

**ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES
DEPARTMENT OF POLITICAL SCIENCE AND
INTERNATIONAL RELATIONS**

**DEVELOPMENT INDUCED DISPLACEMENT IN THE CONTEXT
OF UN GUIDING PRINCIPLES AND AU CONVENTION:
EXPERIENCE FROM ADDIS ABABA CITY URBAN RENEWAL
PROJECTS**

**BY
MUHIDIN AMAN**

ADVISOR: Dr. HUSSEIN JEMMA

JANUARY 2016

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MUHIDIN AMAN

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Dr. HUSSEIN JEMMA

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APPROVED BY THE BOARD OF EXAMINERS

Advisor

Signature

Examiner

Signature

Examiner

Signature

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List of Abbreviations

AACA-LDURA	Addis Ababa city Administration Land development Urban Renewal Agency
AU	African Union
CSO	Civil Society Organization
DIDPs	Development Induced Internally Displaced Peoples
IDMC	Internal Displacement Monitoring Center
IOM	International Organization for Migration
NGOs	Non Governmental Organizations
NRC	Norwegian Refugee Council
OCHA	Office for the Coordination of Humanitarian Affairs
ORAAMP	Office of Revision of Addis Ababa Master Plan
UNGP	United Nation Guiding Principle on Internally Displaced Peoples
UNHABITAT	United Nations Human Settlements Program
UNHCR	United Nation High Commissioner for Refugees

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ABSTRACT

This study aims at investigating development-induced displacement in Addis Ababa urban renewal projects in the context of the principles and provisions stipulated in UN Guiding Principles and AU Convention on Protection and Assistance of Internally Displaced Peoples (IDPs). To meet its objective, the study employed qualitative research approach. Essentially, primary data were collected through key informant interview, observation and document reviews. The findings of the study show absence of consultation and participation of displacees in the initial phase of project initiation as well as after relocation. Furthermore, it is found that absence of conducting eviction impact assessment, outdated estimation of value that does not consider the replacement cost of property, and less attention to on-site relocation of the displacees. Likewise, limitation of clearly stated justification for displacement, absence of comprehensive compensation legal framework, lack of judicial review and absence of Human Rights institution involvement to inspect human rights situation were found in the study area. In addition, the absence of involvement of pertinent Non-Government Organization/Civil Society Organizations in displacement process, little or no assistance and rehabilitation measures to the displacees, absence of formal recognition of Internally Displaced Peoples by the Government and national institution (focal point) specific to internally displaced group were found in the study area. The findings of the study suggests that experience of the study area deviate from principles set out to displaced peoples, which calls for genuine consultation and participation of displacees, involving Non-Government Organization/Civil Society Organizations and human rights institution, judicial review of displacement process, and closer relocation site for displaced peoples. Furthermore, the study entails specific policy framework formulation towards rehabilitation and assistance to displacees, as well as, formal recognition and designation of focal point to Internally Displaced Peoples. Accordingly, this study implies the need for the ratification of those conventions devised to manage the issues of the internally displaced peoples.

CHAPTER ONE

I. INTRODUCTION

1. BACKGROUND OF THE STUDY

Millions all over the world are internally displaced as a result of various causes. However, the international concern of internal displacement has been a recent development despite the fact of long existence of the situation giving rise to internal displacement. The United Nation Guiding principle on Internally Displaced Persons define internally displaced persons as “a persons or a group of persons who have been forced to flee or to leave their homes or place of habitual residence ...and who have not crossed an internationally recognized state boarder”¹

Accordingly, internal displacement can be caused by different reasons including natural disaster (famine, flood, and drought) conflict related displacements (war and ethnic violence), violation of human rights and development induced displacement (Lwabukuna, 2011:36-37; Robinson, 2003:9-10). In addition, development-induced displacement were caused due to government or private programs on development related projects including water supply (dams, reservoir, and irrigation), urban infrastructure, transportation (roads, highways, canal), energy (mining, oil exploration and extraction, pipelines), agricultural expansion, park and forest reserves, and population redistribution schemes (Cernea, 1990 in Robinson, 2003: 11-13). In case of development, displacement occurs where coercion is employed, choices are restricted, and where the affected populations are facing more risks than opportunities by staying in their place of residence (Muggah, 2003: 7).

In recent years, the global trends of internal displacement shows the number of displaced people is increasing at alarming rate counting 33.3 million IDPs worldwide by the end of 2013 (NRC/IDMC, 2014) and approximately 15 million development induced displacees were displaced per year (Terminski, 2013: 32).

¹ African Union Convention on IDPs also takes the same definition in Art. 1(K)

The global attention to the concern of these group of people within their territorial borders gathered momentum in the late 1980s and early 1990s (Beirsteker *et al*, 2007:149). To respond to the problem, upon the effort and recommendation of the special representative, the UN adopted an important instrument in 1998 known as “The Guiding Principle on Internal Displacement”. In addition, another vital step is taken by African Union when the Convention for the Protection and Assistance of Internally Displaced Persons in Africa (Kampala Convention) adopted in 23 October 2009 and entered into force on 6 December 2012. This convention, becoming the first international legally binding convention on Internally Displaced Persons (Amos, 2012: 5), requires states to take preventive measures to protect people from displacement in line with their obligations under international law. Even though those international instruments have got continued acceptance among member states, inter governmental organization and NGO’s, the principal problem lays in the lack of adoption or implementation (Beirsteker *et al*, 2007:151).

In Ethiopian history, armed conflicts over international boundaries, internal armed conflicts between government forces and insurgency groups operating in various parts of the country, and local conflicts over water, pasture resources and administrative boundaries, have taken place (NRC/IDMC, 2011b). Thus, it is evident that these situations render internal displacement. In view of that, both natural and man-made disasters displace peoples in Ethiopia. Accordingly, as of December 2013 there were 316,000 peoples internally displaced in the country, which is living in a protracted displacement situation (NRC/IDMC, 2014).

Urban development and infrastructure projects already are a principal cause of development induced displacement worldwide and the trend is likely to increase due to the accelerated urban growth rates 6 per cent annually, which necessitate enormous displacement (Robinson, 2003: 7). Correspondingly, Addis Ababa, Ethiopian Capital, recently is triggering major transformation towards urban developments that were seen in terms of construction of roads, hotels, condominiums, real-estate, shopping centres, etc through government and private developers as main actors.

Addis Ababa is experiencing the change across sub-cities in implanting large scale urban renewal schemes specifically in the inner City areas including Lideta, Kirkos, Arada and Addis Ketema Sub Cities which displaced thousands of dwellers from the inner city and relocate them to fringe of the City (Mekuria, 2012). Therefore, considering the problems related to relocation and giving durable solution to displacees is important procedural, as well as, institutional aspects in implementing the projects. Furthermore, as urban redevelopment program is infant to the country assessing its implementation procedure from right based approach in UN Guiding Principles and Kampala Convention on IDPs would contribute in addressing further problems related to development- induced displacement in the city, as well as, in the country at large.

2. STATEMENT OF THE PROBLEM

The Addis Ababa City Administration is triggering the implementation of urban redevelopment project in different part of the city for the reason that, government (proclamation № 361/2003) gave autonomy to City Administration which empower the City Administration to make the city suitable urban space for work and residence fulfilling modern standards, maximize its achievement of its development objectives and coping with time through self renewal (Feyera, 2005:3). In addition, an estimated 60 per cent of city's core is occupied by deteriorated slums and 25 per cent of all housing units have been built without the municipal consent (Mekuria, 20012:2).

Therefore, it is clear that urban redevelopment programs in Addis Ababa was displaced and will continue to displace a large number of peoples. On the other hand, international communities and organizations, by emphasising displacement of people on larger scale is now becoming a consequence of re-urbanization, slum clearance and modernization of cities, they vowed for applying the UN Guiding Principle and to be bounded by AU Convention on IDP's in including to their national policy frameworks where Ethiopia, as a member to both institutions, needs to take in to consideration and take IDPs as a separate category of concern.

The existing studies are mainly concerned with the cause, consequence and challenges of development induced displacement and the degree of displacement (Robinson, 2003). Feyera (2005) in his study on urban expansion and livelihood of the peri-urban agricultural community by taking a case study on Addis Ababa, indicated the farmers that are dislocated from their original place were affected in a number of ways including, relocation affect their livelihood where some of dislocated household heads work as a daily labourers and deteriorating situation as a result of the change in the mode of life.

In addition, Etenesh (2007) scrutinize the impact of development induced displacement on female household heads where she finds out the existence of high problems or risks as a result of displacement on female household heads than their male counterpart. Furthermore, Mathewos *et al* (2011) in their study shows business have been growing in parallel with urban development, hence Ethiopian urban development seem to favour business while low income businesses are negatively affected. Similar to this, Habtamu (2011, 2014), and Gebre, (2008) reveal the issue to livelihood aspect and identified displacement that was carried on in Addis Ababa leads to loss and decline of livelihood activities. Even though similar studies shows that communities were positive to urban redevelopment programmes and believed it was yielding positive outcomes, some other studies were suspicious about the perceived inclusive outcomes.

Although the above mentioned studies proposed some recommendation including the coping strategies to urban redevelopment induced displacees (Mekuria, 2012), they overlook to confine displaced peoples with right and defined obligation of states to protect them and short to notice those displaced peoples having a defining rights. Whereas the impacts, problems and shortcomings resulted from development induced displacement were lessening by the proper adoption, use and implementation of international/national instruments that are adopted for internally displaced peoples.

However, unlike the earlier study, this study assess development induced displacement and the implementation stages of displacement and relocation due to urban redevelopment programs in Addis Ababa in the context of International instrument i.e.

UN Guiding Principles and AU convention for the protection and assistance of internal displaced people. Hence, this study could add some knowledge to the existing academic literature and fill in the course of inspecting redevelopment scheme in the context of those instruments to make way to halt problems with displaced peoples and sought durable solution.

3. CORE ARGUMENT

The situation or problems of development related displaced peoples were largely unnoticed and often receiving less support than other types of displacement. Though various existing studies were pointing out development induced displacement in Addis Ababa brought positive change in many respects in the City, others find out displacement brought limited changes in the life of displaced peoples. The core argument of this research is the implementation procedures of displacing peoples due to redevelopment project in the inner City of Addis Ababa, in many respect, fall short to suit with the basic principles set out to the protection and assistance of displaced peoples. Specifically the basic principles including, promulgation of comprehensive legal and institutional framework towards IDPs, genuine participation of displacees throughout project process, eviction impact assessment, fair and inclusive compensation procedures, rehabilitation and assistance to displacees, are hardly met in the study area where it resulted from the absence of specific institution to deal with protection of displacees right and their problems associated with displacement that will indeed calls for the ratification and implementation of IDPs convention.

4. OBJECTIVES OF THE STUDY

4.1.GENERAL OBJEECTIVE

The general objective of the research is assessing development induced displacement in Addis Ababa urban renewal projects in the context of United Nation Guiding Principles and African Union Convention on Internal Displacement since 2008.

SPEECIFIC OBJECTIVES

The specific objectives of the study are;

- ✚ To investigate the processes in urban redevelopment projects carried out prior to displacement *vis-à-vis* UN Guiding Principles and AU Convention on Internal Displacement.
- ✚ To examine the way to which displacement undergone in line with those principles related to during and after displacement situations.
- ✚ To assess whether the redevelopment programs suit or diverge from those International instruments.
- ✚ To scrutinize City Administration mechanisms of mitigation strategies to development induced displacement
- ✚ To draw from these experiences a good practice so as to improve implementation of further projects that lead to displacement and durable solution to IDPs.

5. RESEARCH QUESTIONS

The core or grand tour of the research question that this study undertaken to ask is; How the development induced displacement due to urban renewal programmes in Addis Ababa urban renewal projects were carried out from the United Nation and African Union principles of internal displacement perspective?.

Whereas, the specific research questions includes:

- ✚ How the processes of displacement due to urban redevelopment projects carried out prior to displacement?
- ✚ How the displacement undergone in line with principles set to displacees, during and after displacement?
- ✚ What are the City's Administration mechanisms of response to mitigate development induced displacement and problems resulted from it?
- ✚ Does redevelopment program go in line with principles depicted in the international instruments for development related displaced peoples?

6. RESEARCH METHODOLOGY AND METHODS

6.1. METHODOLOGY

This study employs qualitative approach. The rationale behind the use of this study approach is “qualitative approach to research is concerned with subjective assessment of attitudes, opinions and behaviour and it explores experiences’ and helps to get an in-depth opinion from participants (Kothari, 2004; & Catherine, 2007). In addition, it depends on the nature of the problem, while it helps to explore substantive areas in order to gain novel understanding and to obtain the elaborated detail about phenomena (Straus and Corbin, 1998; Kothari, 2004).

Therefore, this study takes qualitative approach as an important approach to deal with the problem under discussion. In line with this, the study attempts to describe systematically a situations, problems, phenomenon, services or programs, or provides information about the condition of a displaced community due to urban redevelopment within the framework of international instruments. In other word it describes attitudes and knowledge of the communities, as well as, concerned officers towards the implementation programs in relation to principles related to protection and assistance of displaced peoples. Hence, the study has descriptive aspect, which is concerned with ‘describing the characteristics of a particular phenomenon’ (Kothari, 2004) in the sense it describes the processes included in the state’s frame of reference towards the protection, assistance and durable solution to internally displaced peoples in general and development related displacement, in particular.

6.2. STUDY SITE

The City Administration, before the 2002 reform, was structured into 6 zones, which were further sub-divided into 28 *Weredas* and 328 *kebele* (villages). After the reform according to Addis Ababa City Government Revised Charter Proclamation No. 361/2003, the administrative structure has been condensed. The previous *Wereda* were renamed and reduced to ten sub-cities (*Kifle Ketema*). At the same time, the number of *kebeles* was reduced to 203. Three years later, the number of *kebele* were minimised to 99 till July 2010 and finally they have been again reorganized into 116 *Wereda* (Districts).

The revision was made in order to create organizational structure of the executive and municipality services organs, which is compatible with the level of development of the City, to be successful in the national growth and transformation plan, to transform to better level the development activities of the City, to alleviate the gaps and problems observed in the different sectors of the City Government and for empowering the sub-cities, as well as, *kebele* level administrations to provide efficient, effective and inclusive municipal services.

Table 1: Addis Ababa Sub cities population distribution by 2005 E.C.

	Sub-Cities	Area (Km²)	Population	Density (Km²)	No. of Wereda
1	Addis Ketema	7.41	271,644	36,659.1	10
2	Akaki Kaliti	118.08	195,273	1,653.7	11
3	Arada	9.91	225,999	23,000	11
4	Bole	122.08	328,900	2,694.1	14
5	Gulelle	30.18	284,865	9,438.9	10
6	Kirkos	14.62	235,441	16,104	11
7	Kolfe Keranyo	61.25	546,219	7,448.5	15
8	Lideta	9.18	214,769	23,000	10
9	Nifas Selk-Lafto	68.30	335,740	4,915.7	12
10	Yeka	85.9	45,000	523.77	13

Source: Addis Ababa Communication Affair Office, (2014), *Addis Ababa, 2005 E.C, Annual Book*, Birana, Publishing.

Even though there were some cities in the country, the motive that derives me to focus my study in Addis Ababa were firstly, Addis Ababa is the largest urban city with large number of people than other city in the country. Secondly from the rest of cities Addis Ababa is the leading to take urban redevelopment project in a larger scale. Thirdly, Addis Ababa City Administration was the principal that set policies on urban redevelopment and slum clearance at the forefront and engaged intensively on urban redevelopment projects. Despite the fact that these large scale redevelopment projects displaced and will continue to displace large number of peoples, it is reasonable to conduct study on the implementation of redevelopment programmes in the city within the framework of international instruments that add inclusion of human right and assistance to vulnerable displaced sections of peoples.

Therefore, *Arada* Sub City is taken for this study as a case. The reason of selecting *Arada* Sub City urban renewal displacement project and displaces was; the Sub City is one of the historic and earliest places in the City where grouped settlement was began to develop along with the palace, the market and the church as the focal points. Still this area used to serve as a cultural and commercial centre. In addition, currently the majority of redevelopment projects are undergoing in this Sub City. Furthermore, the Sub City has numerous government office, historical sites, recreational places, and as the city Centre, chunk of social services are easily accessible including School, hospital, pharmacy, markets and transport services.

Since the area is located almost at the heart of the City and serving as a centre of economic and tied social relationship, the level and degree of displacement affect displacees more than other areas. Therefore, the study takes completed and active, as well as, proposed projects including *Basha Woldie*, *Aroge Kera*, *Dejach Wubei*, *Parliament* and *Sheraton* Expansion Projects.

6.3. METHODS AND INSTRUMENTS OF DATA COLLECTION

The study employed both primary and secondary data collection sources. One of the most popular qualitative research tools is in-depth interview (Scott and Deirdre, 2009:224). Semi- Structured interview enables to extract generous information and reduces interviewer effects and biases because the questions are prepared in advance. On the other hand, it gives freedom to respondent by allowing broadening the discussion where the interviewer has a framework of themes to be explored. The size of the sample depends on what you try to find out, and from what different informants or perspectives you try to find out (Newman, 1994: 37). The method used to identify displacees was firstly, I received the list of all displaced and relocated households from *Arada* Sub City Housing and Construction by submitting the cooperation letter, then, because the list has Condominium block number and sometimes phone number, it made easier for me to make contact to individuals.

Hence, from the first willing individual I selected interviewee through snowballing technique, where it leads me to contact prominent individuals throughout the displacement process and peoples that were active during the process. The first category of selection was those people displaced from *Arada* Sub City and relocated to three condominium sites Yeka Ayat, Jemo and Gelan. Twenty six (26) households participated in the interview. These sites were selected due to the majority of people displaced from Arada sub city are relocated to these sites. The other category was participants from the inner area that displacement is ongoing where some households were ordered to be relocated but they remain on site waiting relocation. Therefore, sixteen (16) individuals are onsite interviewee. The rest Five (5) interviewees were private home owner compliant on the compensation. In general 47 displacees and relocated individuals participants was involved in the study.

Key informant interview was employed as a major instrument of data gathering tool. Key informants that are knowledgeable about the issue were purposely selected and interviewed, this enable me to follow up, probe and to discover detail information on the issue including from their responses, motives, feeling and non verbal communication by asking questions carefully in order to enrich the study. As the criteria used to sample in most case of qualitative research is purposive (Kothari, 2004: 59), key informants were selected upon the knowledge and proximity to issue under the study.

In general, twelve key informants from government officials were selected including heads of urban renewal Agency, project planning and design experts and Sub City officials, sectoral administrative officers, rehabilitation, valuation and compensation officers were interviewed in formal and informal ways on the areas of displacement and relocation to produce in-depth data about participation in decision making process, the process and actions prior to, during and after displacement, about the mechanisms and legal framework related to deal with displaced persons, about assistance and compensation procedures, and institutional establishment of IDP related issues.

Table 2: List of Institution and Number of Key informants

Key Informants	No.
City Administration Land Development and Urban Renewal Agency	4
Sub City Land Development and Urban Renewal Office	4
Ethiopian Human Rights Commission	2
Sub City Housing and Construction Office	1
Academician related to the area	1
Total	12

In addition to the government officials key informants, 15 key informants from displaced peoples was purposely selected from participants.

Observation is the other tools used in the study, for the reason, “If observation is done accurately and subjective bias is eliminated, the information obtained relates to what is currently happening; it is not complicated by either the past behaviour or future intentions or attitudes and this method is independent of respondents’ willingness to respond” (Kothari 2004:19). Hence, observation is employed which the researcher visit fields in order to authenticate information obtained through other data collection tools and to observe the reaction of households during displacement and demolition of houses.

Finally, *desk review* of relevant published and unpublished documents were assessed in order to gain understanding of the situation. Secondary data sources includes books, journals, articles, reports, research papers and regional and international documents like UN Guiding principle and AU conventions, government policies, proclamations, directives, manuals and collections from Addis Ababa City Administration LDUR Agency and *Arada* Sub City LDUR Office.

6.4. METHODS OF DATA ANALYSIS

After the raw data gathered from participants, the data was translated and transcribed from Amharic to English, and then large pieces of data was condensed and reduced in to succinct and brief statements. In addition, the condensed data collected from key informant in-depth interview was categorised in to different thematic area based on the objective of study, and content of the themes that was categorized were analyzed. While research questions and theoretical formulations as an analytical framework for analyzing the data were utilized, the documentary data also used to supplement and to check whether the findings confirm or diverge from primary data. In order to authenticate the data, triangulation and cross checking between the data and between different sources of data was employed and finally the data was presented in a descriptive and explanatory way, which is supported by tables and diagrams.

6.5. ETHICAL CONSIDERATION

Ethics in research deals with how the researcher treats those who participate in the study and how to handle the data after collection (Vanderstoep & Johnston, 2009:12). In the process of the study, different ethical considerations were taken. In the first place, to get informed consent from the study participants, the purpose of the study was briefly described, participants were informed that the data taken from them were used for educational purpose, and I described who am I, as well as, from where I am, which help me to made good relationship with participants. In addition, during interview participants were informed to freely respond to question raised and informed that they have a right to stop to respond when they feel discomfort.

The other ethical consideration taken was participant and data confidentiality. Because displacement is politically sensitive issue, information and identity of participant were promised to be kept confidential. During interview, the use of tape recorder was based on the consent of participant. Thus, most of participant interview was not tape recorded in order to respect the respondents' interest as they were not comfortable. Furthermore, disclosing the identity of participant was also taken with the consent of respondents. Hence, their names were kept confidential and except of key informants, code names are used.

7. SIGNIFICANCE OF THE STUDY

The consequences of development induced displacement and resettlement depend largely on how it is planned, negotiated, and carried out. However, in modern history of development induced displacement, strategies and resettlement schemes have ranged from positive to grim (Picciotto, Van Wicklin, and Rice, 2001).

This study will be worthwhile because applying the right based principles to development related displacement will promote a more effective and comprehensive implementation that responds the potential displacees' problems and create a mutual consensus on displacement programs among Government and peoples. In addition, the study will also promote and urge concerned bodies to assess any form of internal displacement in line with relevant principles specific to IDPs that might build country's image and commitment at global forefront in protection, assistance and handling of internal displacees in general and development induced displacement in particular.

Therefore, this study will contribute to lessening knowledge gap and shed light on alternative way to respond to problems arises from internal displacement due to urban redevelopment schemes. The level of recognition and increasing use of the international instruments would substantiate or represent the role of our country's achievement to minimize the internal displacement problem inside and to international community. Finally, this study also could add some knowledge to the existing academic literature and make way to consider displaced person's durable solution.

8. SCOPE OF THE STUDY

This study focused on the assessment on development induced internal displacement in the context of UN Guiding Principle and AU Convention on Internally displaced Peoples. This research is delimited in Addis Ababa, where enormous local development plan has been completed and implementations are continuing across the Sub Cities. However, the study is delimited to *Arada* Sub City development induced displacement due to urban renewal projects.

9. LIMITATIONS OF THE STUDY

Some difficulties encounter this study. One of the limitation is despite the fact that the renewal and redevelopment process is the main agenda in the City, it is politically sensitive which is time taking to find upper authorities, and it create some informants suspicion that disclosing information may leads to negative consequence. Although the study was intended to participate several academicians and experts related to the issue, this study comes across with a great deal of difficulties due to their inaccessibility which was not achieved well. Finally, the lack of properly organized documentation on the number of displaced households and financial constraint are the daunting challenge of the study.

10. ORGANIZATION OF THE STUDY

This thesis is organized in to five chapters. Following the introduction, Chapter Two, focusing on literature review and conceptual framework, describes the overall concept of internal displacement, definition, relation between the concept of internally displaced peoples and refugees, the causes that bring internal displacement, global trends of IDPs and the conceptual and theoretical underpinnings of development induced internal displacement, its impact and peculiar causes that leads development induced displacement, international and regional responses to the protection and assistance of IDPs which exclusively deals with the normative and legal frameworks.

Chapter three deals with development induced internal displacement in Addis Ababa, including the historical overview that portray certain examples of displacement and resettlements carried out through successive regimes of Ethiopia in the name of development, urban development and displacement in Addis Ababa and redevelopment projects implemented in the study area, Government policies, strategies and directives on urban redevelopment, and the issues displacement, within the scope of Federal government and Addis Ababa City Administration are discussed in this chapter. Chapter four examines and assess development induced displacement in the context of UNGP and AU Convention with respect to procedures prior to displacement including legal frameworks, eviction impact assessment, and participation/consultation of

displacees in planning development projects, in initial phase of development of strategies, in the resettlement site and in their assistance and rehabilitation. In addition, it examines relocation preparation time, the involvement of CSO/NGOs and Human Right institution in the protection of their rights and assistance. Finally, the last chapter explore post- displacement situations in terms of compensation and complaint procedures, on-site relocation, and substantive aspects of rehabilitation and assistance to displaced persons.

CHAPTER TWO

2. LITRETURE REVIEW AND THEORETICAL FRAMEWORK

INTRODUCTION

Although the issue of internal displacement has been placed on international agenda and recognized as a crucial matter to international concern, it undergone considerable controversies and predicament over the overall concept of internal displacement in general and development induced internal displacement in particular. This chapter presents the relevant conceptual and theoretical perspectives on internal displacement that shed light on the concepts and that are important to understand development induced displacement.

2.1. INTERNAL DISPLACEMENT: AN OVERVIEW

Terminsky (2013), states that the trends in the studies of forced human mobility were pointed on three distinct analyses. It began with traditional understandings where migration studies were based on economy, geography and historical demography during late nineteenth century, which was later dominated by German- English geographer Ernst Ravenstien (1834-1913) who bases primarily on Economic determinant of mobility. However, ‘Narrowing human migration to economic motivation alone omits relevant and immeasurable social aspect’ (*ibid*, p: 5). The second analysis of involuntary human mobility was that of refugee, which was developed in the early and mid twentieth century on the basis of politics and law as a response to ‘WWI political problems in order to help some group of people forced to leave their homes’ (*ibid*, p: 6). The final analysis was internal displacement where the term ‘displaced person’ was coined by Eugene M. Kulischer (Terminiski, 2013: 6). Even though he used the term to all categories of forced migration during the war in Europe, it is used currently in different way.

Displacement has no universally accepted meaning and it has numerous related sometimes interchangeable terms including “forced eviction” “population transfer”, “mass exodus” “internal displacement” etc., (Morel, 2013: 50; & Stavropoulou, 1998: 517). Hence, the resultant effect of those controversies on the definition of the terms leads to confusion in terminologies and unclear relation between many of these terms.

However, though there are many confusing notion related to displacement, Stavropoulou (1998) defines the term as “a process of being forcibly removed from one’s home and /or land, or the situation in which a person moved finds him/herself”. In similar a fashion, Hyndman (2000) in Muggah, (2003: 7) states that displacement is ‘forced and involuntary and involves some form of de-territorialization, which takes place within the confines of a state i.e. internally displaced person or across an internationally recognized border namely refugee’.

Generally, displacement encompasses both within and across border movement of peoples that is characterized by force and involuntary departure of peoples from the place where they normally live. Therefore, since an individual have a “choice” to move to certain place, there is no displacement occurred (Morel, 2013).

2.1.1. Defining Internal Displacement

There are different ideas on what is meant by ‘internal displacement’ and ‘internally displaced persons’. For some, the term “internally displaced persons” refers only to people uprooted by conflict, violence and persecution, that is, people who would be considered refugees if they crossed a border (Mooney, 2005: 9). Others, however, consider internal displacement to be a much broader concept and to encompass the millions more persons uprooted by natural disasters. Still others question whether it is useful to single out internally displaced persons, who commonly are referred to as “IDPs”, as a category at all (*ibid.* 9).

Furthermore, Walter Kalin, in Robinson, (2003: 6), states the difference between refugees and IDPs as ‘internally displaced persons need not and cannot be granted a special legal status comparable to refugee status. In international law, refugees are

granted a special legal status because they have lost the protection of their own country and, therefore, are in need of international protection not necessary for those who do not cross international borders; internally displaced persons do not need such a substitute protection. Rather as human beings who are in a situation of vulnerability they are entitled to the enjoyment of all relevant guarantees of human rights and humanitarian law, including those that are of special importance to them’.

It is believed by the scholars that the to-date descriptive ‘functional definition’ of IDPs has resulted from “a restatement of existing human rights and humanitarian law” (Lwabukuna, 2011:135). Lwabukuna further notes that the term ‘internal displacement’ has been defined in various existing documents dealing with international law, international humanitarian law, and international human rights law. However, the most widely used definition is the one given by Francis Deng in the introduction of the Guiding Principles on Internal Displacement which is “ persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence, in particular as a result of or in order to avoid the effects of armed conflict, situations of generalized violence, violations of human rights or natural or human-made disasters, and who have not crossed an internationally recognized State border”

Therefore, two core elements of the concept of internal displacement are clear. One is the involuntary or coerced nature of the movement. The second concerns the fact that such movement takes place within national borders, which is a criterion to distinguish the internally displaced persons from refugees that cross national borders.

2.1.2. Internal Displacement and Refugee Nexus

Many problems were evident throughout the history of humanity that resulted from forced displacement. Seeing the scope of displacement Christensen and Harild (2009: 5) place two categories of victims of forced displacement that are ‘refugees and internally displaced persons’. The Convention Relating to the Status of Refugees of 1951 is the foundation of international refugee law. This Convention defines the term “refugee” and sets minimum standards for the treatment of persons who are found to qualify for refugee status including, well-founded fear of persecution because of his/her

race, religion, nationality, membership in a particular social group, or political opinion; and who is outside his/her country of origin; and who is unable or unwilling to avail him/herself of the protection of that country, or to return there, for fear of persecution (Jastram & Achiron, 2001).

The United Nations High Commissioner for Refugees (UNHCR) which is mandated to protect and find durable solutions for refugees is based on a framework of international law and standards that includes the 1948 *Universal Declaration of Human Rights* and four *Geneva Conventions* (1949) i.e. on international humanitarian law, international and regional treaties, and declarations that were both binding and nonbinding (Alula and piguet, 2004: xii-xv). Not only limited to the 1951 convention, others including the 1967 Protocol relating to the Status of Refugees, the 1969 Organization of African Unity (OAU) Convention Governing the Specific Aspects of Refugee Problems in Africa, and the 1984 Cartagena Declaration were extensively concerned about refugee's (*ibid*). Despite the fact that international community responded about refugee issues, for many years, the plight of IDPs remained largely ignored both by national authorities and international organizations, where “*this definition [refugee], however broadly construed, leaves out millions of vulnerable people, including all those who have not crossed an international border*” (Robinson, 2003:6).

2.1.3. Causes of Internal Displacement

Although internal displacement is caused by a several causes there are a number of literatures in classifying the basic causes of internal displacement in the context of incidents that force people to flee. Therefore, it was necessary to explore those causes that result displacement. Terminiski (2013:10) distinguishes four root causes, which he calls the dominant classification of internal displacement including conflict induced, environmentally induced, disaster induced and development induced internal displacement.

But some other writers like Robinson (2003) categorize into conflict, disaster and development induced internal displacement by subsuming environmentally induced displacement into natural disaster induced categories of disaster induced displacement. Whereas, Terminiski (2013:10) countering this argues that

“taking into account recent scientific studies it seems reasonable to distinguish between population displacements associated with sudden natural hazards and industrial accidents (disaster-induced displacement) and those caused by more long-term and slow-onset environmental transformations (environmentally-induced displacement)”.

Furthermore, Lwabukuna (2011: 137) and Druke, cited in Morel (2013) includes government policies and systematic human right violation as a cause of internal displacement. Therefore, it is important to explore the basic peculiarities of the above causes even though they are manifold and complex sometimes overlapping (Morel, 2013: 51).

2.1.3.1. Conflict-Induced Displacement

It was widely believed by the scholars that one of the direct consequences of armed conflict is population displacement. Displacement occur the presence of dynamic conflict among several categories of actors within a static and limited territory. The ‘desire to take control over a certain territory and its resources become a cause of conflict which forces its residents to leave their homes’ (Terminiski, 2013:11).

Hence, conflict-induced displacement refers to people who are forced to leave their habitual place of residence as a result of escalation of internal violence or internal armed conflict. Conflict-related displacement includes displacement induced by international and/or internal armed conflict, civil war, foreign occupation or intervention, internal strife, communal or generalized violence and violent raids (Morel, 2013). As a consequence of violence and when people caught in the middle of cross fire they may either feel compelled to leave their homes in order to protect themselves from physical violence, or they may be actively and involuntarily displaced or evicted from their houses and lands by state forces or non-state armed groups (Lwabukuna, 2011:137; Morel, 2013:52).

2.1.3.2. Disaster-Induced Displacement

Disaster is defined as “a serious disruption of the functioning of a community or a society causing widespread human, material, economic or environmental losses, which exceed the ability of the affected community or society to cope using its own resources” (UNDRR, 2009). Disasters result from a combination of risk factors: the exposure of people and critical assets to single or multiple hazards together with existing conditions of vulnerability, including insufficient capacity or measures to reduce or cope with potential negative consequences (NRC/IDMC, 2012a:10).

Robinson (2003:9) describes that most classification of disaster induced displacement fall into two main types that are Natural disaster and human made disaster. However Morel, (2013); and Terminiski, (2013; 2012b: 7) describe natural disaster as environmentally induced displacement and they believed that it is currently constitute one of the dominant human conditions for forced mobility within national borders. Natural disasters are events or conditions originating in environmental change that may affect people and critical assets located in exposed areas. These naturally occurred environmental displacements are followed from permanent, interim or sudden change in environmental conditions relevant for human conditioning.

The International Disaster Database (EM-DAT)³ classifies natural hazard related disasters into two main group namely *Geophysical* disasters (earth quake, tsunami, volcanic eruption, dry mass movement, land slide, rock falls) and *climatological* (extreme winter condition, heat wave, wild fire). The above mentioned disasters are seen and categorized as *sudden impact* categories of Robinson’s (2003: 9) classification in addition there is *slow onset* disaster that includes droughts, famine, environmental degradation, deforestation, pest infestation, and desertification. The aim of displacement caused by long-term environmental change is sacrifice of the residence in order to maximize their level of human security, which had been previously reduced by the consequences of those changes (*ibid*).

³ Emergency Disasters Database, 2007, “The OFDA/ CRED International Disaster Database”, Center for Research on the Epidemiology of Disasters, University catholique de Louvain, Brussels, Belgium. Available at: <<http://www.em-dat.net>>.

The human made aspects of disaster related displacement were results from societies industrial and technological activities that lead to pollution, spillage of hazardous materials, explosion and fires. Furthermore, it includes nuclear and chemical accident at technical, industrial installation and sudden collapse of large buildings and construction. The underlying causes of such disasters are often neglected safety procedures and poor construction or management planning. While people may flee spontaneously, they may also be evacuated and relocated by the government either temporarily or, where return is impossible, permanently (Morel, 2013:12).

2.1.3.3. Development-Related Displacement

Development related displacement covers all occurrences of displacement resulting from policies and projects implemented in the name of development. Many people were forced to move to make way for development and infrastructure projects, including highways, ports, large dams, railways, airports, irrigation canals, energy projects or large-scale industrial mining industries, and housing projects. Correspondingly, displacement may be caused by land-acquisition measures linked to urban renewal or redevelopment, slum upgrades, city beautification, housing renovation and agricultural programs (Morel, 2013: 52; Hoshour and Kalafut, 2010: 1).

2.1.3.4. Displacement Related to Government Policies and Human Right Violation

Government Policies and Human Right Violation causes of displacement are those related to systematic human rights violations committed by states or non-state actors. The human rights violations includes ethnic cleansing, war crimes, crimes against humanity, persecution, torture, discrimination and racism, cultural or traditional practices, domestic violence and trafficking.

In some cases the ‘perpetrators of these acts may have the particular intention to displace victims’, while in other cases the displacement may be an ‘unintended side-effect or by-product of the violent acts’ (Morel, 2013: 52-53).

The totalitarian or authoritarian governance model significantly affects the increasing dynamism of internal displacement. Displacements in countries ruled by an 'undemocratic manner may be associated with the harassment of and discrimination against powerless communities', and compulsory implementation of population redistribution schemes such as the 'Transmigrasi' in Indonesia and the politics of 'villagization' in many African countries (Terminiski, 2013: 13).

In addition, government policies are leading people to displace where such policies are strategically directed towards particular group or district especially in provinces where opposition parties are in control (Lwabukuna 2011: 137). For example, he describes government policies imposed in Kenya during election period, where these policies were systematically channelled into protracted land grievance and ethnic groups have resulted in violence and massive displacement.

2.2. GLOBAL TRENDS OF INTERNALLY DISPLACED PEOPLES

As Morel (2013: 55) argues one of the problems in estimating the displaced people to get a global count is due to the methodological and practical difficulties that might result from the complexity of displacement, lack of general consensus on the term and the dynamic nature of displacement. But there are a number of institutions that are set up for monitoring internal displacement worldwide. Taking those existing institutions estimation, it is clear that millions of people are forced to be displaced from their home towns, their land and properties.

Accordingly, at the end of the year 2012 International Displacement Monitoring Centre reported that 28.8 million, of which 10.4 were from Africa, peoples were displaced as a consequence of conflict, generalized violence and human right violation. Furthermore, over the last five years, 144 million people have been displaced by natural disaster particularly at the end of the year 2012 around 32.4 million people were newly displaced by rapid onset disaster associated with natural hazard where 98% of it were related with climate and weather related disaster (NRC/IDMC,2012b: 7).

Finally, an assessment sponsored by World Bank suggested that since 1990 approximately 10 million people worldwide have been displaced (Robinson, 2003: 3) and roughly around 15 million people were displaced by development related infrastructural projects per year (Terminiski, 2013: 32). In general, the plight of IDPs growing more and more every year reaching 33.3 million IDPs worldwide by the end of 2013 (NRC/IDMC, 2014).

2.3. DEVELOPMENT INDUCED DISPLACEMENT

The issues and development of studies on internal displacement traced during the last two decades where the problem of internal displacement for the first time become a subject of debate within international institutions and agencies, including the UNHCR and International Committee of the Red Cross (ICRC). Furthermore, the issues in internal displacement appeared in the scientific literature in the first half of the nineties which mostly related to ‘conflict related displacement and development induced displacement and resettlement’ (Terminiski, 2013:8).

The trend in global attention towards development induced displacement believed to emerge from debates over the social consequences of dam megaprojects implemented in China and India (Stanley, 2004; Terminiski, 2013: 8) where India has the largest number of development projects in the world and, quite possibly, the largest number of development-induced displaced persons in the world as well (Robinson 2003:17). In addition, much attention has been paid to this issue within the framework of the World Bank analytical units, which resulted in the adoption of Operational Directive 4.30 (OD 4.30) in 1990 and Operational Policy 4.12 (OP 4.12) on involuntary resettlement in December 2001 (Terminiski, 2013: 9).

Even though there is no precise data on the numbers of persons affected by development induced displacement throughout the world unlike for refugees and internally displaced persons resulted from conflict, there are institutions or publications dedicated to tracking overall development-induced displacement (Stanley, 2004) but ‘still millions of people around the globe are forcibly relocated and resettled away from their homes, lands and livelihoods in order to make way for large-scale development

projects' such as dams, reservoirs, power plants, roads, plantations, urban renewal, and oil, gas, and mining projects. This forced relocation is known as development-induced displacement and resettlement (Hoshour and Kalafut 2010:1).

In the context of development induced displacement, displacement is used most often in the 'context of relocation related to deprivation of access to existing land and resources, unaccompanied by adequate support mechanisms for the affected people'. The occurrence of displacement is thus not limited to physical departure from the current homeland but is mainly associated with the loss of 'the existing economic and social facilities and of access to the relevant resources, with no benefits gained in return'. Therefore, the term displacement is mostly applied to the situation of individuals, tribes and communities that have been cut off from their 'current socio-economic base' and as a result their standard of functioning decline considerably (Termanski, 2013, 35). Analysis of displacement caused by development projects requires, at the outset, a clear theoretical framework. This is because the term, as Termeniski note "displacement", can be understood in two different ways. It may be used to refer to, *eviction of people from their habitual homeland without adequate compensation, guarantees or mechanisms of social support, or to the initial phase of a process of resettlement which is associated with physical relocation of people from their homes.* Therefore, displacement may be a distinct, negative phenomenon related to violation of fundamental human rights, or the initial step in the resettlement process (*ibid*, 35).

2.3.1. IMPACT OF DEVELOPMENT INDUCED DISPLACEMENT: THEORETICAL MODELS

In 1982 scientists proposed building upon earlier approaches that dealt primarily with the processes of voluntary resettlement, but has also been applied in studies of more compulsory types. As indicated in Stanley (2004) and Terminiski (2013: 43), Scudder and Colson proposed a four-stage model of how people and socio-cultural systems respond to displacement and resettlement where these stages are named *recruitment, transition, potential development, and handing over or incorporation.*

In the first phase of recruitment, the persons responsible for development projects including policy-makers, developers and associated resettlement formulate development plans, often without adequate notification to the affected communities. The second phase i.e. during transition, people learn about their future displacement, and its potential consequences which heighten the level of stress experienced. Thirdly, Potential development occurs after physical relocation has occurred. It is the process following the departure of former residents, as the resettled people begin to adapt to their new homes, embarking on the reconstruction of economic activities and social ties. Finally, handing over or incorporation refers to the handing over of local production systems and community leadership to a second generation of residents that identifies themselves with and feels at home in the community. Once this stage has been achieved, resettlement is considered as a successful (*ibid*).

As Stanley (2004) describes, it was recognized that a new theory was necessary to such model because the above mentioned Scudder and Colson model was formulated to explain the stages of voluntary settlement which was only later applied to some cases of involuntary resettlement and the increasing evidence of involuntary resettlement schemes that failed to pass through all the above four stages. Therefore, Michael M. Cernea's, Impoverishment Risks and Reconstruction (IRR) model arose in the 1990s. This model aimed at identifying the impoverishment risks intrinsic to forced resettlement and the processes necessary for reconstructing the livelihoods of displacees and it stresses that unless specifically addressed by targeted policies, forced displacement can cause impoverishment among displacees by bringing about landlessness, joblessness, homelessness, marginalization, food insecurity, loss of access to common property resources, increased morbidity and mortality, and community disarticulation (Cernea, 1999; Robinson, 2003; Stanley, 2004; Terminiski, 2013).

Cernea (2007:35-39) indicate that IRR model has four main functions namely a predictive, diagnostic, planning and problem-resolution, and research functions. This theoretical approach, even though it was formulated and developed in the early nineties, has since that time undergone considerable redefinition (Terminiski, 2013:45). Other researchers, for example Muggah and Downing have added, 'loss of access to public

services, disruption of formal education activities, and loss of civil and human rights'. Furthermore, this model also recognizes risks to the host population, which, though not identical to those of displacees, can result in impoverishment (Robinson 2003: 13). Not all of these processes necessarily occur in each case of forced resettlement and not all displaced households are necessarily affected in the same way by each process. Slightly, the model observed that when taken together, these processes capture the reasons behind many failed resettlement operations.

2.3.1.1. PECULIAR CAUSES OF DEVELOPMENT INDUCED INTERNAL DISPLACEMENT

2.3.1.1.1 Water Supply

The most observable cause that displaces a large number of peoples was construction of dams and its related infrastructure i.e. hydro power station, irrigation project, artificial reservoirs and canals. According to the World Commission on Dams (WCD), (2000: 104), between 40 and 80 million peoples worldwide have been physically displaced by dams. Hence, dam project stand out to be the largest contributor to development induced displacement. Even though dam projects displace peoples directly from their habitation, some indirect impacts, including the flood of valuable farmland and animal habitat, the capturing of sediment by dams, leading to erosion and soil degradation downstream, and environmental destruction leads people to be displaced.

2.3.1.1.2. Urban Development and Transportation Infrastructure

According to UN figures urban growth rates exceeding six per cent annually and by the year 2025, more than two billion people will be living in large cities of more than one million inhabitants each (Robinson, 2003:18). This entails that accelerating the development of urban infrastructure including urbanization, re-urbanization, transformation of urban space is needed which in turn brings about displacement.

Urban infrastructure projects that cause displacement include slum clearance and upgrading, the establishment of industrial and commercial estates, the building and upgrading of sewerage systems, schools, hospitals etc. Urbanization and re-

urbanization have been among the dominant causes of development-induced displacement. The most significant areas of contemporary urban transformation leading to population displacement includes

expansion of urban areas into new territories, re-urbanization of existing units including the demolition of poverty districts, water supply projects, public transport projects, mass population redistribution schemes within urban space, and reconstruction of housing units following the aftermath of war (Terminiski,2013:58).

Furthermore, involuntary resettlement caused by construction of roads, highways, railways or other infrastructure such as ports and airports, is currently one of the dominant forms of development induced displacement and is taking place in all continents. Even though it is difficult to estimate the scale of this problem, the displacement of about six million people every year is a result of urban infrastructure and transportation projects that make over 60 per cent of development-induced displacement worldwide. (Stanely, 2004; Terminiski, 2013).

2.3.1.1.3. Energy

People are displaced due to projects related with natural resource extraction especially *mineral and oil extraction*. Displacement associated with the extraction and transportation of crude oil that lead to physical and livelihood displacement of people is called Oil induced displacement, whereas displacement caused by the creation or expansion of mining area for minerals such as gold, silver, diamonds, carbon, are mining-induced displacement (*ibid*). In the situation where large scale petroleum investments, displacement is a consequence of the construction and operation of pipelines (in case of forcing local communities to displace away from the pipeline's neighbourhood), contamination of the environment caused by oil extraction, and political conflicts related to control over the territories of oil extraction and transportation (Terminski, 2012a, 2013).

2.3.1.1.4. Expansion of Agriculture and Conservation of Nature

Agriculture and Conservation of Nature are important categories of development induced displacement were they are associated with the creation and expropriation of large scale mechanized agricultural plantations and creation of national parks and forest reserves. In addition, significant displacement in the last few years has been caused by large agricultural projects in African countries. For instance in Sudan where government forces launched attacks on the people of the Nuba Mountains to drive them away so that the land would be used for large scale agriculture. (Roninson, 2003: 23; Terminiski, 2013: 60).

Even though displacement caused by conservation of natural resource is the youngest categories of internal displacement worldwide, it is estimated that today protected areas cover over 10 per cent of the earth's land surface where over 50 per cent of protected areas established since 1992 include territories traditionally occupied and used by indigenous peoples (Terminiski, 2013: 66-67).

2.3.1.1.5. Population Redistribution Schemes

Population redistribution schemes in olden days took the form of politically motivated deportation and population transfer. Such relocations are typically applied in countries with authoritarian governments as an element of a centrally planned economy or a means of achieving specific political goals. For instance Cambodia in April 17, 1975, apartheid in South Africa, "Transmigrasi" in Indonesia, Villagization in Tanzania and Ethiopia, Imidugudu project in Rwanda (Roninson, 2003; Terminiski, 2013) are some to name. Nevertheless, in 20th century with the effort to reduce certain demographic and economic problems, government took more efficient distribution of population within the country. Hence, redistribution schemes intended to adjust uneven population density, limited access to resources and economic problems caused by deteriorating environmental conditions thus it is becoming a tool for eradication of overcrowding and for better public access to resources (Terminiski, 2013: 64).

2.4. RESPONSE TO INTERNALLY DISPLACED PEOPLES PROTECTION: NORMATIVE AND LEGAL FRAMEWORKS

Internal displacement has been widely identified as a post-Cold war phenomenon due to changing patterns of conflict from intra-state to inter-state (UNHCR, 2005; Cohen & Deng, 1998). It is obvious that internally displaced peoples are the most vulnerable groups worldwide as compared to refugees where internally displaced peoples have less legal protection resulting from, relatively, little attention was paid for their plight by international communities. Recognition of internal displacement emerged gradually and brought plight of a pressing new problem through the late 1980s and became prominent on the international agenda in the 1990s as a result of the explosion of civil wars (Hynes, nd; Cohen, 2004:459)

It was during this period that the dynamics of displacement worldwide has changed where assistance and protection is no longer restricted to refugees but has also been extended to those who have been displaced within their own borders, i.e., IDPs (UNHCR, 2005). Although the primary responsibility for the protection of the internally displaced people rests primarily on national states and their governments (Deng, 2001; Bagshaw & Paul, 2004: IV), national authorities unfortunately often lack the will or the capacity to provide for their displaced populations. Deng (2001) described the situation as

under normal circumstances, states are expected to, and do in fact, discharge those responsibilities. If they cannot discharge those responsibilities for lack of capacity or resources, they are expected to seek, or at least welcome, international assistance. If, on the other hand, they fail to meet their obligations or fail to welcome international assistance, and masses of their people suffer humanitarian and human rights tragedies as a result, then they must expect the international community to show concern and perhaps even threaten intervention (p:143).

Therefore, if the governments are often ‘unable or unwilling to provide the necessary assistance’, even when government themselves perpetuate displacement, the international community’s plays an important role of protection and assistance (Deng, 2004).

Previously, the initiatives towards improving the welfare of IDPs was little due to the fact that internal displacement is perceived as ‘internal problem’, where it needs to be resolved and fall within the realm of state sovereignty, but with the steep rising numbers of IDPs and development of the concept “sovereignty as responsibility” global effort began to emerge (Deng 2001). Accordingly, Deng and Cohen (1998:14) states that

The definition of sovereignty should be broadened to include responsibility, in which a state can claim the prerogatives of sovereignty only so long as it carries out its internationally recognized responsibilities to provide protection and assistance to its citizens. Failure to do so should legitimize the involvement of the international community.

2.4.1. Normative Frameworks

As pointed out previously, the international effort was stagnated during the 1990s. Hence, United Nation and other international humanitarian organizations as well as Non Governmental Organizations have began to play a chief role especially through publicizing and statistical records of the issues of IDPs, and through calling the UN to appoint special rapporteur that could address the IDPs human right dimensions in the late 1980s (Weiss, 1999; Deng, 2007; Cohen, 2013). However, in 1992 UN secretary General Boutros Boutros Ghali appoint Francis Deng as a representative of the Secretary General on internally displaced persons, which marked the commencement of sustained attention to developing solutions to the challenge of internal displacement.

This newly appointed representative of the Secretary General on IDPs was mandated to study the causes and consequences of internal displacement, the status of the internally displaced in international law, the extent to which their needs were being addressed under current institutional arrangements, and ways to improve protection and assistance for them. Then it was in 1998 Deng presented to the UN Commission on Human Rights with the Guiding Principles on Internal Displacement, which is drafted in collaboration with a team of international legal experts (Robinson, 2003:36; IOM, 2002:3).

2.4.1.1. The United Nation Guiding Principle on Internal Displacement

Under the guidance of Deng, the team of international legal experts began to study the extent to which international law provides adequate protection for internally displaced persons and they found, while existing law covers many relevant aspects to the situation of internally displaced persons, there are significant gaps and gray areas where the law fails to provide sufficient protection for IDPs (Deng, 2001:146; IOM, 2002:3; Kalin, 2008: xi).

After they identify rights and guarantees relevant to the protection of persons from forced displacement and to their protection and assistance, the team of experts under Deng recommendation and brought the compilation of all the legal provisions relevant to internally displaced persons in one document that restate the law and address the identified problems (*ibid*). On the draft of Guiding Principles consultation which is hosted by the government of Austria, was held in Vienna with international legal experts from different parts of the world, including representatives of international organizations, regional bodies, nongovernmental organizations and research institutions, and finalized the draft namely called the UN Guiding Principle on Internal Displacement (Kalin, 2008). In shorter period, the Guiding Principles, therefore, have been acknowledged by the UN Commission on Human Rights and the UN General Assembly. In addition, it is welcomed by the Inter-Agency Standing Committee (IASC), which is composed of the heads of the major international relief and development agencies (Morel, 2013:120; Kalin, 2008:xii).

UN Guiding principles is the ‘first international standards specifically tailored to the needs of IDPs’ (Lwabukuna 2011:135). Although the guiding principle in itself is not binding, however, it restates the existing norms of human rights and humanitarian law, as well as, refugee law (Deng, 2001; IOM, 2003:3; Lwabukuna, 2011:135; Global Protection Cluster, 2010: 32-33; Kalin, 2008: xi). Hence, the Guiding Principles is based on and reflects existing standards of international law, and many of the norms

contained therein are legally binding, due to the fact they are restatements of international legal norms found in treaties and conventions (*ibid*).

In general, the Guiding Principles address a wide a range of particular needs and protection of risks that typically arise in situations of internal displacement, including rights and guarantees that integrate civil and political rights as well as economic, social and cultural rights. Furthermore, the Guiding Principle set forth the rights of internally displaced persons and the obligations of governments, insurgent groups, and other actors toward these populations in all phases of displacement, that is, pre displacement phase including providing from unlawful displacement; Protection and assistance during displacement and Durable solutions that guarantees for safe return, resettlement and reintegration (*ibid*).

2.4.2. Legal Frameworks

The obvious fact in relation to the protection and assistance of IDPs is the absence of an international legal instrument that serves the need of these groups. With the increasing number of IDPs in Africa, it is reasonable to comprehensively address and set rules that tackle the problem. This resulted in the codification of African Union Convention on Internal Displacement or Kampala Convention.

2.4.2.1. African Union Convention on IDPs /Kampala Convention

After a series of meeting organized and conducted in Addis Ababa, Banjul, and Gaborone, the drafting process was approved in 2006 Ouagadougou Ministerial Conference, which recommended its finalization and submission for consideration and adoption by Special Summit. Consequently, the African Union Convention for the Protection and Assistance of Internally Displaced Persons in Africa, also called Kampala Convention, was adopted on 23 October 2009 in Kampala, Uganda and enter into force three years later (NRC/IDCM, 2013:10; Mehari, 2011:95).

Even if many of the provisions of the Kampala Convention are heavily drawn from Guiding Principles on Internal Displacement, International Humanitarian Law, Human Rights Law, and Refugee Law (NRC/IDMC, 2013), it is based on

experiences, laws and policies of African states, and it provides a common legal framework for developing comprehensive responses to internal displacement i.e. both the needs of those displaced, as well as, the needs of the communities that take them in and offer sanctuary (IDMC, 2010).

It is the first legally binding continental convention governing all phases of displacement that comprehensively protect IDPs by granting them wide range claimable rights and imposing all inclusive obligations on extensive list of national, regional, and international state and non-state actors (NRC/IDCM, 2013; Mehari, 2011). The convention has 23 Articles that provide rationale for developing convention, the need for binding legal instrument, and contextualize international instrument like Guiding Principles to African situation.

The convention has provisions related to prevention and protection against displacement, responsibilities of states in the prevention and protection against displacement, humanitarian assistance, cooperation with civil society organizations, equal rights for IDPs in all phase of displacement, durable solutions to IDPs, monitoring states' compliance which require the establishment of agency serving as a coordinator of preparedness and response to crisis of internal displacement. Unlike the Guiding Principles, the Kampala Convention is more comprehensive in terms of covering all phases and causes of internal displacement, it has a more detail provision of responsibilities to all actors and, it comprehensively regulate the conduct of non state actors as compared to the Guiding principle (*ibid*).

In general, it is comprehensive in the sense that due to its granting wide-range of claimable rights to displacees, in its compliance monitoring and follow-up mechanisms, and especially as Mehari (2011: 115) states that, *the inclusion of projects carried out by 'private actors' and their development induced displacement under the preview of the States Parties offers an important emphasis which is not the case in Guiding Principles on Internal Displacement.*

2.5. BASIC PROVISIONS IN THE UNGP AND AU CONVENTION ON INTERNAL DISPLACEMENT: A DEVELOPMENT INDUCED DISPLACEMENT PERSPECTIVE

Due to the fact that Kampala Convention heavily drawn from UNGP, both restates binding conventions including all human right law and international humanitarian law. The framework of both instruments relies in important basic categories of prevention, protection prior to, human right protection during, and rehabilitation and assistance after displacement.

Towards protection against all types of displacement, both UNGP and AU Convention stipulate that “every human being shall have the right to be protected against being arbitrarily displaced” and “state should refrain from, prohibit and prevent arbitrary displacement of populations”⁴. In relation to development induced displacement, they grant that the prohibition of arbitrary displacement includes ‘displacement...in cases of large-scale development project’, which are ‘not justified by compelling and overriding public interests’ and carried out by ‘public or private actors’⁵

Prior to displacement they depicts that “prior to any decision requiring the displacement of persons, the authorities... shall ensure that all feasible alternatives are explored in order to avoid displacement”⁶ with “full information and consultation of persons likely to be displaced by projects”⁷ If there is no alternatives States shall carry out a *eviction impact assessments* that includes “socio-economic and environmental impact assessment” prior to undertaking any project.⁸

Provisions related to during displacement includes displacement shall not be carried out in a manner that violates the basic human right of individual”. In addition, providing special protection for and assistance persons with “special needs, including separated and unaccompanied children, female heads of households, expectant mothers,

⁴ AU Convention on IDPs, Art, 3(1) & UNGP, Pr., 6.

⁵ AU Convention on IDPs, Art, 10(1) & UNGP, Pr., 6 (c).

⁶ UNGP, Principle., 7

⁷ AU Convention on IDPs, Art, 10(2).

⁸ UNGP, Pr., 8 & AU Convention on IDPs, Art, 10(3).

mothers with young children, the elderly, and persons with disabilities or with communicable diseases” and provide the right to adequate standard of living.⁹

In terms of *assistances* and *durable solutions after displacement*, both instrument provides that “the authorities undertaking such displacement shall ensure, to the greatest practicable extent, that proper accommodation is provided to the displaced persons”¹⁰, and “effective remedies” need to be effected.¹¹ Furthermore states need to “establish an effective legal framework to provide ‘just and fair compensation’ and other forms of reparations, to internally displaced persons for damage incurred as a result of displacement in accordance with international standards”¹². States Parties expected to consult internally displaced persons and allow them to participate in decisions relating to their protection and assistance¹³ and Guiding Principle 28(2) adds “Special efforts should be made to ensure the full participation of internally displaced persons in the planning and management of their return or resettlement and reintegration”

In general, although “the primary duty and responsibility for providing protection of and humanitarian assistance to internally displaced persons”¹⁴ lies on state, Kampala Convention obliged state to “designate an authority or body, responsible for coordinating activities aimed at protecting and assisting internally displaced persons and assign responsibilities to appropriate organs for protection and assistance, and for cooperating with relevant international organizations or agencies, and civil society organizations”.¹⁵

⁹ AU Convention on IDPs, Art, 9(2)c & UNGP, principle, 18.

¹⁰ UNGP, Principle., 7 (b)

¹¹ AU Convention on IDPs, Art, 12(1).

¹² *Ibid*, Art, 12(2).

¹³ *ibid*, Art, 9(2) k.

¹⁴ *ibid*, Art, 5(1).

¹⁵ *ibid*, Art, 3(2)b.

CHAPTER THREE

DEVELOPMENT INDUCED DISPLACEMENT IN ETHIOPIA: ADDIS ABABA IN FOCUS

INTRODUCTION

Internal displacement goes back several decades throughout Ethiopian history. People are displaced due to war, conflict, violence between groups, government policies of development or resettlement. In terms of development induced internal displacement, in Ethiopia the last two governments have carried out enormous displacement or resettlement with different objectives and varying intensity (Asrat, 2009:6). Recently Addis Ababa City Administration with the intension of addressing; poor housing conditions, using under-developed land in the inner City, giving the City good image, and making the city comfortable for living and investment; engaged intensive large scale redevelopment/ renewal projects. One of the targeted areas for implementation of renewal projects is Arada Sub City. This chapter explore historical overview on development induced displacement in the country, institutions, Government policies, strategies and directives that are made to carry out the renewal related mechanisms.

3.1. HISTORICAL OVERVIEW

During the Emperial regime around the 1960s and 1970s, there were some initiatives taken towards resettlement schemes. Although those schemes were run by some government department and NGO's, they are small in size and ad hoc in nature (Pankrust and Piguet, 2004; Asrat, 2009: 6). Displacing people to other areas become a part of government planning from 1966 with the establishment of the Ministry of Land Reform and Administration and the Third Five Year Development Plan of 1968 (*ibid*). Dessalegn (2003, in Asrat, 2009: 6) stated these state-sponsored resettlements were taken in order to achieve two objectives. Firstly, to rationalize land use on government owned land to raise revenue, and secondly to provide additional resource for the hard pressed northern peasants by relocating them to the southern regions. With ambitious economic, social, and political objective some 10,000 households had been resettled to

newer areas with very high cost to these schemes (Pankrust & piguet, 2004: 10). While due to the fact that inadequate planning programs, inappropriate settlers selection and wide range of mistakes committed throughout the design and implementation of the project, the result of resettlement schemes were poor and failed (Pankrust, & piguet; 2004: 10; Asrat 2009: 6).

Displacing and relocating people gained a momentum during the *Derg* regime, which was expedited by repeated incidence of drought that also increased the pace of resettlement. Thus prior to 1984 famine some 46,000 households comprising 187,000 peoples were resettled in 88 sites in 11 administrative regions (Pankrust, 2004:11). In addition according to Dessalegn (2004: 24) in Asrat (2009: 6) between the period October 1984 to January 1986, Derg resettled some 600,000 people mostly in the low land of western Ethiopia where some 33,000 settlers lost their lives due to disease, hunger, and exhaustion; representing, one of the most complex, ambitious, and draconian measures ever attempted by the government (Pankrust, 2009). Generally, due to the fact that resettlement was unpopular, enforced and driven by cadres displacing people and resettling them to other places experienced serious failure.

3.1.1. DEVELOPMENT RELATED INTERNAL DISPLACEMENT IN ETHIOPIA

Nowadays, development related internal displacement has received little attention due to the fact that government perceived development as unavoidable and the implementation of such project serve as the maximization of wellbeing of its citizens. However, ‘sometimes the benefits of large development project do not contribute in any way to an increase in the welfare of citizens’ rather only ‘serves the interests of some beneficiaries because the wellbeing of citizens cannot be achieved through the violation of the most fundamental areas of human security of displaced and affected peoples’ Termenski (2013). In addition, Cernea (2002, in Rhobinson, 2003:11) argues that such development projects frequently exposes displaced people to a number of impoverishment risks including exposure to health hazard, loss of shelter, economic activities, social services, and marginalization. In Ethiopia development related

displacements have resulted from four main sources namely, agricultural development projects, creation of national parks, construction of dams and urban expansion (Pankrust and Piguet, 2004: 15).

Regarding displacement associated with agricultural projects, the establishment of Chilalo Agricultural Development unit in Arsi displaced some of peasant to Bale. Development project in Awash Valley for large scale cotton and sugar plantation brought a severe effect on Afar and Karrayu peoples by restricting their access to dry season grazing areas. Furthermore, Ethio- Korea cotton plantation in the lower Omo displaces people of Dassenech in South East Ethiopia (*ibid*, 15).

The creation of national park also put the agro pastoralist at some risk for instance Awash Nark in East, Nech Sar park in South, Bale and Semein national parks, are some to name. Water dam related displacement is known aspects on displacing numerous people in the country. In 1984/85 Gilgel Gibe Dam, during the *Derg* regime, has caused the displacement of more than 1,964 households (10,000 peoples) who were falling to the boundary of the Dam which also continued to displace 6000 peoples until 2000 excluding those evicted during the *Derg* regime (Kassahun, 2004: 448-451), others like Koka Dam in the Awash Valley is also projects that made people to displace.

The Construction also continued on the Gibe III dam on the Omo River where, in September 2011, the UN Committee on the Elimination of Racial Discrimination (CERD Committee) requested that Ethiopia provide information on measures taken to conduct an independent assessment of the negative effects of construction on local livelihoods, and to properly consult indigenous people. Experts say the dam could cause the displacement of around 200,000 people in the Omo Valley and cause serious environmental problems (Amnesty International, 2012:146).

Furthermore, according to action plan prepared in August 2002 E.C the government intended to move a total of 45,000 households in Gambella region over a three-year period (2011/12 – 2013/14 fiscal year). Consequently, according to Amnesty International Report on Ethiopia (2012: 146), in February 2011, 15,000 people in Gambella were reportedly resettled to newly built villages following the announcement

of Minister of Agriculture that the government had set aside 3.9 million hectares of farm land for lease to foreign investors, including 800,000 hectares in the Gambella region causing major displacement where large areas of land were subsequently leased.

Though the government reported that the villagization programme was not linked to land leasing, but part of a separate project to improve access to basic amenities, and the majority of people were resettled voluntarily. However, it was widely reported that most people were removed involuntarily and the new villages seriously lacked the promised facilities, infrastructure and livelihood opportunities (Amnesty International, 2012, & Human Right Watch, 2012)

3.2. URBAN DEVELOPMENT AND DISPLACEMENT IN ADDIS ABABA

According to 2007 Population and Housing Census of Ethiopia, the population of Addis Ababa was about 2,739,551 of which 1,305,387 are males and 1,434,164 are females with the average annual population growth rate of 3.8 % and 163 population density per hectare (10,000m²). UN-Habitat (2008) estimates that the current population number will continue to rise, reaching 12 million in 2024

Due to the fact that Addis Ababa expanded tremendously, i.e. in the 1920s the area of the city was [33km²]; in 1990 [518km²] and in 1994 [530.21km²] which means between the 1920s and 1990s the City has grown nearly 16 fold (Mekete, 1997); the City have a higher concentration of economic and social activities where almost all import export transaction take place in this commercially centre city. However, the City barely meets the required quality and standard in its housing, poorly serviced amenities and neighbourhoods particularly in the inner city. The unprecedented growth rate is seriously outstripping the capacity of the city to provide adequate economic, social, environmental and administrative benefits for dwellers, which often lead the City to experience unemployment, under-employment, slumization, overcrowding, housing problem, and migration are acute from this context (Habtamu, 2012, Woinshet, 2007)

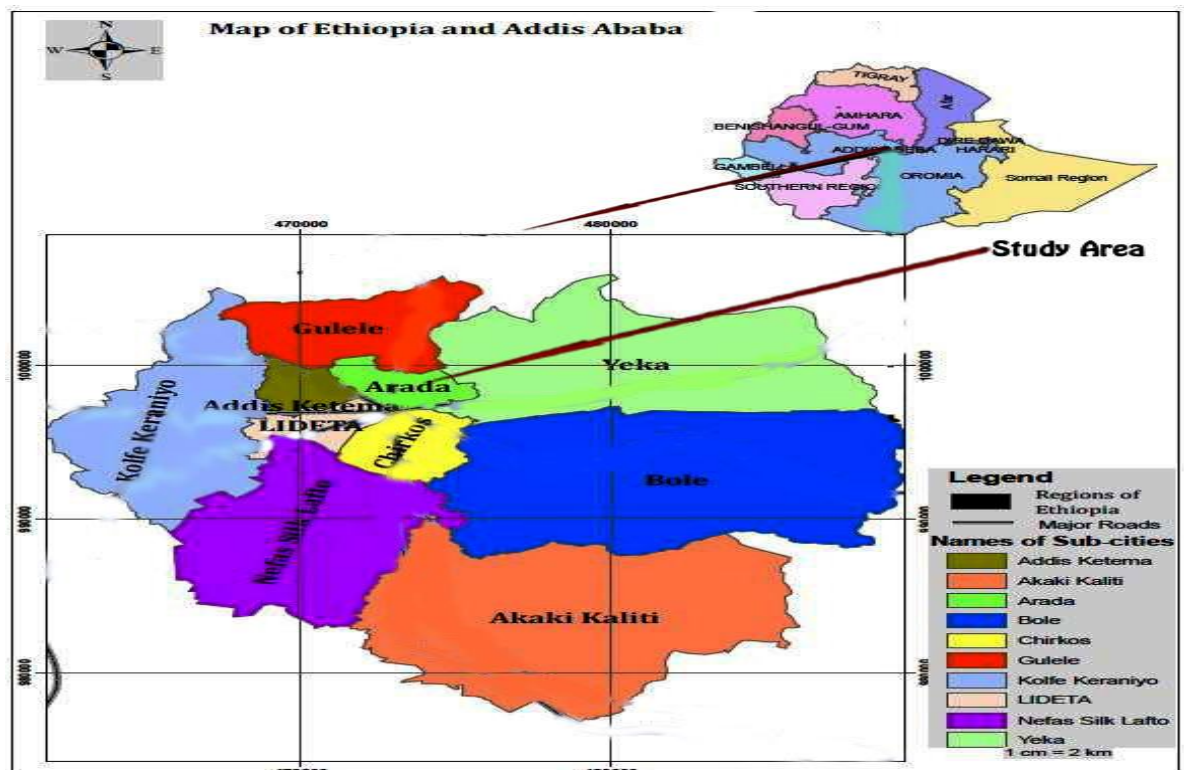
Following the socialist *Derg* regime the city went through tremendous and dynamic changes in all social, economic and political spheres and it has been witnessing transformation as evidenced by public and private investment since then. Accordingly Master Plan Revision Office of Addis Ababa (ORAAMP, 2002: 42) with the priority of six strategic developmental goals namely; housing, slum upgrading, the development of inner city, construction of roads, establishment of industries and warehouses, and protection and development of the environment, the City provide strategic development framework of ten years (2001-2010) policy and development direction. Therefore, in order to curb problems within the City urban redevelopment is taken as a strategy. While such redevelopment can hardly take place in inner-city areas without demolishing existing structures; the need for urban renewal becomes evident as far not avoidable.

Therefore, according to data obtained from Addis Ababa City Administration Land development and Urban Renewal Agency within ten year period from 1994-2004 E.C 9,000 household were relocated from the inner city because of the implementation of local development projects, construction of ring road, other road expansion and new building construction program.

The recent history of inner city redevelopment in the City includes the construction of five star Sheraton Addis Hotel in 1992. The project displaced 707 households and while the relocation has improved the housing condition of slum dwellers; however, it resulted in unemployment and reduction in income in many relocated households (Ashenafi, 2008; Lishan, 2010; in Ezana, 2011: 24). In addition, with the aim to create an international city center where commercial and business activities, Kazancis/ Economic Commission for Africa (ECA) local development plan was taken place as inner-city redevelopment project covering 150 hectare of land.

3.2.1. Renewal Project contexts in Arada Sub City

The Sub city is land on 9.91 Km² with the total number of 225,999 populations. Of which 105,963 are Women and 120,036 are men and around 23000 people live per kilometre square. Due to the fact that this area was a place where earliest settlement began and central to commercial activities, Arada sub city characterized by slum and deteriorated housing relatively than other parts of the city and slum. Hence, the city administration as empowered by the Government, embarked on slum clearance, renewal project in the area. Accordingly, Arada Sub city Land Development and Urban Renewal Office, the lower tier of Addis Ababa City Administration Land Development and Urban Renewal Agency (AACA-LDURA), engaged in urban slum clearance and redevelopment within its jurisdiction.



Map 1: Administrative map of Addis Ababa; Arada,

Source: GIS Data base, 2014.

In Arada Sub city, the total of redevelopment projects covers 127.6 hectare of land though there are other projects planned and will enter in to implementation recently. Sheraton Expansion project, Basha Wolde I, Basha Wolde II, Aroge Kera I, Aroge Kera II, Parliament Expansion, and Dejach Wubie are main projects underway in the sub city covering 127.6 hectare and displacing the total 7,435 households.

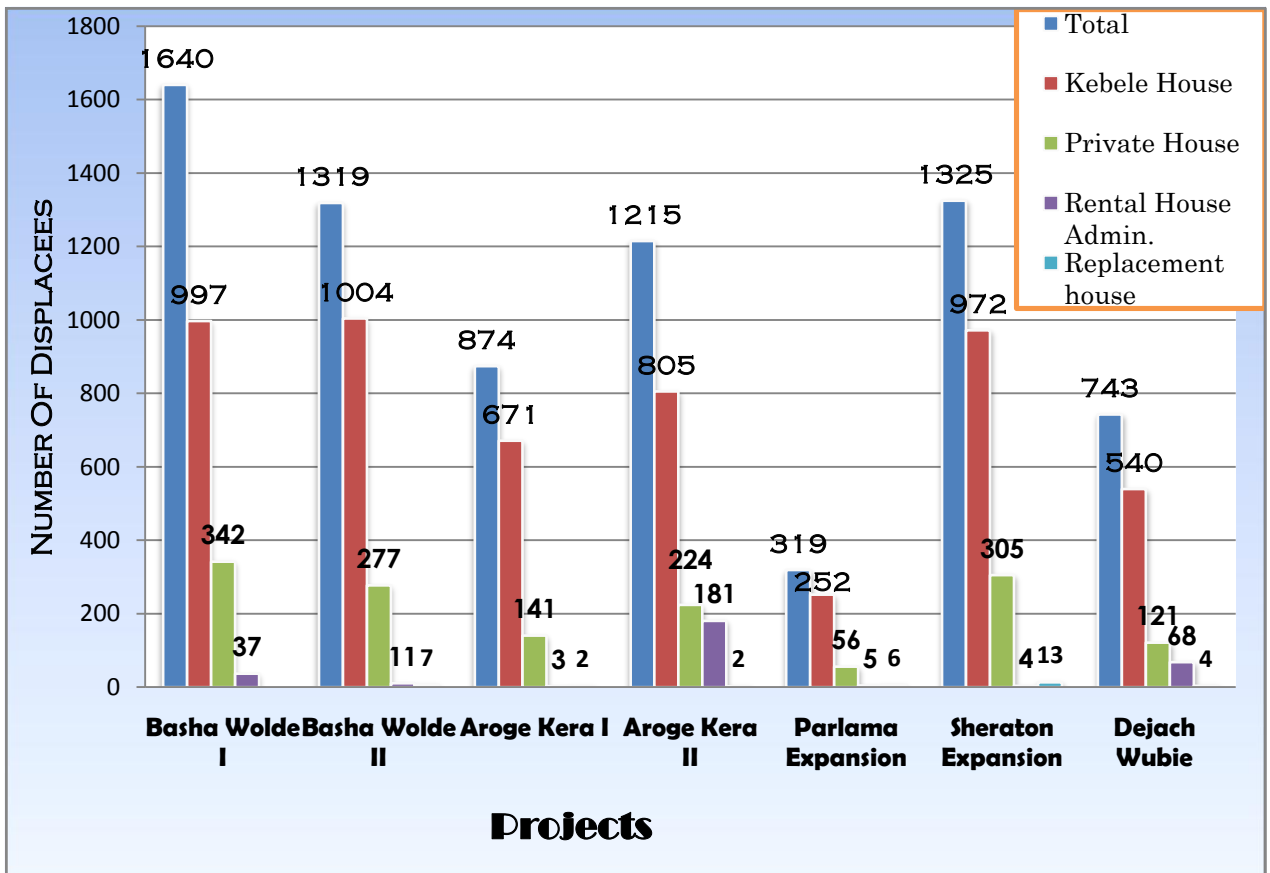
The projects were divided in to three categories for the purpose of the study, where the first lies on the projects that are clearing houses were completed, the second category were projects that began some years back and still continuing and the last grouping is project whose their planning was completed and ready for implementation i.e. consultation with stakeholders is being established, preference of households on where to go was made but resettling them doesn't made.

Expansion of the Sheraton project site is located between 'Arada' and 'Kirkos' Sub-Cities in the former *Wereda 14 Kebele 21, 22 & 25*, According to the data obtained from Ato Fikadu Bekele, Arada Sub city LDUR Office Head, the total number of households to be displaced are 2,919 and out of these, 1,325 (46 per cent) of the households are found in Arada, covering 14 hectare of land, and the remaining 1,594 (54 per cent) in '*Kirkos*' Sub-city.

Parliament Expansion project is one of the projects in this Sub city covering four hectare of land which until July 2014 almost all houses, 319, were cleared from the area and four households were given demolition order by authorities. In addition, Basha Woldie I covers 25 hectare and encompasses and displace 1,640 households of which 959 were relocated to different sites found at the outskirts of the city. Its extension project Basha Woldie II also, although it is still on progress, cover 14 hectare found in *Woreda 9 Kebele 12* having 1319 houses built within its area of which 1118 houses demolished in 2012/13, 51 houses the later year as of June 2014 and the rest 201 houses still stand in the area. According to the 3rd quarter report of the sub city the reason why those houses was not been demolished is due to the lack of condominium houses to be transferred and the decision on paying compensation of eviction do not made for private house owners.

Another project that cover nine hectare of land in *Woreda 8 kebele 15, 16, and 17* in the sub city is Aroge Kera Project I, it have 874 houses of which 671 *kebele* house owners transferred to Gofa Camp, Jemo III cite and Bole Ayat condominium site, where 224 private owners occupier were given compensation or replacement land and evacuated. Its extension project Aroge Kera II, which began during the time of study, covers 45 hectare of land and expected to displace and relocate 1215 households. At the same time, Dejjach Wubie project, which covers 11.6 hectare, is also under planning to execute the project though some part of the area is being cleared for the rail way station that is believed to be urgent by the city authority.

Graph 1: Total number of Households Displaced and type of houses they lived in.



Source: Arada sub city Land development and Urban Renewal office and interview with Ato Fikadu Bekele, Head of Arada Sub city LDURO, 19/03/2014, Addis Ababa.

3.3. Government Policy and Program on Urban Redevelopment and Displacement

Although, there is no comprehensive policy regarding internally displaced peoples including, those associated with urban redevelopment, the Federal Urban Housing Development Policy emphasizes the demolishing and redevelopment based on new plan of the inner-city dilapidated slum areas giving particular emphasis to low-cost housing.

The policy stipulates the need for affected group participation in planning and implementation of inner-city slum redevelopment in a way to benefit the majority. It also recommends on-site resettlement of residents of the redevelopment either on the low cost house built by the government or by organizing them into housing cooperatives (Ministry of Works and Urban Development, 2009). Although the projects were guided by this policy, the focus given to the on-site resettlement was weak as evidenced by the resettlement of the huge majority of the residents in other areas (Ezana, 2011: 36-37).

Another important federal legal law is Proclamation on expropriation of Landholdings for public purposes and payment of compensation (Proc. № 455/2005), which establishes and affirm framework for the basis and compensation in displacement and land expropriation. It stipulates a landholder whose holding has been expropriated ‘shall be entitled to payment of compensation for his property located on the land and for improvements he made to such land’ (Proc. № 455/2005, Art, 7(1)).

In addition, the compensation for urban dweller ‘may not, in any case, be less than the current cost of constructing a single room low cost house’ that is ‘determined based on replacement cost of the property’ and permanent improvement to land shall be equal to the value of capital and labour spent on the land (Proc. № 455/2005, Art, 7(3) & Art, 7(4)). In addition to the above property and other compensations, urban land holder whose landholding has been expropriated ‘shall be provided with a plot of land for the construction of a dwelling house and shall be paid a displacement compensation equivalent to the estimated annual rent or annual source of business, in case of business

houses, of the bulldozed dwelling house or business house’ (Proc. № 455/2005, Art, 8(4) & Art, 8(5)). Also the cost of removal, transportation and erection also ‘be paid as compensation for a property that could be relocated and maintain its service as before’ (Proc. № 455/2005, Art, 7(5)).

In accordance with Article 40 of the current Constitution of Ethiopia which states land is the property of the State and the peoples of Ethiopia and its use shall be subject to specific regulation by law, Urban Lands Lease Holding Proclamation (Proc. № 721/2011) was declared. This proclamation designed with the view and rationale of the following including, the economic growth registered across sectors in the country has necessitated increasingly the demand for urban land; the sustenance of a robust free market economy; and for building transparent and accountable land administration system.

The proclamation also forwards certain compensation points including, a person displaced due to urban renewal program shall be entitled to a substitute plot of land, and a lawful tenant (holder) of government or *kebele* administrated residential house in Addis Ababa shall be entitled to the facilitated purchase of condominium housing unit if displaced due to urban renewal program.

Council of Ministers Regulations № 135/2007 on the Payment of Compensation for Property Situated on Landholdings Expropriated for Public Purposes directive also provide for the modalities and methodology for assessing compensation or replacement of expropriated assets under the following headings; assessment of compensation, formulas for calculating compensation, provision of replacement for urban and rural land, and displacement compensation. Besides the federal laws, the Addis Ababa City Administration has enacted its own regulations, directives and issued a manual on redevelopment management. The City Administration has embarked upon a number of initiatives to act upon the deep-rooted housing problems and poor environmental quality of the City.

In order to combat the housing problems and improve environmental quality, the Addis Ababa City Administration launched programs and projects as part of the overall urban

development and urban management initiatives. With a view to utilizing urban land and services more efficiently and cost-effectively as well as minimizing the gap between supply and demand, the City Administration issued the Condominium Regulation No. 12/2004.

A three-year Urban Development and Good Governance Plan (2005/06-2009/10 EFY), which gave adequate focus to housing in tandem with the regulation, was also put in place. A target has been set to halve the housing shortage or backlog (350,000 units), by constructing up to 50,000 housing units each year were the City Government has built close to 90,000 housing units through the IHDP (Integrated Housing Development Project) program up to 2010 (Mathewos, *etal* , 2011:31-32). This is due to the restructuring of the city administration, but the accumulated deficiency has made success far out of sight where in 1994 the number of housing units was 374,742, which is 9.5% less than the total number of households. After 10 years the difference increased to 24.8%, though the total housing stock rose to 471,429. (Daniel, Tsutsumi, & Michael, 2010: 314-315).

On top of that the project was also guided by the ten years City Development Plan (2001-2010) and the Five Years Strategic Development Plan (2008-2013) of the City. The recommended government intervention strategies, as stated in the Addis Ababa city plan 2001-2010(ORAAMP 2002), include:

- Relocation and resettlement of residents for efficient utilization of potential sites (basic slum areas) and resources; and
- Bringing balanced and coordinated investment/ development in different parts of the City.

In the framework of the suggested strategies, the main objectives of urban redevelopment in Addis Ababa are: Controlling the continuous overspread and intensification of inner city decay; addressing public and private role in the intervention, partnership, and delegation of responsibilities; easing road network problems; providing basic infrastructure and public good; improving image and quality of the City centre; using the built-up areas for different purposes other than residence

and to maximize the land value to address the social and economic disruption of existing settlements; and using the urban land which is not developed or developed to a very low level for planned urban development (ORAAMP, 2002).

The Five Year Strategic Plan of 2008/09-2012/13 of the City gave a direction for the immediate implementation of local development plans prepared by the previous City Administrations for few strategic locations of the inner-city, according to the Structural plan of Addis Ababa. It gave a priority for the reconstruction of the old and congested inner-city neighbourhoods (Addis Ababa City Administration, 2008). To operationalize the inner-city reconstruction of the City, the City Administration mainly relied on two strategies developed by the ten years City Development Plan of 2001-2010, which is urban redevelopment and slum upgrading (ORAAMP, 2002; Ezana, 2011: 34). According to head of Land and Urban Renewal Projects Studies, Design, and Implementation Follow-up Sub-Process, Getachew Zewdie, 14,000 ha of the inner-city is allotted for slum upgrading and 2,000 hectare is planned to be demolished and redeveloped from scratch.

The Five year Strategic Development Plan also gives direction for public participation in development implementation in general. However, according to Ezana (2011:37), it does not specifically emphasize the participation of the slum dwellers in the redevelopment process, except for mentioning the importance of transferring of *Kebele* tenants (government housing occupant) who are living in a dilapidated housing into condominium housing unit.

Land Development, Banking and Urban Renewal Agency was established in October 2008, because of the City Administration reformed its organization, in order to organize and lead the redevelopment process in the City with the vision, “By renewing slum areas fully, preparing and maximizing efficient utilizable land and its value, expediting the city development in 2020” (LDURA manual, p:3). This Office is responsible for preparation of new or underdeveloped land for development and handle compensation and resettlement of residents who are relocated into other part of the City.

The City Administration Urban Land Development, Bank and Renewal Agency has also approved a working manual on urban development including Property Administration Service giving directive № 12/ 2010/11, Urban Land Lease Directive № 12/ 2010/11, and Compensation Estimation, Substitute Land and Housing Provision Guideline № 3/2010 which was approved by the City Cabinet in August, 2010.

CHAPTER FOUR

ASSESSMENT OF ADDIS ABABA DEVELOPMENT INDUCED DISPLACEMENT IN THE CONTEXT OF UN GUIDING PRINCIPLES AND AU CONVENTION ON INTERNALLY DISPLACED PEOPLES (Analysis and Findings)

INTRODUCTION

The rapidly growing wave of internal displacement in the name of development around the world is creating a serious humanitarian and human rights crisis, which could and should be mitigated through the use of international instruments, policies and a strong political will of national governments and other actors, including international organizations, involved in development projects. Therefore, the idea of developing an appropriate normative framework for the protection and assistance of the internally displaced persons (IDPs) is set in motion and introduced in the United Nations *Guiding Principle on Internal Displacement*, which serve as an important international framework for the protection of IDPs currently.

Another significant development in this regard has been the October 2009 adoption of the African Union Convention on the Protection and Assistance of Internally Displaced Persons in Africa (Kampala Convention) which is the first ever binding regional instrument governing all phases of internal displacement. While both instruments cover all forms of internal displacement, special focus is given to principles and provisions related to development induced displacement in this chapter.

With the view of supplementing and strengthening those principles, recommended annotations, UN Basic Principles and Guidelines on Development-Based Evictions and Displacement, and some related studies in *Arada* Sub City are used in this chapter. Therefore, this chapter deals with assessment of Addis Ababa development induced displacement in *Arada* Sub City slum clearance and redevelopment projects which is divided into stages of assessment based on the category of provisions of UN Guiding Principles and AU Convention on IDPs, including provisions prior to displacement and provisions of protection/assistance during displacement.

4.1.APPRAISAL ON PRACTICES PRIOR TO DISPLACEMENT

Development projects are often spatial activities which involve the introduction of direct control over land previously occupied by other users. Prior to any project that could displace people, planning is necessary step in order to avoid adverse effects on the concerned people. Effective planning before commencement of a land acquisition and physical work can improve the grievances and the forthcoming implementation stage of the project. Article 10 (1) of AU convention on IDPs stated that “*States Parties, as much as possible, shall prevent displacement caused by projects carried out by public or private actors*”. Congruently Principle 7(1) of UNGP affirmed that “*Prior to any decision requiring the displacement of persons, the authorities concerned shall ensure that all feasible alternatives are explored in order to avoid displacement altogether. Where no alternatives exist, all measures shall be taken to minimize displacement and its adverse effects*”.

In the case of Addis Ababa, which is characterized by slum and deteriorated housing conditions (UN-Habitat & UNEP, 2010), it is sensible to undertake urban upgrading and renewal of the inner city. It is evident that imagining urban renewal without displacing some people is not possible. However, proper protection and just remedies, as well as, assurance of restitution and integration for displacees to improve their lively conditions in the resettlement site needs to be the first priority that the government takes in to account.

In terms of the protection of IDPs due to the large scale development projects, both UN Guiding Principles encouraged and AU convention stipulate that the states as much as possible shall prohibit or prevent arbitrary or involuntary displacements in case of development projects that are ‘not justified by compelling and overriding public interest’.²⁰

The question on extent of arbitrary or voluntary displacement or relocation remains controversial in the sense that willingness of individuals to resettle or relocate is complex and socially or, politically embedded where individual decision is linked to

²⁰ AU IDP convention, Art. 10(1) & UNGP, principle 6(2)C.

spouse, family, kin, peer and community pressure; and national (regional) political or media pressures, and also local level politics influence decision-making. At this juncture, what has to be seen is peoples' displacement or resettlement ranges from "being forced at gun point" to a "genuine voluntary participation". Apart from these two ranges, the "coerced form of motivation" also lies in between the two ranges of apexes (Panckrust, & Piguet, 2004, 12). Furthermore, recent practice and detailed studies reflect a growing recognition of a central sub category of acts constituting arbitrary/involuntary displacement involves the "physical removal of individuals and groups from homes and land they occupy and depend upon for shelter and livelihood" (Termanski, 2013: 35; Williams, 2010: 364). These acts are most clearly arbitrary where they "strip victims of recognized property rights without adequate process or compensation" (Williams, 2010: 364).

Another important issue that would give the ground to development induced displacement apt is the phrase '...justified by compelling and overriding public interest'. While the concept of public interest is not clearly defined but the annotation made to the principles of UNGP clearly describes that 'public interest' should be well defined in national laws and any project that is approved for the public interest must meet certain specified and predetermined criteria to ensure that it truly is in the interests of the majority of the people (*ibid.*: 363).

However, whether the term 'public interest' is clearly set in both proclamations that are edicted to expropriate urban land (Urban Lands Lease Holding Proclamation No 721/2011 and Expropriation of landholdings for public purpose and payment of compensation proclamation No. 455/2005) poses 'public purpose (interest)' queries. In this case, the meaning of 'public interest' and 'public purpose' used interchangeably in both proclamation and it is used as a ground to taking over land for lease or development projects. In both proclamation 'public purpose/interest' means

*the use of land defined as such by the decision of the appropriate body inconformity with urban structure plan or development plan in order to ensure the interest of the peoples to acquire direct or indirect benefits from the use of the land and to consolidate sustainable socio-economic development.*²¹

²¹ Proclamation No. 721/2011, Art. 2(7), p 6221. & Proclamation No. 455/2005, Art. 2(5), p 3125

Although Urban Lands Lease Holding Proclamation No 721/2011 and Expropriation proclamation No. 455/2005 does not specifically state what constitute public interest and the criteria that makes the public interest were left in a margin, both proclamations relate the definition of ‘public purpose’ with “the interest of people to acquire direct or indirect benefits from the use of the land”, which is ambiguous, susceptible to a very wide interpretation and render random definitions of ‘public purpose’ (Elias, 2013), given the fact that Article 3(1) of Proclamation No. 455/2005: 3126, which states that in the context of urban centres,

A Woreda or an Urban Administration shall, upon payment in advance of compensation in accordance with this Proclamation, have the power to expropriate rural or urban landholdings for public purpose 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 the appropriate higher regional or federal government organ for the same purpose.

In this case the “belief” of the *Woreda* or Urban Administration that certain land should be used for development project, can meant to constitute public purpose. Therefore, it leaves behind the genuine component of public purpose because the above Article is contingent upon the belief of entities or Administrators. In addition, this definition is also problematic because it renders privately owned houses vulnerable if, for example, there is an attractive leasehold price which predominantly goes into the accounts of the municipality rather than its full transfer to the evicted homeowner as compensation (*ibid.* :256). In due course of measures taken prior to displacement, the crucial measures that need to be carried out are conducting an impact assessment and participation of stakeholder which will be affected by displacement.

4.1.1. Eviction-Impact Assessment Prior to Displacement

Governments ought to give priority to investigating overall and ‘holistic eviction impact assessments’²² that should be carried out prior to the initiation of any projects that could result in development-based displacement including carrying out a social, economic, and environmental impact assessment²³ of the projects. Most importantly an *evictions impact assessment* framework should be developed and assessed in order to conduct exhaustive studies and quantify both the material and non-material costs of the potential displacement.

However, though all key informants from City Administration Land Development and Urban Renewal Agency and consecutive Sub City offices believe that impact assessment prior to displacement is benefiting and crucial, none of them responded that eviction impact assessment was carried out in the current development projects within Addis Ababa. According to Hailegiorgis Biramo, Higher Expert on Cost Assessment in Addis Ababa Land Development and Urban Renewal Agency, the sub process unit vested to assess the cost analysis of the projects, cost benefit ratio and preparation of financial cost recovery alternatives of the project ready for implementation and there was no prior eviction impact assessment. This entails that the Agency is concerned with cost effectiveness of the projects to be implemented whereas the assessment of displacees’ impact in course of change in relocation were not studied.

However, conducting the impact assessment is the basis, even, in addressing relocated household especially vulnerable group’s needs are adequately met and it should be carried out irrespective of families to be affected and should look at the differential impact of displacees will face due to their movement for development projects (Shivani, 2010).

In general, eviction impact assessment which includes among others, – the cost of material possessions that would be lost, the differences between current monthly earnings at present site and earnings estimated at the resettlement site; the difference between current monthly transportation costs (to work place and to schools) at present

²² See Basic Principles and Guidelines on Development-Based Evictions and Displacement, Para. 32.

²³ See Article 10(2) of AU convention on IDPs.

site and those estimated from the resettlement site; the change in access to, and cost of, basic services, food, healthcare, and education; and the non-material costs, including loss of education, psychological harm, breakdown of community and social networks²⁴ – were not integrated and assessed prior to displacement in the study area. From Government officials’ key informants, it is noted that both the central Agency and the Sub City office are dedicated and concerned to the implementation of the projects rather than giving emphasis to livelihood conditions of displaced peoples. Apparently, due to the absence of special city-wide focal point to the displaced communities’ right, various impetus that place win-win benefits among stakeholders are left aside.

4.1.2. Consultation and participation with Displaced Peoples

Consultation is the process of soliciting and listening to people’s opinions and perceptions of affected populations whereas participation refers to deeper engagement that may imply the affected community’s control over decision making, and/or contribution of labour, skills or material inputs. Consultation and participation are part of a process through which stakeholders influence and share control over initiatives and decisions that affect them (Miller & Stoltz, 2008). Kampala convention also stressed on these basic concepts where state parties required to consult internally displaced persons and allow them to participate in decisions relating to their protection and assistance with full information not only prior to and during displacement but also after they are displaced and relocated.²⁵

The importance of consultation and participation is manifold in the sense participating and consulting displacees have instrumental and civic/value based benefits. Instrumental benefits offers pragmatic benefits to improve program design and implementation while civic or value-based benefits focus on capacity-building, empowerment of affected populations and views participation as a political and social process that may result in positive changes within the population itself (Miller & Stoltz, 2008).

²⁴ See details in Shivani (2010), “Development-induced Displacement and Forced Evictions” In *Incorporating the Guiding Principles on Internal Displacement into Domestic Law: Issues and Challenges*, eds. W. Kalin, , Rhodri C. Williams, Khalid Koser, and Andrew Solomon, The American Society of International Law, *Studies in Transnational Legal Policy*, No. 41, Washington DC, pp: 625-626.

²⁵ See Article 9(2) k & Article 10(2) of AU Convention on IDPs.

In terms of instrumental significance, participation and consultation helps to create better assessment of affected people's needs to the project agencies in order to meet peoples demand, and it improve implementation and sustainability. A population that involved from the beginning of an initiative is more likely contribute to making the initiative work and sustaining it, that is, development programs that involving the community in projects leads to greater community commitment to them.²⁶

In addition, consultation and participation have greater relevance and impact in improved quality of decisions and planning where community input may provide project agencies the opportunity to foresee and/or resolve potential obstacles and conflicts, allowing them to refine and modify programming to meet displaced peoples' needs better. Furthermore, participation and cooperative work are likely build understanding and credibility among parties to reduce controversy and improve the working relationship between peoples and government agencies.²⁷ Civic or value-based benefits are also crucial. Initiatives that do not consult or keep participating project affected peoples are likely to increase the sense of helplessness and desolation. Whereas genuine consultation and democratic participation gives respect to and empower the displacees that help to develop skills, confidence and contribute to capacity-building of stakeholders and local institutions that, in turn, assure good governance.

Preparation of local development plan to the projects in *Arada* Sub City is initiated and coordinated by City Administration Land Development and Urban Renewal Agency. The Sub-city was given the mission to accomplish the project successfully by the Agency with the autonomy to design the detailed implementation planning of the project and run the public consultation (AACALDURA, 2013: 16). However, according to data obtained from Key informants from AACALDURA, there was no participation of the community in the design and implementations of resettlement programs though the planning regulation for the implementations of local development plans emphasizes the participation of the potential displacees.

²⁶ The Brookings Institution, 2008, *Moving Beyond Rhetoric: Consultation and Participation with Populations Displaced By Conflict or Natural Disasters*, Miller J and Stoltz K Eds, University of Bern Project on Internal Displacement, Oct. 2008, Washington DC, p: 8

²⁷ *Ibid*, p: 10

Yet, the study area households were not involved either in the planning of development projects or in the initial phase of developing strategies and there were no proper consultations on how to sustain their livelihoods in the resettlement sites, according to the response from all Government officials key informants and participant interviewees. In addition, the study by Ezana (2011:45) in Addis Ababa reveals "...there was no any public or stakeholder direct involvement in the planning process except the survey. It can be said that the planners had a strictly technical role of producing a plan based on one way collection of information from the public without validating it in a public forum".

Consultation was called by the Sub City Administration LDUR Office after plan is already developed approved or completed which is ready to put in action. Then, consultations were held with the *kebele* and private household dwellers in the presence of higher officials. Teshome, (interview, 2014) Arada LDURO Compensation, Rehabilitation and Grievance Resressal sub process Coordinator and who is responsible to coordinate public consultation, stated that at least two meeting held with the community households in all renewal projects within the sub city. During the first consultation, Teshome responded that, in almost all meeting the community were getting shocked and reacted antagonistically that they thought it was Government plan to avenge them and disperse them to sell their land to investors. However, the people were convinced and became aware that the development of the city was their development, the job which will be created will benefiting them and the slum and deteriorated houses spoil the city image.

Most of all, 39 out of 47, interviewee responded that they partake in the consultation meetings called by the Sub City. However, most of the key informants from displacees who was relocated to Gelan condominium site stated the Sub City officials promised many things during consultation meeting in stressing that they would offered condominium houses by the size of household with affordable down-payment, adequate compensation to private home owners, relocation sites would be selected by the residents themselves and it would be well serviced, and to organize the poor into small

micro enterprise that will help themselves as well as their country. Hence, all those promises of government officials helped to ease reaction.

It was after all that state of affairs that the public were selected their representatives openly from the stage and the representatives signed memorandum of understanding with the Sub City LDUR Office. On the other hand, regarding opinions of interviewees on consultation and participation situation 76.5 per cent, i.e. 36 out of 47, of interviewees responded that the decision were already made by the government and it was a 'fact' that the projects continue to be implemented whether they agree or not.

Furthermore, respondents were asked about the importance and effectiveness of public meeting with the government officials and 64 per cent, i.e. 30 out of 47 responded that they believed the participation encountered the officials along with the need of community to be considered, like those who are low income households, but nothing special come out of it, other than unfulfilled promises. Whereas 24 per cent of the respondents said that though the officials told the public they had a right to oppose, individuals fear in reacting to the agenda and to be considered as having anti-development sentiments. The remaining responded that the meeting was important despite all its limitations.

Boyden, *et al*, (2002: 37) state the process of participation should not be predetermined. If communities see that sharing their views has little or no impact on subsequent decisions and that power remains solely with the agency conducting participatory exercises, there will be little value for participant communities. If power and decision making remains with the implementing actors, there may be no perceived value in participating. In general, it is observed that the officials were trying to convince the public by giving them several options and promising them they would be better off in the new settlements. However, similar to Ezana (2011), officials' commitment for a public involvement in the project implementation was primarily targeted in convincing the people to leave the area rather than improving their living condition in the study site.

4.2. SUBSTANTIVE ASPECTS DURING DISPLACEMENT

During displacement features that are considered as cornerstone for the realization of proper implementation of project *vis-à-vis* minimizing the impacts were examined in the study area, these includes aspects related to the preparation time given to displacees, the relocation process involving the participation of human rights institution, civil service organization or non-governmental organizations in housing advocacy and supervision during relocation process.

4.2.1. Preparation Time

As discussed earlier, the instruments that are used to land related matters were the FDRE proclamations on expropriation of landholdings for public purpose and payment of compensation No 455/2005, and the urban Land lease proclamation No 721/2011. Accordingly, the Council of Minister Regulation on the payment of compensation for property on landholdings expropriated for public purpose (Regulations No. 135/2007) which was enacted to implement the provisions that deals with compensation under proclamation No 455/2005. In terms of the period of expropriation notification, the urban Land lease proclamation (No 721/2011) states

where urban landholding is decided to be cleared, the possessor of the land shall be served with a written clearing order stating the time the land has to be vacated, the amount of compensation to be paid and the size and locality of the substitute plot of land to be availed... and [the period] ...may not, in any way, be less than 90 days.

Addis Ababa Land Development and Urban Renewal Agency which is given a power to expropriate urban land²⁸, in its operational directive states the time of handing over the land may extend until 90 days but where there is no crop, perennial crop, legal building or other property on the expropriated land the time shall not exceed 30 days from the date of receipt of expropriation order.

²⁸ Proclamation on Addis Ababa City Administration Executive and Municipal Service Organs Re-establishment, Proclamation № 35/2012, Addis Negari Gazeta, 4th Year № 35, Addis Ababa, 9th of July, 2012.

However, the participant interviewees displaced from Parliament expansion and Basha Woldie project and relocated at Ayat and Gelan condominium site, respectively, explained their disappointment with the period given for them from the officials since it was not enough in considering different situation of individual households. Especially, interviewee from Parliament Expansion project reminded that the authorities schedule was not appropriate since they are ordered to leave the site despite education was amidst half semester. According to the data obtained from the interviewees who were relocated to the condominium site, almost most of them were not well satisfied on the time given from the Sub City administration to be relocated and discussed on the issue they would face rather the Sub city administration rushed to clear the site for development.

Bahayilu, (interview, 2014) used to live in Basha Woldie Chilot area with his wife and four kids, said that ‘we ordered to leave the house while the condominium house given to me is out of light and other facilities, then the demolition team which is organized by Wereda came and demolish the area. It is going to the condominium house, the option I have had left’. However, the *Arada* Sub City LDUR Office key informant, Teshome Bulto, responded that throughout the implementation of projects that carried out in the sub city follows the procedures stipulated in the directive, but there is a situation where households are forced to leave their home when the need of clearing the site to redevelop become urgent.

Apart from the urgent situations to redevelop the area, problems of forced removal of households from their home arise when the Housing and Construction Office, which is responsible to construct and distribute condominium houses, provide the placement list of condominium blocks to Sub City LDUR Office when it is ready. However, after sending the demolition order to the household, then the Sub City LDUR Office began to demolish in the belief households were not moved to their allotted condominium house because it is a matter of individual’s disregard of rules, while those allotted blocks were unfinished or lack important facilities like electricity, windows or doors. This shows, though it is not conclusive enough, problem of coordination between the sub city’s ULDR office and the Housing and Construction Office.

4.2.2. Relocation Process

UN Guiding Principles and AU convention on IDPs specify the human rights protection of displaced peoples during the time of relocation. During displacement the fundamental principle is states are expected to ensure basic human rights are respected and guaranteed. Accordingly, displacement cannot be carried out in a manner that violates the human right to life, liberty, and security of those affected. Furthermore, special effort should be made to ensure the right and interest of special group of community including women, children, elders, a person with disabilities and HIV/AIDS. Therefore, the overall emphasis during displacement should basically be the human rights protection issues which directly related to the involvement of human rights institutions to observe and investigate human rights issues during displacement.

Relocation process in the *Arada* Sub City is triggered towards relocating households from project area after their representatives signed the Memorandum of Understanding with the Sub City LDUR Office and private home owner's preference of either to relocate to condominium or replacement of land was processed. Soon after, the special task force team organized by Sub City and recruited by the *Woreda* Administration began to demolish the houses. In most of project areas the demolition process was carried out smoothly since most houses were *kebele*-owned. In this regard, one of the interviewees responded that due to many of household are left the area, either to condominium or to replacement *kebele* houses, demolition process does not encounter many challenges. However, some households that remained on the site pick a fight with the team because they did not accept the proposed relocation site. It is also confirmed from the key informant from the Sub City that there has been a situation where *woreda* police was engaged in using force to demolish houses when residents refuse to accept the two times written order.

In addition, though demolition process is quite smooth, in case of Dejach Wubie some youths saw the demolition team and officers with hatred and anger. I observed, from field observation conducted at Wube Bereha area during demolition, that their disappointment and opposing writings on wall that says “ሰለ ቀኑሽ አፈረሱሽ”, which

meant “*Because they are jealous on us, they demolish our houses*”. This reflects some segment of peoples are opposing the proposal and disappointed, as well as, demolition process was fall short of creating common grass-root negotiation and inclusive consensus through ample discussion among different segment of the people. Such inclusive consensus would minimize the development of looking the Government as an “outer” part, and to change perspective from the feeling “they” to more participant cooperative ties.

4.2.3. Involvement of Human Right institution and CSO/NGO’s

During community displacement, it is recommendable to invite neutral observers in order to guarantee human right of displaced person or to scrutinize whether violation of human right are committed or not. In this regard, the Basic Principles and Guidelines on Development based Evictions and Displacement of United Nations paragraph 45 & 46 state that, during displacement states required to providing and facilitating requirements for ensuring respect for human rights standards. These requirements include the mandatory on-site presence of governmental officials or representatives during evictions that representatives must identify themselves to the persons being displaced, representatives of human right organization and neutral observers, including regional and international observers, should be allowed access upon request, to ensure transparency and compliance with international human rights principles during the carrying out of any eviction.

As far as human rights are concerned, Ethiopian Human Right Commission has the main objectives of creating awareness regarding human rights; ensuring the respect of human rights of citizens and ascertaining the necessary measures are taken when they are found to have been violated. It also undertakes research and studies on diverse issues relevant to human rights in order to achieve its objective and to discharge its responsibilities.²⁹

Although the case of Addis Ababa displacement and relocation require some scrutiny under the Commission, yet the Commission do not engaged-in to deal with internal

²⁹ Ethiopian Human Rights Commission (2005), *The Status of Human Rights in Ethiopian Villagization Programs*, Addis Ababa, p:ii.

displacement affairs in Addis Ababa but this does not mean investigating displacement altogether. However, the commission conduct various investigation and studies on displacement and resettlement in different regions (interview with Ato Kocheto G/Mariam³⁰). Therefore, either the government or the commission requested to observe displacement and relocation process within the City. Furthermore, according to Ato Kocheto, there were some complaints regarding violations of human right that the Commission received and give a recommendation to government. However, I found that from the nature of complain which are registered in the Commission that most of them related to houses that were demolished because they were considered as ‘built without the Addis Ababa City Administration permission and considered illegal buildings’ or “*chereka bet*” in different part of the City. Finally, in relation to why the Commission does not take into account about the situation of displacement and relocation in the City, Ato Kocheto responded that the working initiative to investigate and study human right situations does not comes from government upon request rather when the Commission found it is important, prior or urgent, the Commission itself takes initiative to carry out its observation and investigation.

Another important issue is the role of Civil Society Organization (CSO)/NGO throughout the process of project driven displacement and relocation. In general, CSO/NGO play a crucial role by engaging in promoting public awareness and participation of citizens in governance, democracy, human rights and peace building through mobilizing and empowering grassroots, religious, community and mass based organizations. A number of CSOs/NGOs also involved in promoting access to justice through providing legal aid services to the poor, women, children and other marginalized sections of the society.³¹ In terms of displacement, they can play an advocacy role throughout the process where they educate people about their rights, advocate on their behalf, and teach them negotiation skills to argue for equitable compensation (FAO, 2008:54).

³⁰ Ato Kocheto G/Mariam is Human Right Investigation Directorate Director at EHRCO

³¹ The Ad Hoc CSO/NGO Task Force, 2008, CSOs/NGOs In Ethiopia, Partners in Development and Good Governance, Summary of Main Report, November 2008, Addis Ababa.

Furthermore, CSO/NGOs also can assist people to organize themselves to contest the purpose of the acquisition; to fight for transparency and due process during the procedures; or to request higher compensation standards. They can be advocates for the vulnerable, including women, within the affected population and help them to protect their rights. NGOs can play the role of a watchdog, monitoring the acquiring agency's actions to ensure that it is following the legally prescribed processes in a transparent and equitable manner.

Despite the fact that these organization and association have a vital role, the Ethiopian CSO/NGO communities are not that much developed in terms of diversity, size and capacity.³² Accordingly, most of them are engaged in health, education, child welfare, agriculture, and food security. Some study forward that government proclamation No. 621/2009, that provided for the registration and regulation of charities and societies, is limiting the extent to which CSO/NGOs operating. For instance, Abiy Chelkeba (2011:27) on his study of the impact assessment of the charities and societies law on the growth and programs of non-governmental organizations in Addis Ababa City Administration stated that direct adverse impacts of the CSOs/NGOs law on the engagement and growth of CSOs/NGOs includes mainly narrowing down the scope of CSOs/NGOs engagement areas.

The Government proclamation No. 621/2009 demarcates CSOs/NGOs as “foreign” and “Ethiopian resident CSOs/NGOs”. Foreign CSOs/NGOs are those receives more than 10 per cent of its funding from foreign sources, and bars all “foreign” CSOs from working on human rights and governance issues. Nearly all of the existing Ethiopian resident CSOs/NGOs in Ethiopia secure their full or substantial part of budget from foreign sources and would fall under international CSOs/NGOs which are prohibited to work on the issues of human rights and promotion of good governance.

Although it is reasonable to say different CSO/NGOs currently in Ethiopia were not involved in direct political or politically sensitive activities (Abiy, 2011), it is also important to note that the law does not forbid civil society organizations from being

³² *ibid*, p:2

involved in advocacy of human right. Rather, it forbids organizations from being in political advocacy if they yet get more than 10 per cent aid from foreign source. Throughout the displacement and relocation activities in the *Arada* Sub City, there is no record or information in terms of the engagement or participation of CSO/NGO in lobbying, advocating, promoting, monitoring, in the process of displacement and stand-up beside the displacee's right, for the reason that arises from displacement and relocation is politicized and politically sensitive issue.

CHAPTER FIVE
POST DISPLACEMENT SITUATIONS IN ADDIS ABABA
Appraisal on Protection and Assistance after Displacement

Introduction

When development induced displacement is irrevocable that precludes the right to return, the priority lays on conditions the government to facilitate and provide improved replacement/coping instruments. As depicted in UNGP and AU Convention on IDPs state parties required to ‘seek lasting solutions to the problem of displacement’ and provide persons affected by displacement with ‘effective remedies’.³³ Thus, unavailability of other feasible alternatives to displacement, as in development-induced related displacement, makes the right of compensation, local integration, and rehabilitation (including rights of access to service and closer relocation) critical. Therefore, this chapter assess these basic provisions with respect to measures taken after displacement and relocation takes place in the study area.

5.1. Resettlement and On-site Relocation

Urban development and renewal programs often target slums and shantytowns normally inhabited by low-income households where income generating opportunities and social services are often concentrated in such areas. Therefore, relocation of low-income households from inner cities to the outskirts would, undoubtedly, affect their livelihoods and informal networks of mutual assistance, as well as, their critical coping strategies (Lourenco-Lindel, 2001 in Gebre, 2008: 60).

Relocating urban displacees in or around their original place is one of the preferable options to mitigate various expected risks. Thus, in order to improve the livelihood of project induced displacement households, providing on-site relocation should be considered. In the study area, the entire interviewees mentioned that during the public meeting, the overwhelming majority household called for either on-site relocation or demand closer condominium sites in all redevelopment projects in the Sub City, even in some cases, like Arat Kilo (Parliament Expansion Project) and Dejjach Wubie areas,

³³ AU convention on IDPs, 2009, Art, 11 & Art, 12; UNGP, Section 4, Principle 28-30

they did not want to relocate permanently to other area. According to Lensa, who used to live in at the back of the Parliament area and relocated to Gelan Condominium site, households wrote a petition to stay there in temporary public shelter and to be back when officials informed the households that the Government demolishes those too old houses and going to construct residential condominium. However, unlike what they expected, 190 households who choose condominium, only from parliament Expansion project, were relocated to Gelan (33%), Jemo I (25%), Gofa camp (16%) and the rest to five different condominium sites including Lebu, Yeka, Bole, Ayat and Gotera, indeed none of them are remain in the area they displaced. At this juncture it is important to look at the overall displacement relocation distribution of Arada Sub City urban renewal projects.

Table 3: Distribution of relocated households from Arada Sub City Urban Renewal project

Projects	Relocated to Sub City	Relocation Site	No. of HH
Parliament Expansion	Nifas Silk Lafto	Jemo I	49
		Gofa camp	31
		Lebu	8
	Akaki Kaliti	Gelan	63
	Yeka	Yeka Ayat	9
		Yeka Tourist	8
	Bole	Bole Ayat	12
Kirkos	Gotera	10	
Total			190
Basha Woldie I	Nifas Silk Lafto	Jemo I	447
		Gofa	134
		Lafto II	53
	Yeka	Mekanisa 2, Mekanisa kore	10
		Iyesus Kebele, 01/10	49
	Akaki Kaliti/ Bole/Lideta /Kolfe Gullelie	Yeka ayat & Karalo	15
		Gelan, Bole Ayat I kebele 03 & Mikililand/Repi I	16
Arada	Kebele 08,10,12, Tsion II, 3 rd police station	8	
Total			730
Basha Woldie II	Nifas Silk Lafto	Jemo 3	111
		Lebu 1 & Lebu 3	64
		Gofa camp	39
	Bole	Summit	487
Akaki Kaliti	Gelan	20	
Yeka/ Kolfe Keraniyo	Yeka Ayat & Mikililand/Batu	28	
Total			749
Aroge Kera I	Nifas Silk Lafto	Jemo 3	124
		Jemo 1	56
	Bole	Gofa	23
Total			123
Sheraton Expansion	Yeka	Iyesus kebele 01/02	50
		Karalo	72
		Yeka Tourist	66
		Yeka Ayat	219
	Akaki Kaliti	Gelan	101
	Bole	Bole Ayat	19
Nifas Silk Lafto	Jemo I	52	
Total			579

Source: Data obtained from Arada Sub City Construction and Housing Development Office, May 2014.

The above table shows that throughout the whole project ‘on-site relocation’ does not give due attention by the City Administration. For example in Parliament Expansion project, which count 190 household in general, were dispersed to five different sub city i.e. Nifas silk Lafto, Akaki Kaliti, Yeka and Kirkos sub cities. In addition, those households whom relocated to the same sub city has been distributed to, as in Nifas Silk Lafto sub city, three relocation camps to Jemo I, Gofa and Lebu sites. In general, from the above table each households displaced from the same areas was relocated in four different Sub Cities on average and even those who were transferred to the same Sub City was given different condominium site that are found at the outskirts of the City.

The case of current ongoing project of Dejjach Wubie was similar to previous projects. Bayush, who lived in Dejjach Wubie for 9 years, said that the meeting was called by City Administration about the urgent issues of Light Railway project and Officials told us we are to be relocated, due to they promised us to give us Arat Kilo condominium houses [found in Arada Sub City], we agree to leave. In August 2014, the City Administration Housing Development Agency constructs two bedroom condominium apartments at Gelan and Yeka condominium sites for Dejach Wubie displacees. It is where the growing friction began between the displacees and the City Administration Officials when residents told to be relocated to those two sites.

I eagerly developed trust in officials as if they would keep their promise in giving me condominium house at Arat Kilo but now they told us to move to the fringe of the city, it is not good to lying people as one of disappointed informant respond. Another informant also responded on the issues of relocation, I grown here, live here and raised a children here, all I know is people from here, and I don't know how I meet them if I am far away to Yeka or Gelan. In another way, according to the Head of Sub City ULDUR Office, Fikadu Bekele, responded that *Arat Kilo Condominium* is targeted for 40/60 projects, which is the newly program that these apartments are for those who can afford to pay 40 per cent of payment in the first term and other 60 per cent in different instalments.

I observed, during interview, from respondents of Dejjach Wubie that they worried about what will happen afterward and when they relocated to a place far away from the

centre of the City. Although during the study, interviewees were determined to refuse to relocate to proposed area, according to Merem Ayenew,³⁴ some around 20 households left the area to the proposed sites as they were convinced many of peoples across the City was relocated in favour of the development of the City, which is in turn their own development.

During the relocation process, the meeting is directed towards giving information about the project to convince households to proposed plan of demolition and to sign memorandum of understanding while people was not told where they would be relocated. This brought problems because it was after households convinced to be relocated and choose their preference either they want condominium or substitute house, their relocation site was publicized or posted. Therefore, once they agreed and signed, it was difficult to react (oppose) the demand of proposed sites even if they do not want to, and also it was not as such possible to deal with the unaccomplished promise of officials.

5.2. Displacement and Compensation

In the city like Addis Ababa, that is characterized by the prevalence of slum, congestion and depilated sub standard housing (UN Habitat & UNEP, 2010), displacing people and relocating them largely taken as a strategy of urban renewal. While it is evident that improving slums is rarely possible without some population movement, protecting households not to be worse-off than their prior displacement situation is the matter of right and necessary. That is why many international, basically the UN, as well as regional organizations including AU call for states to comprise different legal principles and to embrace UN Guiding principles i.e. normative framework in a good faith in order to protect project affected internally displaced people. Compensation for displaced person due to development project is one of the crucial redressal ways as far as displacement renders different risks. Accordingly, states need to provide persons affected by displacement with effective remedies including establishing an effective

³⁴ *Arada* Sub City Condominium Government and *Woreda* Housing Cooperative Coordination Officer

legal framework to provide ‘just and fair compensation’ and other forms of reparations in accordance with international standards.³⁵

Land tenure system in Ethiopia provides all rural and urban land under public ownership. FDRE Constitution Article 40(3), which relates to “right to property,” provides “the right to ownership of rural and urban land, as well as of all natural resources, is exclusively vested in the State and in the peoples of Ethiopia. Land is a common property of the Nations, Nationalities and Peoples of Ethiopia and shall not be subject to sale or to other means of exchange” (FDRE, 1995: 14).

Another important provision concerning the security and rights of land-holders are provided under sub-articles 7 and 8 of the same provision. Sub-article 7 declares that every Ethiopian have the full right to the immovable property he builds and to the permanent improvements he brings about on the land by his labour or capital. This right includes the right to alienate, to bequeath, and, where the right of use expires, to remove his property, transfer his title, or claim compensation for it. The right to land is also secured in that the state has the duty to pay compensation during expropriation. Therefore, though land is a property of government and public, urban landholders have use right, and the government has the power to expropriate private property for public purposes subject to payment in advance of compensation commensurate to the value of the property.³⁶

Hence, the government has the right to remove holders from the land if it decides that the land is needed for public purposes or if it considers that the land will be more valuable if utilized by investors, cooperative societies and other public or private entities. In addition, the government will pay compensation in the event of land expropriation in line with the Proclamation No. 455/2005 and the Council of Ministers Regulations No. 135/2007 on the payment of compensation for property situated on landholdings expropriated for public purposes.

³⁵ AU convention on IDPs, 2009, Art, 12(1) & Art, 12(2): 14.

³⁶ FDRE Constitution, 1995, Art., 40 (8): 15.

Accordingly, the compensation paid to a landholder whose holding has been expropriated includes compensation for the property situated on the land, where the value of such property shall be determined on the basis of replacement cost of the property, and for permanent improvements he made on such land³⁷. Furthermore, the items that are considered for compensation comprises compensation for building, fences, crops, Perennials, trees, protected grass, and burial ground, which generally called properties situated on land.³⁸ In addition to the property compensation, an urban landholder is provided with displacement compensation including a plot of urban land to be used for the construction of a dwelling house and cash estimated by annual rent of the demolished dwelling house or would be allowed to reside in house owned by the urban administration for one year without charge.³⁹

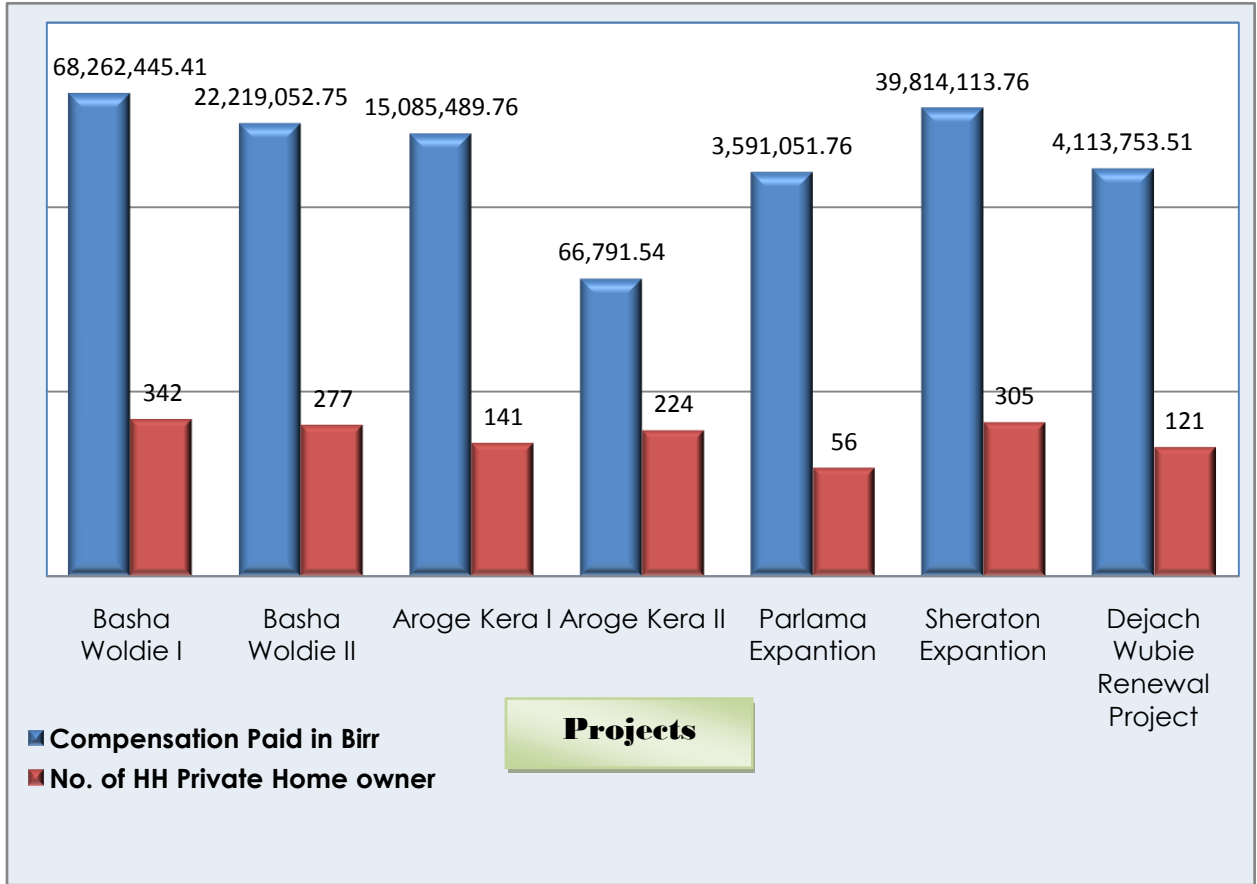
However, Elias (2013: 249) stated that the phrase “*where the right of use expires, to remove his property*” in Art 40 (7) of Constitution clearly shows that a house owner’s rights can be restricted to the property on the land only when the duration of *the land use right expires*. This, in other words, recognizes the entitlement of an urban home owner has not only to the property on the land, but also to ‘land use right’, which apparently has economic value. Thus, the economic value that owner possess were not included in valuation of compensation to urban private home owners unlike other property on expropriated land.

However, according to Arada Sub City LDUR Office Compensation and Grievance redressal case team Coordinator, Teshome Bulto, the compensation method is paid in terms of the above proclamations and manual that is approved by City cabinet. Until May 2014 the Office paid the total amount of 153,152,698.5 birr to households that are private home owners found on seven project areas i.e., Basha Woldie projects I & II, Aroge Kera I&II, Parlama & Sheraton Expanshion Projects, and Dejach Wubie renewal Project.

³⁷ Proclamation No. 455/2005, Art. 7(1) & 7(2).

³⁸ Regulations No. 135/2007, Part (2)

³⁹ Proclamation No. 455/2005, Art. 8(4)



Source: Data obtained from *Arada* Land Development and Urban Renewal Office, 9/5/2014.

The counting of property item situated in the expropriated land is done by the Sub City LDUR Office, Compensation Valuation sub process units. This unit has Officers that are expected to count every detail of the property items based on the list of material to be considered and submitted to AALDURA. Then the AALDURA process the list based on the software prepared to estimate the price of items where the final compensation estimated price by the Agency is send to Sub City Office and posted to peoples.

According to one of my interviewee that used to work as a representative committee of displaced household from Basha Woldie II project, *there were many household that complain about the amount of money the Sub city paid to them, I have seen equivalent houses paid different amount of money.* Accordingly, the key informant from *Arada* Sub City LDUR Office, Teshome Bulito, Compensation, Rehabilitation and Grievance

Redressal Case Team Coordinator, testifies that the presence of many complain and said many private holders whose house has been demolished have often complained that the compensation paid has been unfair and inadequate, which he believe its inadequacy, given the fact that the minimum amount of cash the government pay is 115, 228.3 Birr based on the belief that compensation may not, in any way, be less than the current cost of constructing a single room low cost house or one Studio apartment.⁴⁰

In addition, the Compensation Valuation and Analysis Officer of *Arada* Sub City LDUR Office explain that due to the irregular nature of the price and directives from AA-LDUR Agency i.e. detail list of items of property to be evaluated which is prepared by the Agency and given to Sub City LDUR Office has been changed different times, the estimated value was not satisfying even some households get less than what is expected. On top of that the valuation of property was not calculated in the current cost of items where Addis Ababa Land Development and Urban Renewal Agency used the estimation cost prepared in 2003 E.C. [2009], which fails to meet the requirement of market value.

Furthermore, Sisay, (cited in Yusuf, *et al.*, 2009: 60) on study of process and determinants of the housing market in Addis Ababa using a sample of housing units, found that the valuation made by banks that consider market values is three times higher than those determined by the land and housing development office of the Sub-City based on a replacement cost approach and from which a six per cent transaction tax is collected’.

Other than property compensation different scholars, along with international instruments of compensation to project affected peoples, regard social cost of displacement to be compensated. Shivani (2010: 635-637) point out different losses that require to be assessed and considered while calculating the cost of compensation. These loss includes increased cost of transportation from new site to workplace, schools, loss of livelihood or lost monthly earnings, increase in cost of food at resettlement site, educational costs in case schools are no longer accessible, or children need to enrol in another school where the fees are higher; loss of access to crèche (child care centre).

⁴⁰ Proclamation No. 455/2005, Art. 7(3) & Directive No. 3/2002, (16.1.2) Compensation valuation, land replacement and replacement house allocation

Furthermore, loss of social networks which often impacts women's ability to work, the time and monetary costs incurred through both bureaucratic processes and legal advice and defence work should be quantified. Other losses of non-material costs such as psychological trauma, loss of community, social disintegration must also be calculated and added to the final total costs (*ibid*).

According to data obtained from government official key informants, the City Administration offer option to households depending on the possession they have on the land that is private home owners, households' lives in *kebele* house and rental housing administration renters. City Administration offered to *kebele* households an option to choose either substitute *kebele* house or condominium, if they afford because most of *kebele* residents are paying less than 10 ETB per month. However, condominium monthly rent ranges between 450 ETB for studio to 1600 ETB for 3 bedroom condominium houses (Gezahegn & Hesselberg, 2013: 38). To private home owners City Administration offer either replacement land or condominium and to rental house administration renters were given condominium.

On the other hand, compensation were offered only for private home owners for loss of their property situated on project site whereas according to Sub City's Compensation and Rehabilitation Sub Process Unit case team Coordinator, Teshome Bulto, there were no social costs of displacement compensation were allotted by City Administration or paid to displacees neither private nor government renters (*kebele* and Rental House Administration).

In general, there are many problems and limitations regarding compensation in terms of both in framework of compensation and procedural matters. In the case of framework of compensation, the exclusion of property rights of urban house owners that go beyond claims over the roofs and walls, which should also extend to the economic value of the land use rights that are being transferred to the new holder (when leased) (Elias, 2013) and the locational value are left unconsidered.

Congruently Daniel (2012)⁴¹ describes that

The valuation method adopted in the expropriation proclamation has a basic problem in implementing the constitutional principle of payment of ‘commensurate’ amount. In urban areas, location has no value and owners are being compensated only the ‘replacement cost’ of buildings; government reaps the location value that was developed and grew at the expense of the land holder/dweller. ...The usual criticism on the practice is that compensation is not adequate; does not reflect the market value at all; and does not follow the constitutional guarantee provided to land rights.

Due to the fact that urban administration designates a committee of experts with the relevant qualification for the valuation of the property on the land as per Art.10 (2) of Proclamation No. 455/205, the level of expertise, fairness and impartiality observed in the process of valuation is thus debatable (Elias, 2013:261). Furthermore, it was noted from City Administration LDUR Agency and Sub City LDUR Office key informants that a particular problem in urban redevelopment is inadequate attention paid to the social, including material and non material costs of displacement.

As indicated above, private home owners are entitled to compensation for their properties situated on project land. There are also different complaints regarding the amount of compensation paid, which is a contention between the Agency and private home owners that calls for appeal and grievance redressal procedure and institution to take part in. The City Administration LDUR Agency consistent with the Expropriation Proclamation No.455/2005, which states *if holder of an expropriated urban landholding is dissatisfied with the amount of compensation, he may lodge his complaint to the administrative organ established by the urban administration to hear grievances related*

⁴¹ Daniel Woldegbriel Ambaye (2012). “Land Rights in Ethiopia: Ownership, equity, and liberty in land use rights”, *FIG Working Week 2012*, working paper is available at <http://www.fig.net/pub/fig2012/papers/ts02d/TS02D_ambaye_5521.pdf>

to urban landholdings⁴², established a three layer hierarchical units in order to address the complaints and grievances.

First, complaint is submitted to the appeal and grievance process units within 5 working days after the day when valuation of property is posted. If the household fails to complain within determined time, the household is considered as he/she accept the compensation. The unit after investigating complaint make decision within not more than 7 working days. If the holder is dissatisfied with the decision, he appeals to the Sub City Grievance Redressal Unit consisting of 5 member committee and the committee assesses the valuation of property and delivers decision to household. The final decision, for other laws or facts including claim for substitute land, is made by the LDURA Appeal and Grievance Redressal Case Team after investigating all the documents.

Although, complaint procedure focused on the amount of compensation, as indicated in above Article⁴³, Appeal and Grievance Redressal Case Team is important in solving grievance related issues. According to the informant from the Sub City, in most cases of complains or appeals about administrative issues that includes complains related to allotment of substitute house, replacement houses, were uncomplicated and resolved at Sub City level. Further if the appeal to the Central Agency is decided and the appellant is dissatisfied with the decision, then he appeals to other independent institution where possible after the appellant handover the land. In other word, appeals were admitted only if it is accompanied with a document that proofs the handover of the land to the Agency, for the reason that the complaint regarding the amount of compensation shall not delay the execution of an expropriation process.⁴⁴

⁴² Proclamation No. 455/2005, Art. 11(2).

⁴³ Article 11(2) of Expropriation Proclamation statement, i.e. “holder of an expropriated urban landholding is dissatisfied with the “*amount of compensation*” shows that the issue that can be contested is unduly restricted to the inadequacy of compensation (Elias, 2013: 262)

⁴⁴ Compensation, Land Replacement and Housing Substitute, Directive No. 14/2005 E.C, Chapter 10, No. 31.2.2 taken pursuant to Proclamation No. 455/2005, Art, 11(6) & 11(7).

5.3. Assistance and Rehabilitation to Displacees

As already mentioned earlier, urban renewal target the slum and too old houses, which inhabited by low income households. On the other hand, Development-induced displacement through relocation of households to far distant places in the City can trigger economic shocks and deepens vulnerability of the poor. Before examining the assistance and rehabilitation activity undertaken in *Arada* Sub City, it is significant to explore the effects of relocation carried out in the sub city on households that used to live there and now relocated to Gelan, Yeka Ayat and Jemo condominiums. It is based on the discussion (interviews) taken from the interviewees along the course of this study. Although the impact of relocation is not independently studied here, some studies that are conducted on the effect of development-induced displacement and relocation on household relocated specifically from *Arada* Sub City are used to supplement the empirical data.

Different researchers described that development-induced internal displacement and relocation can trigger many complicated risks that led to impoverishment. One is social impact. The social impact of displacement or relocation focused towards the aspect of the social network among displacees and their access to different public services including transport, health, and education facilities.

In the case of study area, in terms of social network respondents were asked about their social relationship before and after they were relocated. The entire respondents mentioned that in their previous location, they had strong social relationships they built over many years and everybody knows each other, and that is why they had supported each other in times of adversity or happiness. Hence, they were now dissatisfied because of less mutual support and relation between the neighbourhoods where the mode seems to turn to individualistic life style than the previous location.

Another significant aspect of their previous location was the social organization that was common to all household in the country. Gebre (2008: 67) notes *membership in community institution such as idir (funeral associations), iqub (saving/credit groups), and mahber (religious groupings) is indispensable for low income households because it*

represents a dependable social security arrangement. These organization and institutions are the crucial social support and self-help mechanisms that lasted almost up to their relocation to the new location. Substantial numbers of respondent mentioned that beyond their main objectives, all associations had also created intimacy or strong social bonds between their members. However, they lost almost all of their previous social associations because their members were dispersed to different parts of the City. In addition, Gebre (2008: 67) and Tebarek (2013: 138) found the difficulties to maintain membership in the old *iddir* or join new *iddir* due to the higher membership fees and distance factor, respectively.

Although it is difficult to live without these social organizations, as one respondent said, at this instant they began to establish new *iddir* in the new area through the support of their Condominium committee. Nevertheless, relocatees have lost their long established social assets which were congruent with the Cernea's impoverishment risk of social disintegration that state the impact as,

...long-established residential communities and settlements are disorganized, while kinship groups and family systems are often scattered. Life-sustaining informal social networks that provide mutual help are rendered non-functional. Formal and informal associations, and self-organized services, are wiped out by the sudden scattering of their membership (p: 12).

In terms of access to public services, relocation of people from inner city to the fringe exposes them to different shortages. The people relocated to Yeka Bole Ayat, Gelan and Jemo are lack access schools, health, and transportation compared to the *Arada* area - a place where they displaced from. Since educational institutions tend to concentrate on central areas, people living in inner cities enjoy better access to educational facilities compared to those living in the suburbs (Gebre, 2008). For instance, respondent from Gelan, Yeka, and Ayat mentioned that although there are different schools and private pharmacies are being opening currently, they are far away and costly that low income households sometimes cannot afford.

In view of that, various studies conducted in Addis Ababa found out that relocation of people from inner cities to outskirts has resulted in hindering their access to urban services. For instance, regarding the public healthcare accessibility, Gebre's (2008) study on urban redevelopment in Addis Ababa focusing on low income households, who were relocated from the inner city to 14 relocation sites in Akaki, Yeka Kolfe Keraniyo and Bole Sub Cities, found out that households are in short of accessing the health care abilities and states that

the public and NGO-operated healthcare facilities are concentrated in the city centre, largely inhabited by low-income households. The urban development program caused the relocation of people from sub-cities located in central Addis Ababa and with a large concentration of affordable public healthcare facilities to frontier Sub-Cities, like Akaki-Kality, Bole, and Kolfe-Keranio, where such facilities are either scarce or unaffordable.

However, although I found from informants that health institutions were not available in most condominium sites when relocatees started to live, there is progress than before as new health institutions were began to open. But, still as Tesfa (2014) in his study on the effects of development induced displacement on relocated household in Addis Ababa focusing on households relocated from Arat Kilo (Arada Sub City) to Ayat condominium, revealed that *dwellers have gotten some relief following the opening of private clinic though the facility is not at standard level and unaffordable for low-income households. After long time, the City Government has opened clinic almost within 2 kilometre distance but it is not accessible for public transport during rainy season which has an effect on dwellers health condition especially during the time of emergency and delivery (ibid, p:25).*

Other impact of displacement is the declining or loss of income. Similarly, Gebre (2008) found that the households that are relocated to fringe from the inner city experienced recurrent loss of income where; *...of the 447 survey respondents, 10.5 per cent earned less than ETB 100 per month in the old villages. In the new sites, the number of*

households earning less than ETB 100 per month increased to 16.8 per cent. Likewise, the number of households who earned between ETB 250 and ETB 500 per month decreased from 33.3 per cent in the previous sites to 28.2 per cent in the new sites. Those who earned between ETB 500 and 1000 per month also decreased from 20.6 per cent in the old villages to 18.3 per cent in the new ones (p: 64).

Furthermore, the majority of the displaced people that were resettled in Jemo found in debt, since displaced people could not afford the cost of houses, the government facilitated the total housing cost to be covered by micro-credit institutions to displaced people to pay 20 per cent down payment of the given dwelling unit, and Commercial Bank of Ethiopia to enable them to pay for about 80 per cent of housing cost after taking the ownership map and plan of the houses as collateral, where these renders them to debt until they repay the total housing cost (Habtamu, 2011: 47).

In addition, Gezahegn and Hesselberg (2013: 42-43) on their study on *implications of urban development-induced resettlement on poor households in Addis Ababa* focusing on private homeowners in Ayat, government housing in Akaki and Gerji and condominium houses at Chefe and Gelan found that relocation has disrupted many home-based income generating business as most of low-income groups in Addis Ababa use their houses for different functions, not only as a place to live but also as a financial asset. Since many informal activities are home-based, such activities had been affected because condominium units could not accommodate their former economic activities. Furthermore, they also found the breakup of small-scale income generating businesses that women use to add income to their family by selling vegetables and other food items at local markets in their old surroundings. However, due to the distance between the new place of residence and their earlier work place, many, especially women, discontinued their work (*ibid*, 43). The survey data of Tebarek (2013:135) on poor female-headed households in *Arada* sub city shows that [of 150 surveyed households] *about 43.3 per cent of the respondents were unemployed in their current resettlement site while the figure stood at 18 per cent for the previous location.*

In line with 30 per cent of respondents that responded there was some peoples who returned to inner city, studies of Habtamu (2011: 83), and Gezahegn and Hesselberg (2013: 38) also testifies that ‘renting out their condominium houses and returning to inner part of the city was a common strategy for the reason that the inability to pay the monthly credit and service payments forces many households to rent their condominium houses and move to cheaper accommodation as the government maintains, to households who do not have financial capacity to pay the loan to the bank, to rent out their house to another household. Generally, despite such problems has been observed the demand for condominium house has increased than before⁴⁵. This is because dwellers are informed that all *kebele* houses will be demolished through gradual process and getting condominium house is the only option (Tesfa, 20014: 23).

Regarding the impact of relocation on education, interviewees displaced from Parliament Expansion project area and informant from *Arada* Sub City Compensation Valuation Officer mentioned that due to relocation of Parliament area was taken place in the middle of school semester, students face problems of attending class far from their relocation site because of the time was difficult to transfer to other schools around relocation site. Similarly, Gebre (2008: 65) found that “the relocation of people from Arada and Kirkos (sub cities packed with schools and colleges) to Akaki-Kality suburbs limited their access to education. The location of affordable schools and the cost of education make Akaki-Kality Sub-City an unattractive place to live in”.

In addition, Gezahegn & Hesselberg (2013: 41) also found the problems of the provision of school facilities in the resettlement areas they studied. The problem they indicate is that ...some children travel long distances to schools, which are relatively concentrated towards the centre. Some private kindergarten and primary schools are now running close to the new neighbourhoods. However, there is always a question about monthly payment at these schools. The economic incapability of the poor is the major barrier to the education of children in the nearby private schools. After resettlement, children had to walk long distances to the public schools.

⁴⁵ The number of condominium applicant reached 947,376 of which 397,512 are women according to Ministry of urban Development, Housing and Construction official website, Available at <http://www.mwud.gov.et/web/guest>, Accessed, 31 February 2015. Monday, 3:00 AM.

Concerning the transportation impact, the fact that the condominium sites are far from the City centre increasing cost of transportation is apparent. For instance, Gebre (2008) affirmed the necessity to travel to the workplace, market, school, and other places has required the allocation of a budget for transportation where he found that about 78 per cent [of 477 survey respondents] responded that *their transport cost in the new villages was very high, 16.6 per cent reported a little high, and 5 per cent said almost the same* (p: 68-69). In a similar fashion, Tesfa (2014) confirm the variation or change in the modes of transport after studied pre and post relocation variation parameters taking 50 informants from Ayat Condominium site, found that in the former area, *90 per cent of relocatees were using taxi and walk to the workplaces, markets, and other places since all these services were available around. However, in the present area 54 per cent of relocatees used bus which is relatively cheaper, 16 per cent used bus and walk interchangeably and 18 per cent were totally depend on foot. Respondents who prefer walking are very often have limited finance or their work nature does not require moving long distance* (p: 26).

Other impacts including, the relative expensiveness of the commodities in the new location than the previous, which is beyond the paying capacity of the new settlers, the vulnerability of relocatees to urban commercialization life that is worsened due to drastic rise of food prices (Habtamu, 2014: 977), the problem to access to potable water, which is available on a shift especially severe in the third and fourth floor due to the less volume of water (Interview, 2014; Tesfa, 2014: 23; Tebarek, 2013: 137), the food insecurity problem in the survey of five resettlements sites [over 37 % out of 477 households] (Gebre, 2008: 65) are found in different studies.

In view of these facts, it is important to support and the reestablishment of project affected people *as a matter of right rather than as a humanitarian act of benevolence* (Gebre, 2008: 60). However, although the need to provide substantial rehabilitation to those affected by projects carried out in the City is crucial, the proper accommodation and support to relocatees were suffice to say limited or non-existence. At the Sub City level, the compensation and rehabilitation sub process unit is responsible to offer support and rehabilitation to households that their livelihood is affected. The directive

on Compensation, Land Replacement and Housing Substitute, No. 14/2005 E.C, states that the households whose livelihood income is dependent on informal activities were given entrepreneurship training, to get organized in to small micro enterprises, and get loan from saving credit union. However, according to the key informant from the Sub City' displacees rehabilitation officer, Fikirte Abara, *though the rehabilitation Unit is there beginning from the establishment of Sub City's LDUR Office, there was no prescribed job offered to us to conduct.* She responded frankly that the unit [there are two officers] does not really identify what has to be done until September 2014 indeed, she mentioned there is plan for the coming year.

The rehabilitation Unit key informant thought many displaced households were relocated on-site to the place they were displaced, and they were advantageous than their previous slum located houses as the relocation offers them condominium houses. Although on-site relocation is not the case, it is true that there were various advantages that the relocation offers improvement to displacees. These changes and improvements relocation caused to displacees are very important where relocation caused the improvement from deteriorated *cheka bet* (built from woods and mud) to *blocket* house (made from hollow block), from congested and overcrowded place to environmentally better open place where children play happily, from public open toilet to individual flush toilet, from public tap water to individually inbuilt home pipe water, from noise of night clubs, and drunkard noise to secure quite places and so on, which all of these are the important improvement to make life satisfactory.

However, as previously described, people that are dislocated from inner city to periphery lost their long established ties that cause them in need of support; they lost or decline income and income generating activities due to distance, broken link with their customers, rising transportation costs and food price or monthly mortgage payment; and relocation hampers their contact to low cost public service than their previous location. Therefore, it is humane to consider that these impacts bring serious risk to displacees especially to low income households, elders, and women. If the displaced are not properly resettled and rehabilitated, it is irrelevant whether the purpose of forcing them off is an overriding public interest or not (Pettersson 2002). More than the quality

houses, the livelihoods of households matter, which need to be given special attention and calls for restoration of income sources and social networks after resettlement.

In addition, while displacement adversely impacts all sections of the population, there are certain groups that suffer more from it because they are already suffering (Shivani, 2010: 610). In other word, displacement and relocation do not affect all household in the same degree and magnitude where various studies reveals poor, children, women, elderly and disabled persons are more vulnerable to risks than their counterparts. Accordingly, as of the coordinator of the Sub City's Compensation and Rehabilitation Sub process Unit Coordinator, Teshome Bulto, and Rehabilitation Officer, Fikirte Abara, the only support by the Office was for elders and disabled, which is, surprisingly, limited to offering them the basement of the condominium house when they get the upper floor by submitting application after they were given verification and approval from *kebele* officials.

In general, it is obvious that the City Administration is striving for the development of the City in clearing the urban slums, and old houses in the inner city. It is also evident that the City is activating enormous urban development projects and counting major observable change. These transformation towards renewing the city and making it suitable for living need to encompass the specific needs of different groups where the interest and welfare of displaced groups should be included in to the calculus of "development of the city" and "public purpose".

5.4. GENERAL CONTEXT APPRAISAL AND ITS IMPLICATION FOR INTERNALLY DISPLACED PEOPLES

Urban renewal is the key issue to the City in the sense that its aim is to improve the quality of life of all citizens and increase the competitiveness of cities on a regional scale. However, one of the problems in the country is the absence of judiciary involvement in the process of development related displacement where the Administrators are empowered and their decision is not subject to judicial review, as well as, it was a boards or committees- not the courts- that receive complaints, whom in turn were a part of political affiliates⁴⁶.

Although house owners or occupants, in principle, should have the right to appeal to a body that is independent of the acquiring agency (FAO, 2008: 47), there was little room where appeal is set to the courts in the study area.⁴⁷ The same issues also raised in the areas of valuation of property as the valuation officers were a part of acquiring agency that put the question of impartiality at crossroad. However, the Agency allowed the private valuator in case of disagreement between the house owners which is commendable trend and should be reinforced by consolidating the overall judicial scrutiny either in administrative or human right complainant procedures.

As regards the overall assessments, the following thematic figure sum up the impediments in the study area and possible effects of one specific variable brings to others. For instance, the absence of eviction assessment hampers post displacement impact mitigation aspects including compensation, rehabilitation, and complaint redressal, because unless proper assessment on how and to what extent different groups of peoples are affected by displacement is taken, it is difficult to deal with problems. In addition, limitations of involvement of Civil Service Organizations and Non-Governmental Organizations throughout the process of displacement also have an effect on compensation and rehabilitation/assistance, which their involvement would contribute to adequacy in compensation and assistance after displacement through

⁴⁶ An interview with Dr Mehari Taddele on 17/04/ 2014 at Ghion Hotel, currently Dr. Mehari is International Consultant, and Chairperson and Board of Director of African Rally for Peace and Development.

⁴⁷Arada LDURO Compensation, Rehabilitation and Grievance Resressal sub process Coordinator

lobbying and humanitarian aid, respectively. The problems prior to displacement, post displacement, and throughout the process during displacement were resulted from the institutional and framework related problems.

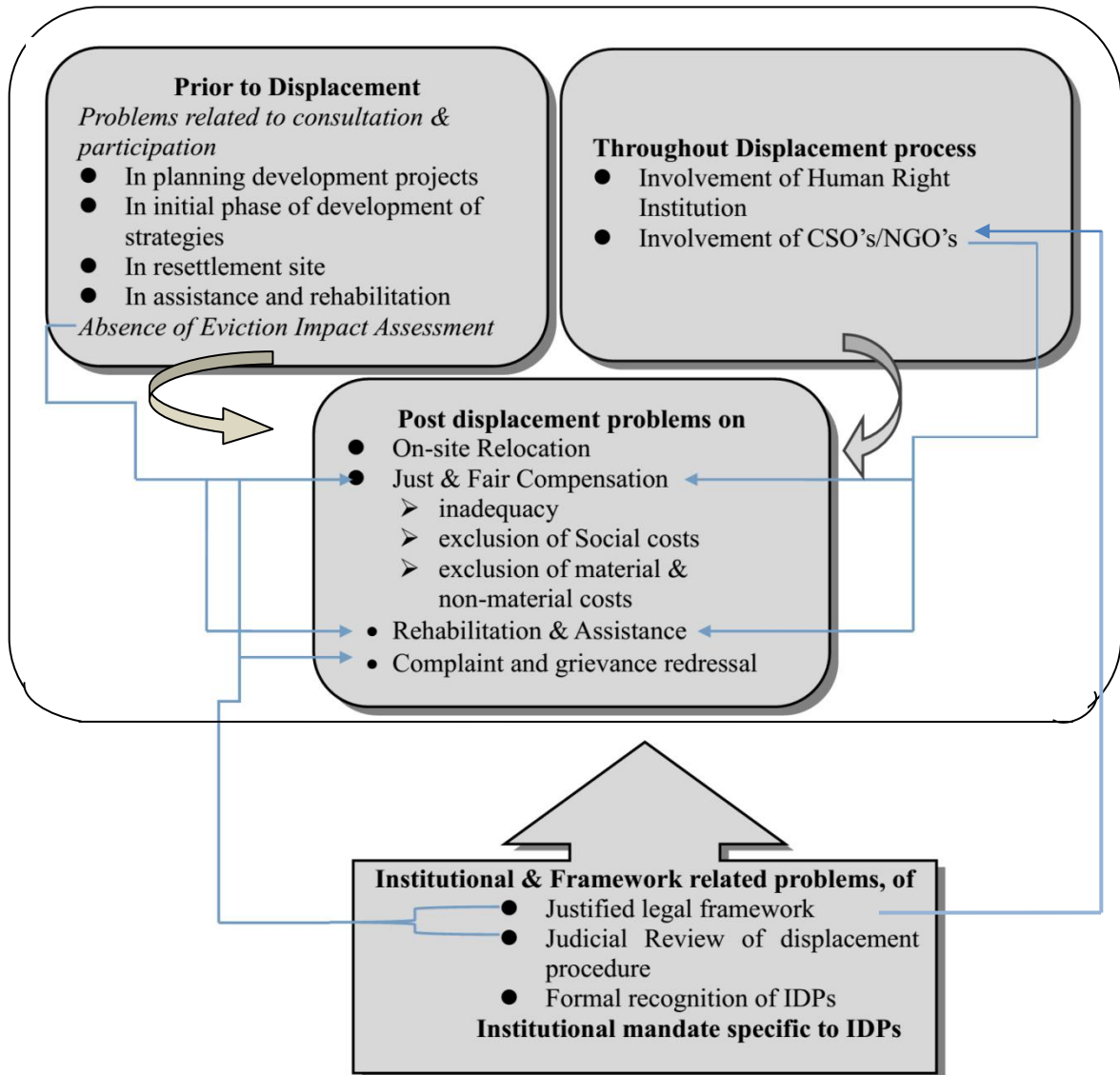


Figure 1: Thematic relationship and effects linkage

The displaced persons suffer from distinct vulnerabilities as a direct result of being displaced, and when the government pay no attention to address those vulnerabilities through positive measures in the form of specific protection and assistance, it could lead to situations in which IDPs (in all forms of displacement, conflict or environment

disaster, or development related) were discriminated against in relation to others. Beside this, such discrimination may result from situations in which laws or policies that are unproblematic in normal settings impose undue burdens on displacees⁴⁸.

The Government of Ethiopia does not officially recognize situations of internal displacement or IDPs (IDMC/ NRC, 2007, 2014) which may be due to firstly, there is ‘disagreement with the number of IDPs’⁴⁹ where Government count small numbers whereas international community or organization including International Organization for Migration (IOM), Internal Displacement Monitoring Centre (IDMC) and United Nations Office for the Coordination of Humanitarian Affairs (OCHA), reports the number up to more than 300,000 IDPs. Secondly, the ‘Government intent to believe if it is and if displacement occur, it is temporary.’ Thirdly, in relation to development induced displacement, there is a stand on ‘development procedures should be decided by governments and should not be restricted by law’.⁵⁰

In fact, Ethiopia experiences several violence between ethnic groups, as well as, environmental and natural disasters, which calls for specific procedures, and immense protection and long lasting solution. The Government has signed the legally binding Kampala Convention on IDPs since its adoption in October 23, 2009, but not ratified it (IDMC/NRC, 2014) for the reasons mentioned above. However, this binding Convention on IDPs calls for state to “designate an authority or body responsible for coordinating activities aimed at protecting and assisting internally displaced persons and assign responsibilities to appropriate organs for protection and assistance, and for cooperating with relevant international organizations or agencies, and civil society organizations”.⁵¹

The general assessment on the overall phases shows that internal displacement especially development based displacement overlooked due to the absence of institution that directly involved in the protection and assistance specific to internally displaced

⁴⁸ Brooking Bern Institution on Internal Displacement, 2003, National Instruments on Internal Displacement: A Guide to their Development, August 2013, p 16.

⁴⁹ Interview with Dr. Mehari Taddele.

⁵⁰ *Ibid.*

⁵¹ AU Convention on IDPs, Art, 2(b)

persons at City wide level, as well as, in the Country at large. In addition, due to development-induced displacement related to post displacement mitigation of adverse effects, the institutionalization of focal point is clearly important. Therefore, to be most effective, protection and assistance for IDPs should be coordinated through a single national focal point.⁵² However, neither national policy nor independent institutions were developed for internally displaced persons.

⁵² Brooking Bern Institution on Internal Displacement, 2003, National Instruments on Internal Displacement: A Guide to their Development. August 2013, p: 16

CHAPTER SIX

CONCLUSION

Development-induced displacement is an even rising phenomena worldwide, especially in developing countries since the need of development is high. It is evident that the City of Addis Ababa is undertaking many large-scale urban development projects and achieving good results in slum clearance and city beautification. Although such development could bring overall wellbeing to the people and country at large, without careful and efficient mechanism and process of implementation, the intended benefits and well beings hardly hit the intended goals, which rather create the displaced peoples to shoulder the burden of hardship, especially, up on poor and vulnerable groups of society.

Development-induced displacement due to urban renewal projects is taken seriously and required the implementation practices to include specific standards because of urban renewal targets the underdeveloped areas, which are inhabited by relatively low income peoples. Hence, assessing the problems associated with urban renewal project implementing authority including substantive implementation process, frameworks and procedural aspects is important to assist and mitigate displacees rather not to be at risk, along with the development of the country.

Therefore, how the development related displacement programs were undergoing, not only prior to and during project commencement, but also after the physical relocation was done and people are resettled, needs to be given priority to bring durable solution, which this study seek to address *vis-à-vis* principles and conventions set up to IDPs.

In principle, consultation with and participation of the potential displacees are baseline instruments throughout all phases of implementation of development projects. However, the place of consultation and participation in the study area was basically limited to convincing the resident and targeted to accept the demand by giving several promises to sign memorandum of understanding so as to clear the area for redevelopment projects. Consulting and participating displacees was stuck or unable to

move after dwellers has signed the demand. In addition, there was no consultation with and participation of displacees in the initial phase of project initiation and they were not consulted concerning how to sustain their livelihoods after they were relocated in their resettlement site. Furthermore, majority of the respondents believed that officials has the decision-making power, that could not be changed by residents' or consultation meeting, and they deem the meeting as a dressing ritual to start the projects. Therefore, genuine and inclusive consultation/participation throughout the process of displacement, which needs to include youths and other vulnerable groups involvement was not effectively taken place.

Furthermore, absence of conducting an eviction impact assessment, which failed to consider displacees loss assessment of livelihood access, social cost, access to social services and other material and non material loss were not assessed by the concerned project implementing body. While it is important in screening the degree and magnitude of problems that displacees will encounter and provide for adequate mitigation of impacts, it was not given due attention that in turn may constrain effort to address different group's problems depending on the vulnerabilities of each groups including women, low income households and elders.

In terms of resettlement, the study found that City Administration offered housing to displacees depending on the ownership status where private owners were given either condominium or plots of land to construct house and *kebele* dwellers were given either substitute *kebele* house or condominium. However, *kebele* house displacees were facing problem of un-affordability of condominium house because of higher monthly payment as compared to rents they paid previously. Likewise, private home owners also faced difficulties in constructing new houses on plotted land due to inadequacy of compensation. The study also found that on-site relocation did not given due attention by the City Administration, where each households displaced from the same areas are relocated in different Sub Cities even those who were transferred to the same Sub City were given different condominium sites. While relocating displacees far from their previous area can leads to different problems including social disarticulation, loss of access to public services and livelihood disruption, relocating displacees to relocation

site that are as close to their previous home as possible permit displacees to continue their normal social, economic and other activities. Hence, the study suggests the Government need to take on-site relocation into consideration to mitigate adverse effect of displacement.

As regards principles of compensation and complaint procedures, the study found the compensation for displacees was only to property situated on expropriated land where livelihood lost, social cost, loss of access to social services, moral costs, and other material and non material losses due to displacement was not paid and included into compensation procedures. Inadequate compensation for property lost also observed given the fact of outdated estimation of value that does not consider the replacement cost of property and existing market value. These entails practices related to fair compensation required to be reviewed and subject to judicial review. However, exclusion of judicial involvement in the process serve as a bottleneck for further improvement in compensation and complaint procedures related to development-induced displacement.

Similarly, there is lack of taking initiative to invite Human Right Commission to observe and inspect human rights situation in displacement and relocation process, as well as, Commission's lack of prioritizing development related displacement in the City, which provide for protection gap to displacees. Besides, absence of involvement of NGO/CSOs in the study area was also found where the effective participation and involvement of such of organizations in the process of development-induced displacement would promote advocacy related to creation of public awareness on displacees right, advocate for and on behalf of vulnerable groups (poor, children and women), lobby for better compensation, and transparency on land acquisition process.

Displacement does not affect all households in the same degree and magnitude that make the need of rehabilitation and assistance to displaced households critical. Although different impacts were observed in the study area which includes loss in livelihood income, increase in transportation cost, high cost of condominium monthly payment, as well as, social disarticulation and related problems, there was little or no

assistance and rehabilitation given to displaced people. This implies experience of the study area deviate from post displacement principles of assistance and rehabilitation specified to internally displaced people that, in turn, calls for gender sensitive rehabilitation policy formulation.

As regards legal provisions and institutional mechanisms towards development-induced displacement, problems of institutional responsibility- as in Rehabilitation Office, susceptible impartiality in valuation and complain redressal office, clearly stated justification for displacement, inclusive compensation framework, specific rehabilitation policy,- and other setbacks were linked with absence of formal recognition of IDPs by the Government, absence of national legal framework and national institution (focal point) specific to these group.

In general, absence of national legal framework and national institutional focal point specifically towards displaced persons to carryout responsibility regarding the protection, assistance and durable solution to internally displaced peoples in general and development-induced displaced peoples in particular, also demand specific policy framework formulation and theoretical underpinnings towards recognizing IDPs, which contribute to the way to ratify Kampala Convention on IDPs. Although ratification is by no means an end by itself, ratification may contribute to renewed momentum for the development of national legal framework on IDPs and for designating an authority where the government commits itself in more transparent way to respond to problems associated with protection, assistance and durable solution to the displaced peoples.

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Interviewees

Interview with Getachew Zewdie, Addis Ababa Land Development and Urban Renewal Agency, Land and Urban Renewal Projects Studies, Design, and Implementation Follow-up Sub-Process head, held in his office on, 22/4/2014.

Interview with Fikadu Bekele, Arada Sub City Land Development and Urban Renewal Office Head, held in his office on 13/4/201

Interview with Hailegiorgis Biramo, Addis Ababa Land Development and Urban Renewal Agency, Higher Expert of Cost Assessment, held in his office on 7/5/2014.

Interview with Teshome Bulto, *Arada* Sub City LDURO, Compensation, Rehabilitation and Grievance Resressal sub process Coordinator, held in his office on 13/4/2014 & 27/9/1014.

Interview with Shimelis Hailu, Addis Ababa LDUR Agency, Information and Documentation Officer, held in his office on 7/5/2014.

Interview with Daniel Yirga, Human Rights Council, HRCO's Human Rights High Officer, held in his office on 13/4/2014.

Interview with Merem Ayenew, *Arada* Sub City Housing Development and Construction Office, Condominium, Government and *Woreda* Housing Cooperative Coordination Officer, held in her office on 16/04/2014.

Interview with Fikirte Abara, *Arada* Sub City LDURO, Displacees Rehabilitation Officer, held in her office on 18/8/2014.

Interview with Dr. Mehari Taddele, International Consultant, Chairperson and Board of Director of African Rally for Peace and Development, held at Ghion Hotel on 17/04/2014.

Interview with Kocheto Gebremariam, EHRCO, Human Right Investigation Directorate Director, held in office on 13/4/2014.

Appendix 1: Interview Guide A

For Government Key Informants

1. Is there consultation with and participation of residents in planning, implementation, as well as, after relocation? How do you evaluate its effectiveness?
2. What was the reaction of resident towards relocation?
3. What stand the government has to make on-site relocation?
4. Does the Agency/Government carry out eviction impact assessment prior to displacement?
5. Given the fact that valuation committee are selected by the urban Administrators, do you believe valuation committee guarantee impartiality? How do you examine mechanisms of valuation?
6. How valuation of property carried out? What valuation includes?
7. Do you believe compensation for property was adequate? If not how?
8. Does a compensation procedure include displacement losses other than property situated on expropriated land?
9. For whom displacement compensation paid?
10. Is there a system that the affected community could officially complain?
11. How complaints and grievance of displaced resident treated?
12. Does complaint are subject to judicial review? In what cases and how?
13. What are mechanisms of response to mitigate adverse effect of displacement?
14. Does the Government offered rehabilitation and assistance after relocation? How?
15. Is there rehabilitation plan to displacees? What are rehabilitation office offer to displacees?
16. Is there support or specific law to deal with special group of IDPs like children, women, elders and disables?
17. Does measures for renewal undertaking in the way that ensure residents are better than they were before?
18. Is there any organization involvement in displacement/relocation process in terms of advocacy, rehabilitation and assistance to displacees?

19. Do you believe development-induced displacement due to urban renewal projects needs human rights institution scrutiny? (for EHRCO representative)
20. Does the Government invite neutral observers/Human Right Commission to observe human rights situation throughout displacement process? (for EHRCO representative)
21. Does Ethiopian Human Rights Commission involved throughout displacement situation in the City? If not why? If yes how? (for EHRCO representative)
22. Are there displacees filed complaints to Human Rights Commission in relation to development-induced displacement in Addis Ababa? If so how the Commission solve the case? (for EHRCO representative)
23. How do you see development-induced displacement in Addis Ababa *vis-à-vis* AU Convention on Protection and Assistance to IDPs?
24. What do you think about the overall challenges encountered in the Country in relation to IDPs? Is there a way to overcome it? How?
25. Although Ethiopian Government signed Kampala Convention, What do you think on the reasons that might leads the Government not yet ratify it?
26. How do you see enacted legislation and procedures to protect people against displacement?
27. What would be expected from government to protect, assist and provide durable solution to displaced peoples?

Appendix 2: Interview Guide B

For Key Informants from among displaced peoples

1. Was the time given to prepare for relocation enough? If not why?
2. Have you been informed about relocation program? How?
3. Was the Government justification for displacement convincing enough?
4. Did you participate in planning and implementation of redevelopment project?
5. How consultation was carried out? How many times? How do you evaluate its effectiveness?
6. Does the government official consult you after relocation?
7. How displacement and relocation affect you positively and negatively as compared to previous area? Describe it thoroughly.
8. Have you been informed where to resettle before the allocation of new area was carried out?
9. Does relocation site have all facilities? If not describe briefly.
10. Was the compensation enough?
11. How do you see the process during demolition of houses is undertaking?

DECLARATION

I, the undersigned, declare that this thesis is my original work and has not been presented for a degree in any other university and that all sources of material used for the thesis have been duly acknowledged.

MUHIDIN AMAN

January 2016

CONFIRMATION

This thesis is submitted for examination with my approval as an advisor of the candidate

Dr. HUSSEIN JEMMA

January 2016