude the respondents' age range shows as they were the landowners granted by the Dergue land distribution committee and have used their land for a long period of time, which enables them to provide relevant information about land expropriation due to urban expansion.

4.1.3. Marital status of the Respondents

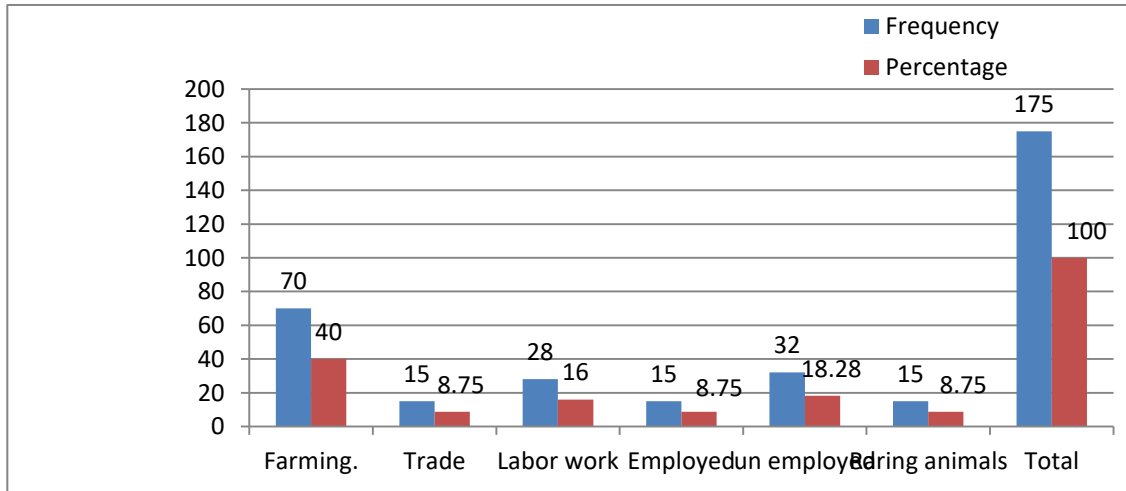
As indicated in (Table 2) above, the result of marital status revealed that out of a total of 175 respondents, 102 (58.3%), 37 (21.14%), and 36 (20.5%) were married, divorced, or widowed, respectively. From this result, it is possible to conclude that the majority of 102 (58.3%) of the study respondents were married and had the burden of administering a home based on their land. They were helping their family, and they had the duty to invest all of their resources and time in their livelihood.

4.1.4 Family Members You Administer.

The result of the study showed that 111 (63.4%) of respondents have 4-6 family members while 64 (36.6%) of them have 7-9 family members. Most of the respondents replied that they were administering 4-6 family members. The result of (Table 2) above showed those respondents' family members were recognized as large family members whose survival was based on their land (working on their farmland).

4.1.5. Educational Level of the respondents.

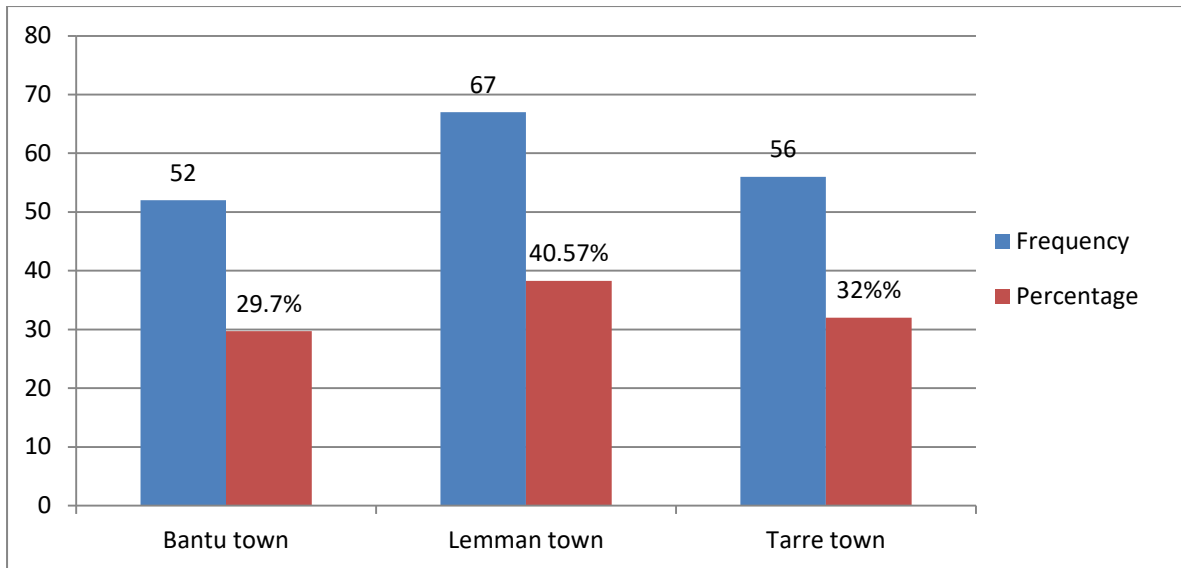
The (Table 2) above presents the respondents' educational levels were recognized as 67 (38.3%) were illiterate, 59 (33.7%) were literate, and about 49 (28%) were learned in primary school from grade 1-6. From the above data, we can conclude that the majority of the study participants were illiterate and had no other skills to lead their lives other than farming their land traditionally.



Source: field survey, 2022

Figure 3: Respondents Income Sources

The result of Figure 1 above showed that, from a total of 175 study participants, 70 (40%), 15 (8.57%), 28 (16%), 15 (8.57%), 15 (8.57%), 32 (18.28%), and 15 (8.57%) were farming, trade, lab work, government employees, unemployed, and raring animals, respectively, towards their income sources. From this result, we can conclude that most of the 70 respondents (40%) were led to believe they depended on farming that was never separated from land assets, and that got the attention of the researcher because land and land loss were seen as slaughtering them within the family.



Source: Field survey, 2022

Figure 4: Respondent category

As it was shown in the above figure, 2 respondents categories were 52 (29.7%), 67 (40.57%) and 56 (32%) were participated from Bantu, Lemman, and Tare town respectively. Then one can conclude that the major areas of expropriated farmers are Lemman, Tare, and Bantu, respectively, from the figure. And also, it shows that Lemman town is a rapidly growing town from them, where Tare is the next and Bantu is the third one in terms of urban expansion.

4.2. Negative Consequences of Urban Expansion on Expropriated Farmers.

The first objective of this study was to identify the negative consequences of urban expansion on expropriated farmers in the study area. Here, under this objective, five items were presented and analyzed. One item has a yes/no option, and five items have an alternative type. The analyzed data were presented in tables; the frequency and percentage of respondents' agreement level were considered.

Table 3: Negative consequences of urban expansion on expropriated farmers

Items	Responses	Frequen cy	Percent age
What was the type of farmland you have lost for the purpose of urban expansion	partially irrigated	56	32%
	Construction land	43	24.57%
	Farmland	76	43.42%
	Total	175	100.0%
How do you evaluate changes in your living standard after your farm land is expropriated	Declined after urbanization	88.0	88.0%
	Same in both times	12.0	100.0%
	Total	100.0	100%
Do you have experience of increasing land productivity on the remaining plot of farmland after being included in an urban area in order to overcome the problem?	Yes, I improved its productivity	71	40.6%
	. No, I plough as usual as before	76	43.4%
	I do not have remaining plot in as well as out of the urban area	28	16.0%
How do you compare the standard of your housing condition before urbanization and after including it under peri-urban?	Declined after urbanization	99	56.6%
	Improved after being included under peri-urban	73	41.7%
	Remains the same before and after being part of peri-urban	3	1.714%
	Total	175	100.0
In your own town what major problems you face after included in the urban area?	Shortage of resources to use.	74	42.28%
	Different interactions.	20	11.42%
	Pollution of environment	53	30.28%
	Limited assets	28	16%
As you observe in your local town which negative effect is happening in your town	Increase in price of goods.	52	29.71
	accumulation of misbehaviors	49	28%
	Epidemic diseases	38	21.71%
	Slow job opportunity	18	10.28%
	Lack of open area of land for our children.	18	10.28%
	Total	175	100%

4.2.1 Types of land lost

As indicated in (Table 3) above, out of 175 total respondents, 76 (43.42%) lost farm land, 56 (32%) lost partially irrigation land, and additionally, 43 (24.57%) lost their land for residential home construction as a result of urban expansion. Majority 76 (43.342%) of the respondents rate their agreement as peripheral farmers lost farm land due to urban expansion which is fertile and suitable for crop production that serves as family income and provides sustainable livelihood and development. Some of them, 56 (32%), lost irrigation land that resulted from the Leman and Leman River valleys. The summary of the study findings tells us that farmers lost fertile land during the expropriation.

Additionally the data obtained from interview stressed as loss of farm land was the greatest and dangerous negative consequences of land expropriation. For instance one interview respondent (kebele chairperson) responded that:

‘ ... expropriated farmers were exploited directly and indirectly by *various sophisticated techniques including leave their farm land that was the bases for their livelihood within very few compensation and without getting it in the name of investment as well as urban development and told me one Afanoromoo proverb “ dubbiiin lafaa lafeedha lafa dhabuun lafee dugdaa cabuudha” meaning land loss is just as breaking down of back bone that is base to erect up and also when you lost your farm land you never come up with the way of development and prosperity....*’. (Kebele chairperson, March, 10, 2022).

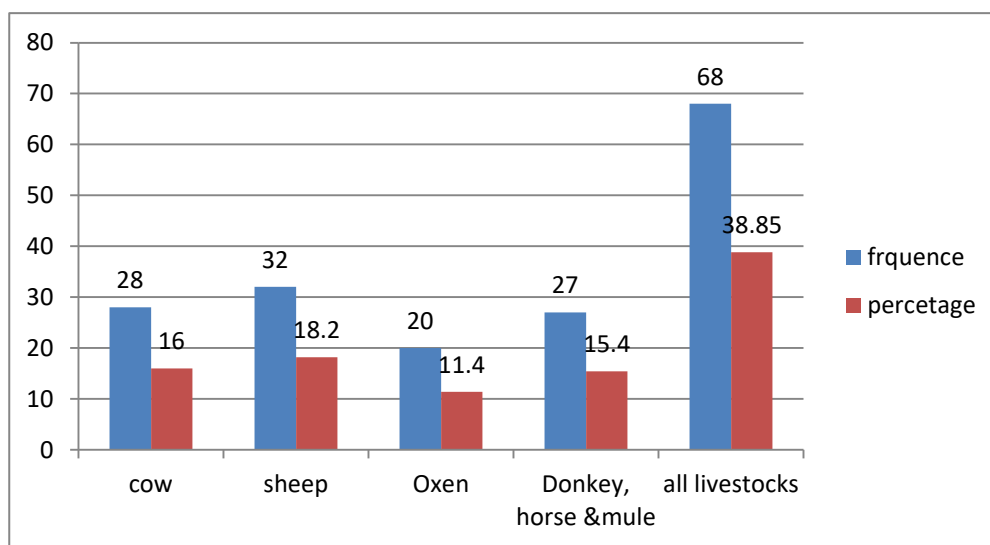
The above idea is supported by the study of Gashahun (2015), in which the study cited that expropriating land holding leads to loss of farm land for the sake of the public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of a government body vested with power (ANRS Proclamation No. 133/2006 Art. 2 (18)).

4.2.2 Livelihood Assets Lost Because Of Urban Expansion.

As indicated in table (3) above, among 175 total participants, about 72 (41.1%), 30 (17.1%), 16 (9.15%), and 21 (12%) responded as local community were lost grazing land, livestock assets, and plants, respectively, because of urban expansion. As we can conclude from table 6, most of the farmers (72, or 41.1%) were dependent on farmland for their livelihood that they lost to urban expansion. This indicates that during urban expansion, peripheral communities were affected by the expansion by losing their land, livestock assets, and different plants related to their daily life.

The acquired data from both interview and personal observation confirm this finding. As it is cited in Gashahun (2015), the losses of assets by people affected by the creation of infrastructure such as project offices and townships, canals, transmission lines, and other activities are not usually properly accounted for, and so these losses have not been adequately compensated for. Similarly, the impact of the projects (e.g. dams) on the livelihoods of the downstream population and on people losing lands and livelihoods due to land acquired for compensatory has not been properly assessed and compensated for. From this idea we can conclude that land lost due to urbanization is payable for the losers.

4.2.3 Kinds of assets lost because of urban expansion.



Source ;field survey,2022

Figure 5: Kinds of assets/property / lost because of urban expansion

The above figure 3 indicates that farmers have lost different livestock assets because of urban expansion. The study result showed us that 68 (38.85%), 32 (18.2%), 28 (16%), and 20 (11.41%) of the study participants responded as expropriated farmers loss cows, sheep, oxen, donkeys, mule, and horses, respectively, because of land loss and the absence of land for farming and grazing. From this finding, we can say urban expansion leads farmers to minimize or totally lose life stocks due to shortages and scarcity of fertile land for farming and grazing. Similarly data acquired from interview confirm this one. One key informant interview said that:

‘...almost all of peripheral farmers lost their all live stocks due to lack of grazing land and exposed to be bare hand (poor) become swipe ash that can be considered as the sign of poverty in the culture of the society and also severed by lack of composite that fertilize the remained land and lack of wood. In local language ‘daaraa haruu ‘swipe ash.’ (urban land management experts, March, 15, 2022).

This finding was supported by the study of Martin Persson (2015). As it was cited in Martin Persson 2015, *Payment of Compensation for Property Situated on Landholdings Expropriated for Public Purposes (Regulation 135/2007)* "This federal regulation defines in detail how compensation for expropriated property should be paid." The Proclamation 455/2005 answers the question "What shall be compensated?" The Regulation 135/2007 answers the question "How much compensation should be paid?" The regulation includes formulas to be used for calculating compensation for specific objects and specifies what kind of property shall be compensated for and in what way. From the above finding we can conclude that lives tocks lost should be paid for the farmers but it is not included in the proclamation.

4. 2.4. Farmers experience of using small farm land.

The alarming land conversion from rural to urban is threatening the agricultural sector. From the above table (3), it can be seen that expropriated farmers did not have the experience of increasing land productivity by having a small plot of land. It was indicated most of the farmers (about 76, or 43.4%) were ploughing their small plots as usual before being included in urban areas. And about 28 (16%) had no remaining plot of land to use. This means that most farmers do not have experience with small plots of land and their productivity declines. Both personal observation and interviewee finding realize as peripheral farmers do not have the experience of using small farmland in order to lead their sustainable live and increase products as well as productivity by using mechanized way from small farm land plots. One key informant interview (Town mayor) said that:

'... the expropriated farmers have not the experience of increasing their productivity on small plot land rather than use unwisely the compensation payment that given to them and enforced to be hired as guards in both private as well as government institutions because their life become difficult to sustain hand to mouse ' (Town mayor, March, 20, 2022).

According to the study by George Rapsomanikis (2015), *in many countries of the developing world, the average farm size declines." This can only mean that farm lands become smaller and that there is no more farm land. In Ethiopia, for example, the average farm size declined from 1.43 hectares in 1977 to 1.03 in 2000. During these years, the countries experienced expansion and population growth, but no increase in agricultural land"*

4.2.5. Housing standard of expropriated farmers.

As it is revealed in the (table 3) above the housing standards of expropriated farmers were declining. That decline was shown as about 99 (56.6%) of respondents responded that expropriated farmers housing conditions were becoming smaller than before, especially in urban areas. From this

statistical data, we can conclude that expropriated farmers' housing conditions are decreasing with the land lost because of urban expansion.

As it is cited in the United Nations Human Settlements Programme (UNHSP 2015), "Access to adequate housing, an internationally recognized legal right for all, is an important condition for the welfare of households." Housing is also an integral element of a nation's economy, with important backward and forward linkages with other parts of the economy. From this suggestion we can determine that housing is the legal right that must be respected for expropriated farmers.

4.2.6. Major problems of urbanization on peripheral farmers.

From the above table 3 farmers were asked to respond that major problems they face after the included in the urban area and replied that, about 74(42.28%), 20(11.42%), 53(30.28%) and 28(16%) were answered that they face Shortage of resources to use, different interactions, contamination of environment and Limited assets. From this idea we can conclude that farmers face different major problems that affect their livelihood when they entered in to urban area. This entrance in the urban area leads them in to major problems like shortage of different resources to use; they interact with different culture, language, new way of life, and contamination of their surrounding and limited assets.

In table three the negative effect those were happening in their town were increasing in price of goods which is improve by 52(29.71%) of respondents, accumulation of misbehaviors that is replied by 49(28%) of respondents, epidemic diseases which is approved by 38(21.71%) and slow job opportunity with (18(10.28%), lack of open area for their children as before, are among the negative effects faced in the study area.

According to the data from the key informant interview major problems of urbanization on peripheral farming community livelihood that faced by the local farmers were: loss of livelihood assets, narrowness of farmland, inability to adapt the urban life condition, problem to handle their children and family problem. The above research finding is supported by the work of Zewdu (2018), in that the study realizes that loss of livelihood resources that it is associated with the dispossession of farmland particularly related to the decreased size of farm and grazing lands.

4.3. Challenges of urban policy implementation.

The second objective of this study was to identify the challenges of urban expansion on expropriated farmers in the study area. Here, under this objective, four items were presented and analyzed. These four items have an alternative type. The analyzed data were presented in tables; the frequency and percentage of respondents' agreement level were considered

Table 4: Challenges of urban policy implementation			
Items	Responses	Frequency	Percentage
What are the challenges of urban policy implementation in your town?	Lack of monitoring the progress of towns	48	27.42%
	lack of participation of community at all level	52	29.71%
	Lack of making platform for community engagement	34	19.42%
	Lack of Knowledge creation and management	28	16%
	lack of platform for capacity development	13	7.42%
	Total	175	100%
What means can we use to enhance governance coordination to support expropriated farmers and urban policy practices?	Policy reviews concerning growing towns	46	26.28%
	Technical assistance	28	16%
	Multi-level policy dialogue	40	22.85%
	changing experiences from others towns those successfully implement the policy	61	34.85%
According to your town what are obstacles to urban policy implementation?	Lack of knowledge to implement policy	33	18.85%
	carelessness	47	26.85%
	Facilitate for rent seeking	20	11.42%
	lack of monitoring growth of town with regulation	75	42.85%
	Total	175	100%
From your town, which hindrances of urban policy implementation were occurring?	Lack of participation of stake holders during policy preparation	28	16%
	Lack of commitment to implement the policy	18	10.28%
	Narrow engagement of community in policy implementation	29	16.57%
	Lack of civil society participation in policy implementation	21	12%
	Farmers sold the peripheral land	41	23.42%
	Small payment	38	21.71%

4.3.1 Challenges of urban policy implementation.

As it was indicated in table 4 above, respondents were asked to respond, what are the challenges of urban policy implementation in selected area and responded that 52 (29.71%), 48 (27.42%), 34

(19.42%), 28 (16%), and 13 (7.42%) lack of community participation at all levels, lack of monitoring the progress of towns, lack of making a platform (proposal) for community engagement, lack of knowledge creation, and lack of capacity development, respectively. From this statistical data we can conclude that the challenges of urban policy implementation in Bantu, Leman, and Tare were lack of community participation at all levels, the problem of monitoring the progress of towns, the lack of making platforms for community engagement, the problem of knowledge creation, and capacity development to implement the policy in practice. Hence majority 52 (29.71%), of the respondents responded and rate their level of agreement among many challenges of urban policy implementation community participation was the major one.

According to key informant respondents responded challenges of urban policy implementation in selected area were skill and knowledge gap of experts lacks of budgets and financial sources in order to rehabilitate deprived farmers.

The data that acquired from interview also confirm this finding. This finding is supported by other studies for instance National Urban policy 2015, "Collaboration amongst all levels of government, civil society, the private sector, and other relevant stakeholders is essential to the implementation of urban policy." The plan aims to provide a platform for networking and engagement in the process of designing and implementing the policy. Ultimately, it aims to strengthen partnerships, training of experts, financing of expropriation between all stakeholders that are working on the development and implementation of policy" (UN National Urban policy2015).

4.3.2 Lack of monitoring the progress of town by regulation.

As it was indicated in the above table 4, the other challenge of urban policy implementation is the lack of monitoring the town's progress. As the respondents responded, 48 (27.42%) were evidenced. A lack of monitoring of towns' progress is another challenge. As policy is a key execution means of urban expansion, monitoring advancement is necessary.

As it is discussed in the other studies, the policy provides towns' or cities' assessment of policies and supports monitoring and evaluation processes through reviews." Monitoring reviews by countries the policy can also help administrators monitor the progress of urban expansion and provide specific remedies to the challenge of urban policy implementation through similar studies (Global State of National Urban Policy Report (2016).

4.3.3. Enhancement of Governance coordination to support expropriated farmers.

As discovered in above table 4 on item 2 about enhancement of governance coordination to support expropriated farmers and urban policy practices, a total of 175 respondents were asked to reflect on

their position and react that about 46 (26.28%), 28 (16%), 40 (22.85%), and 61 (34.85%) of respondents responded that policy reviews concerning growing towns, technical assistance, policy dialogues, and changing experiences from other towns that successfully implement the policy are the ways to create comfortable conditions for the community to facilitate for expropriated farmers.

According to UN Habitat (2015), government enhancement to support expropriated farmers is essential for achieving poverty reduction and sustainable financial and social expansion among expropriated farmers. As cities struggle with not just new jobs or the quantity of new jobs but the quality of jobs, including those generated by the informal economy, a range of targeted solutions can be made. Job creation can be supported with education and skills to match labor force demands. These may range from supporting small and medium land holders to provide a substantive number of jobs and connect places of work and home; supporting urban and rural linkages; better matching of public and private investments; and increased investment in housing and infrastructure. The quality of jobs matters and can be measured in terms of decent jobs and livelihood opportunities created.

4.3.4 Obstacles of urban policy implementation

From a total of 175 respondents, regarding item 3 regarding obstacles to urban policy implementation, about 33 (18.85%), 47 (26.85%), 20 (11.42%), and 75 (42.85%) of respondents answered that the obstacles to urban policy implementation in their locality are lack of knowledge to implement policy, carelessness, facilitating rent seeking, and lack of monitoring the growth of town with regulation. From this response, the major obstacles to urban policy implementation in Bantu, Leman, and Tare are the lack of monitoring the growth of towns with regulation and the lack of knowledge to implement rules and regulations.

This finding is supported by the study of Martin Persson 2015 “*A key issue is the land that was given to the people affected by the expropriation; the land given in compensation is generally located very far from the residential area and is therefore inconvenient for the people to use as farmland. Furthermore some parcels of the land were not cleared properly from illegal land holding and informal settlements. And they were given less land than the amount that was taken, alternatively they were given land with lesser fertility and productivity and parts of the valuation process were done in the absence of the property owner. This occurred when valuation of houses, crops and land improvements were done and made unjust and unfair valuation process*”.

And also it is supported by the study of Habtamu (2011) that “The other problem is negligence (carelessness) of plan implementation bodies and the role of invisible hand in influencing plan implementation process. This type of land use change can create land use disorder in any town

affects specialization of land uses. To minimize risks of land use disorder due to negligence of plan implementing bodies and the role of invisible hand, legal enforcement should be taken as corrective measures.

4.3.5. Hindrances of urban policy implementation occurring in the study area

As discussed in table 4 above item 4 respondents asked to describe the hindrances of urban policy implementation that is occurring in the study area is Lack of participation of stake holders during policy preparation that is supported with 28(16%) of respondents, Lack of commitment to implement the policy which is supported with 18(10.28%), Narrow engagement of community in policy implementation which about 29 (16.57) support the idea. Farmers sold the peripheral land that supported by 41(23.42%) of respondents and small payment that is approved by 38(21.71%) of respondents.

On the other hand other studies by Fayera 2015 realize, “As described in the results section of his paper, the expropriated farmers faced the problems of food insecurity, social capital loss, family disintegration and the combination of either two or all of these problems. It is important to remember that land is just one of the development factors that affect food security in rural households. Displacing peoples from their home, where their embryo has been buried, psychologically affects them because they lose the social capitals they formed.”

4.4. Management Strategy of Expropriated Farmers.

The third objective of this study was to identify the management strategy of urban expansion on expropriated farmers in the study area. Here, under this objective, six items were presented and analyzed. These items have an alternative type while the rest three were yes or no question. The analyzed data were presented in tables; the frequency and percentage of respondents' agreement level were considered.

Table 5: Management strategies of Expropriated Farmers.

Items	Responses	Frequency	Percent.
Does the government facilitate job opportunities for your family members? (Rehabilitation)	Yes, facilitate job opportunity for all my families	83	47.40%
	No, does not arrange job opportunity	92	52.60%
Does the government arrange a rehabilitation strategy for your family members displaced due to urbanization?	No	116	66.28%
	Yes	59	33.72%
Are there organized government bodies (institution) that permanently provide support concerning displacement from your landholding?	Yes, there are bodies (institutions) that provide support	49	28.00%
	No organized body (institution) that provide support	126	72.00%
	Total	175	100%
In case disagreements arise in relation to violation of rights, is there a grievance hearing body?	Yes	65	37.10%
	No	110	62.9
What are special supports that the government is providing for expropriated farmers in your town?	Prior opportunity to be hired in the newly implemented project	31	17.70%
	Priority to own land by lease for investment purpose without bid competition	113	64.60%
	Special job creating skill trainings	31	17.70%
What are the major sources of your income to sustain your families after loss of your farm land?	By selling agricultural products from the land remaining in the urban area	15	8.60%
	By selling agricultural products from the remaining land out of the urban area	86	49.10%
	By engaging in different non-farm activities like trade	44	25.10%
	Rent collection from the houses I have constructed in the urban	15	8.60%
	Others (specify	15	8.60%
	Total	175	100.00%

4.4.1. Facilitation for new job opportunities

As indicated in (table 5) above, on item 1 the respondents asked to realize whether the government bodies facilitate job opportunity for expropriated farmers family members. Out of totally 175 respondents, 83(47.4%) of them recognized as the government bodies facilitate job opportunity for expropriated family members and about 92(52.6%) of respondents rate their disagreement by saying the government bodies did not arrange job opportunity for their family and didn't do anything for them. The study findings summarized as government body do not consider the issues of expropriated farmers to facilitate job opportunity for their family members. The data that gain from both interview and personal observation is support and realize the finding of quantitative one. This study finding is also supported by (Thuo; 2013), Expansion of cities has direct impact on rural-urban fringe peripheral with those living there encountered new challenges and opportunities in fulfilling their life needs and accommodating the by-products of land and other recourses use changes. *As it is discussed by Agegnehu, S.K.; Mansberger, R, 2020, "senior farmers often took their remuneration and put it into the household's expenses and confirmed that the expropriated farmers use the compensation money for shopping, daily consumption purposes and needs new job opportunity.*

4.4.2 Rehabilitation strategy for expropriated farmers.

Table 5 above Item 2 tried to identify the rehabilitation strategy for expropriated farmers and from total of 175 respondents, more than half or 101(57.7%) of them disagree with the existence of rehabilitation strategies of expropriated farmers after their land was taken but 74 (42.3%) of them replied as there is rehabilitation strategy after their land is taken. The response from interview indicates that Rehabilitation strategy is depending on the income of the town. Since selected towns were growing towns (ranks C) towns problems of budget refrain them from rehabilitate the farmers".(urban land Management expert may 2022)

According to the proclamation regulation No.135/2007," In Oromia Regional State woreda and urban administrations have been adopted valuation formula for the assessment of the compensation for the expropriation of properties situated on the land on the basis of principles provided in the federal laws." From this idea in that it contrasts with that the respondents replied as there is no rehabilitation strategy shows that farmers' level of awareness about the proclamation is very low

4.4.3 Institutionalization of grievance hearing body

As discussed in table 5 respondents asked to answer in the case of disagreement arise in relation to violation of rights there is no grievances hearing body that supported by answered yes 65(37.1%)

and about 110(62.9%) replied No, this determines there is no grievances hearing body during violation of rights. From this we can conclude that during expropriation when violation of rights occurs there is no one who hear grievance of expropriated farmers in the selected study area.

According to the study of Song Qu (2015) “most studies are based on qualitative increase in compensation standards, resettle land-expropriated farmers, open land expropriation procedures, and improve land markets and institutionalization as important solution during grievances occurred”.

4.4.4. Special Support for Expropriated Farmers.

In the table 5 above items 5 strive to answer what special support is provided with government for expropriated farmers. Out of 175 respondents about 31(17.7%) replied that special support is prior opportunity to be hired in the newly implemented project, 113(64.6%) replied that prior to own land by lease for investment competition, 31(17.7%) replied special job creating skills. As it is discussed in the table 5 we can conclude that there is no special support provided with the town’s administration for expropriated farmers except compensation. Also this finding is supported by Gashaw Tenna 2015, compensation itself is not enough, Expropriations for the different purpose is in the public interest and that expropriated individual would be for a legitimate purpose if they form shareholders of such a program, even though the intension is to give or transfer the expropriated land, in terms of that program.

Here we can conclude that the special support is needed for expropriated farmers and made part of the program (shareholders) from the program itself.

4.4.5. Sources of income after expropriation.

As indicated in table 5 items 6 above respondents tried to reply about 15(8.6%), 86(49.1%), 44(25.1%) and 30(17.2%) replied their major sources of income is selling agricultural products from the remaining land in urban, selling agricultural products from the remaining land in rural area, by engaging in nonfarm activity and rent collection from the house they constructed sources of income after their land taken respectively. From the table we can summarize that selling agricultural product is the chief source of their income. This finding is supported by key informant interview of Kebele chairperson by that react. ... It is known in periphery of town expropriated farmers remain with small kert (plot) of land and use it as their sources of income.

5. Implementation of Compensation payment

The fourth objective of this study was to identify Implementation of compensation payment of urban expansion on expropriated farmers in the study area. Here, under this objective, five items were presented and analyzed. These items have an alternative type while the rest two were yes or

no question. The analyzed data were presented in tables; the frequency and percentage of respondents' agreement level were considered

Table 6: compensation payment for expropriated farmers.

Items	Responses	Frequency	Percent
For how many years do the compensation payments be calculated for your landholding starting from the time you stopped ploughing?	5years back	79	45.1%
	4 years back and 4 years forth	16	9.1%
	Between 10 years back.	44	25.1%
	8.yers back	15	8.6%
	9 years back	21	12.0%
	Total	175	100.0%
Do compensation payment paid on permanent properties, like eucalyptus trees, you plant on your landholding?	Yes	80	45.7%
	No	95	54.3%
	Total	175	100.0%
How do you evaluate the amount of compensation payment given for the taken away of landholding?	Fully considers the current land values/lease prices	28	16%
	Partially considers the current land values/lease prices	80	45.7%
	Never consider the current land values/lease prices	67	38.3%
	Total	175	100.0%
For what purpose you use the compensation payment you receive?	For Consumption purpose	52	29.7%
	For Investment	80	45.7%
	Deposit in bank	43	24.6%
	Total	175	100.0%
Is the compensation payment regulation on expropriated land transparent?	Yes, it is transparent	51	29.2%
	it is not transparent	124	70.8%
	Total	175	100.0%

5.1. Numbers of years the compensation calculated.

As it is indicated in table 6 above, from the total 175 of respondents about 79(45.1%),16(9.1%),44(25.1%),15(8.6%) and 21(12%) answered that the calculation of compensation payment be calculated 5years back and forth,4years back and forth between 10 years ,8 years and 9 years respectively. From this finding, it is possible to say the compensation payment

is calculated five years back which is not enough for their life to compensate or rehabilitate them. The data that attained from interview and personal observation also highly stressed this reality.

This finding is supported by the work of (Martin Persson 2015), people who are displaced due to expropriation in rural areas have the right to be compensated for loss of income from the land if they do not receive replacement land. The compensation is defined as 10 times the yearly income from the land, based on the average income from the last 5 years as FDRE proclamation No135/2007 article 8(1).

5.2. Types of Asset compensate

As illustrated in (table 6, item 2) above, 175 of the respondents asked to comprehend as compensation is paid on permanent plants like eucalyptus trees and other assets for displacement and loss of it. Among totally 175 respondents, majority of them, about 95(54.3%) of them replied as it is not paid for farmers asset rather than sell and use it by themselves within a short period of time. However, 80(45.7%) of them agreed as very few amount paid for farmers asset that was mismatched with its cost. This finding contradict with *the proclamation No135/2007, article 15* which is cited *Martin Persson 2015, Proclamation 455/2005* it is defined for what a landholder is eligible to compensation. *The landholder has the right to be compensated for the property situated on the land and permanent improvements to the land. Improvements to the land can for example be trees that have been planted or other types of permanent improvements. The basis of compensation should be the replacement cost of the property as proclamation No135/2007 (article 7(2)), meaning that the compensation given should cover the costs of reproducing an equivalent property*

5.3 Amount of compensation with land taken.

As revealed in (table 6 item 4) above, respondents asked to evaluate the amount of compensation payment with the land taken from expropriated farmers and apprehend that fully considers the current land values/lease prices as 28(16%), Partially considers the current land values/lease prices as 45.1%) and Never consider the current land values/lease prices as 67(38.3%) of respondents apprehended. From this finding we can recognize that compensation payment for expropriated farmers is paid partially (not fully) considers the current land values asset available on that land and it depends on the towns ability of finance to compensate. This finding highly contradicts *to the proclamation No135/2007, article 15* which were cited by *Martin Persson 2015, "ideally the landholder should be compensated with replacement land for the land lost in the expropriation process. This is process in the Regulations No 135/2007, article 15: "Where land used for growing crops or a protected grass or pastoral land is expropriated for public purpose, the possessor of such land shall, as much as possible, be provided with a plot of land capable of serving a similar purpose."*

5.4. Utilization strategy of compensation payment.

The (table 9 item 5) above, revealed out of 175(100%) of the respondents asked to probe for what purpose they use the paid compensation payment that given to them. About 80(45.7%), 52(29.7%) and 43(24.6%) of them replied as they used it for Consumption purpose, For Investment and Deposit in bank respectively. The summary of this statistical data conclude that expropriated farmers used the compensation payment paid to them for only consumption purpose because it is very few without considering their future life. Additionally the summary data those acquired from interview as well as personal observation guarantee this finding.

5.5. Transparency of compensation payment

Moreover, in above table item 6 it is revealed as 51(29.2%) answered yes and 124(70.8%) answered no on transparency of payment regulation. It is depicted that the compensation payment regulation is not transparent for those expropriated.

Table 7: Duration (length) of compensation payment.

Item	Responses	Frequency	Percent
How long the process of compensation payment will take starting from the date of stopping farming?	1 to 4 months	28	16.0%
	5 to 8 months	94	53.7%
	9 to 12 Months	32	18.3%
	1 to 2 year	21	12.0%
	Total	175	100%

5.6. Duration of compensation payment

As indicated in table 7 above participants asked to improve the duration of compensation payment that 28(16%), 94(53.7%),32(18.3%) and 21(12%)were comprehended that it takes1 to 4 months, 5 to 8 months, 5 to 8 months and 1 to 2 year as it is in the table. From this table 7 we can generalize that the compensation duration takes about 5-8 months even a year starting from the Preparatory phase to Hand-over phase.

As the finding in Habtamu work identified that “The woreda/town must then notify those affected by the expropriation at least 90 days in advance before the expropriation starts. At this time it should also be made public how much compensation each individual is entitled to base on the work of the valuation committee (Proclamation 455/2005 article 4(2)). Each landholder must evacuate the land within these 90 days, and at the time of this the compensation should be paid. If any landholder not has evacuated the land within this time, the woreda is allowed to use police force to make this happen (article 4 (5)).

CHAPTER FIVE

5. SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1. Introduction

This chapter deals with summary of the findings in reference to the study's research questions, conclusions and recommendations were drawn.

5.2. Summary of the Findings

The main purpose of this study was to assess the negative consequences, challenges of urban policy implementation, management strategies that help expropriated farmers in new livelihood and implementation of compensation payment and expropriation law in the study area of south West Shewa Zone selected town. The investigation was conducted in 3 towns of south west Shewa Zone. In order to meet this objective, the study was guided by the following four basic research questions;-

1. To assess the negative consequences of urban expansion on the livelihood of expropriated farmers.
2. To examine the challenges of urban policy implementation and its effects on expropriated farmers of selected towns.
3. To identify the management strategies that help expropriated farmers in new livelihood.
4. To analyze the extent of implementation of compensation payment and expropriation law in the study site.

To address these research problems, a descriptive research design was employed. A total of 175 study participants from expropriated were involved. For this purpose, expropriated farmers were systematically selected and the expropriated farmer the key informant interviewees were purposely selected for the study. Both close-ended and open-ended questionnaire and interviews data gathering tools were used to collect valuable data for the study. The quantitative data collected through close-ended questionnaire from expropriated farmers analyzed by using descriptive analysis technique such as frequency and percentages and the results were presented in tables and figure. On the basis of the analysis and interpretation of the data gathered through all instruments, the following major findings are drawn:

5.2.1. The Negative consequences of urban expansion

- ❖ The results of the study shown as that respondents positively replied that they lost farm land which is fertile and suitable for crop production that serve as family income and provide sustainable livelihood and development. The summary of the study findings tells us farmers had

lost fertile land during the expropriation. It is true that losing farm land is very dangerous for the farmers who based their livelihood on farming.

- ❖ From the study findings it was identified that during urban expansion peripheral communities were affected with the expansion in losing their land, livestock assets and different plants those related with their daily life and urban expansion leads farmers to minimize farm land and totally loss livestock's due to shortage and scarcity of fertile land for farming and grazing land. Majority of farmers were plough their small plot as usual before included in urban area. This describe that most farmers have not the experience of increasing productivity on small farm land. By depending on the finding of the study we can conclude that expropriated farmers household condition is decreasing with the land lost because of urban expansion.

5.2.2. Regarding Challenges of Urban Policy Implementation

- ❖ It was identified by this study that, challenges of urban policy implementation in Bantu, Leman and Tare were lack of community participation at all level, the problem of monitoring progress of towns, lack of creation of proposal for community engagement ,the problem of knowledge creation and capacity improvement to implement the policy in to practice. Also the problem of community engagement at all level is the major problem of urban policy implementation.
- ❖ The study recognize that the towns administrative coordination is the other challenge in that there is no different level policy discussions, and changing experiences from others towns those successfully implement the policy.
- ❖ The other obstacle of urban policy implementation in Bantu, Leman and Tare town were Lack of knowledge to implement policy, carelessness, Facilitate for rent seeking and lack of monitoring growth of town with regulation.
- ❖ The results of the study shown as that most study respondents positively replied that, the major challenges were, Lack of community participation in policy implementation.
- ❖ Also peri- farmers sold their land in fear of urban expansion and unsatisfied amount of payment.

5.2.3. Management Strategy of Expropriated Farmers

It is known that injury healing is important after expropriation takes place. It is an action taken by the expropriators or towns administrative body to rehabilitate the expropriated. From the study finding management strategy of expropriated farmers in selected town distinguishes that:-

- ✓ Facilitating for new job opportunity is unthinkable; that the result approves nobody has the duty to facilitate job opportunity except paying unsatisfied compensation in cash.
- ✓ It is believed that there is no rehabilitation strategy, lack of institution that provides support.
- ✓ In the case of violation of rights and complain, unsatisfied payment there were no grievance hearing body except the mayors those participate in expropriation before.

- ✓ Income sources of majority of the farmers were remaining as before because they didn't entered in other business.

5.2.4. Implementation of compensation payment.

Generally speaking the implementation of compensation payment of expropriated farmers was:-

- ❖ The number of years in which compensation is calculated is five year depending up on the last year production from that land. Also the types of assets to be compensated are crops from the land by referring its value in local market. Permanent plants payment is small in that they allow the farmers in order to use or sell by themselves before expropriation takes place. And the procedure of the compensation is extends from 4 months to 8 months or a year and it is no transparent for those farmers.

5.3. Conclusions

Based on the findings of the study, the researcher drew the following conclusions: The selected towns (Bantu, Leman, and Tare) were suffering from the expropriation of farmers because of urban expansion in peripheral communities. The study findings revealed that the major negative consequences of urban expansion on peripheral farming community livelihoods were: the loss of fertile farm land that reduces the farmers' livelihood; loss of livestock because of grazing land lost; making the farmers remain with small plots of land with large family members; and decreased housing conditions. These are among the major negative consequences of urban expansion on peripheral farming community livelihoods in Leman, Bantu, and Tare towns. On one hand, the negative effect of urban expansion on the peri-urban farmers is that they have entered into a new way of life and it is an additional dilemma for them in order to adapt to living in town.

In terms of difficulties in implementing urban policies, it was discovered that Bantu, Leman, and Tare encountered problems in Bantu, Leman, and Tare. These difficulties included a lack of community involvement; difficulties in tracking town growth; a lack of community engagement plans; and difficulties in developing the necessary knowledge and capacity to carry out the policy effectively. The study also acknowledges that other barriers to the implementation of urban policies include the administrative coordination between the towns, the lack of unique policy levels, and shifting lessons learned from other towns that successfully implement the policy .The other obstacles to urban policy implementation in Bantu, Leman, and Tare Town were lack of knowledge to implement policy, carelessness(negligence), and rent seeking under the umbrella (auspices) of rules and regulations of the town.

Expropriation also emphasizes rehabilitation because it allows those who have had their livelihoods taken away to have access to new opportunities. According to this study, they are unable to think back on those farmers once their compensation has been received. After expropriation, they encounter a number of difficulties, including the loss of a new job opportunity, the lack of a rehabilitation strategy, the absence of a supportive institution, and the absence of a grievance hearing body. The implementation of compensation during expropriation took place over a five-year period and was unable to restore the lost assets. The compensation is based on the local market value, which is insufficient to improve the farmer's standard of living. The length of compensation is also prolonged due to administrative bureaucracies

5.4. Recommendation.

In today's world population number is increasing among urban areas that are resulted from different causes of urban expansion. This urban expansion results in many effects on peripheral farming community livelihoods. According to the study finding the researcher recommended the following recommendations:

1. When expropriation take place government should focus on the expropriated farmer's future life and give job opportunity immediately.
2. There should be enough compensation that replaces the property they lost.
3. Government should fulfill skill gap of farmers in new job creativity by rising awareness, how to increase productivity on small plot of land.
4. Regarding challenges of urban policy implementation there should be societal awareness regarding the policy consequence and outcomes.
5. Town mayors should strive to get knowledge from other towns in implementing the rules and regulation effectively.
6. Town's expansion should be followed with concerned administrators by organizing focal person from the town's administrative staff.
7. Even though the government has the right to expropriate farmers' landholding rights to in pursuance public interests that cannot be realized without restricting the rights of private landholders, this should not be done in a way that jeopardizes the welfare of the farmers. Under the guise of achieving public goals, the constitutional protection against eviction granted to the rural poor should not be compromised.
8. The FDRE constitution, which calls for the payment of compensation in advance "commensurate" to the lifetime use rights granted to farmers, should be taken into consideration expropriation takes place.

9. The towns and government shouldn't take away farmers landholding rights without a valid justification for public purposes, and it should strictly enforce its decisions.
10. The expropriated landowners should receive fair compensation from the government body according to the expropriation law of our country.
11. It should be noted that the FDRE Constitution, the supreme law of the land, guarantees that Last but not least, it should be noted that rural landholders may experience a high level of tenure insecurity and anxiety due to concerns about unfair land valuation and the lengthy and insufficient compensation for land taken under expropriation powers.

References

- Abdisa, F. Urban Expansion and the Livelihood of the Peri-Urban Agricultural Community: *The Case of Addis Ababa. Ph.D. Thesis, KTH Royal Institute of Technology, Stockholm, Sweden, 2005.*
- Agegnehu, S.K.; Mansberger, R. Community involvement and compensation money Utilization in Ethiopia: *Case studies from Bahir Dar and Debre Markos peri-urban areas. Sustainability*2020.
- Aggrey, Daniel MainaThuo, 2013. *Impacts of Urbanization on Land Use Planning, Livelihood and Environment in the Nairobi Rural-Urban Fringe, Kenya*
- Alemu B (2013) *Expropriation, valuation and compensation practice in Ethiopia: The case of Bahir Dar city and surrounding. Property Management. Bahir-Dar*
- Alemu, B.Y. Expropriation, Valuation and Compensation Practice in Amhara National Regional State (ANRS). The Case of Two Cities (Bahir-Dar and Gonder). *Nord. J. Surv Real Estate Res.*2012.
- Anthony Harris, January 2015. *Expropriation, Compensation and Transitions to New Livelihoods: Evidence from an expropriation in Ethiopia.*
- Bekele, F. Impact of Horizontal Urban Expansion on Peri-Urban Agricultural Community Livelihood; Tabor Sub-urban case, Hawassa...*The Impact of Horizontal Urban Expansion on Sub-City, Hawassa city, SNNPRS, Ethiopia. Ph.D. Thesis, Addis Ababa University, Addis Ababa, Ethiopia, 2010.*
- BelachewYirsaw Alemu, 2013. *Expropriation, Valuation and Compensation in Ethiopia;* Stockholm, Sweden.
- Central Statistics Authority of Ethiopia, 2014. *Population Stabilization Report Ethiopia: Reports of the 1994 and 2007 Population and Housing Census and the 2012 Inter-censal Survey.*
- Charles Yaw Oduro, Ronald Adamtey &KafuiOcloo, 2015. *Urban Growth and Livelihood Transformations on the Fringes of African Cities: A Case Study of Changing Livelihoods inPeri-Urban Accra Community: The case of Addis Ababa.*
- Creswell, J.W. (2012). *Education Research: Planning, Conducting, and Evaluating Quantities and Qualitative Research.* (4th ed.). Upper Saddle River NJ: Pearson Education.
- Creswell, J.W. Research Design, Qualitative, Quantitative, and Mixed Methods Approaches, 3rd ed.; Sage Publications, Inc.: Lincoln, UK, 2009; ISBN 9781412965569.
- Creswell, J.W., &Plano Clark , V.L. (2007). *Designing and conducting mixed methods Research. Landon: Sage Publications Ltd.*Creswell, W. J. (2007).*Qualitative inquiry and research design (2nd Ed.): Choosing among the five approaches. SAGE Publications, London. Thousand Oaks, New Delhi.*
- Daniel Weldegebriel Ambaye, June 2014. *Compensation for Expropriation in Ethiopia and the David L. Iaquinta et al. August 2000. Understanding Rural-Urban Linkages and their Connection to International Context: Paper Presented at the Tenth World Congress of the International Rural Sociology Association, Rio de Janeiro.*
- Endaweke, Y. (1998).Fundamental principles of Research and its implementation .Alpha printing enterprise.

- Ethiopian Government, 2005. *Expropriation of Landholdings for Public Purposes and Payment of Compensation*: Proclamation No 455/2005.
- Ethiopian Government, December 1994. *Constitution of the Federal Democratic Republic of Ethiopia*, Ethiopian Government, Proclamation No. 31/1975; A Proclamation to Provide for the Public Ownership of Rural Lands
- Ethiopian Government. 2005. *Federal Democratic Republic of Ethiopia Rural Land Administration and Land Use*: Proclamation No. 456/2005.
- FDRE. *Expropriation of Landholding for Public Purposes and Payment of Compensation Proc No 455/2005, Fed Neg Gaz no 43, Year 11; Federal Negarit Gazeta: Addis Ababa, Ethiopia, 2005*
- Feyara, A. (2005) *urban expansion and the livelihood of the Peri-urban agricultural*
- Firew, B. *The Impact of Horizontal Urban Expansion on Sub- Urban Agricultural Community Livelihood: The Case of Tabor Sub-City; Addis Ababa University: Hawassa, Ethiopia, 2010.*
- GashawTenna Alemu, 2015. *Land Expropriation and Compensation Payment in Ethiopia: Review*, Journal of Economics and Sustainable Development; Vol.6, No.13
- Girma KassaKumsa, November, 2011. *Issues of Expropriation: The Law and the Practice in Oromia Region. Addis Ababa, Ethiopia*
- Hannah Ritchie and MaxRoser, 2018. Urbanization, our world in Data. Urbanization". Published online at OurWorldInData.org. Retrieved from: "https://ourworldindata.org
- Hesses-Biber, S. . (2010). *Mixed methods research. Merging theory with practice. New York: Guilford press*
- Joe Ravetz, Christian Fertner and Thomas Sick Nielsen, 2013. *The Dynamics of Peri-Urbanization, Chapter 2: Berlin Heidelberg*
- Johan et.al. And Henrik Hande land, 2014, Analysis of the Ethiopian expropriation process: In case of rural areas of Amhara Region
- Kassahun Alemu, June 2014. *Impact of Population Growth on the Ethiopian economic Performance; Addis Ababa, Ethiopia*
- Kothari,C.R.(2004) .*Research Methodology. New Age International Polisher*
- Kumar, R. (2005). *Research Methodology: A Step by Step Guide for Beginners,(2nd Ed.). New Delhi. Sage Publication*
- Leulseged Kasa, Gete Zeleke, Dawit Alemu, 2014. *Impact of Urbanization of Addis Abeba City on Peri-Urban Environment and Livelihoods*
- MandereMandere, Barry Ness and Stefan Anderberg, 2010. *Peri-urban development, livelihood change and household income: A case study of peri-urban Nyahururu, Kenya*
- Ministry of Agriculture, September 2012. *Assessment of Rural Land Valuation and Compensation Practices in Ethiopia; A Consultancy Report*
- Mohamed Arouri, Adel Ben Youssef, Cuong Nguyen-Viet and AgnèsSoucat, September 2014. *Effects of Urbanization on Economic Growth and Human Capital Formation in Africa*
- Mohammed, I.; Kosa, A.; Juhar, N. Economic linkage between urban development and livelihood of peri-urban farming communities in Ethiopia (policies and practices). Agric. Food Econ.2020

- Mugenda and Mugenda. (2003a). Research methods: qualitative and quantitative approaches: Acts Press*
- Narimah Samat, Yasin Abdalla, ElTayeb Elhadary & Suriati Ghazali, 2014. *Urban Expansion and Its Impact on Local Communities: A Case Study of Seberang Perai, Penang State*: School of Humanities, Universiti of Sains Malaysia
- Song QU a,b, Nico HEERINK b, Ying XIA a,* , a Institute of Agricultural Economics and Development, Chinese Academy of Agricultural Sciences, Beijing 100081, China
Development Economics Group, Department of Social Sciences Wageningen University, 6706 KN Wageningen, The Netherlands.
- Tefera, E. (2018) Urban sprawl and its effect on the peripheral farming households: the case of Shashemene town, Arbaminch University Ethiopia.
- Tsega Gebrekristos Mezgebo, n.d. *Peri-urbanization Effects on Farm Household Welfare: Evidence from Peri-urban Tigray, Northern Ethiopia* UNDP Ethiopian Country Office Report, 2014, *Accelerating Inclusive Growth for Sustainable Human Development in Ethiopia*. National Human Development Report of Ethiopia: Addis Ababa, Ethiopia
- UK: A Comparative Analysis*; Kuala Lumpur, Malaysia
- UN-HABITAT, 2003. Improving the lives of 100 million slum dwellers, Nairobi, Kenya.
- Kaganova O. et al., 2006. Land delivery mechanism, Land expropriation and property valuation: International experience for Ethiopia. The urban institute, Washington D.C
- United Nations Report, 2005. *Population Challenges and Development Goals*: New York, Unpublished Article USAID/Ethiopia Report, 2004. *Ethiopia Land Policy and Administration Assessment Report*.
- Yawei CHEN, No Date. *Establishing a Credible Land Institution in Transitional Chinese Cities: Shanghai's Practice, Problems and Strategies* (unpublished Article) Zemenfes Gebregziabher, Kwame.

Appendix-I
Jimma University
School of Graduate Studies
College of Law and Governance
Department of Civic and Ethical Studies
Questionnaires to be filled by respondents

Dear respondents,

The main objective of this questionnaire is to collect data on the negative consequences of urban expansion, challenges of urban expansion policy, management strategies of expropriated farmers and implementation of compensation payment of South West Shewa Zone Selected town. To this end, the information that has been obtained from you is very important for the success of the study. Hence, you are kindly requested to read the questions carefully and provide accurate information as much as possible frankly and honestly. I confirm you that all the information obtained from you will be treated confidentially and only be used for this study.

I would like to thank you in advance for your cooperation!

N:B

Don't write your name.

For objective questions indicate your answer by putting a tick mark (✓) and/or by circling the letter.

For open-ended questions give a short answer and precise response on the lines provided.

Part I: Demographic characteristics of the respondent.

1. Name of the town _____

2. Sex: 1. Male 0. Female

3. Age: 1. 18 -25 years 2. 26-33 years old 3. 34-40 years old 4. 41-48 years old 5. 49-55 years old 6. 56-637. 64 and above.

4. Marital Status: 1.Married 2.unmarried 3. Divorce. 4. Widow

5. Your sources of income 1. Farming. 2. Raring animals.3.Trade. 4, Government employee 5. Labor work 6.unemployed.

6. Number of family members you hold 1, 1-3. 2, 4-6. 3, 7-9 .4, 10 and above

7. The Educational Level of respondents,

1. Illiterate 2. Read and write only 3.Primary school (1 to 6) 3.Junior Secondary school (7 to 8) 5.Secondary school (9 to 12). 6. College diploma. 7. Degree. 8 Others (Specify

Part II. Negative consequences of urban expansion on expropriated farmers

1. What was the type of farmland you have lost for the purpose of urban expansion?
 1. Partially irrigated. 2. Construction land 3. Farmland
2. How do you evaluate changes in your living standard after your farm land is expropriated?
 1. Declined after urbanization 2, same in both time 3 increases after urbanization.
3. For what purposes you evicted from your farmlands in the process of urban expansion?
 1. For residence house construction 2. For air port
 3. For Industrial development 4. For social services
 5. For Infrastructure development 6. If any /specify -----
4. Do you have the experiences of carrying out additional income generating activities out of farming before included under peri-urban? 1. Yes 2. No
5. Do you have experience of increasing land productivity on the remaining plot of farmland after being included in an urban area in order to overcome the problem?
 1. Yes, I improved its productivity 2. No, I plough as usual as before 3. I do not have remaining plot in as well as out of the urban area
6. How do you compare the standard of your housing condition before urbanization and after including it under peri-urban? 1. Declined after urbanization 2. Improved after being included under peri-urban 3. Remains the same before and after being part of peri-urban
7. In your own town what major problems you face after included in the urban area?
 1. Shortage of resources to use. 2. Different interactions.
 3. Pollution of environment. 4. Limited assets
8. As you observe in your local town which negative effect is happening in your town? 1. Increase in price of goods. 2. Accumulation of misbehaviors 3. Epidemic diseases 4. Slow job opportunity 5. Lack of open area of land for our children

Part III. Challenges of urban policy implementation

9. What are the challenges of urban policy implementation in your town?

1. Lack of monitoring the progress of towns
 2. Lack of participation of community at all level
 3. Lack of making platform for community engagement.
 4. Lack of Knowledge creation and management
 5. Lack of platform for capacity development.
10. What means can we use to enhance governance coordination to support expropriated farmers and urban policy practices?

1. Policy reviews concerning growing towns
2. Technical assistance
3. Multi-level policy dialogue
4. Changing experiences from others towns those successfully implement the policy

11. According to your town what are obstacles to urban policy implementation?

1. Lack of knowledge to implement policy
2. Carelessness
3. Facilitate for rent seeking
4. Lack of monitoring growth of town with regulation.

12. From your town, which hindrances of urban policy implementation were occurring?

1. Lack of participation of stake holders during policy preparation
2. Lack of commitment to implement the policy
3. Narrow engagement of community in policy implementation
4. Lack of civil society participation in policy implementation
5. Farmers sold the peripheral land
6. Small payment

Part IV. Management strategy of expropriation

13. Does the government facilitate job opportunities for your family members?

1. Yes, facilitate job opportunity for all my families
2. No, does not arrange job opportunity

14. Does the government arrange a rehabilitation strategy for your family members displaced due to urbanization? 1. No 2. Yes 3. Don't know

14. Are there organized government bodies (institution) that permanently provide support concerning?

1. Yes, there are bodies (institutions) that provide support

2. No organized body (institution) that provide support

15. In case disagreements arise in relation to violation of rights, is there a grievance hearing body

1. Yes

2.No

16. What are special supports that the government is providing for expropriated farmers in your town?

1. Prior opportunity to be hired in the newly implemented project

2. Priority to own land by lease for investment purpose without bid competition

3. Special job creating skill trainings

17. What are the major sources of your income to sustain your families after loss of your farm land?

1. By selling agricultural products from the land remaining in the rural area

2. By selling agricultural products from the remaining land out of the urban area

3. By engaging in different non-farm activities like trade.

4. Rent collection from the houses I have constructed in the urban

5. Others specify.

Part IV. Compensation payment for expropriated farmers

16. For how many years do the compensation payments be calculated for your landholding starting from the time you stopped using your land?

1. 5years back 2. 4 years back and 4 years forth 3. Between 10 years back 4. 8.yers back

5. 9 years.

17. Do compensation payment paid on permanent properties, like eucalyptus trees, you plant on your landholding? 1. Yes 2. No

18. How are the compensation payment procedures for permanent properties? 1. by number of trees 2. By estimation 3. By the land size it is planted on

19. How do you evaluate the amount of compensation payment given for the taken away of landholding?

1. Fully considers the current land values/lease prices 2. Partially considers the current land values/lease prices

3. Never consider the current land values/lease prices.

20. For what purpose you use the compensation payment you receive?

1. For Consumption purpose 2. For Investment 3. Deposit in bank

21. Is the compensation payment regulation on expropriated land transparent?

1. Yes, it is transparent 2. No it is not transparent.

22. How long the process of compensation payment will take starting from the date of stopping farming? 1. 1 to 4 months 2. 5 to 8 months 3. 9 to 12 Months 4. 1 to two years.
23. Can you tell us the size of land given for the household after your land is taken away for investment and/or urbanization purposes?
1. Less than 200 square meter
 2. 200 to 500 square meter
 3. 500 to 1000 square meter
 4. Greater than 1000 square meter
 5. Depends on the interest of the valuator
27. What are the major cereal crops on which compensation payment is calculated? 1. chickpea 2. teff 3. wheat 4. bean 5. pea 6. Potato 7. onion 8. inset
28. Do the estimators have willingness to make the compensation payment regulation clear before the valuation process takes place?
1. Yes, all the valutors are willing to create awareness
 2. Yes, but only few of them are willing to create awareness
 3. No, they have no willingness to create transparency on the regulation

Appendix-II

Jimma University

School of Graduate Studies

College of Law and Governance

Department of Civic and Ethical Studies

Guidelines for Key Informant Interview

Town _____ Kebele _____ Office _____ position _____

Date of Interview _____ Interviewer _____

1- Category of the Key Informant

2. Town administrative official (mayor)

3. Kebele chairperson 4. Urban land management experts. 5. Micro finance expert

1. Background Information

Position _____ Years in position-----

Age _____ Sex _____

Educational background _____

3. Checklist for Key Informant Interviews

1. How is the expropriation process? (Institutionally, awareness creation, discussions, convincing, forced)

2. Does the government provide support for the expropriated farmers to improve their livelihood?

3. Does the government facilitate other income generating opportunity after expropriation?

4. What different advantages/benefits do the farmers get because of being part of urban area? (Example, quality education, health, infrastructure, market information, employment opportunities etc)

5. For how many years does the government pay compensation for expropriated farmers? And how is the payment method?

6. Does the government pay compensation for plants, like eucalyptus trees? If yes, how is the compensation payment procedure? (By number of trees, meter cube estimation, land size it is planted etc)

7. How long does the process of compensation payment take place?
8. Is there a compensation payment regulation for an expropriated land? If yes, do the estimators make the regulation clear for the farmers before the valuation process takes place?
9. What is the size of land the government allows for the expropriated farmers?
10. Does the government provide land for children of expropriated farmer? (If yes, what is the size?)
11. Does the government have a rehabilitation strategy/program for the expropriated farmers and their family members displaced due to urbanization? If yes, what are these strategies? (Organize under cooperatives with/without access to credit, business trainings, with/without working place like shed etc)
12. Is there an organized government body (institution) who permanently provide support concerning displacement from your landholding?
13. In case disagreements arise in relation to violation of rights, is there a grievance hearing body? If yes, what is the reaction of this body?
14. Is there an opportunity that the government forces the investors or factory owners of that area to give prior job opportunity for farmers losing their lands?

Thank you for your participation!

