

**AN ANALYSIS OF THE SQUATTER
SETTLEMENTS AROUND NAZARETH**

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Around Nazareth

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ABBREVIATIONS

AAU	:	Addis Abeba University.
CSA/O	:	Central Statistical Authority/Office
EMA	:	Ethiopian Mapping Authority
MCI	:	Ministry of Culture and Information
MPED	:	Ministry of Planning and Economic Development.
MUDH	:	Ministry of urban Development and Housing.
MWUD	:	Ministry of Works and urban Development.
ONCCP	:	Office of the National Committee for Central Planning.
OPHCC	:	Office of Population and Housing Census Commission.
RPOCE	:	Regional Planning Office for central Ethiopia
UN	:	United Nations.
UNICEF	:	United Nations Children's Fund

DEFINITION OF TERMS

Most of the definitions of the terms used in this study are either according to the understandings of the writer or adapted from the related literature.

Commercialization of shelters :- it is a process in which investors or land lords build as many low-rent houses as possible and rent or sale them to the low-income people.

Household :- A household is defined as a person or group of persons, whether related or not, who normally live together in the same housing unit and who have a common cooking arrangement.

Housing unit :- Is an independent set of house designed to accommodate a family.

Informal settlement :- Is a village built by squatters without the permission of municipality.

In-migration :- It is a process of human mobility from their area of origin to their destination area (Nazareth in this case) involving a permanent change of residence.

Kebele :- Is defined as the lowest administrative unit of urban administrative structure in Ethiopia.

Low income :- It is the amount of money earned by the family head or other family members that is low in terms of the national economy and can not fully satisfy the needs of the family.

Low-income shelters :- Are houses built either by individual (s) or government using cheap construction materials in an economical way, which their housing cost or rent could be affordable by low-income group.

Low-rent houses :- Are the houses built up of cheap construction materials in a more economical way and used for rental purpose, which usually occupied by low-income people.

Rural-urban migration :- Is a process in which people changes their usual place of residence from a rural area to urban area (Nazareth in these case).

Subsistence shelter :- Is a housing system that built on illegally occupied land. which the builder, the occupier and the owner is the same person (the squatter in this case) using locally available cheap construction materials.

Unauthorized settlement :- Is a settlement built by squatters without the recognition of local administrators or the government and in most cases lacking basic urban facilities.

Urban poor :- Are persons who have no satisfactory income either due to unemployment problem or the income earned is too low to satisfy their needs.

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ABSTRACT

Population growth, deterioration of rural environments, migration and fast urbanization rate affect the socio-economic development and settlement process of any country. The growth of population in developing countries is closely related to the pattern of population distribution in relation to the resource base, which also affects rural-to-urban migration and the urbanization process. Urban poverty, unemployment, inadequate housing, and the proliferation of squatter settlements along with other urban problems, further aggravate the severity of urbanization problems in Third World countries, including Ethiopia.

The malaise of rapid urbanization in many developing countries is evident in rapid growing of unauthorized settlements, the deterioration in many public services, the extreme shortage of housing, pressure on public facilities, and overcrowding in transport and so forth. It is often accompanied by increased unemployment and a worsening of income disparities. Urban growth, if not effectively managed, results in class conflicts, frustration and hatred between “haves” and “have nots” which eventually can lead to political upheaval and chaos.

This paper examines problems related to rapid urbanization, housing problems and squatter settlements around Nazareth. It also considers the causes for the origin and fast development of the squatter settlements with their future prospects.

CHAPTER ONE

INTRODUCTION

In our present world there is a growing concern over the unbalanced situation between the rate of population growth and socio-economic development. This is an issue of grave concern particularly for countries of the Third World which are faced with rapid population growth on the one hand, and a slow or at times even stagnating or declining socio-economic development, on the other.

Rapid population growth in it-self can be a limiting factor in social and economic transformation. The progress in development can further be retarded by an imbalance between population distribution and the availability of resources. Rapid urbanization, which is partly the result of the drift of large number of people from the rural areas, is an important demographic dimension where such imbalance is strongly felt in most developing countries.

Urban growth is proceeding at a rapid rate in all Third World Countries much faster than the rate of increase of national populations in these countries. The rapid pace of urbanization without parallel economic development in many developing countries, has meant a growing imbalance between urban population and the available social services and economic opportunities. Such a situation usually poses serious challenges for national and urban policy makers to tackle urban unemployment, provide adequate housing, health care, education, transportation and other social services.

Like many countries of the Third World, particularly those in the Sub-Saharan African region, Ethiopia is passing through a state of unbalanced situation between its rapid urban growth and socioeconomic provisions and opportunities. This has resulted in the deterioration of the urban environment and the unfulfilled desires of a better life for many people in the country's cities and towns. The formation and fast growth of squatter settlements around big urban centers of the country is therefore, the result of such conditions.

The purpose of this study is, therefore, to explore the causes for the emergence and growth of squatter settlements around the city of Nazareth and also to assess their general characteristic features with the consequences resulted due to their development and their future prospects. It is hoped that the findings of this study will contribute to the efforts for the formulation of appropriate urban development strategies.

1.1. STATEMENT OF THE PROBLEM

Urban areas are agglomerated settlements where large number of people that are engaged in non-agricultural activities live. They are the centers for economic development where invention and innovation of modern technologies are taking place. Some writers equate urbanization with industrialization and general economic development (Friedman, 1973 : 17 - 18). This can be true in developed countries . In developing countries, however, urbanization is not necessarily the result of economic development. In fact, in most Third World Countries urban settlements consist largely of poor people with limited social amenities such as housing, transportation, water supply, health and educational facilities (Rukanuddin, 1990 : 192). The rate of urbanization in many developing countries has been very fast since the 1950s. One of the reasons for this fast rate of urbanization is the high rural - urban migration due to urban pull and rural push factors (Goethert, 1991:57, Waugh, 1990:358). This accelerated rural - urban migration brought about serious housing shortage in many urban centers of the developing world. According to the World Bank, the estimated housing shortage of the world grows at a rate of 4 to 5 million units per year. It is expected that by the year 2000 A.D, over one billion people will be homeless (Mc Gee, 1979:3)

Besides the unbalanced rate of growth between the accelerated immigration and the limited number of legal dwelling units constructed each year in these urban centres, most of the migrants are poor people that can not afford either to build or rent houses in the legal (municipal) living quarters. Therefore, due to the lack of alternatives, these people are obliged to squat at the peripheries of cities and towns.

Nowadays squatter settlements have become common features at peripheries of cities and towns of many developing countries. In some countries squatter settlements account for a large proportion of the people living in their main urban centres. For example, cities such as

Bangkok, Bogota, Bombay, Cairo, Delhi, Lagos and Manila each have over one million people living in illegally developed squatter settlements or shanty towns (Waugh, 1990:350).

Ethiopia is one of the least urbanized developing countries where only 14.5 percent of its people live in urban settlements (CSA, 1992:44). Nonetheless its rate of urbanization is high - 5.4 percent per year (CSA, 1980:48). In the recent past, the fast growth of squatter settlements around its large urban centres such as Addis Ababa, Nazareth, Dire-Dewa, Harar, Jimma and others has become a familiar phenomena in the country. A significant number of people are living in these illegal settlements. The houses in these squatter settlements are usually built during the night times just to escape the control of kebele and municipality officials. Therefore, people call them "Chereka Betoch Sefer", which literally mean the neighborhood of houses built in moon light. The settlers occupied their respective piece of land either by buying them from the surrounding peasants or simply by illegally settling on municipal land.

Around the peripheries of Nazareth, squatter settlements (chereka seferoch) have been developed in kebeles 01, 03, 04, 09, 10, 11 and 16 (see figure 1). Over 5000 houses have been built in these settlements there by accommodating about one - fifth of the population of the city. These settlements, however, lack basic urban facilities like potable water, electricity, access roads and the like. As land is occupied by individuals illegally, its utilization is often equally an unacceptable one, which the squatters used all the available land without leaving sufficient land for public uses such as roads, recreation and green areas.

The fast growth of these unauthorized settlements can certainly make the city Master Plan useless. The municipality has already lost a large amount of the tax payers money & large tracts of valuable urban land as a result of illegal urban land - use. Not only the municipality, but also the surrounding peasant associations have lost large size of farm land to these settlements. The squatter settlements around Nazareth grew at a rate of 27 hectares per year during the last 8 years.

The status of the land on which these settle-ments have been built is that of high quality with relatively uniform relief structure that can fit for different construction works or any type of

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Fig. 1 SQUATTER SETTLEMENTS OF NAZRETH

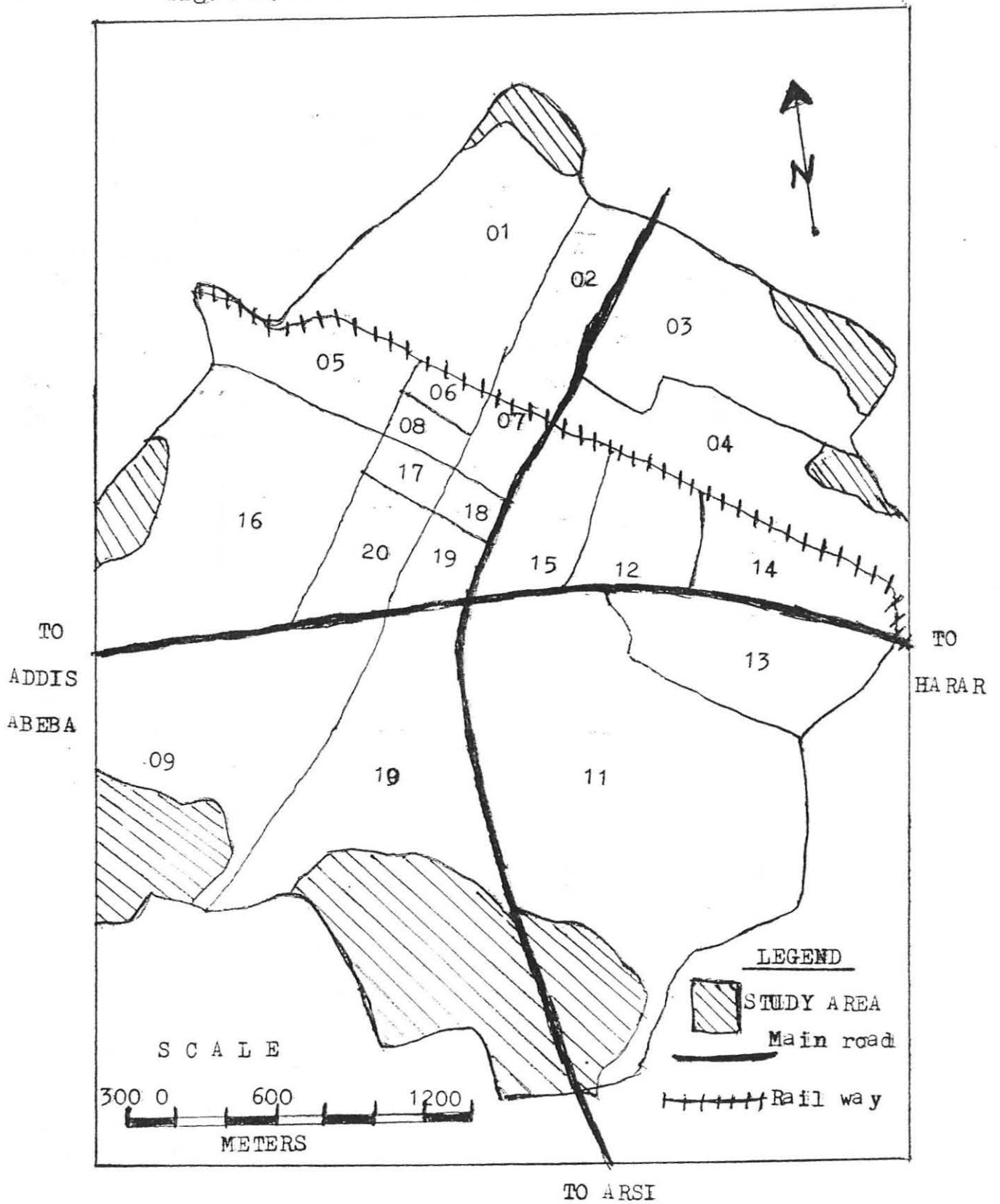
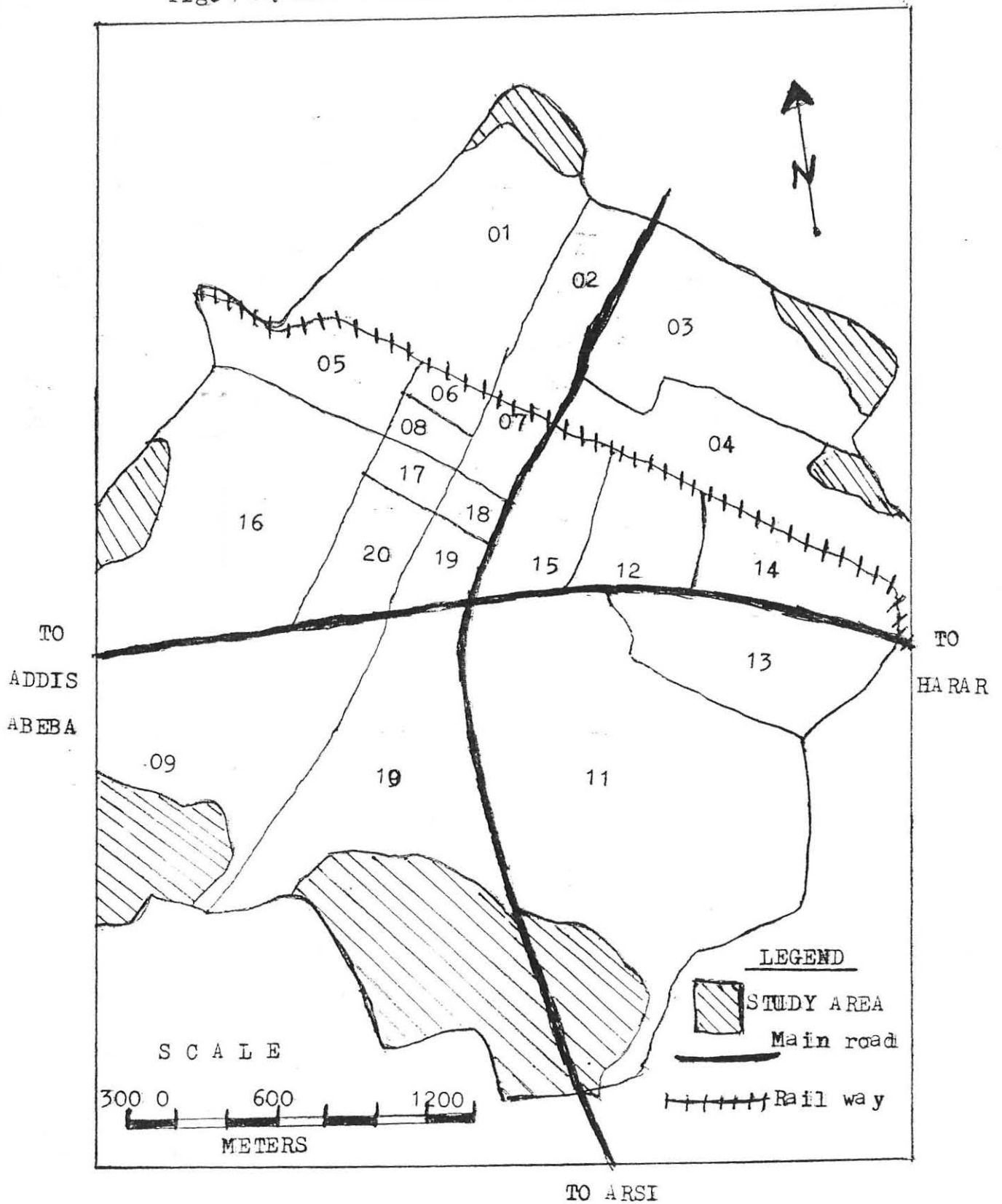


Fig. 1 SQUATTER SETTLEMENTS OF MAZRETH



agricultural activities. On top of this, these settlements can be good shelters for criminals since they have no concerned administrative structure. Local administrators have tried to demolish these settlements several times. However, they have faced tough resistance from the settlers. The last such trial resulted in the death of one person and many injuries of the defenders on May 22, 1996 (According to the Adama Wereda Police report). This researcher, therefore, intends to consider the emergence and growth of squatter settlements around Nazareth, their general features, social and environmental consequences and their future prospects.

1.2 REVIEW OF LITERATURE

1.2.1 Some concepts on squatter settlements

The basic term that contained the main concept of squatter settlements is the word "squat". According to the Longman's Dictionary, to squat means "to live in an empty building without owning it, paying rent, or getting permission" squatter is, therefore, "a person who settled on unwound land and who doesn't pay rent but has rights over it in law (squatter's right) and sometimes become its owner ex an Australian sheep farmers. The World Book Encyclopedia also define the term "squat" as "to settle on new, uncultivated, or unoccupied land without title or right, especially publicly owned and unoccupied land (inorder to acquire ownership). Similarly a "squatter" is defined as "a person who settles on land without title or right, especially a person who settles on anther's land which is not at the moment occupied or cultivated by its owner".

Squatter settlements are, therefore, settlements formed on vacant or unoccupied lands that are found around cities and towns of many Developing Countries by low-income persons without title or right to settle on the land. Rukanuddin define them as "squatter settlements are shelters of low-income people that involve the illegal occupation of land and self - construction of shelters (Rukanuddin, 1990:202).

Different scholars use different terms to explain squatter settlements. Van Velsen equates "slums" with squatter settlements (Velsen, 1975 : 294). Incontrast to Velsen,

Bhakdi argue that "squatters by definition are legally ineligible. They have land - tenure problem. On the other hand, slum dwellers have no land - tenure problem, but have the problem of improvement of housing stock and getting access to basic public services" (Bhakedi, 1997:110). This researcher also agree with the definition of Bhakdi. Other scholars also suggested their own term. For instance Mc Gee call them "shanty towns" (1979:2), Amis (1984,87) understands them as illegal settlements, David Waugh knows them as "Unauthorized settlements" (Waugh, 1990:373) and as "informal settlements" by Goethert and Saff (Goethert, 1991:57, Saff, 1990:236). Squatter settlements tend to be formed on vacant land passed over by the formal market, on land of unclear, unexercised ownership, and sometimes on neglected government or private land when it had little apparent over sight. Hillside, river banks, and swampy low - lying areas became common locations (Goethert, 1991:85). As stated earlier, in the case of Nazareth, however, it is a good quality land that came under the development of the squatter settlements.

Scholars have different out - looks regarding the role of squatter settlements. Some groups understand that the development of squatter settlements has negative impact on the formal urbanization process while other groups advocate the presence and development of squatter settlements as a positive factor that contribute to the development of cities and towns. Among the groups that discourage the development of squatter settlements are the planners of the Third World Countries. According to them squatter settlements are blockages on planned urbanization process and general economic development. They suggest that unauthorized settlements pose political, social, economic and physical problems to the efficient operation of government and are thus hindering economic development. (Mc Gee, 1979:2). So, the response of many governments regarding squatters is to eliminate these blockages to development.

Another person called J.Van Velsen (1975,295) has also underlined the negative impact of squatter settlements on formal urban development process. According to him, even if there is an acute housing shortage, allowing the squatter compounds to remain in place until more accommodation is available is not going to solve the

problem at all. He has suggested that "squatter settlements are just going to get bigger and bigger and become large source of headaches for the Councils and of course, perfect havens for the criminal element".

As stated above, there are other group of scholars who advocate the positive role of squatter settlements in the process of urbanization. According to them many urban centres of the Developing Countries are able to provide cheap shelter for the large number of people which was not possible in the absence of such low-income shelters. Terence. Mc Gee(1979:10) stress that "shanty towns (squatters) clearly are a shelter strategy which enables low-income people to preserve shelter and cope with their poverty ".

Eventhough he was not encouraging the further development of unauthorized settlements, J. Van Velsen also stated the positive role of squatter settlements in the economic life of the urban population of many Developing Countries. He put it as follows.

The most important function of the unauthorized settlements is not only in the national economy but also in relation to individual towns: they provide housing for a large proportion of the labour force for whom there is no alternative provision in the municipal areas. Thus the squatter areas rather than constituting a "problem" play an essential part in the process of urbanization (Velsen, 1975:305).

To sum up, squatter settlements are phenomena which appeared principally to relax the tension created by acute urban poverty and large inflow of rural migrants to them. On top of this, some government policies accelerate the formation and development of squatter villages. According to Grant Saff (1996, 236 - 52) "squatting was the commulative results of discriminatory measures and an inadequate housing policy". Therefore, some squatting on the urban fringes and within designated townships will continue to be tolerated.

1.2.2 Causes for the emergence of squatters and the magnitude of squatting.

The birth and development of many squatter settlements is due to:

- a) Accelerated rural urban migration and fast natural population increase,
- b) Poverty of the people that migrate to the urban centres. and
- c) Unfair government policies (Mc Gee, 1979:4).

The main factor for the origin and expansion of many squatter settlements is the excessive rural-urban migration of people. Many million people flow to few urban areas each year. However, these urban centers are not ready to provide them with the necessary social amenities of which housing shortage is the most serious problem. These people, then are forced to squat at the urban fringes. Regarding this issue Velsen stated "the squatter problem then is seen as a consequence of the 'exodus' from the rural areas". He stressed that "to limit the inflow of people from rural areas to the urban centers, rural exodus must be stopped." (Velsen, 1975:307). However, as has been practically observed, rural exodus cannot be easily stopped. Therefore, rural exodus is a continuous process which then intensifies the further expansion of unauthorized settlements. That is why Grant Saff (1996 : 252) wrote "some squatting on the urban fringes and within designated townships will continue to be tolerated.

Most of these people that migrate to the urban centers are economically too poor to afford conventional housing (Mc Gee, 1979:4). Therefore, they illegally settle on vacant land available at the peripheries of cities and towns particularly at a places access to sites of employment (Saff, 1996:243). These squatters use local cheap construction materials and local artisan labour to erect their shelter. Therefore, most of the squatters practices the "subsistence shelter" system in which the builder, the owner and the occupier is the squatter himself (Amis, 1984:87).

Poor housing policies of many governments of the Third World Countries have accelerated the squatting process. They do not encourage the construction of low-income houses either by providing credit service or by designing housing programmes (Mc Gee, 1979:4). In addition to this, the weakness of governments to control squatters during political transition periods has resulted in the formation and expansion of many unauthorized settlements. For instance some unauthorized settlements have expanded very fast in the Republic of South Africa during the political transition period from Apartheid to Democratic South Africa. Accordingly squatter settlements like Marconi Beam and Milnetrom of Cape Town grew several times of their former sizes during the early 1990s (Saff, 1996:236). In many colonial countries, also unauthorized settlements grew very fast at the junction period of independence and the termination of colonial rules. Such cases had been seen in Nairobi, some Zambian towns and many West African cities (Velsen, Amis). In Ethiopia also many eye-witnesses indicate that several illegal houses ('Chereka Betoeh') were constructed at the fringes of urban centers such as Addis Ababa, Dire-Dewa, Nazareth, Jimma and others during the period of the downfall of 'Derg' and the coming to power of the EPRDF.

The magnitude of squatter settlements in an individual city life and at a nationwide level is continuously gaining strength from time to time. For instance, unauthorized settlements housed up to 40% of Nairobi's population in 1979 (Amis, 1984:89), about one-fourth of the total metropolitan Manila's population (Santiago, 1987:86), and 30% of the urban population in Pakistan live in squatter settlements (Rukanuddin). In a worldwide scale, many million cities of the Third World like Bangkok, Bogata, Bombay, Cairo, Delhi, Lagos and Mainila, each have over one million people living in illegally developed squatter settlements or shanty towns (Waugh, 1990:350). As the provision of authorized housing has not been able to satisfy the housing demand of the fast growing population, it has become inevitable that all towns of many Developing Countries should have unauthorized settlements. This condition actually increase the size of squatter settlements in almost all the Developing Countries in the future (Velsen, 1975:301).

1.2.3. Consequences of the development of squatter settlements.

As it is discussed above, the proportion of squatter settlements increased significantly in many countries. Their expansion posed its own effects (both positive and negative) on the life of the people of these countries. The development of these unauthorized settlements by itself resulted in some new phase of development. Some governments also started to take measures that help to alleviate the problems of squatters.

One of the recent development phase of the unauthorized settlements is their transfer from 'subsistence settlements' (in which the squatter occupies land illegally and builds his own shelter by himself using local cheap materials) to the commercialization of low-cost housing for the purpose of rent. For instance, in Zambia squatters build extra low-cost houses and rent them to more needy members of the squatter villages (Velsen, 1975:299). In Kenya also landlords either rent the land only to a squatter and the tenant builds his house or the landlords themselves build as many low-cost houses as possible and use them for rental purpose (Amis, 1984:88). International Agencies like the World Bank and others also encourage this marketing policy of low-cost housing (Amis, 1984:95, Mc Gee, 1979:4). According to them housing shortage is to be solved by the market.

Attempts of governments to demolish squatter settlements is often a mistake. Squatters have shown that they are capable of constructing cheap accommodation for themselves which governments are unable to provide. They only lack the essential basic amenities (Vaugh, 1990:376, Velsen 1975:297, Saff, 1996:251). Therefore many governments have accepted that shanties are permanent and that it is cheaper and easier to provide those houses by adding basic amenities than it is to build new ones.

In order to cope with the deficiencies in urban services, particularly in the squatters areas, governments have been implementing a variety of programmes such as a resettlement programme, and upgrading of slum houses, low-cost citizens apartment programme, large scale relocation of squatter settlements, slum rehabilitation programme and urban renewal projects (Waugh, 1990:376, Joung, 1985:105). Each of these programmes had their own successes and failures in different countries.

A large scale relocation programme (i.e. the provision of new homes to replace squatter settlements) through the construction of a satellite city have been attempted by some wealthy Third World Countries like Venezuela, Hong-Kong, Singapore and the Korean Republic (Waugh, 1990:375, Joung, 1985:105). As the new town development programme was concerned with the physical relocation of the urban poor in to a remote newly developing town, it naturally tended to exclude consideration of income-earning opportunities and other socio-economic aspects of living conditions. That is why some of the settlers return back to other squatter areas; a vicious circle of squatting thus results (Joung:1985:116). Therefore, the physical removal of slum houses through squatter rehabilitation alone did not contribute to the easing of urban poverty. Planners and policy-makers should also consider the general improvement of the socio-economic aspects of the settlers.

The project of upgrading slum houses that aimed to improve the environmental, employment and general living conditions of the urban poor residing in blighted communities, and to stabilize land tenure in favour of the project residents have been practiced in Manila, Nairobi, Sao Paulo and Seoul by the joint Co-operation of the beneficiaries and their respective governments. San Martin de Porres of Manila (Santiago, 1987:87), periphery of Sao Paulo and the Mathare Valley of Nairobi (Waugh, 1990:376) are good examples of such slum upgrading projects. Since slum upgrading is the on-site upgrading approach, it does not involve the physical transfer of the beneficiaries to another remote site. Therefore, it has an

1.2.4 The squatters issue in Ethiopia

Urbanization is a recent phenomena in many developing countries and in Ethiopia. Problems related to urban settlements are also recently observed in these countries. Squatter settlements are among the problems related to urban environments. In many African countries, such settlements developed very fast after the decolonization process (Amis, 1984, Velsen, 1975). Moreover, Ethiopia experienced this problem much later than many African countries. It is not more than two decades since some squatter villages started to appear at the peripheries of some big urban centres of the country like Addis Abeba, Dire-Dewa, Nazareth, Harar and others. Therefore, literature on this issue are almost absent in the libraries and documentation centres of the country.

One important documentary source on the issue of squatting in Addis - Abeba is the Senior Essay in Applied Sociology written by Teka Halefom in 1986. He discussed on the squatters settled along the street pavement around the Grand Mosque in Addis Abeba. These people built tentative shacks made of all materials they were able to get-like piece of clothes, card-board, wood, plastic and the like. (Teka, 1986). The number of squatters that the study focused on are only 600 - 700 with their families. They are also much different in their characteristic features to the squatters that settled at the peripheries of Addis Abeba, Nazareth and Dire-Dewa, which occupied good lands and built bigger permanent houses in contrast to the temporary shacks along the street pavements of Merkato area. The second group are those that possessed their living land either by buying it from the surrounding peasants or settled on municipal lands without permission. Their number is estimated in many hundreds of thousands.

Very recently government recognized the problem posed by squatters against the healthy development of urban centres. It, therefore, announced warnings against the fast growing unauthorized settlements and asked the settlers to leave the lands they illegally occupied. Several demolishing activities that were conducted

around Addis Abeba have been broadcast on national radio programmes and were published in written on the news papers (Addis - Zemen 56th year, August 1997).

The squatters problem is no less serious around Nazareth and Dire-Dewa than it is around Addis Abeba. The chairman of the municipality of Nazareth Ato Girma Taddese announced that over 5000 squatters houses have been built around Nazareth (Addis-Zemen, 57th year, November 1997:No 67). The squatter settlements which developed around Dire-Dewa also consist of over 9000 houses, according to Ato Yehualashet Wubshet the chairman of the Municipal Council of Dire-Dewa (Addis-Zemen, 57th year, 1997: No 113)

There is no doubt that the problems that started to appear around these important urban centres will spread to other major towns of the country. It is, therefore, advisable that government and the regional administrators should come with some sort of solutions for the squatters problem. This research is, therefore, intended to contribute to the body of urban literature on Ethiopia, which are very few at present, considering the problem of squatters and squatting process, a dimension which so far remained very little explored.

1.3 SIGNIFICANCES AND OBJECTIVES OF THE STUDY

1.3.2. Significances of the study.

It is now widely recognized that the causes that contributed to the emergence and growth of squatter settlements should be well analyzed as they are important facts that help to solve the squatters problem and to bring healthy development of the urban centres. Such knowledge permits a rational design of public policies as well as the formulation of proper urban development plans that could maximize social welfare and the amelioration of urban problems arising due to the development of unauthorized settlements.

Like other major urban centres in Ethiopia, Nazareth has been experiencing rapid population growth, partly contributed by in-migration, but limited extension of

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Like other major urban centres in Ethiopia, Nazareth has been experiencing rapid population growth, partly contributed by in-migration, but limited extension of

economic functions and social amenities. Several squatter settlements have been also developed around the city. The aim of this study is, therefore, to investigate the causes for the formation and fast growth of the unauthorized settlements, their present features and future prospects.

Even if the study is site specific, the results and conclusions obtained from this research can be applied to other urban centres of Ethiopia that have similar social and economic conditions. The study is also important to make the municipalities and workers of the Ministry of Urban Development be aware of the squatter's problems and the need to develop strategies solving their problems both in Nazareth and elsewhere in the country. In addition to this, policy makers and planners can obtain first hand information and helpful ideas from the results of this research.

Several factors contributed to the selection of Nazareth as a study area for this research. Its emergence as an important business and trade centre, its centrality to agro-industrial development schemes of national significance, its nodality to relatively better developed rail and road transportation networks, its fairly rapid socio-economic transformation, as well as its importance as a health and recreation centre are believed to have had a significant pull effect on squatters from different parts of the country. On top of all these, the clearly identifiable squatter villages, their large size both in terms of number of houses and population size presents a good opportunity to study the case of unauthorized settlements around Nazareth.

Furthermore, easy access to the city, the availability of information relevant to the study, personal knowledge of the city and its officials by the researcher had been additional factors that led to the selection of Nazareth for this study.

1.3.2 Objectives of the study.

Within the general framework indicated above, the main objective of the study is to examine the origin, magnitude and general characteristic features of the squatter settlements found around Nazareth. More specifically, in this study attempts will be made:

- i) To investigate the magnitude of squatter settlements around the city and their general characteristic features.
- ii) To identify and investigate the factors that contributed to the emergence and fast growth of the unauthorized settlements.
- iii) To assess the demographic and economic aspects of the squatter household heads.
- iv) To evaluate the social and economic consequences of the development of the squatter settlements around the city.
- v) To indicate the future prospects of these settlements.
- vi) To suggest ways and means that indicates how the problem can be mitigated.

1.4. RESEARCH QUESTIONS

The following study guideline (research questions) are stated in line with the specific objectives of the study.

- i) What are the causes for the formation and fast growth of the squatter settlements around Nazareth?
- ii) What are the demographic, social and economic characteristics of the dwellers of the squatter settlements?
- iii) To what extent have the squatter households around Nazareth attempted to secure land or shelter in the formal housing zone before going to the illegal occupation of land?

- vi) To what extent is the formal housing sector in Nazareth sensitive to the housing needs of the low income house holds?
- v) What are the major social and economic consequences due to the development of squatter housing around Nazareth?
- vi) What will the future fate of these unauthorized settlements be?

1.5. RESEARCH METHODOLOGY

1.5.1 Types and sources of data

The study is based on data obtained from both primary and secondary sources. The techniques employed to gather information are based on the three types of structured questionnaires and assessment of some documents.

The main body of information was gained from primary data that was collected through three different types of questionnaires which are designed as they can enable to obtain the attitudes of the squatters, the kebele officials and the administrators of the city. The questionnaires were pre-tested in the study area during the preliminary survey. Changes were made in the design of some of the questions on the basis of the results of the pre- test before embarking on the full survey.

The major changes made were regarding the origin of the squatters, reasons that initiated the squatters to build houses in the illegal villages and the future fate of the settlements.

After the necessary review was made, the three types of questionnaire were prepared for the survey-the first was administered to sample squatter household heads, which in case the house-hold heads were not available at the time of the survey, their spouses were substituted. The second questionnaire were completed by the chairmen of the seven kebeles of the city in which the squatter settlements are developed and the third type were filled by the municipality head person of the city and three other concerned department heads of the municipality such as the

Technical Department, Finance and Administrative Department and the Department for the Social Affairs.

The secondary data pertaining to the information of population, urban services, climatic and relief structure were obtained from CSA Publications, EMA, MWUD branch office in Nazareth and the municipality of Nazareth.

1.5.2 The survey and sampling design

The survey design employed in the collection of primary data were the stratified and systematic sampling techniques. The former was used to determine the number of household heads to be asked from each kebele while the latter was used in the selection of the name of household heads that answer the questions.

Considering time and resource limitations, it was decided that 5 percent of the squatter household heads could suffice for the purpose of this study. With the seven kebeles in which the squatter settlements were developed as a primary sampling unit and the squatter household heads as sampling frame, a sample size of 272 household heads were systematically selected proportionate to the number of household heads in each concerned kebele. Table 1 shows the coverage of households by kebele.

Table 1: Coverage of sample household heads by Kebele

Kebele	Number of households	%	Household sample proportion	%
01	197	3.6	10	3.7
03	202	3.7	10	3.7
04	148	2.7	7	2.6
09	958	17.6	48	17.6
10	2697	49.6	135	49.6
11	952	17.5	48	17.6
16	290	5.3	14	5.2
Total	5444	100	272	100.0

Having decided on the proportion of sample households in the seven kebeles, representative households were then systematically drawn from the list of squatter household registers compiled by the kebeles. In other words, depending on the number of households and the sample proportioning of each kebele, every 20th household was identified and accordingly approached for interview.

In order to facilitate the survey work, a team of 7 field assistants, all of whom have completed grade 12 and who have good knowledge about the squatters village in the kebele, were purposely selected from the respective kebeles and given trainings specifically on the nature and details of the questionnaires as well as the procedure they should follow while conducting the interview.

The field work was conducted in three phases. The first phase started with the preliminary survey of the study area by the researcher during the summer of 1997, which enabled the researcher to become familiar with life in the squatter villages and the research settings. The necessary contacts were made with key organizations both governmental and urban Dwellers' Association and the purpose of the study was explained to the officials during this time. In addition, the necessary preparations including the identification of the study kebeles were made at this stage.

The second phase and major field work that was aimed at the collection of primary data were conducted from the third week of January to the second week of February 1998. The third phase which lasted for two weeks until the end of February 1998 was mainly devoted to the collection of secondary data.

Out of the proposed target group of 272 sample individuals, 12 were not willing to respond and 24 were not available. They were then substituted by their immediate neighbours. 57 sample individuals were not fully answered the questions, which finally completed after the call-backs of the individuals. Generally 272 households and 11 kebele and municipality representatives, which are totally 283 individuals

have been successfully completed the questionnaires. Data from these questionnaires formed essentially the basis of this study.

1.5.3. Quality of the data,

Three methods were used to check the quality of the survey. First, at the end of every survey day meetings were held with enumerators to discuss problems encountered, if any, and solutions were sought. Second, the researcher has personally supervised the survey in the field, by making visits to some of the enumerated households and checked the filled-out questionnaires. Third, after reviewing and editing completed questionnaires, call-backs were made to respondents for whom interviewing was needed for corrections.

1.6 METHODS OF DATA ANALYSIS.

Various methods of statistical techniques have been employed to analyze the data. The following are the out line of the methods used.

- Percentile Rank (PR) is employed to identify the causes for the emergence and growth of squatter settlements around Nazareth according to their order of merit.
- The data are organized in the forms of tables, charts and graph as they are proper to explain some facts.
- Percentages have been used for the purpose of comparisons.
- Maps are used to indicate the location of the study area, the pattern of the squatter villages, changes in the development of the built-up areas of the city and to indicate the origin of the squatters.

1.7 ORGANIZATION OF THE THESIS.

This Thesis is organized in to eight chapters. In the first chapter, attempts has been made to define the problem of the study, review the related literature, determine the aim and objectives of the study, and indicate the research process through which it has been achieved.

Chapter two describes the general back ground to the study area-Nazareth. Chapter three emphasizes the general characteristic features of the squatter villages. Chapter four is devoted to the analysis of the causes that initiated the development of the squatter settlements. Chapter five deals with demographic and economic aspects of the squatter households. Chapter six is devoted to the analysis of social and economic consequences resulted of the squatter settlements while chapter seven discuss the future trends of the settlements. Chapter eight presents the an over all summary of the findings of the study and some of the main recommendations.

CHAPTER TWO

BACKGROUND OF THE STUDY AREA

2.1. LOCATION AND PHYSICAL FEATURES OF NAZARETH

Nazareth is a city found within the central part of Ethiopia mainly in the Awash river basin of the Great East African Rift-Valley at a road distance of about 100 Kms from Addis Abeba to the south east. It is situated at 8⁰30' north latitude and 39⁰12' east longitude at an elevation of 1620 meters above sea level (EMA topo map 0839, A4). Currently the city covers an area of over 80 'gasha' or 3200 hectares or 32 square Kms. According to the results of the last census it had a total population of 127,842 in 1994 and at present it is expected to have well over 150,000 people (CSA 1996 : 318).

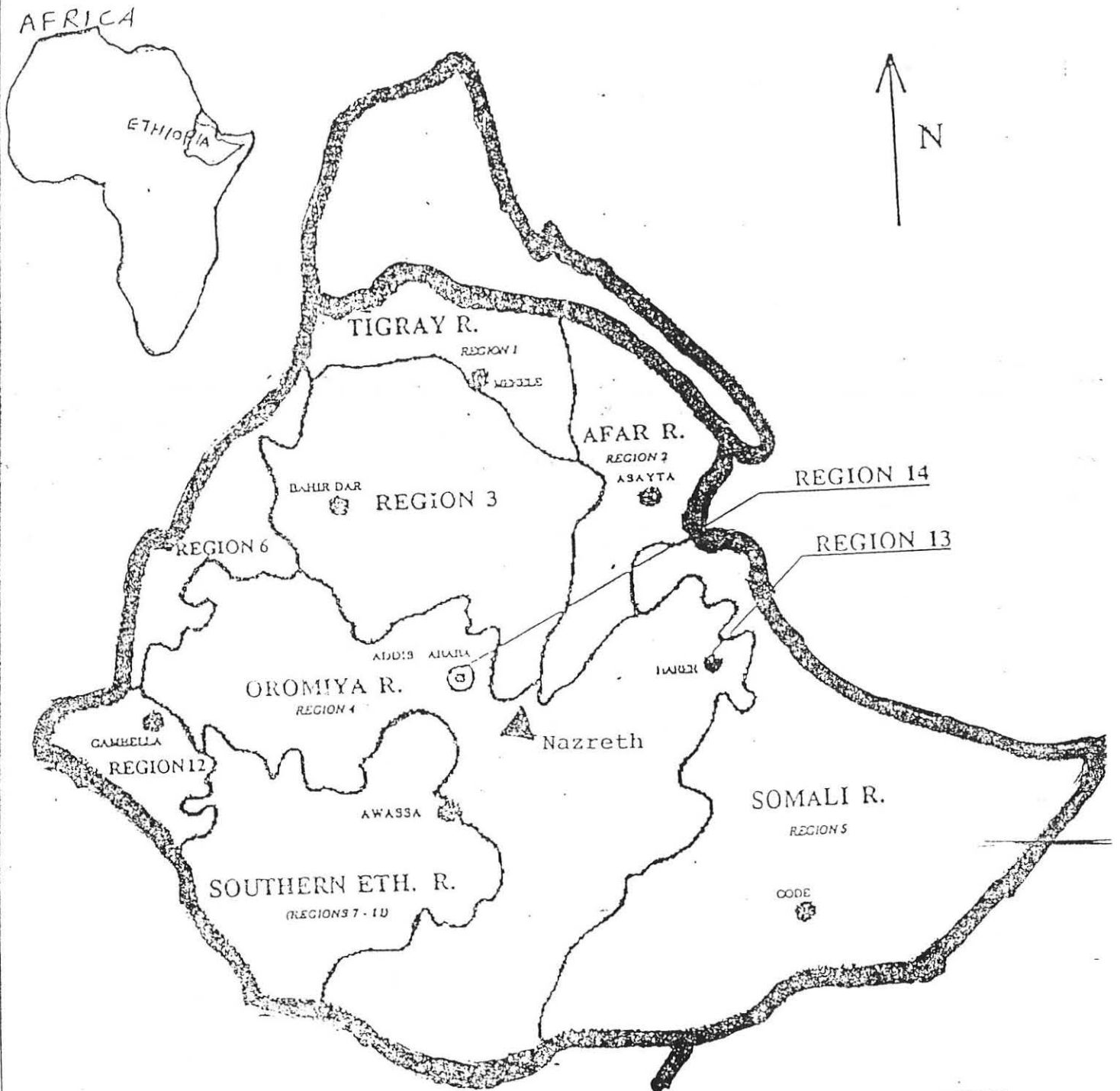
The relief structure on which the city is situated is a basin-like flat land surrounded by escarp slopes and hills at all the sides except the one facing to the south. The soil consists of light sand and fine clay which is easily blown in to dust storms during the dry months.

Climatically, Nazareth belongs to the "Qolla" (tropical) climatic zone. Nazareth's average annual temperature is about 20⁰C with maximum temperature slightly exceeding 30 - 32⁰C during the months of April and May. Summer temperatures are low giving it mild and pleasant weather conditions. The annual rainfall which mainly comes during the months of June, July and August ranges between 700 - 900mm

2.1.1. The strategic location of Nazareth

Nazareth is located at a good strategic position in terms of economic and cultural significance. The city is found along the Ethio-Djibouti railway line, and of the Asab - Addis Abeba highway both of which are handling a large proportion of Ethiopian import-export trade. It also connects important productive centres like Hararghe, Arsi, Bale, Sidamo, Gamo-Goffa and the Shewan highlands with the main transportation arteries of the country. More-over as it is located along the main transport routes and in the central part of the country, it serves as one of the

Fig 2 THE LOCATION OF NAZARETH



LEGEND

International Boundary	
Region Boundary	
Region Capital	
Nazareth	

SCALE: 1 : 6 000 000
 Regional boundaries are not official

centres for the mixing up of different cultures and languages of the people of Ethiopia. People like Guraghe, Walayita, Kembata, Hadiyya, Sidama and the like have good attachment to Nazareth. Other people such as the Oromos of Shewan highlands, Harahghe, Arsi and Bale, the Amaras of Northern Shewa and elsewhere, Aderes of Harar the Somalis, Tigrrians, Argobas, and other people meet in Nazareth and share their culture with each other.

2.2. THE EMERGENCE AND GROWTH OF NAZARETH.

The construction of the Addis-Abeba - Djibouti railway line by Emperor Menelik II, which was completed in 1917, gave birth for various stations along the route that are deemed to facilitate the functions and services of the line (Markakis, 1974:161). The more important urban centres which owe their origin to the construction of the line are Dire-Dewa, Debre-Zeit, Mojo, Nazareth and Akaki.

The town of Nazareth, formerly known as Adama, was founded as a railway station in 1917, at the North western fringe of Nazareth proper in what is now called "Arogi Adama", which means old Adama. Since this specific site was rugged and was thus proven to be not suitable to perform the functions of a railway station, it was later decided to move the town to its present location in 1929 (Atnafu, 1972:37). In 1945, Emperor Haile-Sillasie Visited the town. The king was pleased by its scenery and so named it Nazareth (Atnafu). From that day on the new name has been commonly used. Recently the Oromia Regional Government announced the official name of the city to be the former - Adama. However, as most of the people as well as the mass-media still continue to use the name 'Nazareth', the writer also chosen not to use the name Adama.

Since its emergence, Nazareth has been gradually expanding physically, as well as economically. The municipal area of Nazareth grew 26 times from a mere 120 hectares in 1929 to 3120 hectares in 1978 (Kebede, 1991:58). The urbanized area which for many years was confined to near and around the railway station has since the last three decades or so sprawled in the outer zones mainly to the southern fringes, along the road from Addis Abeba to Asab, Hararghe, Arsi and Sodere where the three important squatter villages of kebele 09,

10 and 11 that account of 84.6 percent of the squatters. houses, and 86.3 percent of the squatter population are found. Figure 3, shows the spatial growth of Nazareth during the last three decades.

The south-ward expansion of the town could be due to the availability of adequate water supply, lesser susceptibility to flood, the concentration of roads that lead to the country's important economic centres and regions, namely, Asab, Harar, Dire-Dewa and the southern regions including Sodere resort area, Asela and Goba. The attraction of the market, business and industrial activities which are located in that part of the city have been also additional factors that influenced the south-ward expansion of Nazareth.

Computations obtained from the map in Figure 3, show that the built up area grew by 32 percent between 1957 and 1965, 41 percent between 1965 and 1972, and 93 percent between 1972 and 1986 (kebede, 1991:58). In those three decades, the built up area quadrupled, averaging about 9 percent growth per year.

Nazareth has a well developed Master plan. The layout of the city is well designed with clear geometrical grid pattern where roads, streets and lanes are either parallel or intersect at right angles giving it the appearance of a well planned city.

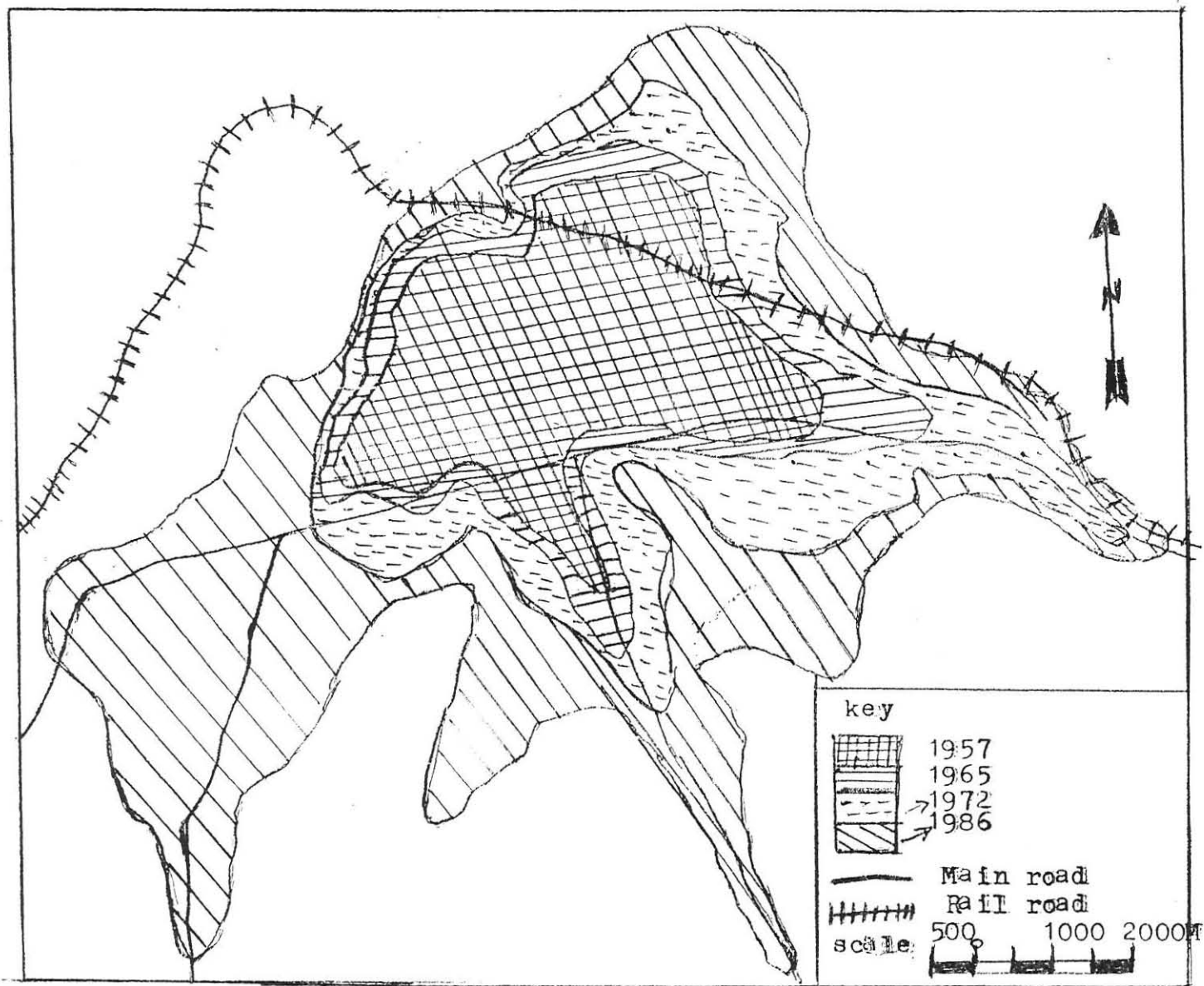
Table 2 Trend of the growth of population of Nazareth

Year	Population	Growth rate	Change %
1929	8,000	-	-
1950	13,000	2.3	62.5
1970	37,620	5.3	189.4
1985	76,284	4.7	102.8
1990	98,436	5.1	29.0
*1994	127,842	5.8	29.9

* Added to the former Table by the researcher

source:- Kebede Mamo: (1991) Migration and urban Development in Ethiopia: The case of Nazareth Addis Ababa University: Addis Abeba.

Fig. 3 AREAL EXPANSION OF NAZARETH (1957- 86)



According to the data in Table 2, the population of Nazareth has grown tremendously beginning from the 1950s. No more than a small railway station in the early 1900s, Nazareth grew from the population of 13,000 in 1950 to nearly 130,000 in 1994, in 44 years time. The period 1950-1994 was a time of fast growth of its population for Nazareth, with an average growth rate of 5.2 percent per annum. Recent sources (OPHCC, 1985; CSA, 1990) also indicate that the current growth rate of Nazareth, which is 5.8 percent per year is above the national average urban growth rate which is 4.0 percent per annum. It is, therefore, clear that there have been a combination of strong forces that attracted a large number of people towards the town over the past 40 years.

2.3. Factors that contributed to the growth of Nazareth.

Many factors have contributed to the growth and development of Nazareth over the decades since its establishment and particularity since the 1960s. These are;

- i. Nazareth continued to be important as a railway station in handling significant proportion of the import-export trade of Ethiopia and the large number of passenger traffic.
- ii. The nodality of the city to the country's major transport arteries and its rich hinterland. Nazareth lies at a junction of roads linking Addis - Abeba with the country's most important ports of Asab and Djibouti, the Addis-Abeba - Harar - Dire-Dewa line and roads joining Addis-Abeba with the southern regions, namely, Arsi, Sidamo, Gamo-Goffa and Bale.
- iii. Its central position for different development schemes, particularly the agro-industrial development projects of the whole Awash Valley such as the Wonji-Shewa and Metehara sugar plantations along with the associated sugar factories, the horticulture farms of Merti, Jeju and Tibila, the Middle Awash fruits and vegetable farms of Nurahera, Melka-sadi and others, the existence of large scale mechanized farms of Arsi and Bale as well as the many small-scale and medium sized industries concentrated in and around Nazareth are among the prominent development activities that have given impetus to the growth and development of Nazareth. This region is probably the most developed and best known region to have attracted

investment more than any other part of the country in the recent past. Therefore, being well placed among the towns in the region in terms of socio-economic facilities, it serves as a regional centre facilitating the activities of these sectors.

- iv. The Proximity of the city to hydro-electric power installations on the Awash River which are located at Koka and Melkasa and its position along the high-power electric line from Melka-Wakena to Addis-Abeba, ensured the adequate energy supply for industrial expansion and domestic consumption in Nazareth and its environs.
- v. Nazareth's increasingly growing importance as trade and commercial centre, particularly in cattle and grain marketing as well as retail and whole sale business. During the pre-revolution years when private commercial farms were active in the area, it served as a major centre for the agriculturists in the Rift-Valley all the way to Arba-Minch. Most of the warehouses built were meant to store grain from Arsi, Bale and from the commercial farms in the Rift-Valley from where it finally exported abroad.
- vi. The environmental scenery of the city, its favorable climate and proximity to resort centres such as the Sodere hot springs with modern swimming pool, the Boku steam bath, and the Gergedi hot waters, all serving as sites of recreation and health resorts. These have been strong attractions for tourists, week-enders and people with health problems.
- vii. Its relaxed and congenial atmosphere with its several good - standard hotels have helped Nazareth to host many conferences and meetings both national and international ones.
- viii The city's increasingly growing importance as the centre for various health and educational facilities such as hospitals, many specialized private clinics, technical secondary school, a TTI, technical college and the like;
- ix. Its recent title as a capital of eastern Shewa administrative zone (beginning from 1989) has also brought a significant number of people who needed administrative services to the city. This has inturn contributed to the development of the city.

Generally, the favorable geographic location of the city and its fast growing socio-economic importance, particularly its centrality and proximity to the economic potentials of the Awash

Valley and its prospective development have for many years contributed to the fast growth and development of Nazareth.

2.4. DEMOGRAPHIC ASPECTS OF NAZARETH

Nazareth is one of the largest and rapidly growing urban centres in Ethiopia. Regarding its population size, Nazareth ranks third in the national urban hierarchy following next to Addis Abeba and Dire-Dewa.

Administratively it is divided into three 'Kefitagnas' (which mean higher level of administrative body next to kebele in urban dwellers administrative system but not functioning at present) that comprise twenty Urban Dwellers Associations, or Kebeles as they are commonly called, with the city council or the Municipality at the top of the administrative structure.

According to the Census of 1994, the population of Nazareth is 127,842 out of which 61,965 are male and the rest 65,877 are female. (CSA, 1996:32). It is also indicated in the census report that 33.7 percent of the population of the city are children below the age of fifteen years, about 4.5 percent above the age of sixty years. While 61.8 percent belong to the age group of 15 - 60 years (CSA, 1996:141)

The same source further reveals that the participation rate in gainful employment for the economically active age group (10 years and above) is estimated at 64.2 percent, with 66.4 percent for males and 33.6 percent for females. The proportion of unemployed persons out of the total economically active population is 8.3 percent.

The majority of the employed (more than 80 percent) are engaged in trade and services in the private and public sectors. Manufacturing and construction account for about 14 percent of the employed, whereas about 4 percent are engaged in agriculture and related activities (Kebede, 1991:65).

2.5. URBAN FACILITIES AND AMENITIES

The inadequacy of basic urban facilities and amenities is very common in many developing countries of the world and also in Ethiopia. Nazareth as one of the main urban centres of Ethiopia is also suffering from the acute shortage of basic social amenities.

One of the serious problem of Nazareth that challenge its healthy development is the inadequacy of housing supply. According to the report of the Regional Planning Office for Central Ethiopia (which include the former two administrative regions of Shewa and Arsi) in 1987, about 1500 new applicants are registered for the provision of houses in Nazareth every year, out of which only 10.9 percent were able to secure one annually (kebede, 1991: 66). This is the highest number among those reported for all urban centres in the region (RPOCE, 1987:45). A baseline survey conducted for Nazareth in 1987 reveals that room density for the surveyed kebeles is 5.1 persons per room (MUDH and UNICEF, 1987:29), which is very high even by Ethiopian standards a maximum of 3 or more persons per room is considered unhealthy and overcrowded in Ethiopia (OPHCC).

The efforts made towards solving the problem between housing demand and supply in Nazareth are minimal. The houses built from 1977-1989 by the public housing sectors (Municipality and Rental Houses Administration Agency), individuals and Co-operatives in Nazareth were only 2679, which is only 2.8 houses for 1000 people annually. Table 3 shows this detail.

Table 3. Housing units built in Nazareth per 1000 people

Year	Population	Houses built annually		House built annually per 1000 people
		House	%	
1977	51280	1	0.02	0.02
1978	56374	14	0.25	0.25
1979	61468	445	17.0	7.40
1980	68246	52	1.94	0.80
1981	68246	485	18.10	7.11
1982	71634	274	10.23	3.82
1983	75244	28	1.05	0.37
1984	76284	43	1.61	0.56
1985	78004	528	19.71	6.77
1986	80293	63	2.35	0.78
1987	86613	15	0.56	0.18
1988	84291	438	16.35	5.20
1989	85514	283	10.65	3.31
Total		2679	100.0	-

Source: RPOCE 1988, cited in Kebede Mamo .

As indicated in Table 3, the effort to solve the housing problem is minimum as compared to the UN suggestions. The UN recommends that a minimum of 10 housing units per 1000 persons should be built in developing countries and that these countries need to allocate to the housing sector 5-6 percent of their GNP at least to maintain the current level of housing provision (UN, 1976, cited in RPOCE, 1988:123) Efforts made in Nazareth to meet housing demand, which is 2.8 houses /1000 people annually is much below the UN recommendation.

In addition to the problem with the city's failure to satisfy the demands for new houses, the poor maintenance made to renew some older houses is insignificant. It is estimated that about two-third of the housing units in Nazareth (i.e. 65.6 percent) need some sort of maintenance (RPOCE, 1988:126). The main factor for the worsening physical condition of the houses in Nazareth is the materials and the technology used in the construction of the

houses similar to the other urban centres of the country, housing construction in Nazareth is carried out by using traditional materials and technology. Therefore, about 87 percent of the housing units in Nazareth are built from wood and mud and 68.5 percent lack proper ceiling and flooring (CSA, 1984).

The existing houses in the city also lack adequate supply of basic facilities and amenities. It is reported that 26.6 percent of the housing units do not have toilet facilities, 38.8 percent are without kitchen while only 45.3 percent receive clean and adequate water supply (RPOCE, 1988:129). Absence of proper sewage system, proper toilet facilities and waste disposal system presents clear health hazards to the people of the city.

We can now draw two main conclusions from what has been discussed in this chapter. One is that the population of Nazareth has been growing rapidly as a result of both high rate of natural increase and large volume of in-migration. On the other hand, the level of constructing houses and necessary infrastructure as well as the extension of other services does not seem to accommodate the demands of the rising population. Therefore, poor families that can not afford the expensive rents of private houses and those who can not afford for the construction of formal houses in the municipal parts are obliged to squat at the peripheries of the city. It is this condition that accelerated the growth of several squatter villages around Nazareth.

telephone poles are hardly seen in these villages. People travel long distances (up to 4 kms) to get water. In some parts of these settlements, streets are too narrow to accommodate vehicles. Dwellers of these settlements are economically poor, even unable to feed themselves properly. Most of the family heads are unskilled people that can not fit in to modern economic sectors. A large proportion of the household heads have no permanent jobs.

Generally, squatter settlements found around Nazareth are the home of poor people that lack basic social amenities and also not yet positively viewed by the government and the local administrators. Frequent demolishing actions have been tried by the administrators, but the settlements were able to survive and even grow more in size.

3.2. SIZE

According to the information obtained from the municipality of Nazareth, the size of the squatter settlements that are developed at the peripheries of Nazareth is as large as that of many medium - sized towns of Ethiopia like Ambo, Weliso, Goba, Fiche, Mojo, Waldiya & Negelle (CSA, 1996 Vol1 part 1 : 26-31). Until the end of 1997, 5444 housing units were built by the squatters. In these houses 30,420 people out of which 14,416 were male and 16,004 were female are living. Table 4 indicates the size of squatter houses in the seven kebeles of Nazareth and the number of people living in them.

Table 4 Number of houses and size of the population living in the squatter villages.

Kebele	Number of houses *	%	Number of the dwellers **	%
01	197	3.6	780	2.6
03	202	3.7	1300	4.3
04	148	2.7	650	2.1
09	958	17.6	4,480	14.7
10	2697	49.6	16,160	53.1
11	952	17.5	5,600	18.4
16	290	5.3	1450	4.8
Total	5444	100.0	30,420	100.0

Source * Registration files of the concerned kebeles.

** Estimated from the sample survey study.

As seen in Table 4, these settlements shelter about 20 percent of the total population living in Nazareth. The size of each village varies both in terms of population and number of houses. The squatters village of kebele 10 alone accounts for 49.6 percent of the squatter housing units and 53.1 percent of the squatter population. It is followed by kebeles 09 (17.6 percent of the houses and 14.7 percent of the population) and 11 (17.5 percent of the houses and 18.4 percent of the dwellers). Each of these three villages are larger than many Wereda Capital in the country. As it is estimated from the sample survey study, the total area of land that is occupied by the squatters that have settled around Nazareth is about 2.2 square kilometers or 215 hectares. Out of this total size, about 0.18 square kilometer or 17.9 hectares, which is 8.3 percent of the total is built-up area on which 11,724 rooms of different purposes are erected. Table 5 presents these proportions.

Table 5 Total occupied area, built up area and the number of rooms built by the squatters

Kebele	Total occupied area (m ²)	Built up area (m ²)	No of rooms				
			1	2	3	4	5
01	82,650	3815	59	118	20	-	-
03	84,975	4450	61	121	20	-	-
04	52,875	4750	85	21	41	-	-
09	383,250	24,440	379	398	140	41	-
10	1,088,650	90,885	579	1179	479	320	140
11	358,400	44,630	258	436	139	119	-
16	98,375	5,970	124	145	21	-	-
Total	2149175	178,95059	1545	2418	861	480	140

Source :- Sample survey study

According to the results computed from the data in Table 5, an average land size that is occupied by a family is about 397 square meters, which is much more than the maximum urban land area that is providable to a person in the legal living quarters by the municipality (according to the information told from the municipality head person, the current highest size of urban land providable to a person for living purpose is 200 square meters in Nazareth). Therefore, according to the above information, a squatter occupied land area that is twice

wider than the land of a legal person. However, the houses constructed by squatters on such lots are small and poorly constructed. The average floor area of a family in the squatter villages is about 32.9 square meters. Average number of rooms available for a squatter family for all the necessary purposes are only two, each with less than 20 square meters. The room density in the villages is 2.6 persons per room.

Generally, the land area occupied by a squatter is wider twice the size of the urban land providable to a family in the legal living quarters while the sizes of the houses and the number of rooms built by the squatters are very small and also few in number.

3.3 NATURE OF THE HOUSE AND STREET PATTERN.

3.3.1. The nature of the houses.

As discussed above, the nature of the squatter houses is small in size, dwarf in height (all houses are without storeys and have a height of less than three meters), physically unattractive and built-up of the cheapest construction materials. Since the size of the houses and the number of rooms available for each family are limited, family members live in a crowded situation using their limited rooms for various purposes like cooking, dinning, sleeping and living. For about 28.4 percent of the families, the room available for all the above purposes is only one.

Table 6 Materials used for the construction of squatter houses.

Kebele	WALL			ROOF		FLOOR	
	Wood & Mud	Mud blocks	Cement blocks	Iron sheets	Tatched	Earth	cement
01	2	8	-	10	-	1	-
03	6	4	-	10	-	10	-
04	2	5	-	7	-	7	-
09	1	47	-	47	1	43	5
10	18	101	16	133	2	110	25
11	7	39	2	47	1	48	4
16	2	12	-	14	-	11	3
Total	38	216	18	268	4	235	37
Percent	14.0	79.4	6.6	98.5	1.5	86.4	13.6

Source :- Sample survey study

The data in Table 6 indicate the number of houses and the types of construction material used to build them. According to this data, 79.4 percent of the walls of squatter houses in the villages are built from mud-blocks, which is locally made by artisan labour. This material is the cheapest in price. Each mud-block that has the width of 20 centimeters and the length of 40 centimeters costs only 15 cents of a birr in contrast to the cement block which costs one birr and eighty cents each. This material (the mud - brick), therefore, enabled many poor families to build their houses with the affordable costs. Another material that is used by the squatters to erect the wall of their houses is wood which is finally plastered by mud. Wood is the second important construction material in the villages in that it accounts for 14 percent of the wall material of the houses. Houses with wall built from cement blocks account only for 6.6 percent of the total.

The roofs of the squatter houses are made of either corrugated iron-sheets or tatched. About 98.5 percent of the roofs of the houses in the settlements are covered by corrugated iron sheets of low quality and cheapest prices. A significant number of the houses are covered by old or used iron-sheets that were removed from former houses. The squatters purchased these used roofing materials, in most cases, at the market place known as "Gimb". Tatched roofs account for only 1.5 percent of the total houses. This is not because most of the squatters afford for iron-sheets. It is largely due to the shortage of grass in the area around Nazareth.

The floors of the squatter houses are made up of either earth or cement. About 86.4 percent of the floors are made up of earth. Only 13.6 percent of the houses have cemented floors. The earth is wetted by water and mixed with fiber called chid (residue of teff crop) and then compressed either by the foot of people or a flat wood at the bottom, and cement or stone block is fixed to the wood to increase the weight of the compressor. This made the floor highly compact. The chid fiber protects the floor from cracking.

The pattern of the houses built in the squatter villages is irregular. Some older villages and those that are nearer to the main roads and adjacent areas to the

municipal parts of the city have high density of houses. At the newly settled parts, however, the area of occupied lands is wider than the concentrated village parts, but the houses built in the wider compounds are so small that they are usually erected at the rear corner of the compounds. Large spaces are left vacant to the front road facing side, which seems may be left for the building of bigger houses one day in the future. This situation resulted in the compounds that looks like a person with huge body but un-proportionally very small head. Not only these, but also there are several vacant compound occupied by the squatters, but without houses, found lied between the houses. Most of the land occupied by the squatters is fenced by wood or some fast growing vegetation.

3.3.2. Street pattern and road quality of the squatter villages.

The pattern, density and size of the roads that are serving the squatter villages are irregular and below standard. Particularly, the roads in the densely built up areas are narrow, less dense and highly winding when compared with the roads in the formal city part. They are narrow, so that they can not accommodate any vehicle. Some are even extremely narrow that can only serve for few pedestrians as a walk-way. This narrow size of the roads is the result of the land holding system of the locality. The largest size of the land occupied by the squatters, that is 87.1 percent (see Table 12) were the holdings of peasants that are the members of the peasant association found surrounding the city. The peasants sold their farm lands to the squatters without leaving sufficient space for roads. Not only the former land-holders, but also the earlier squatters sale land sharing part of their holdings to the new squatters by further reducing the width of the already narrow paths.

The street pattern of sparsely built-up squatter villages is wider than the roads of densely settled parts. Not only the size of the width but the density of the roads in these parts is higher. However, all the road types of the villages are not paved and well built, so that they are cut deep by gully erosion and they are full of several ups and downs. This condition reduced their utility for vehicles. In addition to this, in

some areas, mainly in the densely built-up areas, people dump solid waste along the narrow walk-ways which seriously reduced the quality and utility of the roads.

To sum up, the squatter villages of Nazareth with their small and cheaply constructed houses and the narrow streets reveals that these settlements are the living quarters of poor people in which large families with problems like malnutrition, lack of basic urban facilities and very low-income groups are predominant.

3.4. Sanitary Condition of the squatter villages.

The sanitary condition of an environment is one of the basic features that should be considered in a study such as this. Directly or indirectly, it has its own impact on the health of a community. The squatter settlements found around Nazareth, to some extent, have a sanitation problem. A sample survey which aimed at the sanitary level of the squatter settlements has been conducted. For this purpose, 271 household heads from the seven kebeles have been asked to suggest their opinion on the sanitation level of their village and the causes for poor conditions. About 79.7 percent of the respondents agree that the sanitation of their villages is good. According to them their villages have no unique sanitation problem when compared with the formal (municipal) parts of the city. In contrast to the first group, about 20.3 percent of the sample house-hold heads reported the poor condition of the sanitation of their village.

In addition to the suggestions of the dwellers, this researcher also observed some sort of sanitation problem at some parts of the villages during his field survey in the study area. Even- though it can not explained as neat and clean, the existing sanitation problem may not make these parts unique of other parts of the city. Even there are more spoiled areas in the various parts of the city proper. This may due to the poverty of the squatters. They do not consume much food, water and clothing, so they produce less waste. They do not even have water to wash clothing.

Table 7 indicates the response of squatters on the sanitation condition of the squatter settlements and also the main causes for the poor sanitation conditions.

Table 7 Household heads suggestions on the sanitation status and causes for the poor sanitation.

Kebele	Sanitation status		Causes for poor sanitation		
	Poor	Good	Home refusal	Animal excreta	Human excretion
01	1	9	4	3	3
03	2	8	6	3	1
04	1	6	2	5	-
09	6	42	31	7	10
10	30	104	62	58	14
11	12	36	24	16	8
16	3	11	9	4	1
Total	55	216	138	96	37
Percent	2.3	79.7	50.9	35.4	13.7

Source :- Sample survey study.

According to the data in Table 7, about 51 percent of the sanitation problem of the villages is due to the disposal of household refuse along the narrow streets, particularly in the densely settled parts.

As reported by the respondents, animal excretion causes 35.4 percent of the problem. Some families dump the dung of their animals out of their fences. In addition to this, the absence of an appropriate number of toilets for the squatters has increased the number of people that excrete in the open near their dwellings. Out of the total housing units in the settlements, about 40.7 percent are without any form of toilet service (see Table 8).

Thanks to the natural way of clearing environments, the waste that is dumped in the villages is carried out of the villages by the flood that occurs after heavy rainfall. Since no waste

According to the data in Table 8, no house in the squatter villages is provided with potable water. The dwellers of the villages should travel up to 4 kms to get clean water (see Table 9 below).

Table 9 Distances traveled by the squatters to get potable water.

Kebele	Less than 100m.	100-500 meters	500m. to 1 kms.	1-2 kms	2.4 kms.
01	4	5	1	-	-
03	2	4	2	2	-
04	1	1	5	-	-
09	13	18	11	6	-
10	16	22	39	30	28
11	12	6	7	12	11
16	-	1	8	3	2
Total	48	57	74	53	41
Percent	17.6	20.9	27.0	19.5	15.0

Source:- Sample survey study

As indicated in Table 9, 15 percent of the squatters travel 2-4 kms to get water. 19.5 percent also travel for 1-2 kms to reach the nearest source of clean water. Nearly 48 percent of the squatters travel from 100 meters up to one kilometer distances. Only 17.6 percent of the residents are within easy reach (less than 100 meters) of potable water sources.

The supply of electric power is also insignificant. The data in Table 8 indicates that only 11.0 percent of the houses in the squatter villages are able to have their own electric meters. Many of the houses in the villages are able to light their houses by making informal arrangements with their neighbors who have their own electric meters. The electric power or light that is obtained through such informal arrangements is often very weak and can not be used for reading a printed matter. Significant number of the squatters' houses are unable

even to light their rooms in the evenings. They rather use light sources such as candle, torch, lamp, kerosene lamps and the like.

In addition to the shortage in the supply of the above discussed facilities, there is also an acute shortage in telephone service, market, educational and health facilities. Only 0.7 percent of the housing units have access to telephone services. No public telephone is available in any of the squatter neighborhoods. Therefore, the people of these villages, as a rule, go to the city proper to make both local and long distance calls. Market places are also much far away from these villages. No government or private clinic for the villages. Schools of any level are not made available by the government, Non-Government Organizations or by the private investor. Therefore, people living in the squatter settlements found around Nazareth need sound efforts of both the government and NGOs acting in the region for the provision of basic urban facilities.

CHAPTER FOUR

CAUSES FOR THE EMERGENCE AND GROWTH OF THE SQUATTER SETTLEMENTS AROUND NAZARETH.

4.1. THE EMERGENCE OF SQUATTER SETTLEMENTS

Squatter settlements started to appear at the peripheries of Nazareth beginning from 1990. Several factors have been contributed their part to the emergence of these settlements. These are: The housing shortage in the city, lack of timely allocation of urban land to the needy people, squatters unaffordability for municipal payments and the presence of cheap marketable land around the city

4.1.1. Housing shortage in the city.

The inadequacy of housing supply in Nazareth has been discussed in chapter two. As discussed in chapter two, the annual housing demand is over 1500, out of which less than eleven percent can only get one. The number of new houses that are built for every 1000 people is only 2.8 annually. It is further discussed that the room density in the city is over 5 persons per room which is much higher than the maximum of 3 persons per room in Ethiopia.

Housing shortage in Nazareth is further intensified partly by the city's fast population growth rate which is 5.2 percent per annum. Of this 3 percent is due to natural increase while 2.2 percent is due to net in-migration to the city. In addition to the above factors, absence of proper maintenance put many houses of the city out of use each year. As discussed in chapter two, about 65.6 percent of the houses in Nazareth need some sort of maintenance. Generally, as the census report of 1994 indicates, there are only 25,018 housing unit in Nazareth while the number of households is 26,516 (CSA, 1996:32) which means about 1500 families have on privacy of housing.

All these factors that discussed above contributed their part to the serious housing shortage in Nazareth. The acute housing shortage, therefore, forced the people to search for alternative means of securing shelter for their families, particularly among the poor families, which it was by building illegal low-cost houses at the peripheries of the city.

4.1.2. Failure of timely allocation of urban land to the needy people

Different circulars and guidelines that blocked the distribution of urban land to the most needy people have been passed by the central and regional governments in the last two decades. According to the information obtained from MWUD branch office for Eastern Shewa Zone, the first circular was that dispatched from MWUD to its regional branch offices and the major urban centres of the country in 1984. This circular blocked the allocation of urban land to the people that need to build dwelling units. The effect of the circular lasted up to 1986 for two solid years which blocked the construction of houses by private individuals in the whole urban centres of Ethiopia.

Another such circular is the one that was recently dispatched by the Council of Oromia Regional Government on March 20, 1993 to all urban centres in the region. According to this circular also, allocation of vacant land to the needy people was blocked until it was terminated by another circular in April 1995

Eventhough the April, 1995 circular made it possible for the municipality authorities to re-start the allocation of land to needy persons, not many people were able to take advantage of it due to the circulars 1/87, 2/88, 3/89, 4/89 and 2/90 (East Showa Zone MWUD branch office). According to these guidelines, needy individuals were required to pay birr 100 for registration and should also reserve 20 percent of the cost estimated to build a standard units, which is birr 4235, 8379, and 9296 for lots with an area of 160, 180 and 200 square meters respectively in a blocked account. This money could in principle be withdrawn after the completion of three-fourth of the construction work. However, most people could not afford

these amounts. Accordingly about 50 percent of the needy people that had been registered for land in the last two years have been unable to build homes. For instance out of the 316 people who registered to build homes in 1996, only 218 succeeded in meeting the required down payments. Similarly, out of the 400 persons who were registers in 1997, only 210 persons were able to secure land. In addition to what discussed above, the researcher has also tried to evaluate the attempts made by the squatters to secure their shelters through legal means. During the survey, squatters have been, asked whether they have attempted to get urban land legally or not before they were engaged in illegal constructions. Table 9 indicates the proportion of the squatter households that applied for urban land in a legal way before going to the squatting activity and those that directly got in to illegal constructions.

The long bureaucratic process that the municipality follow in the allocation of land to the needy individuals is also one of the causes that push some of the squatters to the illegal constructions (Table 10). Many of the squatters informed this researcher, during his field survey, that they have been made to visit the municipality for several months to few years and finally informed that they will be treated on the basis of the Lease Policy. As these people were not able to pay for the land according to the Lease policy, they therefore, abandoned their legal attempt and got engaged in to illegal constructions.

Table 10. The proportion of squatter households who attempted the legal way of getting urban land and those directly engaged in squatting.

Kebele	Attempted legal way	%	Not attempted	%
01	4	1.5	6	2.2
03	1	0.4	9	3.3
04	2	0.8	5	1.9
09	10	3.7	38	13.9
10	71	26.0	46	23.5
11	11	4.0	37	13.5
16	12	4.6	2	0.8
Total	111	41.0	161	59.0

Source:- Sample survey study.

According to the data in Table 9, nearly 41 percent of the squatters attempted the legal way of getting urban land, prior to resorting to illegal constructions. Over 59 percent of the squatters directly got involved in illegal constructions without making any attempts to secure land legally. The former were forced to squat largely because the municipality didnot respond to their applications for land. The latter were very much aware of their inability to meet the requirements set by the municipality.

4.1.3. Squatters unaffordability for municipal and high house rents

Squatters are poor people that can not pay the necessary expenses that enable them to secure land legally. Besides, they are not also capable of paying high house rents, that range from birr 50 for a very small room that can only accommodate one bed up to birr 200 to 300 for medium sized house. These suggested house rents are in the peripheral kebeles that have no good access to some of the basic urban facilities. Rents in accessible kebeles is even double of what has been discussed above. The income of the squatters is, however, too low to cover the house rent and other family expenses. The average monthly income of squatters is only birr 225. About two-third of the squatters earn below this average amount (Chapter 5, Table 26). Therefore, they have only one alternative - to build illegal low-cost houses.

Based on this understanding, the survey heads of households have been asked why they built their shelters in the illegal way. Table 10 indicates the proportions of the squatters that were engaged in the illegal construction with the reasons they suggested.

Table 11. Reasons to build illegal houses in the squatter villages and the proportions of the respondents.

Kebele	To escape bureaucracy	Unable to pay municipal fee and high house rents	To get additional land
01	1	9	-
03	1	8	1
04	-	7	-
09	-	48	-
10	57	78	-
11	19	25	4
16	2	12	-
Total	80	187	5
Percent	29.3	68.9	1.8

Source:- Sample survey study.

As it shown in Table 11, nearly two-third of the respondents (68.9 percent) built their houses in the illegal villages, because they lacked the economic capacity to pay municipal fees. About 29.3 percent of the respondents answered that they did it as a means to escape the long bureaucratic process. about 2 percent are, however, those squatters that have legal houses in the formal city but illegally occupied additional lands.

4.14. The presence of cheap marketable land around the city.

The peripheral kebeles of Nazareth had granted short term utilization of significant amount of urban land for agricultural activities to some of the dwellers, collecting minimum amount of tax annually. These cultivators, gradually got engaged in the building of illegal houses as well as selling part of their holdings to others for the construction of illegal dwellings. Absence of a sound measure against this illegal condition encouraged others for similar illegal activities. This was the first impetus

to the emergence of squatter settlements around the city (Municipality of Nazareth, 1998).

Table 12. Proportions of squatters occupied their living land in different ways.

Kebele	Bought from peasants	%	Granted by Kebeles as a farm land	%	Personally occupied	%
01	-	-	8	2.9	2	0.7
03	7	2.6	2	0.7	1	0.4
04	6	2.3	1	0.4	-	-
09	47	17.2	1	0.4	-	-
10	125	45.9	10	3.7	-	-
11	44	16.0	4	1.5	-	-
16	8	3.0	6	2.3	-	-
Total	237	87.1	32	11.8	3	1.1

Source:- Sample survey study.

This first experience of the squatters to illegally occupy lands and the absence of strong measures against it further encouraged the squatters to march to the adjacent peasant associations in search for marketable land. The peasants then sold part of their holdings without any hesitation at a price of 1 to 4 birr per a square meter of farm land based on its proximity to road and access to the formal urban parts. Table 12 presents the data regarding the ways squatters occupied their holdings.

According to the data in Table 12, over 87 percent of the squatters possessed land on which they erected their homes by buying from the surrounding peasants. About 12 percent of the squatters were granted land by the kebeles for short term cultivation, which part of it was later sold by the holders and settled on the rest part. It was only 1.1 percent of the squatters who occupied municipal land without the permission of kebele officials or the municipality. The peasant associations that are located around Nazareth and whose part of their land is occupied by squatters are Lugo, Migira and Kechema.

4.2. THE GROWTH OF THE SQUATTER SETTLEMENTS

Within a short period after their emergence, the squatter settlements around Nazareth increased very fast. Few squatters appeared around Nazareth at the peripheries of Kebele 09 and 10 at the beginning of 1990. At that time, the number of the houses and the size of the people living in them were counted in few hundreds. Within 8 years, the number of the houses reached over 5000 and the number of dwellers grew from few hundreds to over 30,000 people. It was growing by over 600 houses per year and an average increase of its population by nearly 4000 annually.

The factors that contributed to this fast growth of the squatter settlements in population size, and aggregate built up area are, lack of strict control and the absence of strong measures at its early stage, the weak administrative system created during the political transition period and accelerated in-migration to Nazareth.

4.2.1. Lack of strict control and strong measure against the squatters

Some kebeles and the municipality attempted to check the first squatters that appeared with in municipal parts of the city. However, this attempt could not effectively overcome the strong resistance of the squatters. The measure was demolishing of some of the erected houses using human labour, which the squatters could re-build within a day or two. The cheap cost of the construction materials used to build the houses and the availability of cheap labour encouraged the squatters to re-build their houses after every demolishing activity of the kebeles and the municipality. The case was constant headache for the administrators, so that they left them free after several unsuccessful trials.

Many of the early measures were focused on demolishing the already erected houses than controlling and stopping the squatters as soon as they started the construction. The final drama was completed by the fade up of the kebele and municipality head persons, which then raised the moral of the squatters and encouraged more people to go for illegal constructions.

In addition to the above factors, the location of many squatter houses along the boundary of the peasant associations and the municipality kept them safe from the harassment of the armed kebele personnel and the municipality. Since there was no co-ordinated action between the peasant associations and the municipality to control and stop squatting, more and more squatters were attracted to the illegal settlements that were newly created on the holdings of the peasant associations. That is why large proportion of the squatter houses are currently located in the peasant associations.

4.2.2. The weak administrative system created during the political transition period.

As seen in some developing countries, squatters take advantage of the time when power gap is created due to the political transitions from one type of government to another. During such time, government become weak and powerless to stop such illegal activities. For instance, the squatter villages of Marconi Beam and Milnetron of the Cape Town of South African Republic grew several times of their former sizes during the political transition from Aparthied to Democratic Government (Saff, 1996:236) and Fast growth of squatter settlements was also seen in Kenya and Zambia during the termination of colonial rule and the beginning of the independent states (Velsen 1975, Amis, 1984).

Similarly, most of the squatter villages that developed around Nazareth and elsewhere in the country were grew very fast during the period of the transfer of political power from Derg' to the present government. The weak administrative system created during the end years of the old and the beginning years of the new is characterized by lose application of rules and laws which gave chance for squatters to exercise illegal constructions without any limit.

Table 12 indicates the time in which the squatter settlements around Nazareth were developed. The time is divided in to three periods, the first is the end years of the Derg' regime, which was from 1990 to 1991, the second during the Transitional

Government from 1991 to 1995, and the third is after the formation of the Ethiopian Federal Democratic Republic Government from 1996 to the present.

Table 13 construction period of squatter houses around Nazareth.

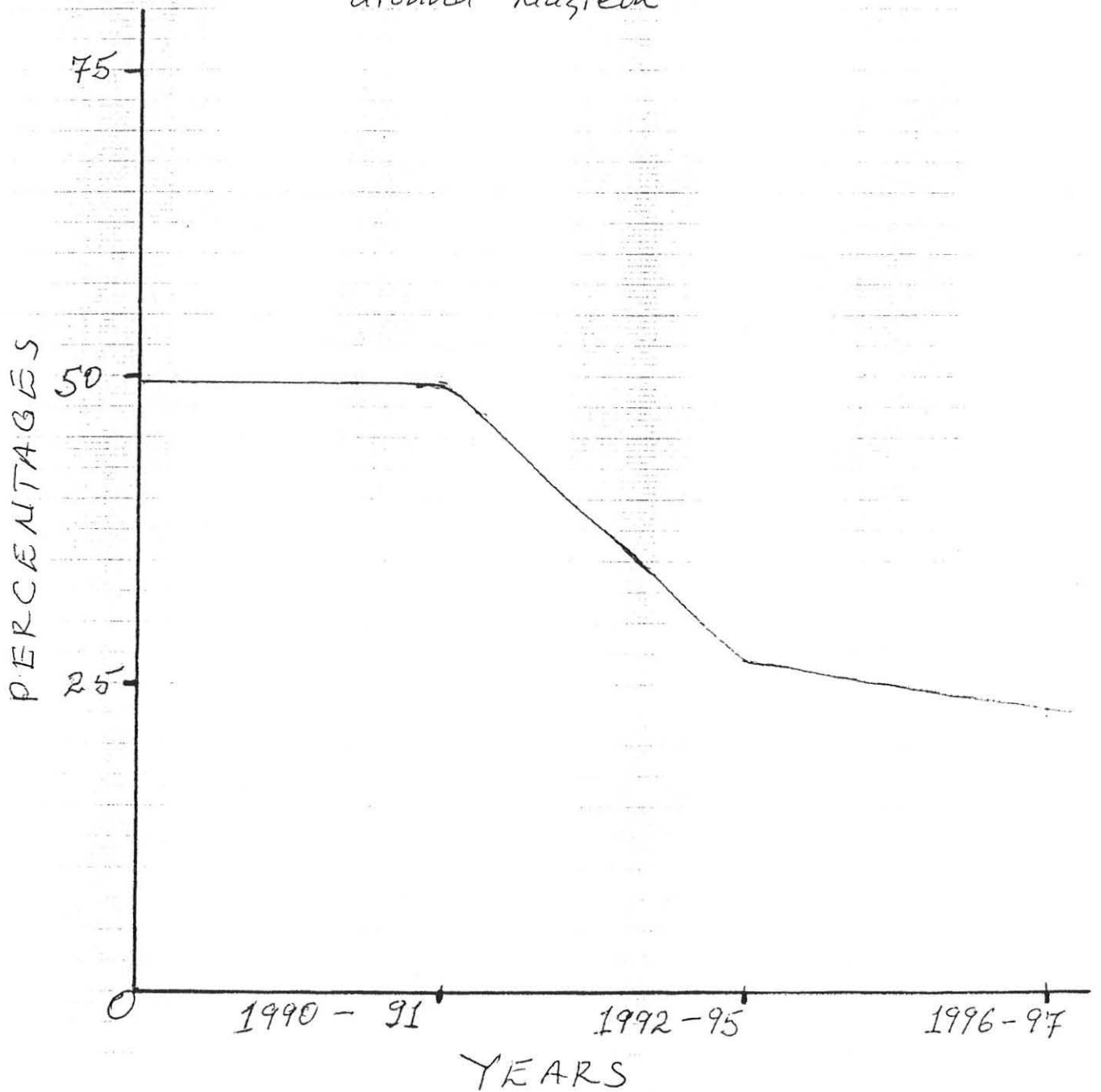
Kebele	1990-91	%	1992-95	%	1996-98	%
01	2	0.7	-	-	8	2.9
03	-	-	3	1.1	7	2.6
04	-	-	2	0.8	5	1.9
09	11	4.0	17	6.2	20	7.3
10	105	38.5	15	5.5	15	5.5
11	12	4.4	32	11.7	4	1.4
16	5	1.9	5	1.9	4	1.5
Total	135	49.6	74	27.2	63	23.2

Source:- Sample survey study.

As indicated in Table 13, nearly 50 percent of the houses were built at the end years of 'Derg' regime between 1990 to 1991. About 27 percent of the houses built during the Transitional Government period between 1992 to 1995 while about 23 percent were built after the establishment of the present government. The trend of squatting activity shows declining tendency from 1990 to 1998. (see figure 4).

Different villages exercised fast growth during certain period of time. For instance, 77.8 percent of the squatter houses in kebele 10 were built at the end years of the 'Derg' regime, 66.7 percent of those in kebele 11 were built during the Transitional Government and 80.2 percent of the squatter dwellings in kebele 01, 69.8 percent of kebele 03 and 71.6 percent of the houses in kebele 04 were built between 1996 to 1997. Others had relatively proportional rates of growth during these three periods.

Fig. 4. :- A graph indicating the development tendency of the squatter settlements around Nazareth



This condition indicates that the squatter villages found south of the main high way from Addis Abeba to Asab-Harar and Dire-Dewa through the city, are older in age than those found north of the highway.

4.2.3 Accelerated immigration to Nazareth.

The strategic position of Nazareth in terms of its economic significance, its location close to the National capital of the country and its significance as a centre where several cultures intermix make it a focal centre for in-migrants. People from different parts of the country flow to Nazareth in large number every year. The dominant types of in-migrants in terms of number are those of rural origin. The total volume of in-migrants to Nazareth from all parts of the country is 2.2 percent per annum in addition to the 3 percent annual natural increase, which is one of the highest in the country. The difficulty of dwelling in Addis Abeba may also make Nazareth the second best destination for the rural to urban migrants. Migration to the city was much accelerated in the early 1990s due to the civil war in the country. The destination of many people who were uprooted from their homes in Asmera, Asab, Arba-Gugu (Arsi zone) and the like was Nazareth. This condition resulted in serious housing shortage in the city. A significant number of these in-migrants not surprisingly joined the squatters around the city thereby contributing to the accelerated growth of population on the illegal settlements.

In general, the squatters who settled around Nazareth came from different zones of the country almost from all parts of Ethiopia. The rural people who migrated to the city finally settle at in the squatter villages around Nazareth after getting experiences of urban life either in Nazareth it self or in other urban centres. Table 13 indicates the origins of these squatters.

Table 14 Origin of the squatters

Place of origin	Number of squatters	Percentage
Nazareth	1442	26.5
Around Nazareth	1321	24.2
Tigray	200	3.7
Guraghe	380	7.0
N&s.wello	220	4.0
Arsi	701	12.9
E&W. Hararghe	80	1.5
Gamo-Goffa	60	1.1
Jimma	20	0.4
W.Shewa	180	3.3
N.Shewa	220	4.0
Eritrea	120	2.2
Bale	80	1.5
Sidamo	80	1.5
Gonder	80	1.5
Gojjam	100	1.8
Welega	40	0.7
Addis Abeba	80	1.5
Dire-Dewa	40	0.7
Total	5444	100.0

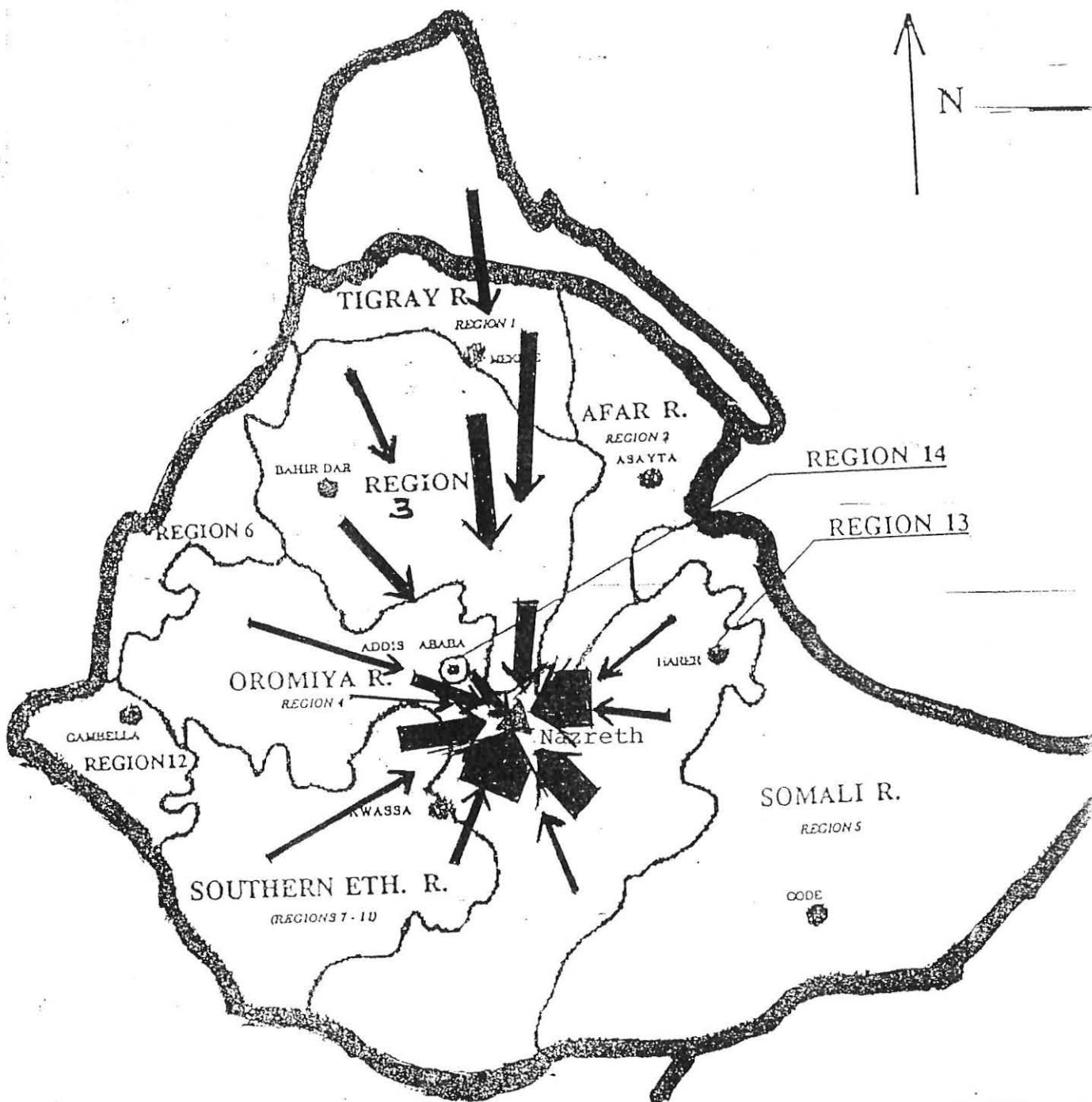
Source:- Estimated from the sample survey study.

According to the data in Table 14, the largest source of the squatters, which account for over 50 percent of the total, originated from the city of Nazareth and its surrounding areas located within a radius of 20 Kilometers. These type of squatters account for 26.5 and 24.2 percent of the settlers respectively. The Arsi-Administrative zone ranks third by contributing about 13 percent of the squatters. Another major origin of the squatters is the Guraghe zone, which irrespective of its distance contributed 7 percent of the squatters. North and South Wello, N.shewa, Tigray, W.Shewa and Eritrea are also important origins of the squatters. Jimma is the least from where only 0.4 percent of the squatters came to Nazareth. The share of zones like Gojjam, Dire-Dewa, Addis Abeba, Welega, Gonder, Sidamo, Bale, Hararghe and Gamo-Goffa is also low.

From the findings in Table 14 one can conclude that the effect of distance, security problem at the place of origin, high population densities and Nazareth's attraction of business minded people is reflected in the origin and volume of the in-migrants and also the squatters. The high share of Nazareth, its surrounding rural areas, Arsi and Northern and Western Shewa is due to their easy access (short distance) to the city. The case of Guraghe zone is due to the culture of the people that is much related to business activities, for which Nazareth offers the best opportunity. Significant contributions of North and South Wello, Tigray and Eritrea is due to high population densities, degraded agricultural environments and the security problem in those parts of the country during the civil war.

The origins of the squatters has also been analyzed from the point of view of their places of birth. Over three- fourth of the squatters were born in rural areas while only 22.5 percent were born in urban centres of different sizes. Table 15 indicates the proportion of squatter households that born in rural and urban areas.

Fig. 5 The origins of the squatters:



LEGEND

International Boundary	
Region Boundary	
Region Capital	
Nazareth	

SCALE: 1:6 000 000
Regional boundaries are not official

Table 15 Proportion of the squatter household heads that born in rural and urban areas.

Kebele	Rural	%	Urban	%
01	5	1.8	5	1.8
03	8	3.0	2	0.7
04	6	2.3	1	0.4
09	39	14.3	9	3.3
10	112	41.1	23	8.4
11	37	13.5	11	4.0
16	4	1.5	10	3.8
Total	211	77.5	61	22.5

Source:- Sample survey study.

To sum up, the fast in-migration of people to Nazareth is one of the dominant factors that caused the emergence of squatter settlements around the city and led to their accelerated growth. The main sources of the squatters are rural areas. Squatters that came from other urban areas are few in number.

The origin of the squatters has also been analyzed from the point of view of the owners of the houses that the squatters were living in before they built their present dwellings in the squatter villages. Table 16 presents the data on the ownership of the houses that were occupied by the squatters before squatting.

Table 16. Owners of the houses once the squatters were living in before squatting

Kebele	Private	%	Gov't	%	Parents	%	His/Her own	%
01	4	1.5	-	-	1	0.4	5	1.8
03	5	1.9	-	-	4	1.5	1	0.4
04	3	1.2	4	1.6	-	-	-	-
09	41	15.0	-	-	3	1.0	5	1.7
10	68	24.9	8	2.9	24	8.8	35	12.8
11	35	12.7	-	-	7	2.6	6	2.2
16	6	2.3	3	1.1	2	0.8	3	1.2
Total	162	59.4	15	5.6	41	15.0	55	20.0

Source:- Sample survey study.

As shown in Table 16, over 59 percent of the squatters were living in houses they rented from private individuals with high rents. It is to escape these high rents that many squatters want to build illegal houses. About one-fifth of the squatters were living in their own houses, which they were forced to leave due to various reasons. Fifteen percent were living with their parents before building their present houses. The rest 5.6 percent were living in government owned houses.

4.3 EVALUATING THE RESEARCH QUESTIONS

This section attempts to evaluate the research questions forwarded in chapter one. Specifically, attempts are made to statistically evaluate the research questions 1-4 which are related to those factors that are believed to explain the causes for formation and fast growth of the squatter settlements found around Nazareth. A total of five factors which are considered pertinent to the study are analyzed under this topic using percentile Rank method.

The Percentile Rank Method

The Percentile Rank (PR) method is made to evaluate the research questions forwarded in Chapter one, Particularly the research questions stated 1-4 that are related to those factors believed to explain the causes for the emergence and fast growth of the unauthorized settlements around the city of Nazareth. The five factors discussed in this chapter are put in order of their merit using PR method.

$$PR = 100 - \frac{(100R - 50)}{N}$$

Where;

R is the rank position counting the highest as 1 and so on.

N is the lowest rank of the factors.

Table 17 indicates the main factors, their percentages and the computed PR values

Table 17 the main factors, their percentages and the PR values.

No	cause for the emergence and growth of the squatter settlements.	Percentage results	PR value
1	Squatters unable to afford for high house rents and municipal fee	68.9	50
2	Failure of squatters legal demand for residential land	40.0	30
3	To escape the long bureaucratic process followed by the municipality	29.4	10
4	Availability of marketable land around the city	87.1	70
5	Weak administrative system formed during the political transition Period.	100	90

The calculated PR value indicate that the weak administrative system formed during the political transition period from "Derg" to "EPRDF" is the most important factor for the emergence and fast growth of the squatter settlements around Nazareth. Other important factors are; squatters unable to afford for high house rents and the municipal fee to be paid to obtain residential land, the failure of the municipality to allocate land for the needy groups and the long bureaucratic process followed by the municipality to offer land to the demanders according to their order of merit. To be clear, Table 18 will present these factors according to their order of merit.

Table 18 Merit order of the factors for the emergence and growth of the squatter settlements.

No	cause for the emergence and fast growth of the squatter settlements.	Percentage results	PR value	Merit order rank
1	Weak administrative system formed during the political transition period.	100	90	1
2	Availability of marketable and around the city	87.1	70	2
3	Squatters unable to afford for high house rents and municipal fee to obtain residential land	68.9	50	3
4	Failure of squatters legal demand for residential land	40.0	30	4
5	To escape the long bureaucratic process	29.4	10	5

To sum up, as the PR values stated in Table 18 indicates, the weak administrative system formed during the political transition period took the first rank in its order of merit with 90 PR value. The availability of marketable land around the city ranks second with PR value of 70 and squatters unaffordability ranks third with PR value of 50. Failure of the municipality to allocate residential land timely and the long bureaucratic process ranks 4th and 5th with 30 and 10 PR values respectively on the percentile scale according to their order of merit for the formation and growth of the squatter settlements around Nazareth.

CHAPTER FIVE

DEMOGRAPHIC ASPECTS AND ECONOMIC STATUS OF THE SQUATTERS

Demographic aspects and economic status of certain group of people can tell much about those people Demographic aspects can indicate the capability of the people for productive activities in terms of their age, the sex ratio that are engaged in different sectors, the contribution of different sexual groups to the welfare of the whole society, educational and marital status of the community. Economic status also reveals the type of occupation in which the majority of the people are engaged, what economic gains the people are able to secure and the sort of facilities that they people can demand for their healthy development. This chapter therefore, is aimed at the detailed discussions of the demographic aspects and economic conditions of the squatters settled around the city of Nazareth.

5.1 DEMOGRAPHIC ASPECTS

Demographic aspects of the squatters included under this topic are age and sex structure, educational level, marital status and religion

5.1.1 Age and Sex structure of the squatter household heads.

Out of the total of 5444 squatter household heads settled in the seven kebeles around Nazareth, 4124 or 75.7 percent are male and the rest 1320 or 24.3 percent are female. Table 10 indicates the age and sex structure of the squatter household heads living around the city.

average family size of the squatters is much higher than the national average family size, which is 4.4 persons and also higher than the average family size of 5.0 persons of the city of Nazareth. (CSA, 1985 supplement 1 and 1996 vol 1 part III).

5.1.2. Educational Level of the household heads.

Education is a basic skill that enable a person to attain high Level of efficiency in -productive activities. Similarly the efficiency of citizens to fit in different modern economic sectors is directly depend on their educational level. Squatter family heads are among the people that are either without any formal education or education of low level. People that attained special trainings and higher education Level are insignificant. Table 20 presents data on the educational level of the squatters.

Table 20. Educational Level of the squatter household heads

Kebele	Illiterates	1 - 6 grades	7 - 12 grades	Above grade 12
01	4	2	4	-
03	4	4	2	-
04	-	1	6	-
09	5	20	23	-
10	34	20	78	3
11	13	16	16	3
16	5	4	5	-
Total	65	67	134	6
Percent	23.9	24.6	49.3	2.2

Source:- Sample survey study.

As indicated in the Table, nearly half of the squatter household heads (i.e. 49.3 percent) have attained some form of post elementary school education. Those with elementary school education account for a little less than a quarter (24.6 percent). Household heads with no formal education account for 23.9 percent of the total while those who have the higher educational attainment and with special trainings

after the completion of grade 12 constitute only 2.2 percent of the total household heads.

5.1.3 Marital Status.

Nearly three - fourth of the squatter household heads are married people. The rest 25.4 percent are single household heads. Table 21 shows marital status of the squatter household heads.

Table 21 Marital status of the squatter household heads.

Kebele	Married	%	Not married	%
01	9	3.3	1	0.4
03	10	3.7	-	-
04	6	2.3	1	0.4
09	8	2.9	40	14.7
10	111	40.7	24	8.8
11	47	16.8	2	0.7
16	13	4.9	1	0.4
Total	203	74.6	69	25.4

Source:- Sample survey study.

The single household heads that account for a quarter of the family heads are young persons that are not yet married, widowed ladies, men that lost their wives due to death and divorced men and women.

5.1.4 Religion

The squatter household heads living in the squatter settlements found around Nazareth belong to three religious groups - the Ethiopian Orthodox church, Islam and Protestant sects of the Christian religion. Data on this case is indicated in Table 22.

Table 22. Religions of the squatter household heads.

Kebele	Ethiopian Orthodox	Islam	Protestant
01	9	1	-
03	9	1	-
04	5	1	1
09	30	17	1
10	117	9	1
11	41	7	-
16	13	1	-
Total	224	37	3
Percent	82.3	13.6	1.2

Source:- Sample survey study.

* About 3 percent of the squatters are religiously undefined.

As it is in the Table, large proportion of the squatter household heads, which 82.3 percent are Christians of Ethiopian Orthodox Tewahido Church. Moslems and Protestant household heads are 13.6 and 1.2 percent respectively.

5.2 ECONOMIC STATUS OF THE HOUSEHOLD HEADS.

The economic status of the squatters can indicate the level of their income, the quality of the houses they can build, the type of facilities they need and their affordability for different social amenities needed in their villages. It is, therefore, necessary to discuss the type of occupations in which the squatter household heads are engaged, the nature of their jobs, monthly incomes of the families and the group of people that are engaged in earning income for their families.

5.2.1 Types of Occupation

The squatter household heads living around Nazareth are engaged in occupations like commerce, engineering, industrial works, agriculture, driving, health, defence and other similar jobs. Table 23 shows the occupational structure of the squatter family heads.

Table 23. Occupation types of the squatter household heads.

Kebele	Commerce	Engineering	Daily Laborers	Industrial Works	Different	Not stated
01	-	-	6	-	2	2
03	1	1	5	-	2	-
04	-	1	1	-	3	2
09	15	4	11	1	4	13
10	25	18	17	10	41	24
11	14	5	4	2	12	11
16	2	1	5	-	2	4
Total	57	30	50	13	66	56
Percent	21.0	11.0	18.2	4.8	24.5	20.4

Source:- Sample survey study.

According to data in Table 23, different types of jobs like driving, teaching, weaving, producers and sales of local taverns like Katikala, Tela, Tej and the like, defence, farming and other similar occupations employed 24.5 percent of the squatter household heads. Family heads that are engaged in commercial activities rank second in the importance level of the occupations. This sector employed one-fifth (21 percent) of the total household heads. Artisan labour that participate in different daily labours like the making of mud-blocks, used to erect the wall of houses, assistants of other construction activities, those that work at quarries and hotels together account for 18.2 percent of the heads. Those family heads that are engaged in engineering activities are 10.5 percent of the total. Least proportion of the household heads, which are less than 5 percent, are engaged in industrial works. This indicates that either these squatters are not skilled enough to work in the existing factories or the number of the existing factories is very low.

From what is discussed above, one can conclude that large proportion of the squatter household heads are unskilled or semi-skilled people that engaged in traditional activities and sectors that do not need special trainings. The lack of professional skills which often results in low incomes of the household heads is one of the main factors that forced these people to live in squatter settlements.

5.2.2. The nature of Employments

Most of the squatter household heads are workers of the private sector or government owned sectors. Most of the government owned sectors employ workers as permanent employees while private sectors, by their nature, employ their workers either on the daily laborer form or as a provisional workers on contract basis.

As Table 24 indicates, the important employer of a large number of the squatters is the private sector. It employed over 50 percent of the family heads at the time of the survey. Government employed household heads that account for nearly 22 percent of the total. About a quarter of the family heads are not employed either by government or private sectors. Rather they are self employed or squatters that depend on the income earned from their own private works. This group are the owners of small commercial activities, owners of horse-drawn carts, carpenters and other artisan labors.

Table 24. Squatters employment nature.

Kebele	Gov't	Private	Self employed	Permanent	Provisional	Not stated
01	1	3	6	1	4	5
03	1	5	4	-	2	8
04	2	3	2	2	1	4
09	10	25	13	4	16	28
10	40	66	29	40	56	39
11	4	38	6	6	33	9
16	1	7	6	-	6	8
Total	59	147	66	53	118	101
Percent	21.8	54.0	24.2	19.6	43.3	37.1

Source:- Sample survey study.

According to the data in Table 24, 43.3 percent of the squatter household heads are provisional workers mainly working in private sectors. These workers are not confident of their income since their employment may be terminated by their employers, sometimes when the companies face failure. In contrast to this group, about one-fifth of the squatters are permanent workers that have a better reliability in their incomes. Almost all members of this group are government employees. Over one-third (37.1 percent) of the squatters are not stated either as provisional or permanent workers may be due to their stay without any job for several days and months.

5.2.3. Income Generators.

In many of the developing countries, particularly in Ethiopia, except the disabled and children less than 10 years old, all members of the family are expected to engage in one or another type of economic activity and should generate some amount of income for the family. This condition is more common in rural Ethiopia where children of less than 10 years also participate in some sort of activities such as looking after domestic animals raised by their family. In urban areas also family members - father, mother and children of 10 years and above are obliged to participate in some sort of gainful economic activities mainly in the poor families. Similarly, different members of the squatters families are generate some form of income for the family. Children of 10 years and above are engaged in activities like selling of cooked food like kolo,* nufro,* bread, tea, soft-drinks and other products like toilet paper, cigarettes, chewing gum and others along the streets and at public centres of the city. Table 25 indicates income generating groups of the squatter families.

Table 25. Income generating groups.

Kebele	Husband & Wife	Only Husband	Only Wife	Children
01	-	7	2	1
03	-	4	6	1
04	1	4	1	-
09	4	33	8	-
10	18	98	12	5
11	2	42	3	2
16	-	7	2	-
Total	25	195	34	9
Percent	9.2	71.6	12.6	3.3

Source: - Sample survey study.

* Percentages add below 100 due to some of the squatter household heads that do not generate income.

* *These are cultural food of Ethiopians*

The data in Table 25 reveals that 71.6 percent of the squatter families depend on the income generated only by the husbands while 9.2 percent of the families earn the income generated by both the husband and wife. Nearly 13 percent of the families earn income generated by female household heads. Over 3 percent of the families earn income generated by their children.

5.2.4 Monthly income of the squatter household heads.

The monthly income of the squatter household heads ranges between less than 100 birr per month to over 600 birr. The majority of the families are with low - income and with large family sizes, which minimizes their per - capita income. Different income groups are indicated in Table 25.

Table 26 Household heads with different income groups.

Kebele	Less than 100 birr	100 - 250 birr	251 - 400 birr	401 - 600 birr	Over 600 birr
01	5	4	1	-	-
03	2	4	3	-	1
04	-	5	1	-	1
09	25	10	8	4	-
10	22	60	34	17	2
11	8	20	16	4	1
16	3	8	2	1	-
Total	65	111	65	26	5
Percent	23.8	40.9	23.8	9.6	1.9

Source:- Sample survey study.

As the information included in Table 26, nearly two - third of the squatter household heads earn a monthly income of less than 250 birr, which 23.8 percent earn less than 100 birr and 40.9 percent earn between 100 - 250 birr per month. Household heads that earn monthly incomes of 251 - 400 birr account for 23.8 percent while those that earn 401 - 600 birr per month account for only 9.6 percent of the total.

The income group with a monthly income of over 600 birr are less than 2 percent of the squatter family heads. Average monthly family income of the squatter household heads is 225 birr. Nearly two third of the household heads earn less than this average income.

Since the family size of many squatters are large, the limited income earned by the family is insufficient, even not able to satisfy the food demands of the families. The money needed for other expenses like clothing, shelter, education and health services are hardly covered by few families while most of the families can not afford these necessities. It is, therefore, partly due to this reason that the family heads are forced to build cheap shelters in the squatter villages.

Most of the squatters obtain the money they used for the building of shelter from different sources. Many of the poor families are able to collect money using the cultural ways of helping one another - known as iqub. The advantage of the iqub system is to provide a member with an aggregate sum of money that enable him to engage in a business that need more capital or to enable a person to build a shelter, which he can not afford to do in a short period of time. It seems a loan without interest, but should be paid back at fixed periods of time.

Other members secured the money used to erect their shelters from their own savings, some by taking loan from their relatives, friends and employers while the rest obtained money in the form of gifts from parents, other relatives and friends. Table 27 provides data that explain the sources of money used in the construction of squatters' houses.

Table 27. Sources of the money used for the construction of squatters' houses

Kebele	Iqub	Loan	Gift	Personal Savings	Not stated
01	9	-	1	-	-
03	3	1	3	2	1
04	5	2	-	1	-
09	26	3	8	11	-
10	77	21	8	29	-
11	37	3	5	-	3
16	12	2	-	-	-
Total	169	32	25	42	4
Percent	62.1	11.9	9.2	15.4	1.4

Source:- Sample survey study.

According to the data in Table 27, over 62 percent of the squatters able to gain the money used for the construction of their houses by arranging *iqub** system with their fellow people. About 15 percent were able to withdraw money from their personal savings. Nearly 12 percent of the squatters were able to erect their shelter by using the funds they got in the form of loan either from their employers or from relatives and friends. Less than 10 percent of the squatters have, however, obtained the money as a gift by friends and relatives.

If these possible sources of money were not made available, to them, most of the squatters would have remained homeless in view of their limited incomes and their unproportionally large family sizes.

To sum up, in addition to the economic factors discussed above, some of the social factors that were discussed at the beginning of this Chapter like the age and sex structures, marriage condition and educational status contributed their part for the growth of the squatter settlements around Nazareth. It seems that many of the squatters are newly married young people (35.6 percent of the total squatters) that built unauthorized houses in order to satisfy their ambition of housing privacy. Female squatter households, which are a quarter of the total squatters, are also attracted to the squatter villages since the housing accommodation in these villages is to their affordable capacity. In addition to what is discussed above, the low educational level of most of the squatters (only 2.2 percent of the squatters are with higher educational attainment and with special trainings after the completion of grade 12) contributed to the low level of their income and thus led them to build unauthorized houses.

* *Iqub is a system in which the members contribute some amount of money at some interval of time, which the money collected from several persons is given to a lucky person of the day, which they use draw system to identify the lucky person. The same process is followed until all members are covered.*

CHAPTER SIX

SOCIAL AND ECONOMIC CONSEQUENCES DUE TO THE DEVELOPMENT OF SQUATTER SETTLEMENTS AROUND NAZARETH.

The growth of squatter settlements around the city of Nazareth resulted in different implications in the minds of different groups. Government, the municipality of the city and many local administrators understand squatters as illegal individuals which try to create anarchism in the urban development process. Mc Ghee explain the attitude of this group as follows.

Squatters have tended to be viewed as "problem" populations marginal to the urban system by both western and Third World planners as posing political, social, economic and physical problems to the efficient operation of government and thus hindering economic development (Mc Ghee, 19979:2)

It is due to this view that local administrators tried to demolish the squatter settlements that are developed around Nazareth.

There are also other groups that positively understand the development of squatter settlements. The squatters themselves and some other people say that squatters have solved their shelter problems through their own efforts and in so doing they have informally assisted the government in meeting the housing needs of the urban poor. Velsen is one of the scholars that positively view the role of squatter settlements in the urban development process. According to him, squatters invested much labour and other resources in the provision of houses without which the urban housing problem would be far worse than it is (Velsen, 1975: 297).

This chapter, is therefore, designed to focus on the positive and negative social and economic consequences that have resulted due to the development of squatter settlements around Nazareth.

6.1. POSITIVE RESULT.

Some positive results have been gained due to the development of squatter settlements around the city of Nazareth. These are, the success of many families to secure shelter, the innovation of some technologies in the construction of cheap shelter for the low-income group of the society, the relaxation of acute housing shortage in the city and the acquisition of additional land for the city

6.1.1 The success of many families to secure shelter

Thousands of families have been able to secure shelters in the squatter settlements using the advantage of cheap construction technology that now days has become common in the villages. As discussed earlier, 5444 families that consist 30,420 members have erected their own house in these squatter villages. It was much difficult for the public housing agencies like the Municipality and Rental Houses Administration Agency to provide houses for these much families even within a period of 30 years according to their current rate of housing production. Squatters were able to build over 680 houses per year, which is about 179 houses per 1000 people per annum. This is a great success in view of the low economic standard of the poor people, particularly in Ethiopia. What ever the standard and quality of the houses, they have sheltered the families of their owners.

In contrast to the squatters around the city, public housing agencies and individuals in the city built only 2679 houses within 13 years of time (discussed in chapter two), which is much less than the number of houses (5444) built by the squatters in only 8 years of time. The success of the public agencies and private individuals was only 2.8 houses per 1000 people per annum as compared to the squatters' 179 houses per 1000 people per annum. The success of the squatters is about 64 times greater than those of the public housing agencies.

6.1.2 The innovation of cheap construction technology.

The squatters around Nazareth introduced some technologies that enabled the construction of cheap shelter for low - income families. That is why thousands of

families were able to solve their shelter problems in less than a decade. Among the cheap construction technologies introduced by the squatters, the making of mud - blocks is the significant one. These blocks are used to erect the wall of houses. They are strong and durable and are easily made by artisan labour. The production cost of each block is 12 times cheaper than similar size of cement block. One mud - block with a size of 20 centimeters width and 40 centimeters length costs only 15 cents in contrast to the 1.80 birr cost of the same size cement block.

The technology to make the mud block is also easier. Soil is mixed with water and chid (residue of teff) using human feet as a mixer. After the materials are well mixed, the mud is filled in a rectangular shape hollow wood, usually with a size of 20 centimeters width and 40 centimeters length. Then, after leveling the mud by hands, the producer lift - up the wood. A large stout mud - block remain on the ground. The block will be ready for construction within four days if the days are sunny and the ground on which it laid is without shadow.

Another technology introduced by the squatters is the making of cheap floor of houses. In a similar way to the making of mud - blocks, soil, water and chid are well mixed. Then, the mud is brought to the room and made leveled with a wooden bar. Human feet or flat wood with heavy stone fixed to it, is used to compress the mud. Leveling using long wooden bar frequently done until the floor become smooth. The chid fiber protect the floor from cracking. After it dried, the floor will become smooth and well leveled creating pleasing sense for one that look at it.

These technologies are modified traditional way of erecting houses that are widely used and also introduced to others by the squatters that settled around Nazareth. These technologies are now well adapted by other people and so used to construct good houses in the municipal parts of Nazareth and some nearby towns like Mojo, Meki and Welinchiti. They have even well adapted among the peasants of the surrounding region. If the houses built using such technology are properly ceiled and painted, they are equally strong and looking nice as the houses made from cement blocks and different expensive materials.

6.1.3. Relaxed the acute housing shortage in the city.

As discussed in various parts of this study, Nazareth is one of the largest Ethiopian urban areas where there is an acute housing shortage. The room density as well as the number of persons per housing unit in this city are both among the highest in the country.

The development of the squatter settlements around the city has to some extent relaxed this acute housing shortage. As discussed in the preceding chapters, 5444 housing units were built within only 8 years by the squatters. Had the squatters been not able to build these many houses around the city, tens of thousands of people could have suffered a lot from the housing shortage. The efforts of squatters to secure shelter for themselves enabled others to find rental houses with reasonable costs. It appears that it is largely the members of the middle income families in the city who benefited the most from the relative stabilization of rent or housing cost which followed the emergence of these squatter settlements.

6.1.4. Expansion of the City Size.

The territorial size of the city and its population size has been increased with significant amount due to the development of the squatter settlements around Nazareth. A total of over 200 hectares of new land is added to the city by the squatters as they bought the lands from the surrounding peasant and built their houses on these lands. Had it not been annexed to the city by the squatters, the municipality of the city could have been forced to pay millions of birr as a compensation to the peasants for the land needed for the further expansion of the city. Thanks to the squatters, they shouldered this heavy expense and brought large size of land to the city administration, which is no more fitting in the administrative system of the peasant associations. There is hardly any doubt that this will also help to increase the municipal tax base in the near future.

6.2. NEGATIVE CONSEQUENCES

According to the view of some groups, the growth of squatter villages around Nazareth had resulted in some negative consequences among which the following are said to be the most important ones. These are; the emergence of unplanned residential development; created

anarchism in the possession of residential land, the municipality lost large amount of money it can earn and influenced peasants to sale their farm lands.

6.2.1 The emergence of unplanned residential development

A significant size of the land that was the property of the municipality had been illegally occupied and built up by the squatters. More larger amount of land was also annexed to the city holdings from the surrounding peasant associations by the squatters. On these lands, thousands of housing units were built by the squatters without giving any consideration to the standards set by the municipality. This condition blocked some of the planned streets of the city and replaced them by narrow walk - ways through out the newly created squatter villages. Illegal and arbitrary construction of some houses has blocked the flood drainage canals of the city. As a result the urban run-off has cut new deep gullies along the narrow walk - ways and formal streets in the municipal parts of the city. Moreover, the dumping of solid waste along the narrow walk - ways of the squatter villages has become a major problem. Besides the absence of motorable roads makes it impossible to collect solid waste from the larger part of these settlements.

Generally, all the factors discussed above have contributed to the deterioration of the quality of the residential environment in the squatter villages. In the future the municipality should assign a lot of money to rectify the situation and to up-grade the standard of these villages.

6.2.2 Anarchism in the possession of urban land and construction of houses.

The occupation of residential lands and the construction of houses by the squatter army have no designed controlling mechanism and means of enforcing laws that govern urban communities of the municipal parts of the city. The purchasing and selling processes of lands and houses are not following any type of designed laws. Rather, they are concluded only according to the interest of the two groups. Government or the municipality gain nothing from such activities. Therefore, these

settlements are considered as parts of the country that are not, but governed by the laws. Here every thing is according to the interest of individuals. Therefore, it is clear that anarchism reigns in these villages especially as regard to the utilization of residential land. This has in turn led to a serious scramble for land. As a result, there is no equal utilization of the available land by all the squatters. Some have occupied extensive areas with good sites while others have occupied small pieces of land with inaccessible locations. In addition to this, the unplanned construction of houses can block the penetration of standard streets to the villages, which therefore, will pose heavy burden on the municipality to open standardized roads and streets in the future.

In addition to this the squatters do not pay any type of tax to either to the municipality or to the peasant associations. This is against the laws of the country. The villages have no administrative system and structure. No police station or kebele offices. Therefore, these settlements can be good shelters for criminals and unlawful activities.

6.2.3. The municipality lost large sum of money

The municipality of Nazareth lost several millions of Birr that it was to earn from the land occupied by the squatters. According to the data in table 5 (chapter three), the total area of land occupied by the squatters is about 215 hectares or 2,150,000 square meter. Had this much area of land been provided to the people for living purpose on the basis of current regulations governing the allocation of residential land which the highest size is 200 meter - square and the lowest is 160 meter square, it would have suffice for the production of 10,750 to 13,500 housing units. As the respondents are expected to tell only lower amount of their holdings due to their suspicious nature the writer is strongly argue that their true holdings are much larger than what is given above.

If one try to estimate the amount of money that the municipality was to gain from the land occupied by the squatters on the basis of information obtained from the municipality of the city, some one building a housing unit with H₄ plan that is on

200 square - meter of land will pay 1409.40 Birr for plan service, registration and other similar purpose with the addition of 32 Birr for annual taxation H₃ plan with a lot of 200 square meter will pay 1256.85 Birr with 32 birr annual tax, H₂ plan with a land holding of 180 square meter pay 1132.20 Birr with additional 24 Birr annual tax and H₁ plan with 160 square meter area of land has to pay 650.25 birr and additional 24 birr for annual taxation. Since all the houses are expected to have an average age of five years and should pay annual tax for these years, the minimum amount of money a person having a 160 square meter area of land holding has to pay is 770.25 birr and that of H₄ plan on 200 square meter area of land holding is 1569.40. This means that the municipality could have earned something like 10,398,375 to 16,871,050 Birr up on issuing land and housing permissions on the area currently occupied by the squatters. According to the information obtained from the municipality, some of the land occupied by the squatters includes sites assigned for industrial development on the former master plan. It is, therefore, clear that the municipality could have earned much more money on the basis of the Lease Policy alone than what is estimated by this researcher.

6.2.4. Influenced Peasants to sale their farm land

For peasants, the farm land that is under their holdings is the most valuable resource than any other property. They harvest crops of different types and rear animals of various species on their holdings. They rely on what they earn from their lands for their source of food and other expenses like education, clothing and health services. Loosing their land means loosing every thing necessary for the livelihood of their families.

At the present time the fast growth of population reduced the size of land available for a family. Almost there is no new land to be annexed to their current holdings since all lands are divided among other families without leaving any reserve for the new families. Even what a family hold today will be gradually shared among the family members to a minimum size. Therefore, a family that lost its land to the squatters is likely to remain land less for ever.

Many squatters, however, influenced significant number of peasants to sale their lands providing the peasants with the money that can attract them. Many peasants get happy by the amount of money they earn from the land they sold to the squatters without worrying for the fate of themselves and their family members. In such way, over 200 hectares of peasant farm land has been transferred to the squatters who settled around the city of Nazareth. Even if reliable information is not available on this case, it is expected that a number of peasant families have been uprooted from their lands due to the development of squatter settlements on the former peasant holdings.

According to the data in Table 4, the total area of land that is occupied by the squatters is about 215 hectares in the last 8 years. This is to mean that squatter settlements expanded their boundaries at an average rate of 27 hectares per year. Most of the land on which these squatter settlements are expanding, is farm land which the squatters purchased from the peasants of the surrounding areas. If this rate of growth of the squatter settlements is allowed to continue, it is obvious that significant number of peasants are going to loose their farm lands to the expanding illegal occupation of lands.

At its present stage this problem has not received any attention both from the municipality and from the peasant associations. But, as the transfer of farm land from peasants to the squatters continue, the number of peasants that are going to be up - rooted or those who remain with too little farm size will increase drastically. It will, therefore, result in migration of the peasants and their families to the city, which will pose more serious challenge on the already inadequate urban housing and employment opportunities. The successful achievement of the squatters in solving their shelter problem will, then result in the exodus of the peasants, which means building one and uprooting the other. It has no gain in terms of solving the problem of the citizens.

To solve the problem once and for all, the municipal administration and the surrounding peasant associations should work jointly. Strict controls need to be

applied by both sides regarding the illegal land market. Particularly, the peasant associations should not liberally tolerate the transfer of peasant holdings to the squatters. They should design laws and guidelines that can restrict peasants from the unlawful transfer of farm lands to non - farmers for non - farming activities. The present acute problem of this country is shortage of food supply for its citizens. It can be solved only by using all the available land for agricultural purposes than irrationally shrinking the available farmland bit by bit for such unproductive sectors.

To summarize, the development of squatter settlements around the city of Nazareth had resulted in some positive and negative consequences. Their development has favored the squatters, but affected the smooth operation of the city as well as the agricultural activities of the surrounding peasants. To solve the problem, a policy that can reconcile the smooth relations of the three groups should be designed by the concerning body in a short period of time.

6.3. MEASURES TAKEN BY THE MUNICIPALITY AND ITS RESPECTIVE KEBELES AGAINST THE GROWTH OF SQUATTER SETTLEMENTS.

In late 1997, the municipality and the respective kebeles in which the squatter settlements have been developed had launched a joint action that could stop the further growth of the settlements. The first step of this action was the registration of the already built houses in all the kebeles by their respective kebele administrators. As a next step, the kebele administrators provided a registration code number for each household head to fix it on their houses. Houses that were built after the registration period and didn't provided the code number will be demolished if found erected. This measure has been announced for several months and have presumably reached all the household heads of the settlements, so that no one can claim that his / her house is built before the registration time.

After taking all the above measured steps the municipality council has organized a squad that is responsible to demolish all houses built in the villages after the registration time and those that didn't receive the code number. Accordingly, several houses that were built after the registration time and found without having the code number have been demolished without

any hesitation. A good example of such measure is the one applied in kebele 02 where the recently built squatter houses that were over 20 in number had been demolished. It now appear that the construction of squatter houses has stopped in the villages. It seems that similar measures should be applied in all the kebeles in order to block the further growth of the unauthorized settlements.

CHAPTER SEVEN

FUTURE PROSPECTS OF THE SQUATTER SETTLEMENTS.

As repeatedly discussed in various chapters of this study, seven squatter villages have been developed around Nazareth. These settlements consists a large number of houses and several thousands of people. Collectively these squatters settlements house almost as many people as a medium sized town of Ethiopia

However, they are lacking basic urban facilities like water supply, electricity, telephone service and the like. The future of these settlements does not seems to have become serious concern of the relevant institutions. The purpose of this chapter is, therefore, to assess the attitude of the administrators, Kebele representatives and the squatters themselves regarding the future condition of these settlements.

To assess the fate of these villages, we should first assess what these villages are lacking, how and by whom it can be supplied and what measures should be taken to elliviate the quality of the settlements and living standard of the squatters.

7.1 THE CURRENT PROBLEMS OF THE SQUATTERS.

Currently the squatter villages are lacking in basic social amenities and the necessary concerned administrative structure. The activity of enhancing the quality of the settlements should take notice of the nature and magnitude of the required facilities and should design possible ways to provide them.

7.1.1 Absence of basic urban facilities.

The squatter villages are lacking in basic urban facilities such as water, electricity, telephone service, roads, educational and health institutions. Squatters around Nazareth have been asked what sort of facilities they are lacking. Table 24 indicates the number of family heads that are lacking these facilities.

Table 28. Squatters' houses lacking basic facilities.

Kebele	No light	No water	No access to road	Flood problem
01	10	10	1	-
03	10	10	5	-
04	7	7	7	-
09	48	48	-	21
10	116	128	60	25
11	48	48	-	10
16	14	14	2	2
Total	253	265	75	58
Percent	93.0	97.4	27.6	21.3

Source:- Sample survey study.

As Table 28, indicates, 93 percent of the houses of the squatters have no electric lighting, 97.4 percent are lacking piped water supply, 27 percent have no access to roads and 21.3 percent have flood problem during the rainy season. In addition to the lack of these facilities, there are inadequate number of others like toilet service, telephone and kitchen. According to the data in Table 8, about 40.7 percent of the houses have no toilet at all. There is no telephone service in these area and over one-third of the houses have no kitchen.

The problem of the squatter villages is not only what has been discussed above, but also they are lacking in concerned administrative structure.

Kebele representatives of the urban area proper consider squatters as illegal individuals. Therefore they do not dare even to walk deep in to the villages. The leader of the Peasant Association are also afraid of the squatters. Therefore, both hesitate to enforce laws and orders in the villages. Not surprisingly, therefore, many of the squatters have informed this researcher that their villages are lacking strong administrative service.

7.2 THE WISHES OF THE SQUATTERS.

The squatters were asked to express their opinion about the future of their settlements. Table 25 presents these opinions of the squatters. According to Table 24, nearly 95 percent of the squatters expressed their wish that their houses and the land they occupied should be incorporated in to the municipality of Nazareth.

Very few (2.6 percent) reported that they wanted the further growth of the settlements without the intervention of the government while less than 2 percent suggested that the villages that are already developed should not be affected by government. Even though, this group also does not want the further growth of the settlements

Table 29. Opinions of the squatters on the future fate of their settlements.

Kebele	Should be legalized	Should be kept as they are	Should allowed to grow
01	9	-	1
03	10	-	-
04	5	-	-
09	45	-	3
10	132	3	-
11	45	1	2
16	12	1	1
Total	258	5	7
Percent	94.8	1.9	2.6

Source:- Sample survey study

According to them, squatters solved their shelter problem with their own efforts. Government bodies that once denied them residential land (they mean the municipality) should not now affect their achievements.

7.3 THE ATTITUDE OF KEBELE AND MUNICIPALITY REPRESENTATIVES TOWARDS THE SQUATTERS.

Eleven persons, of which seven were Kebele chair persons and four were heads of different departments of the municipality have been asked for their opinions regarding the future of the squatter settlements around Nazareth. Table 26 presents the opinion these officials.

Table 30 Opinions of the administrators regarding the future of squatters.

Should be demolished	Should be integrated with the city proper	Should be provided with basic social amenities	Not suggested
1	9	9	1

As shown in Table 30, the attitude of the majority of kebele and city council officials is positive regarding the future of the squatter settlements. Out of a total of 11 respondents 9 have supported the idea that the squatters should be integrated in to the municipality of Nazareth. The same number of the respondent have underlined that the villages need to be provided with basic social services.

The demolishing of these settlements, which can make over 30,000 people homeless, is understandably intolerable for only one in his right mind. Neither does it make any sense to deny such a large population basic urban services since such an action would have grave social and economic consequences for the entire city.

7.4 MEANS TO BE LEGAL SETTLEMENTS

As seen in the previous discussions, the interest of the squatters and the attitude of the local administrators regarding the future fate of the unauthorized settlements which needs to be legal parts of Nazareth. Now the main question is if their incorporation in to the municipality is effected by the government, what is the best available legal means to accomplish such an important task? The squatters them selves asked to

suggest the best ways on which their settlements may be legalized. Table 27 presents squatters opinion on the case.

As shown in Table 31, about 97 percent of the respondents preferred to be incorporated in to the municipality on the basis of being allowed to pay municipal tax on their property. In contrast to these, 1.5 percent of the respondents want to be incorporated in to the city on the basis of the urban land Lease policy These figures help us to conclude that the majority of the squatters are capable of paying legal tax on the land they occupied and the houses they have built just like all owners of property in the city proper.

Table 31 Means to be legal and the number of squatters suggested on the means.

Kebele	Lease	%	Annual taxation	%	Not stated	%
01	-	-	10	3.7	-	-
03	-	-	10	3.7	-	-
04	-	-	7	2.6	-	-
09	-	-	48	17.6	-	-
10	4	1.5	131	48.2	-	-
11	-	-	46	16.9	2	0.7
16	-	-	12	4.4	2	0.7
Total	4	1.5	264	97.1	4	1.4

Source:- Sample survey study

7.5 AFFORDABILITY ANALYSIS

It is obvious that the squatter settlements are lacking in various urban facilities like potable water, electricity, sewage disposal and other similar facilities. These services are necessities for the urban dwellers. They can not be made available to all individuals by the efforts of the municipality alone. Therefore, the participation of the squatters to provide themselves with

such facilities should be encouraged. Accordingly, this researchers asked the squatters whether they can afford for some of the basic facilities. They were also asked what types of facilities they could to pay for if their dwellings were legally incorporated in to the city. Table 32 presents the type of facilities and number of respondents able to afford these services.

Table 32. Number of squatters able to afford for different facilities.

Kebele	Improve Their Houses	Water	Electricity	Telephone	Can Afford For Nothing
01	10	10	-	-	-
03	7	-	8	-	1
04	7	7	7	1	-
09	48	48	48	-	-
10	121	120	118	3	14
11	45	47	47	-	4
16	10	14	14	-	4
Total	248	252	252	4	23
Percent	91.1	92.6	92.6	1.5	8.5

Source:- *Sample survey study*

From the findings in Table 32, it can be concluded that over 92 percent of the squatters can afford for water and electricity and 91 percent can improve the standard of their houses. Out of the total squatters around Nazareth, only 15 percent reported as they can pay for telephone service. This indicate that most of the squatters give priority to facilities like water, electricity and the improvement of their houses than a telephone service. It seems that squatters consider telephone as a luxury item for the level of their present standard of living.

In general one can conclude that the future of the squatter settlements seems bright partly because the attitude of the local administrators towards them has now become positive. Besides as the findings in Table 28 suggests, with little assistance from the governments,

most of the squatters may improve their dwellings as well as residential environment significantly. At the moment their great potential to improve their housing conditions is being considerably limited by their lack of tenure security. Therefore, it is quite clear that the municipality should take measure to help the squatters improve their dwellings and residential environment is to incorporate them legally in to the city proper. There is very little or no doubt that most of them will began meaningfully invest on their dwellings once they secure title in their holdings.

This, however, should not mean to say that squatting needs to be encouraged. What needs to be done is to try to systematically arrest the problem from further development while at the same time losing no sight of the fact that the housing question of squatters need to be effectively addressed.

Many things can be learnt from the experiences of other countries that faced the same problem earlier to Ethiopia. Particularly, the upgrading of the already established squatter settlements through the provision of services like transport, water supply, electricity and sewage system. Over all, the land tenure system should be to the affordable standard of the beneficiaries. The quality of the houses built by the squatters may be below the standard of the houses built at the legal (municipal) parts of the city. The materials used in their construction is the cheapest item. However, it can be gradually replaced by better quality materials and the standard of the houses can be upgraded without displacing the beneficiaries.

Squatters of Nazareth have enough land on which they can build new and better houses. They only lack money that they can invest for the improvement of their shelter and confidence in their land tenure system. Government and local administrators should provide legal guarantee for the holdings of the squatters. In addition to this, squatters should be provided with credit service. In such a way the now low-grade settlements of the squatters can be up-graded and can become attractive parts of the city.

CHAPTER EIGHT

REVIEW OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

The main objective of this study has been to assess the characteristics of the squatter villages around Nazareth and the main factors behind their emergence and growth. An examination regarding the social and economic consequences of these unauthorized settlements on the growth of the whole city has also been one of the main objectives of this study. In this chapter, a summary of the major findings of the study will be presented together with conclusion and recommendations.

8.1 REVIEW OF FINDINGS.

The urban growth rates of the developing countries are characterized by fast rural-urban migration and fast natural population increase. This accelerated population growth is in most cases not accompanied by a comparable growth in the productive sectors of the urban economy. In fact much of rural to urban migration that takes place in the Third world is more a product of the push factors of the rural economy rather than a result of the availability of job opportunities in their cities. Not surprisingly, therefore, the major cities of the Third World are increasingly becoming homes for millions of poor people who can not afford to find accommodation in the formal housing sector and are, therefore, forced to squat on their peripheries. This is exactly the experience of the city of Nazareth which has witnessed the emergence of seven large squatter settlements in a period of 8 years at its peripheries. These seven squatter settlements of Nazareth, today have more than 30,000 persons.

These settlements cover an area of 2.2 square Kilometers or 215 hectares of land out of which 19.9 hectares (8.3 percent of the total land occupied by the squatters) constitute the total built-up area. As the results of the sample survey conducted by the author, the average lot size of the squatters was found to be 394 square meters which is more than twice the average size of lots that the municipality currently offers to individuals of the production of dwelling units. The quality of the housing units produced by the squatters is such that four-

fifth of them are made up of mud blocks, the rest one-fifth from materials like wood and cement hollow blocks. Almost all the units have roofs made from iron sheets and four-fifth of the houses have floors made up of earth.

The results of the sample survey also indicate that no house in the squatter villages is provided with piped water, less than one percent of the houses are provided with telephone service, about 40 percent have no toilet service, nine-tenth of the houses lack their own electric meter and one third of the houses have no kitchen. Only less than one-fifth of the squatters can get clean water within 100 meters distance. About one-fifth travel 100 to 500 meters, over a quarter of the squatters have to walk a distance of 500 meters to one kilometer. Another one-fifth of the squatters fetch water from a distance of 1 to 2 kilometers and 15 percent travel 2 to 4 kilometers in search of potable water. Streets of the squatter villages are narrow and highly winding. The sanitation of the villages is also, to some extent, spoiled by out-thrown animal dung and human excreta. The analysis on the causes for the emergence and fast development of the squatter settlements reveals that the combined effects of housing shortage in the city, squatters' limited economic capability to pay high house rents and municipal fee to get urban land, the weak administrative system created during the political transition period, failure of the municipality to respond to the land demands of the needy people and the availability of cheap marketable land around the city have contributed their share to the emergence and fast growth of the squatter settlements around Nazareth. About 40 percent of the squatters got engaged in illegal constructions after their questions for land in the formal housing sector failed to get proper response from the municipality, 29.4 percent built squatter houses in order to escape the long bureaucratic process which takes from several months to years, 68.9 percent were not have enough money to deposit the down payments required by the municipality and in lack of money that must be paid for the municipality, 85 percent built their houses in the squatter villages to escape the high house rents in the municipal parts. Over 87 percent squat since they are able to get cheap marketable land next to the city holdings. Almost all the squatter houses built around Nazareth were produced during the weak period of the administrative structures that emerged during the last days of 'Derg' regime and the early days of the Transitional Government.

Analysis on the origin of the squatters show that over half of the squatters came from different kebeles of the city and the surrounding rural areas. Other important origins of the squatters are Arsi, Guraghe zone, North and South Wello, North Shewa, Tigray, West Shewa and Eritrea.

Another important finding of the study is the results of statistical analysis that used to evaluate the research questions of the study, which the percentile Rank indicated the factors contributed to the emergence and fast growth of the settlement according to their order of merit. The weak administration formed during the political transition period is the most dominant factor for the formation and fast growth of the unauthorized settlements around the city of Nazareth. Other important factors according to their order of merit are, availability of marketable land around the city, squatters lack of affordable capacity for high house rents and municipal down payments to abstain residential land, municipal failure to respond timely for the land demands of the needy people and the long bureaucratic process the municipality follow in the provision of residential land to its customers respectively. Findings regarding the demographic aspects and economic status of the squatters shows that about 96 percent of the households are with in the economically active age group (i.e 15-60 years) while only 4 percent are above the age of 60 years.

Their sex ratio also indicates that three-fourth of the heads of the squatter house holds are male. Educationally as little as less than a quarter of the squatters are illiterate with no formal education. Another quarter are with elementary education, nearly half of the squatters attained education of junior or senior secondary school while only 2.2 percent received post grade 12 education.

The results of the survey also indicate that three-fourth of the squatters are married and a quarter of the respondents are single. The respondents belongs to three main religious groups- Ethiopian Orthodox Christianity, Islam and various types of Protestant sects. Over four-fifth belong to the first group while the second and third groups together account for less than one-fifth of the squatters.

Economically, nearly two-third of the squatters are engaged in commerce, different artisan labors and engineering activities. Industrial workers, agriculture, driving, defence, teaching, health and similar activities employed 30 percent of the respondents. Over half of the squatter house hold heads are employed in the private sectors. Government employees constitute less than a quarter of the total respondents. Over 43 percent of the squatters are provisional workers while only one-fifth of the total have permanent jobs.

The analysis on the economic condition of the respondents indicated that nearly three-fourth of the squatters; families subsist on the income generated by the husbands, one-eighth by female house holds beads, one-tenth by combined incomes of both husband and wives and 3.3 percent depend on income generated by their children. The income earned by the squatter families are in general too low from the points of view of both the current purchasing power of Birr and the large average family size of the squatters, which is 5.6 persons. The average income earned by the squatter households is about 225 Birr per month and nearly two-third of the total earn monthly incomes below this average amount.

The development of squatter settlements around Nazareth had both positive and negative social and economic consequences for the city. The positive outcomes are, the success of many poor families to secure their own shelters, the innovation of cheap construction technologies that were introduced by the squatters and the increase of the city size by 27 hectares every year for the last 8 years. The negative consequences that resulted due to the growth of squatter settlements are development of new residential areas in ways that make it very difficult or impossible to build the city according to its Master Plan. Due to the anarchism in the possession of urban land and construction of houses, the surrounding peasants and the municipality lost their valuable land to the squatters that can suffice for 10, 750 to 13, 500 housing units, according to the current land size proper to a person, and also lost over 10 to 16 million Birrs that the municipality can collect from the land in the form of tax, registration fee, plan service, etc.

The last finding included in the study is regarding the future prospects of the settlements. According to the findings it is the wish of almost all of the squatters to be incorporated in to

the city proper. In fact almost all of them have strong desires to be registered by the municipality and become legal tax payer just like any other owner of property within the city proper. As the results of the survey indicate, this wish of the squatters is also supported by the officials of the local government. Once they get incorporated in to the city proper, it will not be difficult to provide them with most of the basic urban services. This is mainly because over 90 percent of the respondents have confirmed that they can afford to pay for such services as water, electric and telephone. All of these show that the future of these settlements is bright.

8.2 CONCLUSION AND RECOMMENDATIONS.

The emergence and fast growth of the squatter settlements at around Nazareth reveal that the number of poor families in the city is growing very fast. These people are not economically capable to afford for formal shelter. In addition to this, the currently designed Lease policy is the one that push the urban poor further to the peripheries and accentuates their shelter problem. In lack of alternatives, these citizens are obliged to settle on vacant lands for their survival. Unless the causes of poverty both in rural areas (form where most of the poor people are coming to the urban centres and more intensify urban poverty) and the urban centres are tackled and economic growth is achieved, it is difficult to solve the problem of squatters once and for all. The problem can be faced here and there in all parts of the country.

As tried to be analyzed in this study, the policies and guidelines yet designed by the Federal Government and Regional States are not capable of solving the shelter problems of the poor citizens. The land tenure system of the urban areas is not that favor the low income groups. The economic standard of the country is far back behind to provide employment opportunity for its citizens.

In the rural areas also, the available agricultural land that a family can hold is getting smaller from time to time due to the fast natural increase of the population. In some densely populated parts, rural land unable to accommodate any new families, so that out migration is already started from such areas. The environmental quality is highly degraded. Soil is seriously eroded and became shallow. Forests are destroyed either by fire or due to the

heavy consumption of wood products and to expand agricultural land. It is, therefore, expected that more people may leave their rural dwellings and flow to the near by urban centres, which then more worsen the condition in urban areas.

The findings of the study and the conclusions thus reached to suggest the need for a number of policy interventions in order to ameliorate the urban problem, particularly the squatters case in Ethiopia. It is, therefore, realized that to solve the current urban related problems in the country requires not only sound urban policies, but also effective regional and rural development strategies. The following are among the possible measures suggested to be effective by the concerned institutions to solve the urban problems, particularly against the fast growing squatter settlements. They are:

- i. Rural life should be improved through integrated rural development programmes and make rural areas more attractive. This programme could include:
 - a) Raising the level of productivity-both land and labour in the peasant sector by introducing appropriate farm technologies (as already started by MOA in the form of extension services for peasants), by providing credit facilities and by creating favorable marketing mechanism, and
 - b) Providing non-agricultural job opportunities such as the making of different handicrafts like weaving, black-smith, carpeting and works at quarries, so that they can get additional income that help to improve their living standard.
 - c) Providing adequate social services and facilities like health, education, water supply and electricity to the rural people so as they are attracted by these services and facilities that are currently available only in urban centres.
- ii. Government should provide the necessary support in terms of credit, technical advises and other similar services for the development of business sector with a view of encouraging the development of self-help employment schemes for the urban poor.
- iii. Government should increase public investment on urban infrastructural development, particularly the housing sector.
- iv. Government should introduce a new and appropriate urban policy that enable the urban low-income groups to erect their own shelter, particularly with respect to the

Annexes

Form 1

Questionnaire designed to study squatter settlements around Nazareth.

To be responded by squatter household head.

1. The household conditions:

- A) Age _____ years
- B) Sex. Male _____ Female _____
- C) Marital status :- Married _____ Single _____ Divorced _____ Widowed _____
- D) Total number of family members-Male _____ Female _____
- E) Education-Illiterate _____ Elementary _____ Junior _____
Senior secondary _____ Post grade 12 _____
- F) Religion-Orthodox _____ Islam _____ Protestant _____ Others _____
- G) Occupation.

<u>Participant</u>	<u>Occupation type</u>	<u>Monthly income</u>
i) Husband and Wife	_____	_____
ii) Only husband	_____	_____
iii) Only Wife	_____	_____
iv) Children	_____	_____
v) Total monthly family in come	_____	_____
vi) Job nature :-	Government _____	Private _____
	Provisional _____	Casual _____
	Permanent _____	

H) Birth place of the respondent.

Urban _____ Name _____ Rural _____ Name _____

2. Housing condition.

- A) Materials used for the construction of
- i) wall _____ ii) Roof _____ iii) Floor _____
- B) When did the house built? _____
- C) Total Area of the residential land occupied by the household
head _____ square meters

- J) The land on which you built your house was?
- i) The property of the municipality.
 - ii) peasant holding
 - iii) Owned by no one
 - iv) You do not know.
- K) How you obtained this residential land?
- i) Bought it from the surrounding peasant.
 - ii) Occupied by yourself the size you expected to be enough for you.
 - iii) Discuss if there was another means _____
3. From where did you come and settled in this village?
- a) Nazareth it self, name the kebele _____
 - b) Rural area-name it _____ Other urban area-name it _____
4. In your village
- a) How long you travel to fetch water? _____
 - b) From where you connected light? _____
 - c) If fire emergency occur or some one is seriously sick and need ambulance service, is there enough road size available? Yes _____ No _____
5. The nature of the dwelling units built in your Village are:
- a) Fire sensitive
 - b) Vulnerable for flood
 - c) Have no unique problem than the surrounding houses.
6. i) The sanitation status of your Village is
- a) Good
 - b) Can cause health hazards
- ii) If it is poor what are the causes contributed to its bad condition?
- a) Animal dung
 - b) Human excreta
 - c) Home refuse

7. What measure (s) should be taken to improve the standard of the squatter settlements? state your opinions.
- a) _____
 - b) _____
 - c) _____
 - d) _____ etc
8. Who should take the measure (s) _____
9. When should be the measure (s) applied? _____
10. If the City administration incorporate your village in the city proper, what will be your next step?
- a) Improve the standard of your house.
 - b) You will sale this house and will build another squatter house.
 - c) You will sale part of the residential land you occupied.
 - d) You can not afford to make any improvements
 - e) Discuss if you have any other measure to take
11. Do you want your home and land holding be legal?
- a) Yes _____ a) No _____
12. If you want them to be legal, on what basis?
- a) Lease Policy
 - b) Annual tax
 - c) Short term contract
 - d) You can not afford for any type of legality.
 - e) Discuss if you have alternative means _____
13. If supply is available, which of the following facilities you can afford for?

- a) Water
 - b) Electric
 - c) Both
 - d) Telephone
 - e) You open road
 - f) Discuss if you can afford for any other facility.
14. Have you attempted to secure residential land in the city proper in a legal way before got in to squatting?
- a) Yes _____
 - b) No _____
15. If you attempted the legal way, what was the response of the municipality?
- _____
16. Have you built your own house before this one?
- Yes _____ No _____
17. If Yes, what had happened to your home? _____
18. Who was the owner of the house you were living in before squatting?
- a) Parents
 - b) Private
 - c) Your own
 - d) Government.
19. Type of your house:-
- a) Villa
 - b) Service type
 - c) Apartment.
20. What was your source of the money you used to erect your shelter?
- a) Iqub
 - b) Loan

- c) Gift
- d) Personal saving

21. If you got in the form of loan, who lend you the money?

- a) Parents
- b) Friends
- c) Employer
- d) Bank.

Form 2.

Questionnaire designed to study squatter Settlements around Nazareth.

To be responded by kebele. personnel.

1. Kebele _____ Higher _____ City/Town _____
2. Job description of the respondent in the kebele
3. About the squatters
 - a) Number of the squatter household heads available in your kebele _____
 - b) Number of squatter houses available _____
 - c) When did squatters start to appear in your kebele? _____
4. How the squatters occupied their residential land?
 - a) Granted by kebele representatives
 - b) Occupied personally without the permission of any one.
 - c) Bought from peasants
 - d) Discuss if there was any means _____
5. Was there any measure taken by the kebele against the growth of squatter village?
 Yes _____ No _____ if there were measures taken, discuss them
 - a) _____
 - b) _____
 - c) _____
6. What were the social and economic consequences resulted due to the development

of the squatter settlement in your Kebele?

- a) _____
- b) _____
- c) _____

7. What should be the future of the squatter settlements?

- a) Should be demolished
- b) Should be incorporated in to the city proper.
- c) Should be up-graded
- d) discuss if you have another means. _____

Form 3.

Questionnaire designed to study squatter Settlements around Nazareth.

To be responded by municipality representatives.

1. Name of the city/town _____
2. Job description of the respondent in the municipality _____
3. Name the Kebeles in which squatter settlements developed _____
4. In the squatter settlements:-
 - a) Number of total dwelling units _____
 - b) Total number of the household heads _____
 - c) Total number of dwellers _____
5. The first squatter villages (s) developed
 - a) In Kebele _____
 - b) In the year _____
6. Is there any measure taken against the development of squatter settlements by the

municipality?

a) Yes _____

b) No _____

If yes, discuss the measures in detail.

a) _____

b) _____

c) _____

d) _____

7. Were the measures successful?

a) Yes _____

b) No _____

If not succeeded, reason out why it failed?

a) _____

b) _____

c) _____

d) _____

8. What factors contributed for the emergence and fast growth of the squalid settlements in your city /town?

a) _____

b) _____

c) _____

d) _____

e) _____

9. How did the squatters obtained their residential land?

a) Personally occupied without the permission of any one.

- b) Bought from peasants.
- c) Granted by kebele administrators.
- d) Discuss if there is another means _____

10. What are the social and economic consequences resulted due to the development of squatter settlements?

- a) _____
- b) _____
- c) _____
- d) _____
- e) _____

11. What should be the future of the squatter settlements?

- a) Should be demolished
- b) Should be incorporated in to the city proper
- c) Discuss if you have any solution _____

12. How many people apply for residential land and how many of them able to secure each year?

<u>Year</u>	<u>Number Applicants</u>	<u>Successfuls</u>	<u>Not Succeeded</u>
1988	_____	_____	_____
1989	_____	_____	_____
1990	_____	_____	_____
1991	_____	_____	_____
1992	_____	_____	_____
1993	_____	_____	_____
1994	_____	_____	_____
1995	_____	_____	_____
1996	_____	_____	_____

1997 _____

13. Were there any sort of governmental or political decisions that blocked legal house building activities in the city/ town?

a) Yes _____

b) No _____

If there were, when did they forwarded? By whom they were authorized?

What were their logic to block house construction activities

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