



Addis Ababa University College of Social Science

Department of Geography and Environmental Studies

Analyzing Opportunities and Challenges of Land Ownership Certificate:
The Case of Addis Ababa Gulele Sub-City

A thesis Submitted to the School of Graduate Studies of Addis Ababa
University in partial fulfillment of the requirement for the Degree of Master
of Arts in Geography and Environmental Studies

By: EmebetTsfaye

Advisor AsnakeMekuriaw (PhD)

September, 2020

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This is to certify that the thesis prepared by Emebet Tesfaye Mekonnen. Analyzing Opportunities and Challenges of Land Ownership Certificate In Addis Ababa: The Case of Gulele Sub-City, Ethiopia which is submitted in partial fulfillment of the requirements for the degree of master in College of Social Science Department of Geography and Environmental Studies complies with the regulations of the University and meets the accepted with standards quality. _____

Candidate's Name Emebet Tesfaye (W/ro) Signature_____

Approved by: Asnake Mekuriaw (PhD) _____

Advisor's Name _____ Signature _____

External examiner _____ Signature _____

Internal examiner _____ Signature _____

Chairman of the Department (Graduate program Coordinator) _____

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ABSTRACT

This study was conducted to explore opportunities and challenges of land ownership certificate in Gulelie sub city, Addis Ababa. Mixed research design with cross sectional survey was used for this study. Purposive and simple random sampling was used to select samples. Both primary and secondary data were gathered using semi structured questionnaire and in depth interview. Secondary data was obtained from documents.

The findings of the study showed that Opportunities of land ownership certification at the study area included good land ownership proclamation, use of modern technology, and availability of skill man power in land administration authority and land ownership certificate assurance offices, land owners ambition and commitment to have land ownership certificate, and the collaboration of Woreda to provide information for sub city land ownership office

Regarding the main challenges in land ownership certificate,the findings of the study showed that there are lack of good governance, long and complex process, lack of accountability and transparency, service fee for certificate, weak implementation of proclamations, policy and regulations, complex land holding background system in the past in the study area and illegal lands holding. Finally , the study recommended that land administration authority of the city and land ownership office of Gulelie sub city should avoid problem of good governance, develop service charter for clients in each land administration office and develop the habit of transparency and accountability in land ownership certificate provision.

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List of Abbreviation

USAID: United States Agency for International Development

ECA:Economic Commission for Africa

GDP:Gross domestic product (GDP) is the monetary value of all finished goods

And services made within a country during a specific period

SNNR: Southern Nations, Nationalities, and Peoples' Region

UN-Habitat: United Nations Human Settlements Program

SPSS: Statistical package for the social sciences

CHAPTER ONE

INTRODUCTION

1.1. Background of the Study

Land is one of the most vital assets of the human beings at some stage in the world (U.S. Agency for International Development 2007; Holden and Bezu, 2016). The pace of urbanization and the quantity of humans living in urban settings has improved exponentially over the path of the past century, with more than half of the world's populace now dwelling in city areas (Land Tenure in Urban Environments, 2014). According to land tenure in city environments report, urbanizations are pushed via the awareness of funding and employment opportunities in city areas. It is estimated that half of the populace of Africa will live in cities by 2035. At present, one billion human beings are dwelling in informal settlements that lack fundamental services (USAID, 2019)

Secure tenure is an essential circumstance to enhance access to monetary opportunity, along with livelihoods, credit markets, public and municipal services. When tenure rights are insecure humans have reduced incentives to make investments in and improve land and housing; they can also be compelled to depart a family member domestic to defend property alternatively than work or go to school; and, they may often lack get right of entry to services to commit sizable portions of their time and profits to gather these (Piaskowy, 2014.)

Although many international locations (e.g. Ethiopia, Mongolia) maintain public ownership of all land and others (e.g. Lesotho and Papua New Guinea) hold land below conventional ownership, most international locations now permit non-public ownership of land, especially in urban areas. Private (private-like—e.g. lengthy term leases) ownership tenure systems are the foundation of market economies and define land values in terms of a market price, rather than its use value or fertility. Strong demand has raised city land prices so that in many giant cities of the Global South, land in urban areas is

now frequently as costly as in the extra prosperous West (Urban Development ,updated .2020).

One way of presenting the range of tenure popularity classes is as steps alongside a continuum, from the least formal, such as pavement dwelling, via informal/illegal squatting, to officially diagnosed squatting, to legally obtained land that is no longer developed in conformity to professional norms, to various types of felony tenure, such as tenants with a contract, leaseholders and registered freeholders. According to the United Nations' Global Land Tool Network, 70 % of land in most growing nations is held beneath a class different than registered freehold (GLTN ,2012).

USAID's Urban Services Policy highlights the need to enhance city service delivery in order to unlock the conceivable of an increasingly more urbanized world. Likewise, city provider provision can vastly improve the grasp of tenure security. The foundation for greater invulnerable land tenure and property rights is additionally determined in a number of other ideas of the Urban Services Policy. Those standards signify the intention of USAID to expand funding for applications that: bolster nearby capacity and accountability for the administration of urban carrier shipping systems; improve governance; extend sustainability through home financing and public- non-public collaborations; support the development and upkeep of local weather resilient infrastructure; and promote social inclusion and equality via giving unique interest to these disproportionately affected by way of urban carrier gaps (women, children, and the disabled). (USAID's Land Tenure Programs by the Numbers, 2013)

The wider vary of program procedures is integral due to the fact whilst provider delivery can be an vital sign that evictions are much less in all likelihood and that tenure is more secure, through itself, providing services can also not be ample to create a feel of tenure security. Therefore, it is vital to look at neighborhood context to advance a fabulous city land tenure and property rights program.

Based on WorldOmeter elaboration of the contemporary United Nations facts as of Saturday, September 5, 2020, Ethiopia 2020 population is estimated at 114,963,588 humans at midyear which is equivalent to 1.47% of the whole world population.

According to modern-day United Nations data, the population density in Ethiopia is 115 per Km² (298 humans per mi²), the whole land place is 1,000,000 Km² (386,102 sq. miles) and 21.3 % of the population is urban (24,463,423 people in 2020) ,(United Nations data, September 5, 2020).

Addis Ababa is in modern times ahead of other cities to adopt land lease rules as nicely as land ownership practices. Although land is a scarce useful resource and due to its gigantic implication for development, exceptional proclamations and insurance policies have been exercised in the united states (Addis Ababa Monicpality land information, 2017). After 1975, the proclamation quantity 47 of 1975 has stated that it is imperative to convey underneath authorities possession and manage urban lands and greater urban homes to bridging the extensive gap of the standard of residing of urban dwellers. The essential exchange regarding land and housing has taken region in the usa all through 1975. At that moment the proclamation has delivered land under state ownership. Then after 20 years, the Federal Government of Ethiopia has embraced an formidable program through the proclamation:

‘The rules range 3 of 1994 has provided through Addis Ababa city for the rent holding. Moreover, the city has re-issued the regulation variety 29/2002 of Addis Ababa City Government was to make certain economic and social development through adopting a device in which urban land is held and used inside time restrict’ (FDRE ,2009).

Land certification has been implemented in Ethiopia since 1998 and over 5 million certificates have been delivered. This is the largest delivery of non-free hold rights in such a short time period in Sub Saharan Africa. The new federal and regional land proclamations that form the basis for this land reform, aim to increase tenure security and strengthen women’s rights to land and to ensure more sustainable use of land resources (UN HABITAT 2008).

1.2. Statement of the Problem

Although there is wide recognition about the role of urban land in conveying sustainable urban development, there is no clear and universally applicable “blueprint” as to what an

appropriate urban land policy should be in place. Even if the principle of private ownership is considered to be largely valid, experience has shown negative consequences of unrestricted private ownership of land. As a result, public land ownership, as opposed to private freeholds, became popular, for example, in many former socialist countries, especially in the 1960s and 1970s. Experience has repeatedly shown that in many countries state ownership land has conducive to mismanagement, underutilization of resources, and corruption. The implication is that urban land epitomizes the classic conflict between equity and efficiency. This has been putting greater pressure on the prevalent land tenure systems (Zelalem, 2012). This indicates that there is problem in some countries in the world.

In Ethiopia the implementation of urban land development policies and administration functions at grassroots level (city level) are handled by city administrations in accordance with relevant regional legislation. In most urban centers of the country, land-related matters and functions are handled by the department of urban planning and land administration in the municipal service office. This department is responsible for making decisions on land use and development tasks, keeping records, underpinning secure tenure and facilitating transactions. The functions performed by Addis Ababa administrations and the instruments available to them are not yet aligned with the tried and tested international practices. In particular, in the absence of an independent system of registering or recording real estate transactions, city administrations are in charge of recording transactions, certifying property rights, and maintaining records and files. Moreover, the departments in the city administrations are directly involved in land acquisition and delivery processes for different urban development purposes (Achamyelehu, 2012)

To avoid land ownership problem land ownership certificate is important. A certificate of land ownership can allay fears that rental land can be taken away, either by the government through redistribution or by a tenant who does not vacate it at the end of the lease period. Certificates can help when migration requires land owners to be absent temporarily or if the number of registration transactions increases beyond the capacity of informal, local mechanisms to handle them transparently (Deininger *et al.*, 2012).

It is clear that land ownership certificate is very important to insure land ownership in Ethiopia especially in big cities like Addis Ababa where land is very expensive, sensitive issue and source administration grievances. However, according to Land Administration Authority of Addis Ababa city (2016 and 2017), Gulelie sub city Woreda Nine has low performance in land ownership assurance acquisition. As Gulelie land administration and land ownership assurance offices Woreda Nine has problems than other Woreda of the sub city. Thus, the land ownership certificate acquisition system and status in Gulelie sub-city Woreda Nine can discourage investments on land and housing development. Generally, even if the land ownership certification has its own opportunities and challenges, it did not get appropriate concerns and the studies at this area. That is why this study tries to focus on assessing the opportunities and challenges of land ownership in Gulelie sub-city Woreda nine. So that the gaps regarding the studies about the land ownership, this study tries to fulfill the gaps by studying and exploring the opportunities

1.3. Research Objective; The general objective of this research is to analyze the opportunities and challenges of land ownership certification in Gulele sub-city the case of Woreda Nine.

1.3.2. Specific Objective

The specific objectives of this research are to:

1. assess the existing condition of land ownership certification in the study area.
2. identify the opportunity of landownership certificate in the study area.
3. identify the challenges which affect landownership certificate in the study area.

1.4. Research Questions

In order to meet the objectives of this research, the following research questions were raised:

1. What are the land ownership certification processes in the study area?
2. What are the opportunities of landownership certificate in the study area?
3. What are the factors that affect landownership certification in the study area?

1.5. Significance of the Study.

By figuring out the opportunities and challenges of land possession certification in Addis Ababa, Gulelie sub city, the findings of the study will have the following significances:

- a) It will allow the house holders and residents to understand the have an impact on of securing of land rights leads to incentive that promotes investments and efficient use of resources.
- b) It will divulge to planners and coverage makers the solution via which land certification to minimize the extent of land-related disputes
- c) Securing property rights and environment friendly land registration establishments are a cornerstone of any cutting-edge economy. They provide self assurance to persons and agencies to make investments in land, permit personal organizations to borrow – using land as collateral – to make bigger job opportunities, and allow governments to gather property taxes, which are indispensable to finance the provision of infrastructure and

offerings to citizens. Therefore, the findings of the study will grant relevant and scientific data for the Government and different sectors.

d) Without land tenure structures that work, economies hazard lacking the foundation for sustainable growth, threatening the livelihoods of the bad and inclined the most. It is actually no longer viable to stop poverty and enhance shared prosperity barring making serious growth on land and property rights. Therefore, findings of the study grant relevant and scientific statistics for the authorities and different bodies working with land issues.

1.6 Scope of the Study

This study was conducted for the purpose of analyzing opportunities and challenges of land ownership certificate at Addis Ababa Gulele Sub-City. Though there are different sub city in Addis Ababa this study was conducted in Gulelie sub city specifically at Woreda nine this is because it was difficult to study land ownership certification opportunities and challenges for the whole city. The household heads who has land and home or building and Gulelie sub city land administration and land ownership offices were the subject of this study.

1.7 Limitation of the study

The limitation of the study concerns the instruments employed in undertaking the research. This study was limited to questionnaire administration methods with the hope of clarifying or explaining issues that cropped up during administration of questionnaires.

Although large sample size is required to deal with the issue under investigation, due to limitation of time, the sample size was restricted to 112 households. The other limitation of this study was

1.8 Organization of the study

This research is organized into five chapters. Chapter one mainly focused on background of the study, statement of the problem, general objective and specific objectives, basic research question of the study, significance of the study, scope of the study and organization of the study. Chapter two is focused mainly on review of related literature.

Chapter three has two parts, the first is description of the study area and the second is about research methods of the study. Chapter four included findings, data interpretation, analysis and discussion. Chapter five is about conclusion and recommendation of the research.

CHAPTER TWO

REVIEW OF RELATED LITERATURE

This section presents related literatures in support of existing condition of land ownership certification, the opportunity of landownership certificate and the challenges which affect landownership certificate. Different sections were made based on the conceptual and empirical literatures and presented below

2.1. Land holding arrangements in Ethiopia

The current legal framework of Ethiopia related to land comprises its constitution, federal laws (the 1997 rural land use and administration proclamation as amended in 2005, and the 2002 urban land lease proclamation as amended in 2011), and regional acts and directives. Land in Ethiopia is a constitutional issue. The federal constitution asserts that the right to ownership of rural and urban land, as well as of all natural resources, is exclusively reserved for the state and the peoples of Ethiopia, while individuals are granted only usufruct/holding rights. The constitutional provision asserts state ownership of land and prohibits private ownership of land. Only fixed improvements on land can be considered to constitute private properties and can be sold, exchanged, or used as collateral. Moreover, due to the bifurcation of legal and institutional frameworks for rural and urban land, the landholding arrangement is also bifurcated into rural and urban systems (AchamyelehGashu 2012).

In Ethiopian context property is described as the state owns the land, and the private could be the owner of buildings and will have the right to use the land. A usufruct of land means the right to the immovable property that owner builds and the permanent improvements he/she brings about on the land by his/her labour or capital. Considering the fact that land is a property, the efficient usage would be supporting the development of the city but the reality shows that keeping land unexploited for a long time and waiting for the opportunity for higher profit is the real phenomenon of the Addis Ababa city. One of the aims of urban land lease policy was to finance infrastructure and service provisions. Freehold right was recognized before 1975. At that time extensive area of urban land and numerous houses were in the hands of an insignificant number of individual land lords and high government officials (Proclamation 47/1975). A freehold is of

indefinite duration and is inheritable. No land-right holder is superior to the freeholder (Farvacque and McAuslan 1992).

The major two formal freeholds, which are applied in the city is freehold “permit hold” and Leasehold systems. There are few freeholds in the city due to the nationalization of urban land, and there is no new freehold grants have been made by the city government after the nationalization. For this reasons instead of freehold, the city government grant title or permit land for development. The other tenure-ships, such as customary and informal landholding systems are also common characteristics of Ethiopia and other developing countries as well(). What makes freehold right different from leasehold right is that the freeholder could sell the vacant land which it occupies, whereas the leaseholder could not. There are terms that are stated in the agreement, which the leaseholder has to respect during the lease period. Once the agreement has finished there is no restriction or a need to ask permission to the local government. In Ethiopia freehold right is considered as private ownership which the land owner has a right to use the land according to the regulation issued by the local government. The regulations that are provided include building permits and other development controls (Farvacque and McAuslan1992).

2.2. Proof of ownership of land and property law

According to Ethiopian property law, every bits and pieces of property should be registered and then the government would recognize and give titles for the property .Kiros and Abdo (2000) have described the overall concept of property right that has mentioned in article 1126-1256. The individual owner has a right to use, collect fruits, even to destroy the thing and to create other right in terms of pledge, mortgage and promise of sale. The involvement of the local government on the city development processes is inevitable especially if the land is needed for public interests. This is applicable in both freehold and leasehold rights. Therefore the local government has a decision power in whatever the tenure right exist. In general, the risks of public sector interference in development depend far more on the nature of the public sector and governmental attitudes to private land development than on whether development is based on leasehold or freehold tenure (Farvacque and McAuslan 1992). In many transitional economies public land lease is the result of ideological and political change. In countries of transition, public officials have been experimenting with public leasehold systems to minimize the economic and political

conflicts that arise from land reforms. They hope that leasing public land may lessen the tension between the communists desire to uphold public land ownership and the reformists demand for increasing private property rights (Bourassa and Hung Hong 2003).

2.3. Leasehold tenure ship and its implication

Land tenure could be expressed as the possession and use of land by individuals or groups for limited or unlimited period of time. Tenure is defined as the condition or form of right or title, under which real property is held. Ethiopia has endorsed different tenure systems. In theory, public leasehold does appear to be a compromise because the system allows the state to remain as the landowner and lease the development. The use rights of land go to private individuals. However, in practice, it does not matter who the landowner could be. It could be the government or private landlords who have real control over land but what matters would be depending on how lease conditions are constructed (Bourassa and Hung Hong2003).

2.4. Land certification in Ethiopia

In Ethiopia land certification has been implemented considering the fact that 1998 that helped to supply over 5 million certificates This is the greatest transport of non-freehold rights in such a quick time duration in Sub Saharan Africa (Land Tenure in Urban Environments, 2014). The new federal and regional land proclamations that form the basis for this land reform, aimed to expand tenure protection and strengthen women's rights to land and to ensure extra sustainable use of land resources (UN HABITAT, 2009).

The Ethiopian certification program, initiated in response to great concerns over land tenure insecurity related with kingdom land ownership, has contributed to the greatest delivery of non-freehold land rights per time unit in Sub-Saharan Africa. The software follows the Federal Rural Land Administration Proclamation 1997, revised in 2005, and has been implemented in the 4 most populous areas of the country: Tigray, Amhara, Oromiya, and the Southern Nations and Nationalities (SNNR) (Adenew and Abdi, 2005). The overarching duty for implementation of the land registration process and the improvement of a land administration gadget in the vicinity lies within the former Environmental Protection, Land Administration & Use Authority. (MintewabBezabih et al 2012).

Like some place else in sub-Saharan Africa, urbanization in Ethiopia is taking place at a greater speedy rate and the opposition for land between agricultural and non-agricultural areas is turning into intense. The developing demand for land for urbanization in Ethiopia is mainly intended to be met with the aid of expropriation and reallocation of peri-urban land through hire contracts. This suggests that land acquisition and delivery for city expansion and improvement functions is definitely state-controlled, on the cause that all land belongs to the kingdom and peoples of Ethiopia. The pre- 1974 imperial period should be characterised as a feudal system the place a mixture of private, government, church and communal landholdings coexisted. This meant that land at some stage in the imperial regime was once in the arms of few individuals or corporations of individuals, including nobility, authorities bureaucrats, army and church. The greatest proportions of the populace have been landless tenants subjected to exploitation by means of landlords, which brought on land-related tensions. The land-related tensions in the early Nineteen Seventies were amongst the key sources of the political unrest which culminated in the army coup in 1974 that deposed Emperor Haile Selassie (Klaus Deininger et al 2012).

Looking at the post-1974 length was characterised by way of public possession of all land with the downfall of Emperor Haile Selassie, all rural and urban lands were declared to be state/public property by means of abolishing all kinds of landholdings such as private, communal, church land and so on. Individuals and communities were accredited solely land usage, not ownership. Even after ERD government took energy from the socialist-oriented military government in 1991, even though a quantity of new political and monetary adjustments have been introduced, land remained public property with solely minor changes as in contrast with underneath the preceding regime). Thus problems of lands WS protected in the Constitution of the Federal Democratic Republic of Ethiopia (FDRE) unequivocally states that land shall not be non-public property. (Klaus Deininger et al, 2012).

2.5. Urban land administration in Ethiopia

Urban land at federal level is handled by the Ministry of Urban Development and Housing Construction which is mandated to implement the government's urban land development policy, as the coordinator of national urban land affairs through its Land Development and Management Bureau, supports urban local governments with policy implementation, planning, capacity building, and guideline formulation and implementation concerning urban land development and

management. The Urban Land Development and Management Bureau in the ministry have three departments: 1) Land supply, marketing and tenure administration department; 2) Urban land development and renovation department; and 3) Urban land information department. Moreover, a separate urban land registration agency accountable to the Ministry of Urban Development and Housing Construction has established recently and such agencies are also expected to be established at the city administration levels (Achamyeleh Gashu2012).

In Ethiopia the implementation of urban land development policies and administration functions at grassroots level (city level) are handled by city administrations in accordance with relevant regional legislations. In most urban centres of the country, land-related matters and functions are handled by the department of urban planning and land administration in the municipal service office. This department is responsible for making decisions on land use and development tasks, keeping records, underpinning secure tenure and facilitating transactions. The functions performed by city administrations and the instruments available to them are not yet aligned with the tried and tested international practices. In particular, in the absence of an independent system of registering or recording real estate transactions, city administrations are in charge of recording transactions, certifying property rights, and maintaining records and files. Moreover, the departments in the city administrations are directly involved in land acquisition and delivery processes for different urban development purposes (World-Bank, 2012).

Accordingly, the lease policy states that the right to use urban land by lease is permitted to realize the common interest and development of the people. In this regard, the lease policy is expected to address the development challenges in urban Ethiopia. Evidences revealed that the key challenges in urban Ethiopia include, among others, lack of affordable and decent houses, unemployment, infrastructure such as water supply and sanitation, and poor waste management. According to the World Bank study, the fundamental causes for these development problems in urban areas of Ethiopia are land management, governance and municipal finance (World Bank, 2015).

In relation to realizing good governance, the lease system is expected to be implemented through adherence to transparency and accountability so as to address the prevailing problems of corruption and ensure impartiality in the lease tender and land delivery system. One of the most important aspects of the lease policy is that priority should be given to the interest of public and

urban centers in the urban land delivery system so as to ensure rapid urban development and equitable benefits of citizens (AchamyelehGashu 2012).

The effective implementation of the regulations is directly related to the key features of these regulations which can be explained from the contents of the regulations. Each regulation explicitly defines the scope of application, property rights related to transfer, mortgaging, compensation, and associated duties, ways of acquiring new development land, manner of fixing rates and moralties of lease fee payment, and duration of lease period. As stated in the proclamation 721/2014, grace period is determined based on the type of development or service of plot of land as well as the conclusion of the lease contract and completion of construction period. The same regulation also clearly indicated that a lessee may transfer his leasehold right or use it as collateral or capital contribution to the extent of the lease amount already paid. He can transfer prior to commencement or half completion of construction. However, the period of urban land lease shall vary depending on the level of urban development and sector of development activity or the type of service. For instance, residential plots have 99 years of lease period, 70 years for industry, 60 years for commercial use but business like urban agriculture has only 15 years of lease period. 15 years for urban agriculture. However, the lease period may be renewed upon expiry on the bases of the prevailing benchmark lease price and other requirements. Once the developer wins, he/she is expected to pay a down payment not less than 5% and the remaining balance during the lease payment period which takes into consideration the payback period of the investment. The remaining balance of the lease amount shall be paid on the bases of equal annual instalment during the payment term (AchamyelehGashu,2012).

2.6. Land Ownership Fees inAddis Ababa

In Addis Ababa as it can be seen from the figure the real median price for mixed use plot per square meter increased from Ethiopian Birr (ETB) 5902.3 in bid round five in 2013/14 to Birr 10,184.6 in bid round 24 in 2016/17. Similarly, the real median price of plot per square meter for business and residential use increased from Birr 4573.9 and Birr 9,063.8 to Birr 6,123.5 and Birr 15,276 over the same period, respectively. Real median price for plot of land for different use has generally increased in response to the rising demand, more competitive allocation procedures and higher development cost in Addis Ababa city. Over the study period, the lowest increase is observed for business use plots, followed by residential use. Higher increment is observed for

mixed use plots. The study revealed that from 2013/14 to 2016/17, the prices for mixed, business and residential use rose by 73%, 34% and 69%, respectively. It seems that the price of plot of land for business use fluctuates more frequently compared to price of plot of land for mixed use though the price for the later exhibits steeper. Table 5 shows the nominal average price for plot of land by use type in the city for the period between December 2013/14 and October 2016/17. Table 6 shows detail information on the winning and markup prices of plot of land per meter square, and area size allocated by different use of plot of land for all bid round (Alebel B. Berihuassefa2017).

2.7. The Challenges of Addressing Land Governance

In Uganda, three reasons relate to (a) the technical complexity of land management and administration and the need to make policy trade-offs; (b) the political sensitivity and, in many cases, institutional fragmentation of the land sector; and (c) the country-specific and sometimes local nature of land tenure arrangements that makes simple institutional transplants impossible. Land administration is technically complex and cuts across many disciplines, such as law; information technology; geodesy; geomantic and surveying; economics; urban planning; anthropology; and environmental, social, and political sciences. Some of these fields are rapidly advancing, making it important not to remain with outdated solutions but rather to design systems in a way that anticipates future improvements. A key challenge is also to make trade-offs that help improve overall system performance rather than focus on over engineered approaches that may be appropriate from a disciplinary perspective but weigh down the system and eventually make it unsustainable. While these trade-offs are ultimately a policy decision, a framework for the land sector can help to identify key areas of concern and guide support for developing an integrated strategy (Klaus Deininger et al 2012). Ethiopia is one of the least urbanized countries in the world.

The country has faced enormous difficulties for the last 50 years. War with neighboring countries including civil war, famine, disease and terrible governance place the country under developed. The urban population covers about 20% of the total population so; the main social and economic activities have disposed on the agrarian population. There are 926 urban areas in the country of which Addis Ababa is the largest city which embrace about 3.5 million inhabitants (30% of the urban population). This unbalanced growth between urban centers has appeared due

to political reasons and instability in the country. Some people are arguing that ethnic pressure has pushed the people out from other cities to the capital and some have observed that the capacity and willingness to handle the people's requirements is relatively much better in the capital than the other urban centers. So no matter what the situation has appeared people have preferred to invest and live in the capital (NegaWoldegebreal2005).

2.8. Providing Effective Land Administration Services

As part of an effort to enhance rural tenure security, the four main regions (Amhara, Oromia, SNNPR, and Tigray) undertook a program that registered approximately 25 million parcels in kebele land books, and provided landholders with certificates that provide a textual record and identify parcels boundaries by listing adjoining neighbors. This program was carried out in a decentralized, participatory, equitable, and transparent manner building on an elected Land Administration Committee (LAC) with broad geographic participation. The program thus was able to handle the massive numbers of registered holdings at low cost and within a short timeframe. Studies show that the program increased farmers' perceived level of tenure security, investment incentive, and level of land market participation while reducing conflict and helping to empower women through a number of channels. The Government should build on this success (FDRE 2009).

3.8. Conceptual Frameworks

The conceptual body works that will be used are described below.

Land Tenure; Land tenure is the relationship, whether or not legally or usually defined, among people, as humans or groups, with appreciate to land. (For convenience, "land" is used right here to encompass other herbal resources such as water and trees.) Land tenure is an institution, i.e., regulations invented by way of societies to adjust behaviour. Rules of tenure outline how property rights to land are to be allotted within societies. They outline how get right of entry to is granted to rights to use, control, and transfer land, as well as related responsibilities and restraints. In simple terms, land tenure systems decide who can use what resources for how long, and under what conditions.

Property Rights: are theoretical socially-enforced constructs in economics for identifying how a aid or economic proper is used and owned. Resources can be owned by using (and as a result be

the property of) individuals, associations, collectives, or governments. Property rights can be viewed as an attribute of an economic good

Ownership: is the state or fact of one of a kind rights and manipulate over property, which may be an object, land or actual estate, or intellectual property. Ownership entails multiple rights, collectively referred to as title, which can also be separated and held by using distinctive parties.

Degree of Property: A decree is an order surpassed through a court docket of regulation after hearing all worried parties to deliver possession of property to professional party. For component of land one can file a go well with for portion. The relationship that individuals and organizations preserve with appreciates to land and related resources. Land tenure regulations define the ways in which property rights to land are allocated, transferred, used, or managed in a precise society.

A Landholder/Landowner: is a holder of the property in land with giant rights of possession or, honestly put, an proprietor of land.

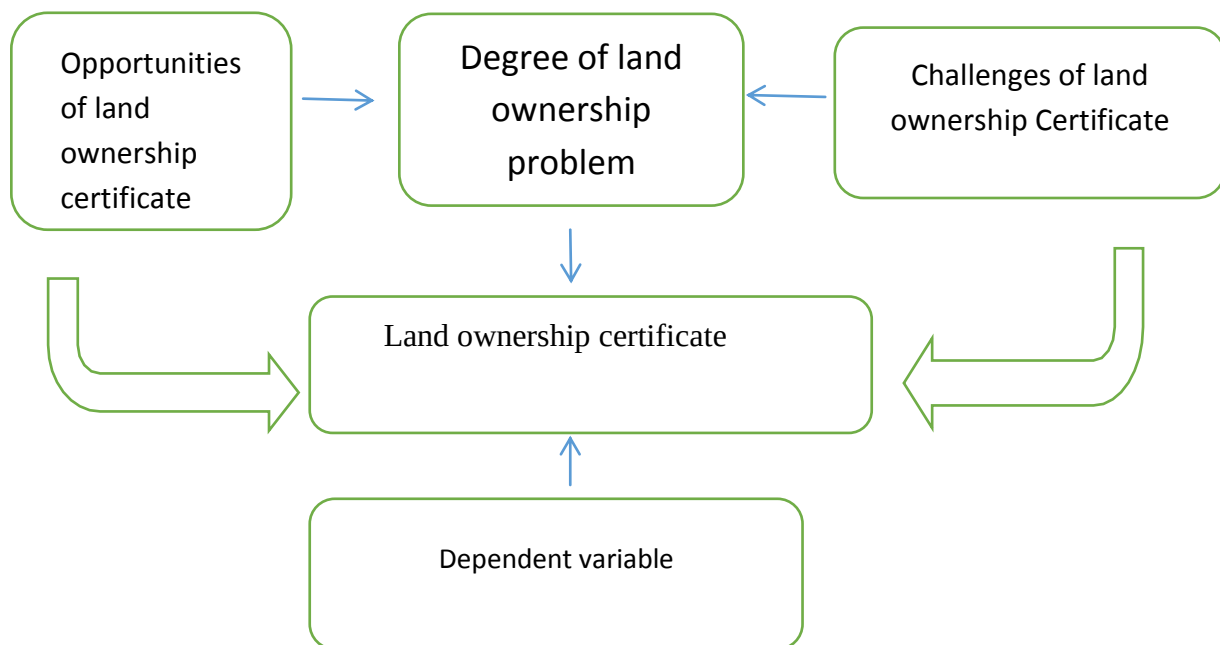


Figure 1; Conceptual Frame work

CHAPTER THREE

MATERIALS and METHODOLOGY

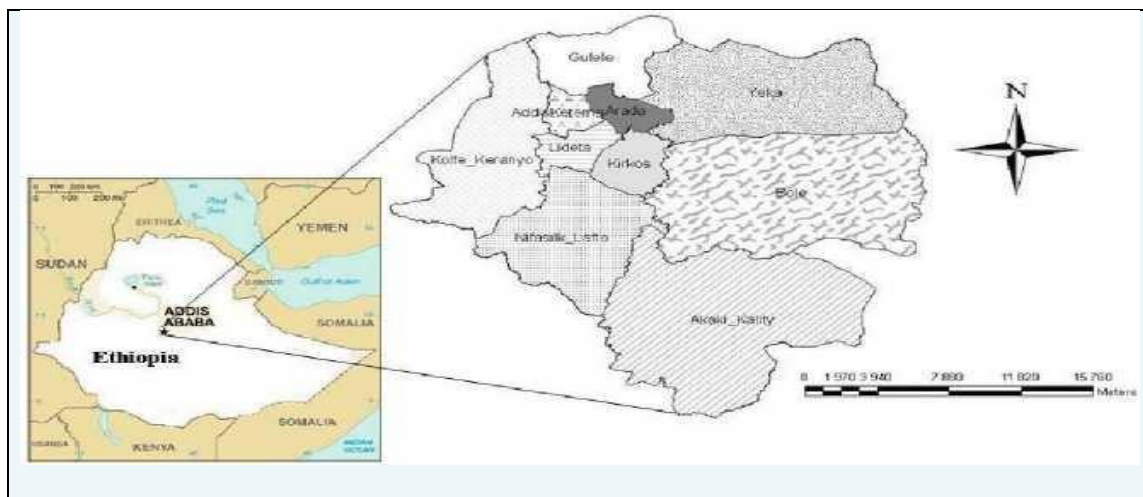
3.1 Description of the study area

3.1.1 Location

The study used to be conducted in Gulele sub-city Addis Ababa, the capital town of Ethiopia. Administratively, Addis Ababa is divided into 10 sub-cities that is positioned in the center of Ethiopia on 2400 Meter above sea stage with an region of 540 km².km² (Addis Ababa Municipality information, Map of Addis Ababa, 2017). Geographically, Addis Ababa is located between 38° 40' and three and eighty 50'E 8° 55', 9° 05' N. (Addis Ababa City Government, Gulele Sub-city Administration (2017).)

3.1.2 Climate

The city and its surrounding have mean annual precipitation of 1,143 millimetre and the mean annual temperature of the town is about 16.3 degree centigrade. Addis Ababa experiences a moderate climate because of its moderate situation on high plateau. It falls on the climatic region of "WoyinaDega". The city is known on its adequate rainfall with moderate temperature (Addis Ababa Municipality information, 2020).



Map of Addis Ababa

Source: Addis Ababa City Government, Gulale Sub-city Administration (2017.)

Addis Ababa is built on a steeping slope and irregular terrain, which lies at the foot of mountain Entoto at an elevation of 2,200 meters and is a grassland biome with a considerable attitudinal difference of about 674 meters, ranging from its lowest point, around Bole International Airport, at 2,326 meters above sea level in the southern periphery, rises to over 3,000 meters in the Entoto mountains to the north. The impact of this relief pattern on the growth and expansion of Addis Ababa is so prominent that it has favoured relatively flat landscape .(Addis Ababa Municipality information, 2018)

3.1.3 Historical Setting

Most of the growth of the city was mainly established during the early to mid-15th century after the Ethio- Italian war (1936) and it served as the main residence of several successive emperors up to the early 16th century. Addis Ababa which means ‘New Flower’ is the capital city of Ethiopia which was chosen by Empress TaytuBetul and it was founded by Emperor Menelik II in 1887. The arrival of the Djibouti Railway at Addis Ababa in 1917, was a major land mark in the history of transportation in the city in the year which followed, trade expanded, Addis Ababa's population grew substantially every year and it was not long before the city's market become the largest in Africa (Addis Ababa Municipality information, 2020)

3.1.4 Socio-Economic Aspects and Demography

Addis Ababa's 2020 population is now estimated at 4,793,699. In 1950, the population of Addis Ababa used to be 392,000. Addis Ababa has grown with the aid of 922,914 since 2015, which represents a 4.37% annual change. These population estimates and projections come from the ultra-modern revision of the UN World Urbanization Prospects. These estimates represent the urban agglomeration of Addis Ababa, which generally includes Addis Ababa's populace in addition to adjacent suburban areas.

Addis Ababa is the capital town of Ethiopia. It is also the biggest city in the country by population, with a complete population of 3,384,569 according to the 2007 census. However, it

is believed that this range was once inaccurate when recorded and underestimated the city's population. The town has thru recent years seen a strong annual boom rate, and population counts as of 2017 are developing nearer to four million. The most current census was scheduled for the 2018 to 2019 fiscal year, as protection concerns between 2017 and 2018 delayed it. Addis Ababa is a chartered city and as such, is regarded both a metropolis and a state. It is the greatest town in the world placed in a landlocked country.

Per the population recorded at the last census, the city of Addis Ababa has a higher population of female residents than male residents. Almost one-quarter of all people in Ethiopia that live in urban areas live in the capital city.

Adult literacy in the capital town is the best possible amongst all of the country's cities, at over 93% for adult males and nearly 80% for females. The town has a decrease charge of toddler mortality than the countrywide average, and over 98% of houses in the metropolis have get entry to clean consuming water.

Addis Ababa is the hub of the Ethiopian economy and transportation system. The economic activities in Addis Ababa are diverse. According to official statistics from the federal government some peoples in the city are engaged in trade and commerce, in manufacturing and industry, homemakers of different variety, in civil administration, in transport and communication, in education, health and social services, in hotel and catering services and in agriculture. Industrial activities and infrastructural facilities are concentrated in the capital city of Addis Ababa, which is the main administrative, economic, and finance center. As one looks into sectoral contributions to GDP of Addis Ababa, the lions share (76.5%) comes from the service sector, while industry and agriculture contribute (23.3%) and 0.2% respectively are major urban employment and income generating activities in the micro and small scale enterprises. the informal sector is also a major contributor to the urban socio economic performance (Frehiwot, 2013). Tourism is the growing industry in the area as\ more shopping centers, restaurants and attractions are built. In fact, the city is becoming known as the "spa capital of Africa" (world population review.com).

3.2. Research Approach and Design

3.2.1 Research Design

For this study, mixed method was used. Mixed methods research approach is a procedure for collecting, analyzing, and mixing both qualitative and quantitative methods in a single study to understand a research problem. Qualitative data sources included observation and participant observation, interviews and questionnaires, documents and texts, and the researcher's impressions and reactions (Myers and Avison, 2002). For this study all necessary data were collected at one time because land use type and land ownership can be changed.

3.2.2 Research Design

The research design selected for this study is cross-sectional survey. Studies are usually .Data was often obtained using self-report surveys and researchers are then able to mass large amounts of information from a large pool of participants. Researchers can collect data on some different variables to see how differences in sex, age, educational status, and income might correlate with the critical variable of interest (Denzin et al 2009)

3.2.3 Survey Population and Unit of Data Analysis

The survey populations for this study were the household heads of Woreda Nine found in Gulele sub city. Even though there are 11,327 household heads in Woreda Nine, only 5212 household heads were land owners (Addis Ababa Survey Population Report, 2017). Thus only 5212 land owners in the Woreda were the target populations of the study. The unit of analysis for survey data was based land owner head.

The sampling techniques used for this study was simple random sampling and purposive sampling. The sample size of 112 was determined using purposive sampling and the simple random sampling was used to select at what interval the participants has to be chosen from the list of the target populations .

3.2.4 Types and Sources of Data

The Primary data were collected from land owner in the study area and from Gulelie sub city land ownership assurance office manager. Secondary data was gathered from Gulelie sub city land ownership assurance office and from Land Administration Authority of Addis Ababa city government.

Secondary data were collected from different magazines which were published different time by Land Administration Authority of Addis Ababa city . In addition different reports from Gulelie sub city land administration and land ownership assurance offices were used as public comments about land ownership certificate assurance acquisition forwarded for Land Administration Authority of Addis Ababa city used which are documented. Generally, both primary and secondary sources were used as source of data for this research

3.2.5 Data Collection Instruments

For this study both quantitative and qualitative data collection tools were used. Therefore, an in-depth interview was employed for qualitative data and questionnaire with close-ended and open ended questions used for quantitative data.

3.2.5.1 Questionnaire

For this study structured questionnaire were prepared and distributed for those sample land owners from Woreda Nine, Gulele sub city. The survey population for this study was land owners in Woreda Nine, Gulele sub city were selected purposely.

The structured questionnaire contained two types of questions, which were close ended and open ended. In order to meet the objectives of the study , 112 participants were selected using purposive random sampling. Both open ended questions and closed ended questions were used. The Structured questionnaire contained two main parts. The first part was about background information of the sample land owner respondents whereas the second part focused on the three specific objectives of the study. In distributing and gathering data via questionnaire including the researcher four data collectors were involved. This was to collect data effectively so as to

minimize error and to increase data reliability. The information gained through in-depth interviews was transcribed into Amharic language to collect information, and then were translated into English. Then the data were arranged in themes.

3.2.5.2 In depth Interview

Conducting interviews is preferred because it helps the researcher by allowing to build a deeper understanding of the thinking behind the respondents' answers. Virtually all qualitative researchers use this technique to some extent, and for many projects and researchers, in-depth interviews are the primary or sole source of data. And there is good reason for the pervasiveness of this method: it is versatile across a range of study topics, adaptable to challenging field conditions, and excellent for not just providing information but for generating understanding as well. (Form plus Blog, (2020): Data Collection Methods & Tools For Research)

Interview was done by direct contact between researcher and respondent. It was conducted with selected managers. The first interviewee was done with Gulele sub city land ownership assurance office manager and the second will be from Woreda Nine administration offices. They were selected because they have direct relation with land ownership assurance. The interview questions were also used to secure data about land ownership challenges and opportunities in Woreda Nine of Gulele sub city from interviewees.

3.6. Data Analysis

The data collected through questionnaire were analyzed using SPSS after being fed into the computer and categorized, coded and analyzed using SPSS software. Descriptive statistics such as frequency and percentage distributions, measures of Central tendency, standard deviation and chi square were used to analyze statistical data. The table, pie charts and bar graph were also used to describe the socioeconomic and demographic profiles of the samples. The information's gathered from interviews were analyzed using thematic analysis. Finally, the data both from qualitative and quantitative methodology was integrated and analyzed using thematic analysis.

CHAPTER FOUR

RESULTS AND DISCUSSIONS

4.1 General description of the Respondents

Background records of sample land proprietor in Woreda Nine, Gulele sub city had been accumulated via questionnaire. It covered sex, age, occupation, training status, marital reputation and family size. It was analyzed by using percent and depicted by means of table, bar plan and pie chart as follows.

Table 1 Sex of Respondents (Source survey data, 2020)

	Frequency	Percent	Valid percent
Male	76	67.9	67.9
Female	36	32.1	32.1
Total	112	100	100

As shown in table 1 in Gulele sub city Woreda Nine 68% of sample land owners were male. That means land ownership wereregistered in the name of male household. Whereas 32.% land ownership is in the name of females.

Table 2, Age and family size of respondents (Source survey data, 2020)

	Total number	Minimum	Maximum	mean	Std. deviation
Age	112	32	76	54.0	9.2
Family size	112	1	11	4.0	1.9

Astable two indicates the mean age of respondents used to be fifty four years, with 76 year most and 32 years minimum. This shows amongst respondents there used to be no age under 32. So one can understand that being land owner in Addis Ababa at young age is difficult unlike in regional states. On the different facet when we appear the average family size of pattern land proprietor household heads have been 4 people per home with minimum family dimension of 1 and maximum household size of 11 men and women per house home. However, as it shown at the desk the well-known deviation used to be 1.9 folks which proved that that there had been no longer such variation in household measurement among respondents as the family measurement range suggests family dimension of most land proprietors was once round the suggest household size.

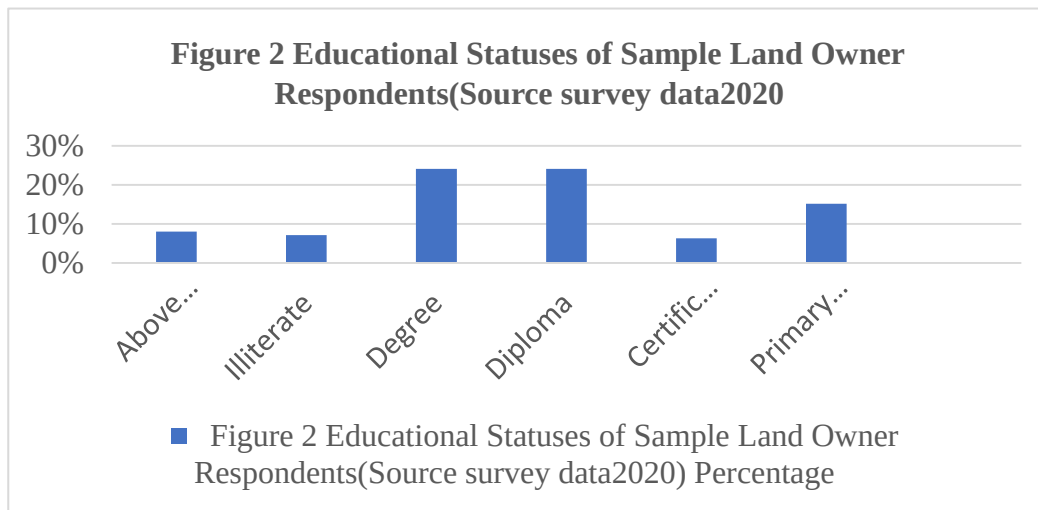


Figure 2 .Educational Statuses of Sample Land Owner Respondents(Source survey data,2020)

As figure 2 indicates, among sample respondent land owners 7.1% of them were illiterate, 8% respondents has educational status of above degree, 24.1% are degree, 24.1% are diploma, and 6.3% are certificate holders. The rest 15.2% have primary school and the other 15.2% have secondary school educationional status.

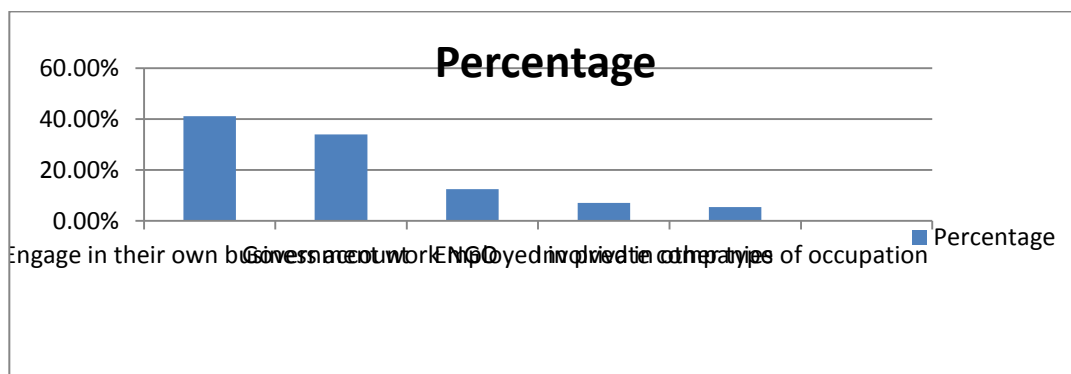


Figure3. Occupations of Respondents (Source Survey Data, 2020)

The above figure 3 showed the different occupation of respondent land ownership the study area. In proportion to the respondents engaged in their own business accounted for 41.1% which took the largest share. The second was government works which accounted for 33.9% and the third

was NGO which was about 12.5%. But respondents that were employed in private companies were only 7.1%. Those respondents involved in other type of occupation and those who has no occupation together accounted only 5.4%. So this showed in the study area the dominant occupation of respondents was engaging private business followed by government works.

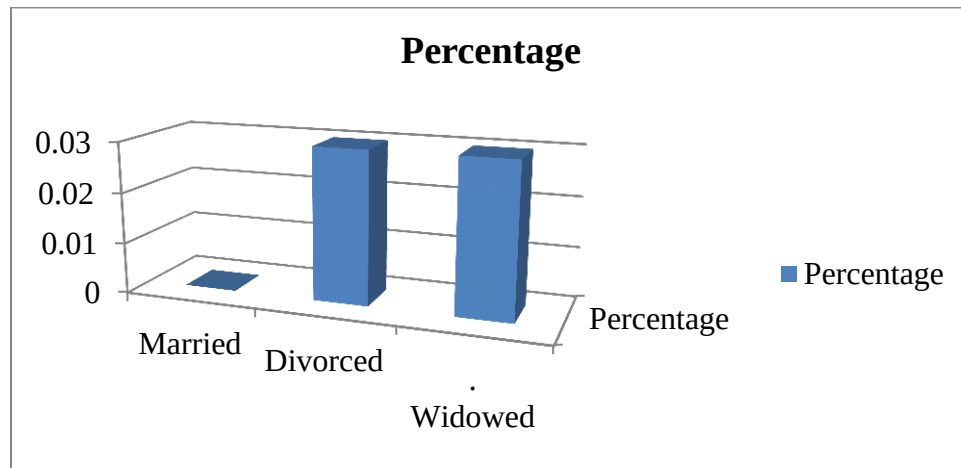


Figure4. Marital statuses of respondent land owners (Source survey data, 2020)

As figure 4above shows, 76.8% of respondents were married and 10.3% of respondents were divorced. The other 6.3% respondent'swere widowed

4.2 Land Ownership of Respondents

This section of data analysis indicates the land ownership status and land ownership heritage of land proprietors in the study area. Mainly it suggests whether or not the respondents maintaining of land in is in the identify of them or in the name of different character like household and relative and does they have land and domestic or constructing map and format certificate, right here map and plan certificate is exclusive from land ownership certificate. It also consists of how they preserve the land, for how many years they hold the land and for what motive they are using the land they very own

Table 1Table 3 Land and Holding of Respondents (Source Survey Data, 2020)

	Frequency			Percentage		
	Yes	No	Total	Yes	No	Total
1 Is the home and land you own is your or is the land ownership in the name of you?	112	0.0	112	100%	0.0%	100.0%
2 Do you have map and plan certificate to your home and land?	104	8	112	92.9%	7.1%	100.0%

As table 3 indicated all pattern land owner respondents had land, which potential the land that they manage, stay and use is now not in the name of other person. Here pronouncing they are land owns does not mean they have land ownership certificate even may additionally no longer have land and domestic map and layout certificate. No pattern respondent use or mange the land in the name of different owner, this can promote them to use, control and manage their land and initiate them to collect land ownership certificate. When we see acquisition of land and home map and plan 92.9% of respondents have it and the relaxation 7.1% respondent land proprietors have no house map and pan certificate. For those respondents who have no map and sketch certificate they were requested the motive throughout the survey or statistics series event. They respond that keeping trouble in relation to time, loss of archives in workplaces that show the land is there lengthy appointment and mal administration are the motives mentioned. It is very clear that having map and design certificate has exquisite position and contribution in the method of land possession certificate acquisition.

How do you get your land that your home or compound is build up?

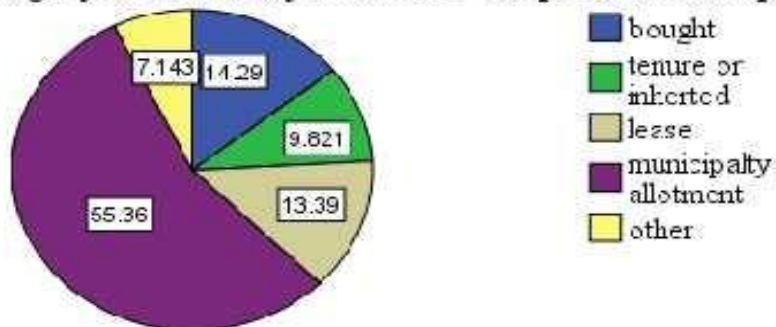


Figure5. Means of Land of Ownership (Source survey data, 2020)

The figure 5 depicts that more than half, 55.3% land owners hold their land from municipality allotment in the past periods in lottery actually there is not this system now a days in the study area and Addis Ababa. Respectively other 14.2, 13.39%, 9.8% and 7.14% claim or hold the land by bought from others, by lease, by tenure and inherit from their family and others hold by other means.

Table 4. Purpose of the Land and the Building (Source survey data, 2020)

	Frequency	Percentage	Valid Percentage
Residence only	33	29.5%	29.5%
Trade and residence	62	55.4%	55.4%
Trade and investment	10	8.9%	8.9%
Other purposes	7	6.3%	6.3%%
Total	112	100.0%	100.0%

Table .4 clearly indicates that 55.5% of land owners use their land for and their building or home for resident and trade or source of income. This shows more than half land owners use their land for mixed purposes. The other 29.5% landowners use their land only for residential only and on the opposite 8.9% of land owners use the land only for trade and investment related activities.

Table 5 .Land Holding Duration Source survey data, 2020

	N	Min	Max	Mean	Std. Dev.
How many years do you hold the land?	112	4	50	26	9.9

The table 5 shows the land conserving length of land proprietors in Gulelie sub metropolis in Gulelie sub city. In common respondent land owners preserve their land for 26 years with

popular deviation of 9.9 years .with maximum land ownership duration of 50 yr and 4 years with minimum land possession duration. The data analysis also confirmed those hold their land for long years maintain their land from municipality allotment in lottery gadget whereas these land owners having short land possession length hold their land generally by using shopping for from others and by lease system.

4.3 Challenges of Land Ownership Certificate in the Study Area

This part of result and dialogue is ordinarily about the challenges of land ownership certificates acquisition in Woreda Nine, Gulelie sub city. In this phase the result of respondents collected by using questionnaire were analyzed through percent. Seventeen variables have been selected as undertaking and the their end result were analyzed and tested by using chi- square, however, all identified variables had been not a assignment for land keeping land ownership certificate in the learn about location whilst most of them are challenges and the element analysis and dialogue is below. In addition information gathered thru in- depth interview has analyzed and discussed qualitatively..

4.3.1 Land Ownership Certificate Acquisition

As table 6 among 112 sample land proprietors in Woreda Nine, Gulelie sub town 68.8% of land proprietors has no land ownership certificates and solely 31.3% of respondent land owners have land ownership certificate. This shows that most of land owners have no land ownership certificates and it can be attributed from different challenges.

Table 6. Land Ownership Certificate Acquisition of Land Owners

Response	Frequency	Percentage	Valid Percentage
Yes	35	31.3	31.3
No	77	68.8	68.8
Total	112	100.0	100.0

4.3.2 Challenges of Land Ownership Certificate

One expected task of land possession is respondent's potential to observe and attend the system to accumulate land possession certificate. Even although having land ownership certificate is right authorities (the study region administration) can't give it forcefully. Among land owners 18.8% of them do no longer practice or ask authorities our bodies (concerned office's) to gather land owner

ship certificate. In contradict to this 6.7% of respondents went to extraordinary offices to collect the certificate up to 15 times

.In detail the parent suggests that 6.3%, 10.7%, 10.7%, 3.6%, 7%, 3.6%, 7%, 6.3%, 9.8%, 6.3%.3.6% of respondents went to extraordinary offices to acquire the certificates at extraordinary times up to 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14 times respectively to attend and comply with their land possession certificate. So this manifests that besides those 18.8% of land owners are committed to have the certificate therefore it is no longer be a challenge to preserve land ownership certificate as parent 6 indicates unique certificates questions whether they are project or no longer for land ownership acquisition.

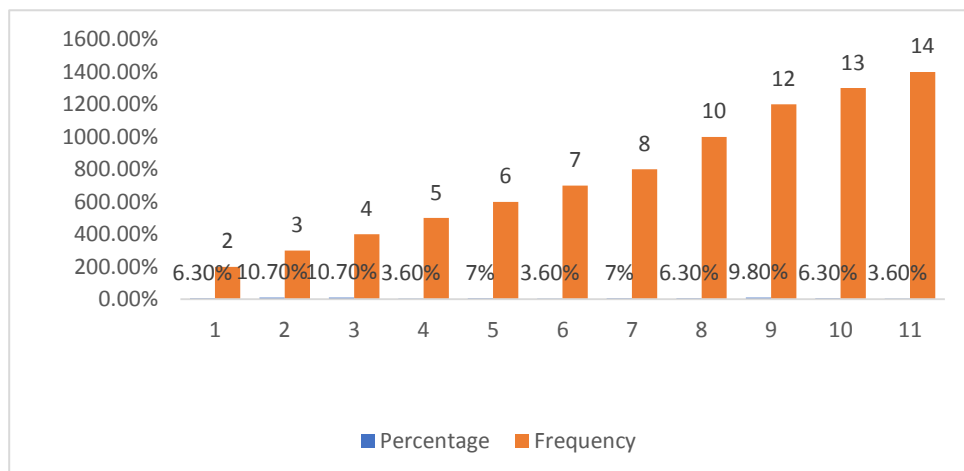


Figure 6 frequency went to offices for the certificate. (Source survey data, 2020)

And as table 7 point out beneath and respondents had been asked that whether they have land and domestic map and design certificate and 92% of them respondents say and only 7.1% of them has no land and home map and plan certificate it is because of loss of the former map and plan, lack of assurances to prove the land is their holding. Absent of map and graph of a land holder is anticipated a assignment for land ownership certificate. However, the chi - square tests (see table 8, $P > 0.05$) point out it is not a possible challenge. 72.3% of land proprietors know there is proclamation about land ownership. However, the chi - square checks (see table 8, $P > 0.05$) point out the absence of knowing there is a proclamation is not sizable challenge. Land owners were additionally requested whether or not there is no partiality of customers because of their repute and solely 26.8% of them agree that there is no partiality of clients and 73.2% disagree on the absence of consumer partiality ability they reply there is partiality.

This fee (73.2%) indicates it can be mission as anticipated but the observed chi- rectangular test (see subsequent to the desk below, $P > 0.05$) shows it is no longer vast venture for land ownership certificate. For the variable that says the sub city land possession assurance workplace provide them land ownership certificate and land and home map and diagram certificate and 26.8% reply sure and 73.2% reply no increased variety of “no” reply than “yes” have been expected to be a challenge but the chi- rectangular test (see next to the table below, $P > 0.05$) disproof it so it no longer a possible challenge for land possession certificate. As mentioned at the background section one ability of land holding is rent and its complicated system and system have been anticipated to be a assignment for acquisition of land ownership certificate however, solely 33% of them respond yes, means land retaining by rent is effortless but 67% respondents refuse this by way of responding no and these can exhibit it is a undertaking but the chi- square check (see subsequent to the table below, $P > 0.05$) guide this so it no longer a feasible challenge for land possession certificate. As indicated at table 4.7 map and design certificate, awareness about land possession certificate, partiality of purchasers by using workplace workers, lengthen of the sub city land ownership office to give map and design certificates and land possession certificates as they asked, and the complicated manner and nature of land maintaining via rent have been covered with the challenges questions in data the information collection. Except map and design certificates all of them emerge as a task in the descriptive evaluation end result however all these are disproved that they are no vast venture as chi- rectangular take a look at

shows. As descriptive evaluation suggests the rest listed questions are standard as a project for each man or woman project questions above 53.6 percent of land proprietors respond as a assignment and the chi- square analysis also exhibited them as sizeable challenge.

Table 7. Response on challenges of land ownership certificate (survey data, 2020)

No	Main specific questions	Frequency			Percentage		
		Yes	No	Total	Yes	No	Total
1	Do you have map and plan certificate.	104	8	112	92.9	7.1	100
2	Do you know there is proclamation?	81	31	112	72.3	27.7	100
3	The Woreda or the sub city creates awareness?	42	70	112	37.5	62.5	100
4	Are you well aware about land certification?	22	90	112	19.6	80.4	100
5	There is no long process in land ownership certificate acquisition?	38	74	112	33.9	66.1	100
6	There is no corruption the process of land ownership certificate acquisition?	37	75	112	33	67	100
7	There is no partiality of clients the process of land ownership certificate acquisition?	30	82	112	26.8	73.2	100
8	The sub city land ownership assurance office gives certificate as they are asked?	27	85	112	24.1	75.9	100
9	The sub city administration map and plan certificate as they are asked?	27	85	112	24.1	75.9	100
10	There is no repeated appointment in land ownership certificate?	43	69	112	38.4	61.6	100
11	The land ownership assurance office of the sub city is transparent to the clients?	42	70	112	37.5	62.5	100
12	The land ownership assurance office of the sub city is accountable?	44	68	112	39.3	60.7	100
13	Acquisition of land in lease is easy?	37	75	112	33	67	100
14	Acquisition of land ownership in lease is not expensive?	45	67	112	40.2	59.8	100
15	Acquisition of land ownership in lease is not expensive?	52	60	112	46.4	53.6	100
16	In the proclamation is well implemented?	40	72	112	37.5	64.3	100
17	The land ownership assurance office staffs give good service for clients?	39	75	112	34.8	65.2	100

7. Response on challenges of land ownership certificate (survey data, 2020)

As mentioned, land owner sample respondents were asked on challenges of land ownership certificate during survey and the data is analyzed by descriptive and discussed above but it were cross checked by chi- square analysis that the challenges associated with land ownership certificate or no associated. Table 4.8 shows that, one challenge is that sub city do not create awareness for land owners land ownership certificate and the procedure and the criteria to hold take the certificate. The chi- square test shows that absence of creating awareness is one significant challenge ($P= 0.00$). Long process and procedure is challenge ($P= 0.00$) to have land ownership certificate. Land owners may not tolerate the long process and cannot take giving to priority their day to day activities. Corruption is also became a significant challenge to have certificate ($P= 0.00$). Respondents feared or face corruption and ether restrict themselves to take or can't get it and the descriptive analysis show 67% respondents agree corruption is a challenge. Therefore it is associated as challenge. Each repeated appointment in the process of land ownership acquisition, transparency, accountability and quality service provision by Woreda and sub city administrations land administration and land certificate assurance offices in the sub city are confirmed as challenge by chi- square analysis (95% confidence interval, $P = 0.00$). So this indicates good governance is one main challenge in Woreda Nine, Gulelie sub city. Since one way of having land in Addis Ababa city administration is lease, respondents were asked whether lease price a challenge to have land ownership certificate and 53.6% agree it is a challenge and the chisquare test also approve as a challenge ($P= 0.00$). As shown in the descriptive analysis 65.2% agree there is problem of implementing the proclamation about land ownership Woreda Nine, Gulelie sub city and at chi- square ($P= 0.00$) it is also confirmed as a challenge. So in addition to mal administration the concerned bodes on land ownership certificate do no interpreted and implement the proclamation so as to provide land ownership certificate to all land owners in the study area as table 8 indicates.

Table 8. Factors affecting land certification in the study area (Survey Data, 2020).

No	Main specific questions					
(independent variables)	X2	Likelihood	def.	Sig.		
(95%CI)	Exact sig	od ratio				
(1 sided)						
1	Do you have map and plan certificate.	3.916	6.271	1	0.48	0.44
2	Do you know there is proclamation?	0.980	0.099	1	0.75	0.47
3	The Woreda or the sub city creates awareness?	25.00	25.016	1	0.00	0.00
4	Are you well aware about land certification?	1.189	1.149	1	0.28	0.20
5	There is no long process in land ownership certificate?	31.963	31.686	1	0.00	0.00
6	There is no corruption ownership certificate?	33.921	33.596	1	0.00	0.00
7	There is no partiality of clients in land ownership certificate?	1.460	1.423	1	0.23	0.16
8	The sub city land ownership assurance office gives certificate as they are asked?	1.492	1.447	1	0.22	0.16
9	The sub city administration map and plan give certificate as they are asked?	0.555	0.544	1	0.46	0.30
10	There is no repeated appointment in land ownership certificate?	42.55	44.086	1	0.00	0.00
11	The land ownership assurance office of the sub city is transparent to the clients?	50.494	52.844	1	0.00	0.00
12	The land ownership assurance office of the sub city is accountable?	46.009	48.356	1	0.00	0.00
13	Acquisition of land in lease is easy?	0.388	0.384	1	0.53	0.34
14	Acquisition of land ownership in lease is not expensive?	23.068	34.592	1	0.00	0.00

Document was also referred about the challenge of land management and land ownership and the following are identify as problem of land administration and land ownership in Addis Ababa are Asking money for service, Cheating (preparing an illegal information), Miss use of authority and power, Weak information holding and use system, Problem of transparency and accountability in giving land ownership certificate, Giving land ownership certificate for illegal land holding and Problems of giving service based on rule and regulation (Addis land information, 2020)

Further interview was done Gulelie land ownership office manager and he gives the following respond.

“As Gulelie sub city in our office complex land ownership background in the past system is a challenge to give certificate. Giving land ownership certificate following the rule and the proclamation is a problem as far as we look some individual employees. The other challenge is problem of good governance. In the behalf of clients the need to land certificate for illegal land holding, lack of bringing important information that wetness the land is for them, asking certificate for lands under government holding considering the land ownership certificate as map and plan certificate are challenges in allotment of land ownership certificate in Gulelie sub city and Woreda Nine”.

4.4 Opportunities of Land Ownership Certificate

This part of result and discussion is on the second specific objective of the study. The second objective of the study is assessing the opportunities of land ownership certificate in the study area. To assess the opportunities of land certificate opportunities questions were prepared for sample land owner respondents and it is analyzed by percent, in quantitative method. Also data were obtained by interview about the prospects of land ownership certificate and it is discussed in line with the response of land owners.

NB; in the discussion Opportunity have to be understood as favourable time or set of circumstances for doing something not as contribution or as attribute. And in this analysis it mean the favourable conditions to take and hold land ownership certificate.

4.4.1 The Right and Benefit of Land Ownership Certificate as Opportunity

(FDRE, 2009) state the right to possession of rural and city land, as nicely as of all natural resources, are exclusively vested in the State and in the peoples of Ethiopia people and having land possession for land holders is a right. So as to check does land owners comprehend that having land ownership certificate for their felony land keeping is a right. Among 112 land proprietor respondents in study vicinity 54.5% of them comprehend having land possession certificates is a proper of land holders but 45.5% of them do now not know acquisition of land possession certificate is a right. Therefore when you consider that more than 1/2 of respondents comprehend their land possession rights this probability to land ownership certificate in the study area. Respondents have been requested whether or not they consider that the land possession certificate is new and certified. And 77.7% of land proprietors trust that the land ownership certificate is contemporary and qualified. However 22.3% of respondents do no longer believed that the land possession certificate is modern-day or qualified. These respondents who respond know likely may additionally no longer the land possession certificate or they have no land ownership certificate. The modern-day and qualify nature of land ownership certificates is on chance because it can provoke land holders to have it. Respondent had been additionally asked that land ownership certificates has benefits. 85.7% answered that land possession certificates has advantages and relatively 14.3% of respond that having land ownership certificates has no benefit. In distinction most of them trust that it has gain so land proprietors can be initiated to take land ownership certificates so as to experience the benefit. Therefore given that it has gain despite its use it can promote land holder to have it and in additional prospect for the acquisition of land possession certificates as table 9 indicates. Via interview Gulelie sub town land possession certificate manager additionally point out land ownership certificate has multiple advantage and uses, it can also use as collateral to take loan from microfinance.

Table 9 .The right and benefit of land ownership certificate as opportunity. Survey, 2020)

Main specific questions	Frequency			Percentage		
	Yes	No	Total	Yes	No	Total
Do you know taking land ownership certificate is a right?	61	51	112	54.5	45.5	100
Do you believe that your land ownership certificate is modern and qualified?	87	25	112	77.7	22.3	100
Do you believe that land ownership certificate has benefit or use?	96	16	112	85.7	14.3	100

4.4.2 Opportunity of Land Ownership Certificate

As table 10 shows land owners in the study area were asked different questions on the prospects of land ownership or certificate. Land ownership transferring process was considered as easy process by the researcher as far as land holders pay service fee and this can be opportunity to hold land ownership certificate in the study area. Because individuals can transfer their land to their family or relative or still the can transfer their land holding after selling their building or home. So if the process is easy the new land holders can have land ownership certificate. However, as indicated at table 4.9, 39.3% of respondents do not decide this is an opportunity for land ownership certificate. The other 26.8% of respondents disagree; mean they do not agree that land ownership transfer process is not easy. Only 7.1% and 26.5% of respondents strongly agree and agree that land ownership transfer is easy and this can be opportunity. So according to most of respondents this cannot be opportunity. Land owners were also asked that there is good land ownership proclamation as prospect and 50.9% of respondents strongly agree and 39.3% agree that it is an opportunity to have land ownership certificate only 2.7% of them do not decide and 3.6% disagree to say land ownership proclamation is an opportunity for land ownership certificate in Woreda Nine, Gulelie sub city. Among 112 sample respondents 8.9% and 59.8% of them respectively strongly agree and agree that once or after taking land ownership certificate there is no loss of files and land ownership related information. This can initiate land owners to acquire the certificate to avoid loss of former paper documents which can burn or exposed for

different problems. 21.4% of respondents do not decide to say this opportunity and 9.8% of them disagree means, they believe there will be loss of information of file. On interview with land ownership office manager of Gulelie sub city:

“Once clients take land ownership certificate there is no fear of loss of file and information because all necessary data are stored digitally in the server via software even this reduce file hiding by some miss behave office employee this is a condition that initiate clients for land ownership certificate acquisition.”

As table 10 indicates among respondents 16.9% strongly agree and 64.3% of them agree that there is strong collaboration and flow of information in the process of land ownership acquisition between their Woreda and sub city (between Woreda Nine and Gulelie sub city) and this is an opportunity for land owners hold land ownership certificate. But other 7.1% and 12.5% of the respondents do not decide and disagree respectively to accept the strong collaboration between Woreda and sub city on this issue. But the response of the Woreda and sub city land ownership office manager state that there is collaboration and flow of information between Woreda and Gulelie sub city. This confirms the idea of most of respondents so this is an opportunity in land ownership certificate. Another expected land ownership opportunity is the use of technology and as expected it was found as the main opportunity for land ownership certificate as 25.9% strongly agree and 50.9% agree currently the use of modern technology by land administration authority and the sub city land ownership office as opportunity to hold land ownership certificate. However, 9.3% of respondents do not decide and 19.6% disagree, that means there is no use of modern technology and it is not an opportunity. On the other hand Gulelie land ownership assurance office was asked does their office use technology and is it an opportunity for land ownership certificate. Word by word he said the following.

“Now a day we are using modern technologies land holding registration and land ownership assurance. For example we are recording the coordinate point of each parcel of land owners by using GPS and stored digitally and each parcel is coded in relation to the land owner through database. This makes easy and to have data about each parcel of land it is possible to give land ownership certificate once it is registered. In addition the city land administration agency in

coordination with sub city branches uses different modern technologies including cadaster to study and register each parcel land in all parts of the city. In addition there is modern land ownership proclamation and policy”.

As table 10 indicate that land holders ambition to have land ownership certificate is a good opportunity. 57.1% of respondents strongly agree that land owners ambition to have land ownership certificate is good and 33% of respondents agree ambition of land holders to have land ownership certificate is good. However, 6.3% of others do not agree on the issue. It is cleared that land ownership certificate increase land holding confidence, actually this is its use but it is believed that to increase their land ownership confidence land owners can seek to have the certificate. In aggregate 94.7% of respondents strongly agree and agree the certificate increase land ownership. So they can be initiated to have the certificate so as to increase their land ownership and is another opportunity to have the certificate.

Table 10. Opportunities of land ownership certificate (Survey data, 2020)

Main specific questions	Percentage					
	SA	AG	ND	DA	SDA	Total
There is no problem in transferring land ownership from one person to the other?	7.1	26.8	39.3	26.8	00	100
There is good land ownership proclamation?	50.9	39.3	2.7	3.6	00	100
There no loss of land ownership related information and document of clients after land ownership certificate?	8.9	59.8	21.4	9.8	00	100
There is strong collaboration among Woreda and sub city offices to give land ownership certificate?	16.1	64.3	7.1	12.5	00	100
Currently there is the use of technology in giving land ownership certificate?	25.9	50.9	3.6	19.6	00	100
Participation and ambition of the land owners to take land ownership certificate is good in the Woreda?	57.1	33	6.3	3.6	00	100
In comparison land ownership certificate acquisition increase land ownership confidence?	52.7	42.0	3.6	1.8	00	100

SA, strongly agree AG, Agree ND, Not decide DA, Disagree SDA, Strongest disagree source survey data,2020.

In addition to the above questions Gulelie sub city land ownership office manager was asked that their office is well organized in terms of skilled human resource? And does their office have a charter to give service for clients that indicate the time duration for each service? And he gives the following explanation:

“Concerning our office human resource we have full skill human resource and there is no problem in human resource regarded to give land ownership services. But some of employees are new employees from university they lack experience and confidence in decision making and client holding.”

4.5 Degree of Land Ownership Certificate Problem

This part concerned about the third objective which is to find out the degree of land ownership certificate problem in the study area. Mainly data collected via survey questionnaire are analyzed by descriptive analysis, because using of inferential statistics her cannot show the degree of problem it shows only the degree of the problem is statistically significant or no. More over the most of questions for this objective are by Resislikert scale this was to show the degree of problem in scale so it was necessary to discuss the result in percent. Interview results are discussed in qualitative way.

4.5.1 Existence of Land Ownership Certificate Problem

As indicated at table 3 in the above discussions when we look number of land owners who had land ownership certificate in the study area up to field survey among 112 sample respondents only 31.3 of them had the certificate in contradict to this 68.85 of respondents had no land ownership certificate. At least half of the respondents have no the certificate this clearly indicates there is land ownership acquisition problem in in Woreda Nine of Gulelie sub city. Woreda Nine managers also agree there is problem of land ownership certificate acquisition. Gulelie sub land city land ownership assurance office manager also responded the following at interview.

“There is problem of land ownership problem certificate provision in Gulelie sub city and the Woreda but the problem is not the only problem of our sub city despite the degree of the problem it the problem of Addis Ababa city. In case in our sub city and Woreda Nine there are a lot of pot of lands under government control and illegal control which has no land ownership certificate”.

Therefore the above results show that there is land ownership certificate holding problem in the study area, in Woreda Nine of Gulelie sub city

4.5.2 Problem of Land Ownership Certificate and Change Of Land Holding

As table eleven shows respondents were asked does their land have taken via government for one of a kind purposes like infrastructure, improvement and reconstruction. Among 112 samples 26.8% respond that same phase or total land retaining is taken by way of government. As it is huge and capital cities there is infrastructure enlargement and improvement in Addis Ababa this can take section or all of land conserving of persons and this situation is proper in Woreda Nine as it is the section of Addis Ababa. This can end result alternate and trouble in land ownership proper of people even though the proclamation indicates they have to get suitable compensation with the aid of government. However, incase authorities is useful by means of people at unique authority stage this can purpose land ownership problem. Among 34 respondents whose land had taken 64.7% of respondents agree they had get suitable compensation for their land conserving however, nonetheless there are 34.3% of them respond they do not obtained suited compensation. As a long way as land ownership is constitutional right all of them ought to get terrific compensation. Individuals may additionally left taking their land proprietor ship certificates till they get the preferred compensations after long reactions. Moreover, among these 22 respondents who reply their compensation is fabulous 54.5% of them agree that their land ownership certificates has contribution in acquiring excellent compensation.

Table 11. Problem and change of land holding (Survey data, 2020)

	Frequency			Percent		
	Yes	No	Total	Yes	No	Total
Does your land have taken by government for different purposes?	30	82	112	26.8%	73.2%	100%
If yes have got proper compensation?	22	12	34	64.7%	35.3%	100%
If you get compensation does your land ownership certificate help you?	12	10	22	54.5%	45.5%	100%

As indicated at figure 7 respondents were asked to characterize the degree of land ownership problem in Woreda Nine and as showed below 30.36% of respondents strongly agree that the degree of land ownership problem is high, 32.2% agree the problem is high, 7.2% do not decide the degree of problem, 27.7% disagree and 2.6% strongly disagree. In sum most of respondents (62.5%) agree that the degree of land ownership acquisition or holding problem is high in Woreda Nine. But in interview the respond of Woreda Nine managers is not similar to this, he respond the following.

“In fact giving land ownership certificate is not the responsibility and mandate of the Woreda our responsibility is providing information for sub city land ownership office supporting them, in our behalf we are working with the sub city and it is not a severe problem.”

Gulelie sub city land ownership office manager do not agree by the idea of Woreda Nine’s manager, he give similar idea with the reopens of sample land owner respondents. He gives the following idea.

“Even though land ownership is a problem of our city as far as Gulelie sub city the degree of problem is slightly high as compared to other sub cities in Addis Ababa this is because our sub city shares rural parts of Addis Ababa the side of Intoto this increase the degree of problem. As Woreda Nine the problem is similar as it is the part of Gulelie sub city”.

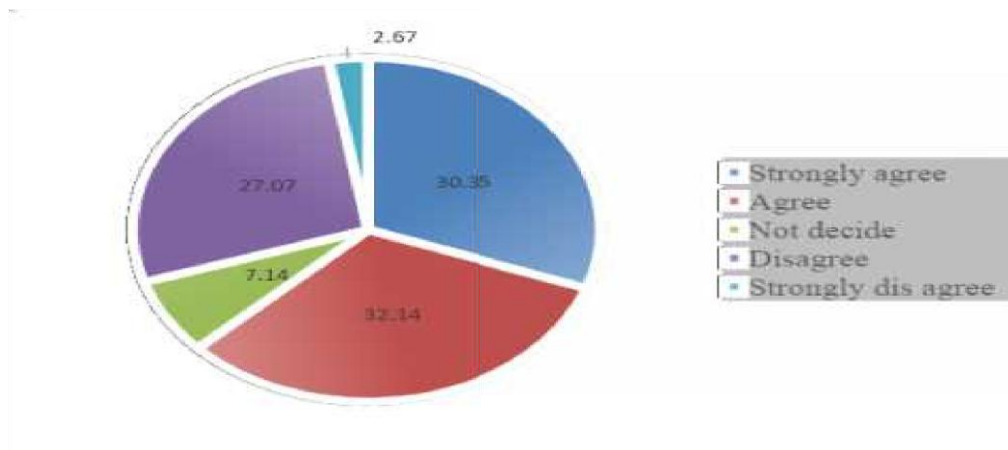


Figure 7. The degree of land ownership certificate problem as respondents.9 Survey 2020)

As indicated at figure 8 another question for land owners was asked “The problem in acquisition land ownership certificate is mainly associated the offices?” As indicated at the above figure 10.7% of respondents strongly agree that land ownership certificate problems are mainly associated with office workers or those individuals in Woreda administration and sub city land ownership employees which are found at different level of authority (government representatives). On the other hand 44.6% agree that land ownership certificate problems are mainly associated with office workers or those individuals in Woreda administration and sub city land ownership employees which are found at different level of authority. However, 20.3% of respondents do not decide to say there the problem of land ownership certificate is mainly associated with government representatives in Woreda Nine, Gulelie sub city. But 20.5% of respondents dis agree and 3.57% strongly disagree, means they do not agree that the problem of land ownership certificate is associated mainly with government representatives in Woreda Nine, Gulelie. Totally 55.3% of respondents agree land ownership problem is associated with government representatives at different authority level at different offices in Woreda Nine and guile sub city. But in sum 44.7% of them do not agree that the problem of land ownership certificate is associated mainly with government representatives in Woreda Nine, Gulelie. Therefore it is possible to say land ownership certificate problem can be associated government employees at different authorities in addition to other problems in Woreda Nine, Gulelie Sub city.

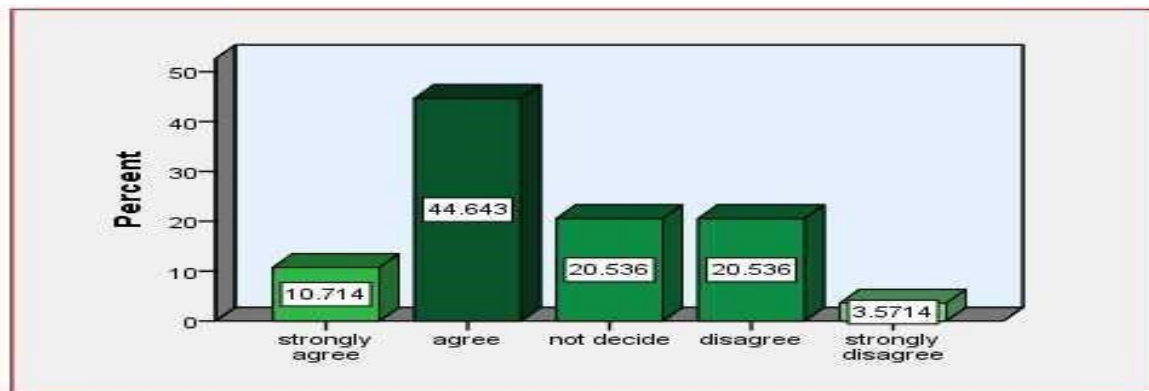


Figure 8. Degree of land ownership certificate in land ownership offices (Source survey data, 2018)

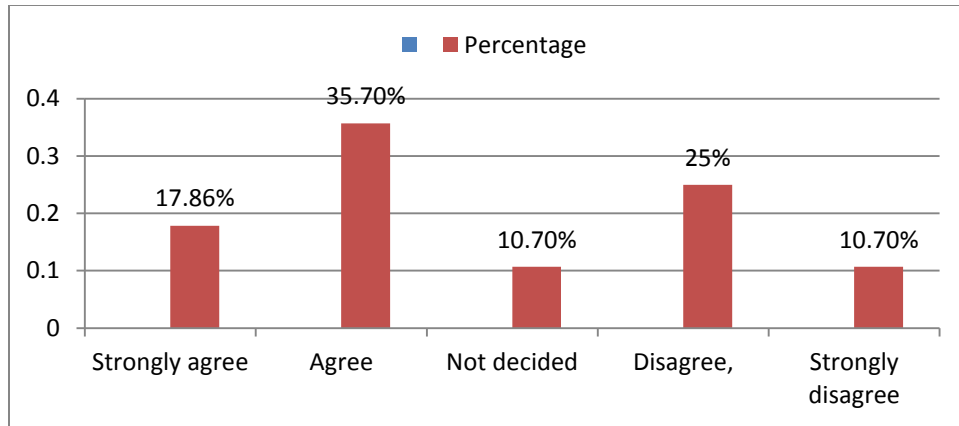
As indicated at table 12 below, respondents were asked to compare land ownership acquisition problem process in their Woreda and in tier sub city. As indicated in the table below no respondent agrees that the process in Woreda is complex than sub city and 32.2% of respondents agree that land ownership certificate process problem is more complex at Woreda than sub city. And on the other hand 10.7% of respondents do not decide to compare the degree of problem among Woreda and sub city. But in sum 66.6% of respondents disagree that the problem is more complex in Woreda. So this shows degree of land ownership certificate procedure and process problem is more severe in the sub city land at the sub city stage. They were also asked to compare degree of problem of Woreda Nine with other Woreda of Gulelie sub city. In 6.3% and 61.6% of respondents strongly agree and agree respectively in comparison to other Woreda of the land ownership problem is common in Woreda Nine but 17.9% of respondents do not decide the problem is high in Woreda Nine. The other 8.6% and 5.4% of them strongly disagree and disagree that the problem is high in their Woreda than other Woreda of the sub city.

Table 12. Degree of land ownership certificate in Woreda Nine, Gulelie sub city Source survey data.2020

	Percentage					
	SA	AG	ND	DA	SDA	Total
Land ownership acquisition process is more complex and difficult in Woreda than the sub city.	00%	32.2%	10.7%	41.1%	25%	100%
In comparison land ownership certificate acquisition is sever problem in Woreda ten in the sub city?	6.3%	61.6%	17.9%	8.6%	5.4%	100%

The following discern was the end result that indicated another question for land owners. As determine 9 shows another query for land proprietors was once asked “As Addis Ababa there is land ownership trouble and this also a problem in our sub metropolis and Woreda?” As indicated at the above discern 17.86% of respondents strongly agree there is land ownership hassle and this situation is comparable to Gulelie sub metropolis and their Woreda. On the different hand 35.7% agree land ownership hassle is the trouble of Addis Ababa now not only in Gulelie sub city. However, 10.7% of respondents do not determine to say there is problem of land maintaining or no problem in Addis Ababa and the trouble of the town is mirrored in Gulelie sub city and their Woreda. But 25% of respondents dis agree and 10.7% strongly disagree, capacity they do no longer agree land ownership of trouble is the total Addis Ababa city.

Totally 55.3% of respondents agree land possession trouble is in the total Addis Ababa and this is also true in guile sub city. This end result is comparable with Gulelie land ownership office manager. But in sum 44.7% of them do not agree or do no longer figure out land ownership trouble is for the whole city.



**Figure 9 .Effect of land ownership problem of Addis Ababa in the study area.
(Source survey data, 2020)**

4.6. Discussion

Based on the findings explained above from the findings of the study, the following major points are discussed

Strengthening land and property rights is central to ending extreme poverty, reducing hunger, and promoting resilient societies. Clear, secure land rights create incentives that enhance food security, economic growth, and sustainable development.

Different studies have identified that the most obvious way of gaining or transferring property rights is by buying them or by inheriting them directly from the previous owner. However, the option to buy land is not one that is readily available to the millions of people in the world living in poverty. (Habitat for Humanity® Great Britain, 2017)

The findings of the current study showed that the most of land owners at the study area acquired their land through lottery by municipality allotment in the past times and hold their land for a long time and most of them used it for mixed purposes like business activities and residence. The data analysis also confirmed that those who hold their land for long years maintain their land from municipality allotment in lottery gadget whereas these land owners having short land possession length hold their land generally by using shopping for from others and by lease

system. These findings have been found congruent with some of the above reviewed literature findings. Regarding the purpose of the land and the building, the result indicated that land owners use their land building for home of resident and trade or source of income. This showed that more than half land owners use their land for mixed purposes. There were also others landowners that use their land only for residential purpose, for trade, investment and other related activities.

Ethiopia is one of the few African countries that have implemented a revolutionary land reform program that still retains the relics of the socialist ideology, specifically, the state ownership of land. Since 1975, the country has undergone a major transformation in implementing land reform policies and other major economic programs that have contributed to the development of an unsustainable land use structure that has become a burden on the national economy. (Land Use Policy: Volume 73, April 2018.)

The current study results regarding to the opportunities of land ownership certificates showed different opportunities although those opportunities were not found vast as challenges. The opportunities found from the study area were that land owners know the right and benefits of land ownership certificate which promoted them to take land ownership certificate as an opportunity. There is also good land ownership proclamation and policy to insure land ownership certificate developed by the country. The other opportunities were use of modern technology, and availability of skill man power in land administration authority and land ownership offices. Additionally, the other opportunities found were land owners ambition and commitment to have land ownership certificate, and the collaboration of Woreda to provide information for sub city land ownership office.

Despite the prevalence of opportunities of land ownership certificate acquisition there were also challenges.

The reviewed literature has shown that there are different problems and challenges related with the land system use and policy and legal measures in Ethiopia. For instance, the analysis about current land use system in the context of the various policies and programs of the government by MulatuWubneh (2028), revealed that the land use system in Ethiopia is riddled with a host of

problems including insecurity of tenure, , corruption associated with land stocking by individuals and corporations with strong political ties, the displacement of farmers and poor urban residents, and the issue of expropriation and unfair compensation for land taken from land owners. In addition, despite the existing policy and legal measures, land related problems such as tenure insecurity, restrictions on transfer and lack of adequate land administration system still prevail¹⁴. Besides, absence of good governance, proliferation of informal settlements, poor urban land management, outdated and/or rigid development plans, urban decay, and capacity problems prevail especially in urban areas.(MelkamuBelachew and ShewakenaAytenfisu, 2010). Furthermore, this study showed that various restrictions in Ethiopia's urban land law have adversely affected the availability, transferability and tenure security of land-use rights for business premises. These legal and administrative challenges have led to urban land lease tender price hikes that are not affordable to the majority of economic actors in the private sector. The gaps in land information and land governance exacerbate the challenges in the realms of availability, transferability and tenure security. The study made in Uganda has also shown the main challenges about urban land certification. One of the challenges were land administration is technically complex and cuts across many disciplines, such as law; information technology; geodesy; geomantic and surveying; economics; urban planning; anthropology; and environmental, social, and political sciences. It was also mentioned that In Uganda, three reasons relate to (a) the technical complexity of land management and administration and the need to make policy trade-offs; (b) the political sensitivity and, in many cases, institutional fragmentation of the land sector; and (c) the country-specific and sometimes local nature of land tenure arrangements that makes simple institutional transplants impossible.(Klaus Deininger ,2012).

There are various challenges in access to urban land in Ethiopia which adversely affect the business environment. They, inter alia, include (a) land market imperfections due to the mono-route features of urban land provision mainly by municipalities, (b) challenges in lease tender and allotment processes, (c) the breadth and security of lease rights, (d) the transferability of lease rights, (e) the right to use land rights as collaterals for bank financing, and (f) gaps in land information to the public including information about relatively predictable lease price ranges. Other issues of concern relate to institutional fragmentation in land management, incoherent

practices of municipal branches of city administrations such as Addis Ababa and the challenges of the legal regime's susceptibility to opportunity grabs by speculators and corrupt office holders. (African Union, Agenda 2063: The Africa We Want, 2nd Ed, Popular Version, page 3.)

The current study findings have been found congruent with some of the challenges and problems mentioned above from other studies findings. For instance, the present study showed that the main challenges in land ownership certificate are lack of good governance, corruption, repeated appointment and delay in the process of certificate acquisition. The long and complex process, lack of accountability and transparency, service fee for certificate, lease fee and process, weak implementation and understanding of land ownership proclamation, policy and regulations were other challenges. In addition, complex land holding background system in the past in the study area, illegal holding of lands and asking certificate for lands under government and other persons, lack of information about file that needs witness and approval of land ownership.

The current study also indicated that the problem of not having land ownership certificate was related to keeping trouble in relation to time, loss of archives in workplaces that showed the land is there lengthy appointment and mal administration are the motives mentioned.

The finding generally showed that although there are different opportunities of land ownership certificate at the study area, there were also main challenges that still needs concerns and policy interventions

CHAPTER FIVE

SUMMARY AND RECOMMENDATION

5.1 Summary

The main objective of this study was to explore opportunities and challenges of land ownership certificate in Addis Ababa, in the case of Gulelie sub city, Woreda Nine. In the study area all sample respondents are land owner which helped them in using, controlling and managing the land in their own name and hold the land in responsibility.

Most of them acquired their land through lottery by municipality allotment in the past times. They hold their land for a long time and most of them used it for mixed purposes like business activities and residence.

The study showed different opportunities although those opportunities were not found vast as challenges. Land owners know the right and benefits of land ownership certificate which promoted them to take land ownership certificate as an opportunity. There is good land ownership proclamation and policy to insure land ownership certificate, The other opportunities were use of modern technology, and availability of skill man power in land administration authority and land ownership offices. Additionally, the other opportunities found were land owners ambition and commitment to have land ownership certificate, and the collaboration of Woreda to provide information for sub city land ownership office.

Despite the prevalence of opportunities of land ownership certificate acquisition there were also challenges

The main challenges in land ownership certificate are lack of good governance, corruption, repeated appointment and delay in the process of certificate acquisition. The long and complex process, lack of accountability and transparency, service fee for certificate, lease fee and process, weak implementation and understanding of land ownership proclamation, policy and regulations were other challenges. In addition, complex land holding background system in the past in the study area, illegal holding of lands and asking certificate for lands under government and other persons, lack of information about file that needs witness and approval of land ownership.

At the study area, potentially most of land owners have no land ownership certificate for their land holding. Land ownership certificate acquisition process problem is more complex at sub city level than at Woreda level

Though land ownership certificate is the problem of sub cities of Addis Ababa, the degree of problem in Woreda Nine, Gulelie sub city is higher than that of others. However, it doesn't mean that the problem is at severing level.

5.2 Recommendation

Mainly insuring land ownership for land owners in Addis Ababa is the responsibility of Addis Ababa land administration authority land ownership certificate is provided by branch land ownership assurance office at sub cities so those challenges and problems must be solved by the coordination of Addis Ababa land administration authority and its branch offices in the sub cities. The Woreda has no power to give land ownership certificate but it can give necessary information for the sub city so the recommendation does not mainly goes to the Woreda Nine.

Finally the researcher gives the following recommendations.

- Addis Ababa land administration authority has to control and avoid problem of good governance including corruption, transparency and accountability problems, which found at Gulelie land administration offices by giving capacity building training and then by controlling after training.
- Addis Ababa land administration authority has to minimize the processes of land ownership certificate its service fee. Since insuring land ownership is the right of land holders.
- Gulelie land administration offices have to develop their capacity to understand and implement land ownership proclamation and related policies and regulations which are prepared for national level and regulations prepared for Addis Ababa only.
- Gulelie sub city have to study parcels which has complex holding back ground and under illegal holdings, to filter whether the parcel is under government, individual, institution or illegal holding to minimize land ownership problem in Woreda Nine.
- Gulelie sub city have to prepare and post service provision charter that show the time required for each activity for each land ownership process and have to create awareness in detail about the process and the requirements of land ownership certificate for land holders in Woreda Nine.

- Land ownership certificate problem high in the study area, so the sub city have to share experience from those Woreda which have better achievement in land ownership certificate provision.
- Land holders have to ask land ownership certificate for only their legal land holding only and have to fulfill all necessary requirements that witness the land is under their holding

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Appendix I

Survey Questionnaire for the Sample Respondents

This questionnaire is prepared to collect data related to challenges and opportunities of land ownership in Gulelie sub city in Addis Ababa, in case of Woreda Nine to carry out educational research for the fulfillment of the requirements for the award of a Master's Degree of Art in geography and environmental studies. Hence you are kindly requested to give relevant information for the success of the research by providing you are explanations on the provided spaces.

Thank you for your genuine responses

Part I: Demographic Questions On Land Ownership

1. Sex: Male _____ Female _____ -
2. Age _____
3. Educational level
Illiterate _____ Primary _____ Secondary school _____
Certificate _____ Diploma _____ Degree _____ Above degree _____ -
4. Occupation? Governmental Private business, NGO Private company employee other no occupation
5. Family size _____
6. Marital status? Married _____ single _____ widowed _____
Divorced _____ other _____

Part II Questions on Land Ownership

7. When did you get map and plan certification for your home or compound?
- 8 If your answer for Q8 is yes, How do you get your land that your home or compound is build up?
Bought _____ Tenure _____ lease _____
Municipality allotment _____ other _____ -
9. For what main purposes you use your home or building? For resident only for trade and residence for trade and investment for other purpose
10. For how many years do you own the land that your home is built up?

Part III. Questions On Land Ownership Certificate Challenges

12. Do you have land ownership certificate for the land that your home or compound is build up?
Yes No if No why? _____

13. In the past averagely how many times do you go to offices to get your land owner ship certificate? _____

For the following questions tick yes if they are challenge of landownership certificate acquisition and tick no if they are not

NO.		YES	NO
14	Are you well aware about land certification and how to get it?		
15	There is no any kind of challenge to get land ownership certificate in the Woreda?		
16	There is no long process in land ownership certificate acquisition?		
17	There is no corruption or unfair act in the process of land ownership certificate acquisition?		
18	The sub city land administration and land ownership assurance office give land ownership certificate as they are asked?		
19	The sub city administration and land ownership offices give home or compound map and plan certificate as they are asked?		
20	The land ownership assurance office of the sub city is transparent to the clients?		
21	The land ownership assurance office of the sub city is accountable?		

22	In the sub city urban land administration rule and proclamation is well implemented?		
23	The land ownership assurance and land administration office staffs give good service for clients?		
24	There is no repeated appointment in the process of land ownership certificate by the offices in the Woreda and the sub city?		
25	Acquisition of land in lease is easy?		
26	Acquisition of land ownership in lease is not expensive?		
27	The Woreda or the sub city creates awareness about urban landownership certificate and how to get?		

28. In your opinion what the main challenges of land ownership certificate challenges in Gulelie sub city?

Part IV. Questions On Land Ownership Certificate Opportunities

29. Do you believe that your land ownership certificate is modern and qualified?

Yes _____ No _____

29. Do you believe that land ownership certificate has benefit or any use as it is urban land?

Yes _____ No _____

30. Do you know taking land ownership certificate is a right?

Yes _____ No _____

Key 1= strongly agree, 2= disagree, 3= not decide, 4= disagree, 5= strongly disagree

No	Main specific questions	1	2	3	4	5
33	There is no problem in transferring land ownership from one person to the other?					
34	There is good land ownership proclamation?					
35	There no loss of land ownership related information and document of clients after land ownership certificate?					
36	There is strong collaboration among Woreda and sub city offices to give land ownership certificate?					
37	Currently there is the use of technology in giving land ownership certificate?					
38	Participation and ambition of the land owners to take land ownership certificate is good in the Woreda?					
39	In comparison land ownership certificate acquisition increase land ownership confidence?					

40. In your opinion what the main opportunities of land ownership certificate in Gulelie sub city

Part V Questions On Land Ownership Certificate Degree Of Problem.

41. Does your land have taken by government for infrastructure expansion, for development or other purposes? Yes _____No_____

42. If your answer for Q 17 is yes do you have get appropriate compensation or substitution for your previous land? Yes _____No_____

43. If your answer is yes for Q 18 does your land ownership certificate help you to got appropriate compensation or substitution? Yes_____NO _____

Key 1= strongly agree, 2= disagree, 3= not decide, 4= disagree, 5= strongly disagree

No	Main specific questions	1	2	3	4	5
44	The degree of land ownership certificate acquisition problem is high in Woreda Nine?					
45	The problem in acquisition land ownership certificate is mainly associated the offices?					
46	In comparison land ownership certificate acquisition is sever problem in Woreda Nine in the sub city?					
47	Land ownership acquisition process is more complex and difficult in Woreda than the sub city.					
48	As Addis Ababa there is land ownership problem and this also a problem in our sub city					

Part VII. Survey Questionnaire For The Sample Respondents

This questionnaire is prepared to collect data related to challenges and opportunities of land ownership in Gulelie sub city in Addis Ababa, in case of Woreda Nine to carry out educational research for the fulfillment of the requirements for the award of a Master's Degree of Art in geography and environmental studies. Hence you are kindly requested to give relevant information for the success of the research by providing you are explanations on the provided spaces.

Thank you for your genuine responses

Part I : Demographic Questions On Land Ownership

1. Sex : Male _____ Female _____ -

2. Age _____

3. Educational level

Illiterate _____ Primary _____ Secondary school _____

Certificate _____ Diploma _____ Degree _____ Above degree _____ -

4. Occupation? Governmental Private business , NGO Private company employee other no occupation

5. Family size _____

6. Marital status? Married _____ single _____ widowed _____

Divorced _____ other _____

Part II Questions on Land Ownership

7. Do you have your own home or compound? Yes No

8. Do you have map and plan certification for your home or compound?

Yes _____ No _____

If No why? _____

9. If your answer for Q8 is yes, 9. How do you get your land that your home or compound is build up?

Bought _____ Tenure _____ lease _____

Municipality allotment _____ other _____ -

10. For what main purposes you use your home or building? For resident only for trade and residence for trade and investment for other purpose

11. For how many years do you own the land that your home is built up?

Part II Questions On Land Ownership Certificate Challenges

12. Do you have land ownership certificate for the land that your home or compound is build up?

Yes No if No why? _____

14. In the past averagely how many times do you go to offices to get your land owner ship certificate? _____

For the following questions tick yes if they are challenge of landownership certificate acquisition and tick no if they are not

NO.		YES	NO
14	Are you well aware about land certification and how to get it?		
15	There is no any kind of challenge to get land ownership certificate in the Woreda?		
16	There is no long process in land ownership certificate acquisition?		
17	There is no corruption or unfair act in the process of land ownership certificate acquisition?		

18	The sub city land administration and land ownership assurance office give land ownership certificate as they are asked?		
19	The sub city administration and land ownership offices give home or compound map and plan certificate as they are asked?		
20	The land ownership assurance office of the sub city is transparent to the clients?		
21	The land ownership assurance office of the sub city is accountable?		
22	In the sub city urban land administration rule and proclamation is well implemented?		
23	The land ownership assurance and land administration office staffs give good service for clients?		
24	There is no repeated appointment in the process of land ownership certificate by the offices in the Woreda and the sub city?		
25	Acquisition of land in lease is easy?		
26	Acquisition of land ownership in lease is not expensive?		
27	The Woreda or the sub city creates awareness about urban land ownership certificate and how to get?		

31. In your opinion what the main challenges of land ownership certificate challenges in Gulelie sub city?

Part IV Questions On Land Ownership Certificate Opportunities

29. Do you believe that your land ownership certificate is modern and qualified?

Yes _____ No _____

32. Do you believe that land ownership certificate has benefit or any use as it is urban land?

Yes _____ No _____

33. Do you know taking land ownership certificate is a right?

Yes _____ No _____

Key 1= strongly agree, 2= disagree, 3= not decide, 4= disagree, 5= strongly disagree

No	Main specific questions	1	2	3	4	5
33	There is no problem in transferring land ownership from one person to the other?					
34	There is good land ownership proclamation?					
35	There no loss of land ownership related information and document of clients after land ownership certificate?					
36	There is strong collaboration among Woreda and sub city offices to give land ownership certificate?					
37	Currently there is the use of technology in giving land ownership certificate?					
38	Participation and ambition of the land owners to take					

	land ownership certificate is good in the Woreda?					
39	In comparison land ownership certificate acquisition increase land ownership confidence?					

42. In your opinion what the main opportunities of land ownership certificate in Gulelie sub city

Part V Questions on land ownership certificate degree of problem.

43. Does your land have taken by government for infrastructure expansion, for development or other purposes? Yes _____No_____

42. If your answer for Q 17 is yes do you have get appropriate compensation or substitution for your previous land? Yes _____No_____

44. If your answer is yes for Q 18 does your land ownership certificate help you to got appropriate compensation or substitution? Yes _____NO _____

Key 1= strongly agree, 2= disagree, 3= not decide, 4= disagree, 5= strongly disagree

No	Main specific questions	1	2	3	4	5
44	The degree of land ownership certificate acquisition problem is high in Woreda Nine?					
45	The problem in acquisition land ownership					

	certificate is mainly associated the offices?					
46	In comparison land ownership certificate acquisition is sever problem in Woreda Nine in the sub city?					
47	Land ownership acquisition process is more complex and difficult in Woreda than the sub city.					
48	As Addis Ababa there is land ownership problem and this also a problem in our sub city					