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# Practice and Defiance of Urban Land Administration: An Empirical Study in the Case of Lami- Kura Sub city

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A Thesis Submitted to the School of Graduate Studies of Addis Ababa University, College of Technology and Built Environment, in Partial Fulfillment of the Requirements for the Award of Master of Science Degree in Urban Planning

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February, 2025

Addis Ababa, Ethiopia

# Declaration

I, Tsegaye Mulugeta, declare that the thesis work entitled "**Practice and Defiance of Urban Land Administration: An Empirical Study in the Case of Lami-Kura Sub city**" is my own original work and it has not been submitted to any other University/Institutions and all the sources of materials used for this thesis work from other sources have been properly acknowledged and cited following the scientific guidelines of the University.

**By:**

**Tsegaye Mulugeta**

Signature_____

Date_____

# Approval

As a member of the Examiners board of the final master's thesis open defense of Tsegaye Mulugeta , we have read and evaluated the thesis prepared by Tsegaye Mulugeta entitled " **Practice and Defiance of Urban Land Administration: An Empirical Study in the Case of Lami-Kura Sub city** "and recommended to the College of Technology and Built Environment, Addis Ababa University to accept the Thesis for the Fulfillment of Requirements for the award of Degree of Master of Science in Urban Planning.

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## Acknowledgement

I want to start by giving thanks to the all-powerful God. This is where I am now because of his blessing and ongoing protection. Additionally, I want to sincerely thank my adviser, Dr. Birhanu Girma, for his advice and enlightening criticism during the writing of this Thesis. I would also like to express my sincere gratitude to the people and authorities of Lemi-Kura Sub-city for their cooperation and participation in supplying pertinent information for my study. Their readiness to offer their knowledge and perspectives has greatly enhanced the study's breadth and precision. Finally, I want to express my gratitude to my family and peers for their constant encouragement and support during my academic career. Their admiration for my work has consistently inspired me. And, then, I desire to express my sincere gratitude to everyone once more for their contributions and combined efforts, which are reflected in this thesis work.

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# Acronyms

| | |
|---|---|
| AfDB | African Development Bank |
| AUC | African Union Commission |
| CSA | Central Statistics Authority |
| FAO | Food and Agriculture Organization |
| LDP | Local Development Plan |
| MoUDHC | Ministry of Urban Development, Housing and Construction |
| ULG | Urban Local Government |
| UNDP | United Nations Development Programme |
| UNECA | United Nations Economic Commission for Africa |
| UNECE | United Nations Economic Commission for Europe |
| UN-Habitat | United Nations Human Settlements Programme |
| USAID | United States Agency for International Development |

# Abstract

*Reducing poverty and attaining sustainable development depend heavily on effective land administration. Consequently, an effective urban land delivery system relays on sound governance in land management. The objective of this study was to evaluate the Lami-Kura Sub-city's urban land administration practice and defiance. A concurrent nested design was used in this research. 392 stakeholders provided information via questionnaires. Additionally, interviews were done with officeholders who were specifically chosen. The mean, standard deviation, Pearson correlation, case study and logistic regression were used to display the data analysis results and show how the independent and dependent variables related to one another. The major findings demonstrated that participation, responsiveness, accountability, transparency, equity, efficiency, and effectiveness all components of good urban land administration are not being applied correctly. Insufficient funding, a shortage of qualified human resources, lack of dedication, unclear rules and regulations, budget shortage, and rent-seeking manner are the main barriers to effective urban land management. As a result, citizens are unhappy with the way the urban land administration system is implemented. Therefore, the government ought to reevaluate and bolstering urban land institutions. Lastly, strengthening the land management institutions' capabilities, establishing a clear definition of the purpose, mandate, and coordination of the various stakeholders and departments that are involved in the land management process were recommended for the local stakeholders*



***Keywords**: Municipal land; Land administration; Challenges; Practices; Lemi-Kura, Ethiopia*

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# Chapter One

# 1. Introduction

## 1.1. Background of the Study

Dominantly, the concept of administration is the quality of the relationship between the government and the people it protects and serves (Afegbua & Adejuwon, 2012).The general management of a government or any other appropriate entity, such as a nation or regions, has long been referred to as "administration" in academic and political discourse (Afegbua & Adejuwon, 2012). However, the shift from the idea of administration to excellent administration implies that there is an additional normative component to the quality of administration (Friedle & Silke, 2006).Since bad administration practices such as corruption, unaccountable governments, and a disdain for human rights had become dangerous and an immediate intervention was required, the idea of good administration was born (Tagesse, 2015). The notion of good administration originated from the activities of international donor organizations, particularly the World Bank, rather than from any scholarly discussion or context (Friedle & Silke, 2006).

In developing and developed countries, rural land is in transition due to urbanization, resulting in a fast changing urban periphery with overlapping land administration regimes, a hybrid of rural and urban land uses, and unclear boundaries (Visigah, 2016). Peri-urban areas are distinct from urban and rural areas due to their diversified population, growth and expansion, land use diversity, physical circumstances, built-up region densities, demographic shifts, complicated functional relations, and social structures (Obeng, 2013). Thus, targeted and efficient urban land management and administration are required.

Besides, because of the speed and volume of land transactions are correlated with the affordability of peri-urban land, the sharp rise in migration is raising concerns about urban areas (Schlimmer, 2021). In order to prevent overlapping property rights, absence of land ownership records, and growing socioeconomic disparities, urban land must be effectively administered and managed (Adam, 2014).Besides, in peri-urban settings, land governance is the cornerstone of social, economic, and geographic growth.

Adam (2014), examined the difficulties of urbanization in Ethiopia's peri-urban and urban land tenure system using an empirical study. The problem of urbanization and urban development in Ethiopia is the contested land tenure changes that favor urban people over native peri-urban

groups, leading to the dislocation and growth of informal settlements in urban fringe districts. Besides, addressing peri-urban land concerns requires an inclusive and participatory approach to land administration. The results demonstrate that the failure of the land administration to satisfy the population's housing needs, the issuing of a certificate of occupancy, and delays in the approval procedure all have an impact on spatial development. Due to the poor land administration and change of the traditional land tenure system, power dynamics and communal inequalities in the perspective of mounting urbanization in peri-urban Ghana hinder the enjoyment of communal rights (Akaateba, 2019).

Making decisions is at the heart of urban land administration (Belachew & Aytenfisu, 2010). It all comes down to governance, regardless of how the result turns out good or terrible, in favor of or against the beneficiary. Reducing poverty and attaining sustainable development depend heavily on effective land administration (Enemark et al., 2009). Accordingly, an effective urban land delivery system depends on sound governance in land management (Sungena et al., 2014). However, despite reforms and government variance, Ethiopia's urban governance practice has not improved over time, and it is accompanied by a number of complications. People who live in cities frequently complain about the management of urban land, and this issue is becoming worse as a result of the nation's rapid population increase and the regular influx of young people into metropolitan regions. Thus, land administration is a major problem for Ethiopian cities (Sungena et al., 2014). To ascertain the advantages and disadvantages of policy creation, execution, and outcomes, it is crucial to assess urban land administration (Alemie et al., 2015).

Ethiopia's commercial and political hub, Addis Ababa, is a leading model of the country's explosive urbanization. Poor planning, inadequate infrastructure, poor urban land administration practices, and a persistent housing shortage all contribute to Addis Ababa's fast urban and metropolitan growth (World Bank, 2016). According to Bayrau & Bekele (2007), Addis Ababa city's physical, socioeconomic, and geographical conditions fall well short of what is needed to support the city's way of life. Therefore, the aim of this study is to examine the land administration practices and challenges in the Addis Ababa City Administration's of Lemi-Kura sub city.

## 1.2. Statement of the Problem

As the most visible area of corruption nowadays (Sungena et al., 2014), urban land administration has grown to be a serious problem in Ethiopia (Dube, 2013). In recent years, Ethiopia has become a hotbed of corruption, criminal activity, conflict, and wealth in metropolitan areas. Because of these, the nation's urban land administration is extremely complicated. In addition to these, the nation's political unrest and the influx of people from other regions of the country into Addis Ababa are exacerbating governance problems. And people are complaining about land concerns, according to the researcher's actual observations in several metropolitan areas of Addis Ababa.

The 1994 Ethiopian Constitution establishes state ownership of land and provides a wide framework for the nation's land policy (USAID, 2004; Woldesilassie & Gebrehiwot, 2017). The government has a significant function in land administration and management because the state owns the property (World Bank, 2016). Land is only provided by the government, either directly or through auction. There is an unmet need for urban land in Ethiopia, according to several studies. According to the Ethiopia Urbanization Report (2016), land auctions in cities serve as a good example of the unmet demand for urban land, with bidders typically 12–24 times more numerous than the number of residential land plots and 3–7 times more numerous than the number of commercial land plots available that facilitate poor land administration.

Urban land administration has been the subject of numerous studies conducted at various levels. According to a research by Tessema et al. (2016), for instance, the difficulties in urban land management include limited decision-making participation, a lack of accountability, transparency, and a system. The study by Dube (2013), further demonstrated that the problems with urban land administration include informal land possession, fraud, land speculation, land-related disputes, and the outdated land information management system. Furthermore, Alemie et al. (2015), came to the finale that Ethiopia's land administration was inadequate and beset by abundant risks. Moreover the federal, regional, and local governments all share the need to produce a sound land governance policy, which is recognized as a crucial obstacle for urban growth (Dadi et al., 2016).

Ethiopia's commercial and political hub, Addis Ababa, is a key model of the country's explosive urbanization. Poor land-use and planning, insufficient infrastructure, poor land administration practices and a persistent housing crisis were, all contributes to Addis Ababa's fast urban and

metropolitan growth (World Bank, 2016). According to Bayrau & Bekele (2007), Addis Ababa city's physical, socioeconomic, and geographical conditions fall well short of what is needed to support the city's way of life. According to Elias (2013), Addis Ababa has a 0.3 square meter distribution of parks and green spaces, compared to 7 square meters per capita in African urban areas.

Lemi-Kura Sub city, the study region, is not an exception to these situations. According to data from the Lemi-Kura sub city land administration (2024), there is a lack of transparency in the land development and management procedures, lack of citizen participation, unequal client treatment, and dissatisfaction among service users. Moreover, it is common to see corruption, unethical land-acquisition activities, land speculation, land-related conflicts, and an antiquated land information management system.

## 1.3. Research Questions

1. How does urban land administration practice hold the elements of good governance?
2. What are the factors affecting good urban land governance in the sub city?
3. To what level does the defiance affect good urban land administration?
4. What are the Sub-city's defiance's?

## 1.4. Objectives of the study

### 1.4.1. General Objective

The general objective of this study is to analyze the practices and defiance of urban land administration in Lemi-Kura sub-city, Addis Ababa city Administration, Ethiopia

### 1.4.2. Specific Objectives

The specific objectives of the study are:

1. To identify the practice of urban land administration
2. To examine factors affecting good urban land administration
3. To explore the extent of the challenges in urban land administration
4. To identify the sub-city's defiance

## 1.5. Scope of the study

Because of resource, leadership problems and time constraints, from the public organizations found in Addis Ababa City Administration, this study targeted Lemi-Kura sub-city.

## 1.6. Significance of the Study

The findings of this study could help the public and private administrators to become conscious of the practices and challenges of municipal land management and the problems facing them during planning, monitoring and controlling an organizational performance. Besides, this result of this study could assist the policy makers to be attentive of leadership role in win-win achievement.

## 1.7. Organization of the Study

There are five chapters in this research report. The introduction, problem statement, research questions, study objectives, and study significance are covered in the first chapter. The relevant literature review is covered in the second chapter, while research design, data collection strategies, target population, and sample methodologies are all covered in the third chapter. Data interpretation and analysis are covered in Chapter 4, and the main conclusions, recommendations, and references are compiled in Chapter 5.

## 1.8. Limitation of the Study

The primary obstacle met throughout the researching process was the difficulty in obtaining sufficient and well-structured secondary data from several offices. In addition, several key informants—especially those with higher-ranking expertise were extremely busy due to a heavy workload, some respondents' reluctance to complete the questionnaires, and financial constraints

# Chapter Two

# 2. Literature Review

## 2.1. Concepts of Land and Land Policy

In many places of the world, both developed and developing, land is the most valuable asset. Agricultural production and other land-based activities are a major source of employment, income, and export earnings. Land is more than just a resource. It is a source of identity, a capital asset, and a factor of production. Land is a unique asset due to its interconnected social, cultural, economic, institutional, and political components (EU, 2004). Although the term "land policy," which is used to refer to all land-related policies, may be useful, it obscures the true complexity of the issues. The concept of "land governance" arose as a result of the mainstream support for effective land policy administration and concern for "pro poor" land policies. While these concepts have improved discussions about land issues, they also make an already challenging situation even more difficult (Borras & Franco, 2010).

To successfully meet the concerns of various stakeholder groups, especially the poor and vulnerable, land policy necessitates a multidisciplinary approach. Since the allocation of property rights has a significant influence on a people's equity and productivity, land policy is fundamental to their economic and social existence. It is crucial to achieving the more general goals of economic growth and social justice. Expanding the economic prospects accessible to impoverished families requires protecting their rights and property, particularly those of the weakest and poorest citizens, and enhancing their access to land and natural resources. The foundation for survival and development is direct and safe access to land. Rural residents' access to resources they have contributed to maintaining and preserving can be ensured by acknowledging their need for the authority to govern and control their land (Borras & Franco, 2010).

The distribution of productive assets among various stakeholders is determined by land policies, which also specify the conditions under which individuals have legal rights of access and/or ownership. Therefore, political decisions on the allocation of power among the state, its people, and local systems of authority are expressed, either directly or implicitly, in land policy. Given the various facets of land concerns, a methodical and well-executed approach that situates present land challenges within a larger historical, political, economic, and social framework is

necessary (EU, 2004).

## 2.2. Designing Successful Land Policy

Without a doubt, the formulation of land policy has already become a crucial part of Africa's political and economic reconstruction agenda. At the core of that effort is the conviction that prior policies, many of which were sector-specific or ad hoc, have failed to address the fundamental problems impeding the sustainable development of the land economy and related sectors (AUC-ECAAfDB, 2010). In order to address perceived shortcomings in existing systems and to establish new land management mechanisms, most countries have implemented a variety of land-related measures (EU, 2004). Some of the most effective land administration policies take into account the following essential ideas: Identify key principles and allow for a range of solutions within them; take a long-term strategic approach; carefully craft the rules and tools; acknowledge that the impact of reform depends on changes in practices rather than just the legal texts; and take into account the gap between local practice and statutory law.

The formation of appropriate land policy requires consideration of the roles and interests of all stakeholders in the land sector, including civil society organizations, the public, and indigenous institutions (AUC-ECA-AfDB, 2010). The process of developing land policies is clearly a complex, interactive, and often drawn-out process that requires the following steps: identifying key issues in the land sector and consulting stakeholders; creating working drafts for further stakeholder discussion; evaluating institutional and financial/budgetary options; refining, processing, and approving the national land policy; creating implementation programs; and simplifying institutional responsibilities for the implementation and enactment of new legislation as well as the revision or repeal of existing land and land-related laws.

## 2.3. Land Administration Policy Implementation and Challenges

Implementing land policies usually has medium- to long-term consequences. However, scholars and decision-makers need to understand that land policies are more than just statements of intent. They are meant to be applied in the present to promote social-economic and political progress. This is an important consideration when developing land policy, preparing for them, and implementing them. This allows for the realistic placement of all pertinent policy proposals (Ibrahim, 2012).

It is important to carefully consider whether provisions to enhance tenure security, institutional reform, efficient management and administration, planning, and upgrading of informal

settlements are applicable in the local context. Even more important are provisions that demand broad public support, even when they conflict with private interests or customs. Examples of these include measures to stop excessive land parcel subdivision, equitable land distribution, conversion of tenure terms, gender discrimination elimination, alternative dispute resolution, environmental conservation, idle land taxation, and the correction of historical injustices (Ibrahim, 2012).

Many African countries have used a variety of strategies to create new national land policies or update existing ones in response to perceived problems in their land and related sectors, but the pace of implementation of these policies has been sluggish and, in certain situations, inadequate. Instead of implementing policy suggestions, nations have generally spent a large sum of money developing action plans. In general, conflicts over implementation strategies, incapacity to deal with change, absence of baseline data, errors in policy formation, and insufficient implementation infrastructure are some of the most common barriers to land policy implementation (ECA-AU-DfAB, 2010).

The primary reasons for Ethiopia's challenges and barriers when implementing rural land management programs are, according to Mburu (2024), a lack of institutional capacity, technical deficiencies, policy and legal deficiencies, and a lack of finance. A lack of political will, a lack of or poor public awareness and stakeholder involvement, a failure to come to an agreement on appropriate implementation strategies and plans, capacity constraints, a change in institutional attitude, a lack of funding support, and inadequate monitoring and evaluation are some of the major barriers to the implementation of land policy, according to Ibrahim (2010).

## 2.4. Land and Land Administration

According to Burns & Dalrymple (2008), land is a vital resource for any nation's economic growth. According to Deininger et al. (2010:2), land is a very valued asset that, in developing nations, usually makes up between 30 and 50 percent of total national wealth. Because of the significance of land resources, managing them is essential to both agricultural output and overall growth. This covers the regulation of land access, the definition of land rights, and the resolution of disputes pertaining to land ownership and use. It is the foundation of most rural residents' livelihoods. In order to achieve sustainable development, land administration is a complicated process that involves both static and dynamic arrangements in every dimension.

Despite sharing the fundamental goal of systematically arranging and formally documenting land tenure, the majority of land policies, procedures, and activities related to land administration systems vary from one nation to the next (Samsudin, 2011). In spite of this, the land administration system needs to implement policies in an efficient and effective manner to address global environmental difficulties, economic development challenges, and social demands. In light of these factors, land administration, a fundamental infrastructure for supplying information about land in order to enable sustainability as well as best practices for land policies, land management, and land reform are crucial (Samsudin, 2011).

According to Subedi (2009), land management is viewed as a tool for implementing land policy tools, such as social and cultural tools, economic and financial tools, rights-based tools, and legal and regulatory tools. Additionally, UN-ECE (2005), investigated land administration with respect to three interrelated elements: land ownership, land valuation, land usage, and land development. According to UN-ECE (2005), ownership refers to the possession of land rights but does not always mean actual occupation because a leaseholder may be the true occupant of leased property. The real or assessed capital or rental value at which the land may be sold or leased, however, is referred to as value. It is also possible to equate value with construction expenses, meaning that a building's insurance value could be equal to the cost of reconstructing it in the event of a fire (UN-ECE, 1996). Last but not least, land use denotes the rights to utilize the land and how it is used to meet social requirements or produce income (UNECE, 2005).

### 2.4.1. Core Processes of Land Administration

In essence, land administration is about procedures rather than organizations (Williamson et al. , 2010). Without an understanding of the fundamental procedures, land management schemes cannot be constructed, comprehended, or changed. The procedure of administering land is always changing in response to institutional, social, economic, and environmental forces. The structure of the organizations and agencies that oversee the processes is far less significant if they are well-integrated and organized. Even though the organizations and agencies are very different, once processes are stripped down, they often share similar traits. In every settled society, three types of land administration duties are carried out: identifying land, establishing land interests, and organizing data or inventories. The field focuses on how these duties are performed in market economies, where they are now connected to the core roles of development,

value, tenure, and usage. According to Williamson et al. (2010), land administration theory encompasses the variety of methods that countries use to complete these objectives. This includes:

**Land Tenure;** The procedures and establishments involved in obtaining land and creating commodities on land, as well as their distribution, documentation, and protection; cadastral mapping and legal surveys to establish parcel boundaries; establishing new properties or modifying existing ones; transferring property or use from one person to another by sale, lease, or credit security; and managing and resolving questions and conflicts about land rights and parcel boundaries.

**Land Value**: the procedures involved in determining the value of real estate, collecting taxes, and managing land valuation

**Land Use**: the procedures and organizations involved in managing and resolving land use issues, enforcing land use regulations, and controlling land use through the adoption of planning policies and land use regulations at the local, regional, and national levels.

**Land Development**: pertaining to the construction of new physical infrastructure, the execution of construction plans and land use changes through the issuance of licenses and planning permissions and the purchase of land for public use.

## 2.5. Main Elements of Land Administration System (LAS)

According to Dale & McLaughlin (1988), one of the main elements influencing the persistence of informal settlement is the land management system. Therefore, learning about the system's concept and components is essential. According to the definition that is most commonly used worldwide, land administration is the process of identifying, recording, and disseminating information on the tenure, value, and use of land while implementing land management policies. The two crucial elements of the land administration system, which attempts to record and maintain land information, are cadastre and land registration, claims Williamson (2001). Additionally, Zevenbergen (2002), noted that in order to prevent confusion, the terms cadastre and land registration must be differentiated. Furthermore, land registration is "the process of recording legally recognized interests in land," according to McLaughlin and Nichols (1989), and cadastre is "an official record of information about land parcels, including details of their bounds, tenure, use, and value."

FAO (1993), defines land use planning, another part of the land administration system, as the

methodical assessment of the land's potential, the social and economic circumstances, and alternative land uses in order to pick the best land use. In general, the goal of land use planning is to maximize the utilization of limited and inadequate land resources. With the current rate of urbanization, land resources are becoming increasingly limited. The process of turning undeveloped land into a built town is known as land development, and it is another essential component of the land administration system. Planning, obtaining authorization, regulating, and carrying out construction are its primary areas of attention. According to Semcog (2003), land development's functions include regulating residential development, conserving public open space, and safeguarding agricultural areas. Any land policy or land use plan cannot be carried out without the assistance of land development. Among the several tactics employed in land development are consolidation, readjustment, sharing, and pooling.

## 2.6. The Major Principles of Good Governance

It should come as no surprise that there is disagreement about the fundamentals of good governance, just as there is over its definitions. There are currently no widely accepted good governance principles, despite the fact that several countries, development organizations, and academics share some of the same ideas. The idea remains elusive. The researcher had chosen the UNDP's pillars of good governance or principles for this investigation. Consequently, the UNDP states that the following are the main tenets of good governance, as cited in Abdellatif (2003) and Herbert (2011):

**A) Participation**

The act of involving stakeholders at different levels in the formulation and execution of decisions pertaining to land issues that impact their interests is known as participation (Takele, 2014). Good governance also necessitates that communities and groups that are directly impacted by programs and projects be allowed to participate in their design and execution, as well as that civil society be given the chance to contribute to the creation of development initiatives. Therefore, participation is a continuum and an eternal ideal that can only be realized by actively supporting it as a matter of policy and practice and by providing the means for individuals to effectively engage in all aspects of society. Jacob (2008) cites Cistulli (2002). According to Isalm (2003), people's involvement may generally be described by two main processes: involvement in the development process and involvement in governance.

**B) Accountability**:

It is generally acknowledged that accountability is the cornerstone of successful governance, despite the fact that the idea is contentious and differs among people and organizations (Biela & Papadopoulos, 2010). The two parties that make up the accountability process—the service providers and the power holders—have been agreed upon by many academics. Both groups are seen as capable of promoting good governance (Bovens, 2010; Biela and Papadopoulos, 2010). This seems to support answerability, which is the power of accountability holders to hold people in authority accountable and to punish those who don't carry out their duties.

**C) Transparency**:

It is often acknowledged that one of the fundamental tenets of good governance is transparency. Transparency is, in essence, being open and forthcoming with information. There are two presumed connections between increased transparency and better results at the national level (Bovens, 2010). In addition to improving the functioning of governments overall by boosting citizen voice and people's ability to hold their government accountable, greater transparency can also improve service provision by making service providers more accountable to service users. This should result in more efficient decision-making processes.

**D) Rule of Law**:

It alludes to the efficient operation of legal institutions such the nominally unbiased and independent judiciary, legislature, police, and prosecutors. Fair legal frameworks that are impartially applied are necessary for good government. Legal frameworks, especially those pertaining to human rights, have to be equitable and applied without bias. Rule of law, in which all actions, disputes, and uses of authority adhere to the rules of recognized law (Abdellatif, 2003). Rule of law: the legal framework, especially the human rights laws, should be just and impartially applied.

**E) Equity**:

Most individuals agree that everyone has the same rights, freedoms, and dignity from birth. Making ensuring that everyone in a society feels like they have a stake in it and are included in the mainstream is essential to its well-being (claim Ara and Rahman, 2006). Therefore, by removing the established and well-known regulations, all men and women should have equal possibilities to preserve or enhance their well-being.

**F) Effectiveness and Efficiency:**

Certain governance systems require that institutions and procedures yield outcomes that satisfy requirements while optimizing resource utilization. As a tenet of good governance, effectiveness refers to the capacity of public administrators to effectively and competently convert public resources into infrastructure and services that meet priorities set by the public. On the other hand, environmental conservation and the sustainable use of natural resources are central to the concept of efficiency, often known as good governance. An effective urban governance framework should be established in order to manage urban growth and development at various levels, particularly at the local authority level. This will ensure that the economic, social, environmental, and asset values are maintained and improved in order to achieve sustainable urban development (Jusoh, 2009).

**G) Responsiveness**:

In the literature on governance, responsiveness is not seen as being easy, despite the fact that it is crucial for citizens, bureaucrats, and politicians. It has been regarded as a fundamental tenet of good governance, even though there is disagreement on how to operationalize the phrase. Institutions and procedures must serve all stakeholders in a fair amount of time in order to be considered good governance (Rodden & Wibbels, 2012). A responsive politician or bureaucrat in an organization needs to be empathetic, open, and able to sense the needs and views of the people.

## 2.7. Theoretical Literature

### 2.7.1. Urban Land

Food production, livelihoods, housing, economic activity, and cultural values all depend on land, which is defined by the Food and Agricultural Organization (FAO) as a delineable area of the earth's terrestrial surface along with its bio-spherical elements, such as climate, soil, terrain, hydrology, biological populations, human settlements, and the results of human activity. Land also includes resources like water, forests, fisheries, and minerals (Mburu, 2024).

Urban land is an important resource that benefits humanity in many ways. It’s worth may be divided into five main categories: political, socio-cultural, ecological, and economic (Palmer et al., 2009:7). Each of the following groups of land uses/activities requires particular planning considerations: residential, industrial, educational, recreational, public purpose, commercial, public utility, transit, delayed, and agricultural land uses (Mburu, 2024).One type of property that

is susceptible to ownership or other usage rights is land. Effective land administration is defined as "everything that has material or moral value for human beings, is guaranteed and enforced by law, and is protected by formal legal institutions" (Ambaye, 2015).

### 2.7.2. Urban Land Administration

Administration has been defined in a variety of ways throughout history and is associated with the actions and choices made by the government. Governance is defined differently by some academics and international organizations. Governance, according to DFID (2007), is the process by which a nation runs its affairs. Additionally, it involves using networks, contracts, and coalitions to develop and carry out public policy across sectoral and organizational borders (Page, 2013). It is also seen as a set of institutions, values, and policies that society employs to manage its social, political, and economic processes at different levels, depending on the interactions between the private sector, civil society, and the government (Afegbua & Adejuwon, 2012).

Governance is not a finished idea, despite its increasing significance to scholars and decision-makers (Asaduzzaman & Virtanen, 2016). In many developing nations where corruption and rent-seeking are on the rise, urban land governance is becoming a crucial concern (Sungena et al., 2014; Tessema et al., 2016). According to Alemie et al. (2015), there are three advantages to excellent governance in urban land administration. Initially, it pinpoints the precise reasons for urban residents' land-related issues, such as local land usage and access. Second, several players were allowed to participate and examine potential fixes for the issues that were uncovered thanks to good governance. Third, it establishes a standard outline for monitoring the appropriate appliance of the solutions found.

Furthermore, the explanation of land administration is broad. Its primary focus is on gathering, organizing, maintaining, and sharing land-related rights, obligations, and limitations. According to Asaduzzaman and Virtanen (2016), it is defined as "the process of recording and disseminating information about the ownership, value, and use of land and its associated resources." It refers to the administration of land tenure, use, value, and development in a nation's urban areas (Mobesa and Whittal, 2014). According to Samsudin et al. (2014), land administration includes the information, administration, allocation, and determination of land as well as the institutional structures, methods, and procedures that make up the regulatory framework.

Planning, land legislation, land valuation, taxation, surveying, and mapping are all included in urban land administration. The system of land tenure is managed and controlled by land administration. As land management policies are being implemented, this entails keeping an eye on and implementing laws and regulations that impact tenure as well as identifying, documenting, and sharing information regarding land ownership, value, and use. According to Nkwae (2006), land administration includes activities that control land use and development, generate income from land, and settle disputes pertaining to land ownership and use. In order to carry out land management policies, land administration procedures include gathering and sharing data about land ownership, value, and use. Titling, property transfers, and dispute resolution are all included in land administration activities; community involvement is essential for accountability and openness (Ambaye, 2015).

Sustainable land use and conflict avoidance depend on efficient land administration systems, which include cadastral mapping, land registration, and land-use planning (Adjei, 2011). The demand for land has increased due to socioeconomic and infrastructure advancements, making the use of efficient land administration necessary. A multipurpose cadastre, preserving land rights and security of tenure (juridical cadaster), reducing disputes over land boundaries, promoting and developing formal land markets, including through mortgages, regulating the land markets to improve land and valuation, managing state-owned land, supporting land reform, enhancing physical planning for land use and development control, and supporting the fiscal cadastral sub-system (land and improvements valuation and taxation) for revenue collection are just a few of the many benefits of effective land administration systems, despite their high cost of establishment and upkeep.

To arrange land tenure, land value, land usage, and land development, urban land administration is carried out through a variety of functions (Rahmatizadeh et al., 2018).The rights to access and use land are defined by land tenure, and different systems exist around the world. Systems of land ownership are referred to as land tenure (Mburu, 2024). The way that land rights are held is referred to as land tenure. It establishes who has access to land, how they can access it, and for how long. Stated differently, it establishes the proprietary relationship between subjects and objects of property. It lays down guidelines for dividing up land among the community's members. A broad definition of land tenure would be the intricate connections that exist between

various parties, individuals, and the government about land.

These connections can be examined in terms of the rights, obligations, and limitations that these groups of individuals or organizations possess concerning the transfer, management, control, and access to particular land rights. Statutory or religious laws govern the administration of certain of these very formal rights and obligations. If a land tenure system accurately captures the ties that exist between people and the land, it is considered sustainable. Land tenure systems can be undocumented (such as customary rights, stool land, and squatter rights), codified or documented (such as by common law, religious law, civil codes, judicial reviews, legislation, and regulations), or a combination of various formal and informal tenure systems. According to Bruce and Holt (2011), land tenure must support both economic growth and social stability. Freehold, customary, leasehold, and state tenure are examples of common tenure systems (Kasimbazi, 2017).

**A. Freehold Tenure**

With solid ownership and the capacity to transfer land rights, freehold tenure gives people total control over their land, promoting economic growth and productivity. Individuals have the most ownership rights over their land under the freehold tenure system. This implies that they are fully in charge and have the right to use their land however they see fit. They are free to cultivate it, build it, or engage in any other legally allowed action with it. Additionally, they have the right to transfer ownership through inheritance or sale, as well as to profit from the land's output (Tsegaye, 2017).

The main feature of a freehold system is that land rights are unrestricted, giving owners the greatest amount of freedom in how they use their property. These rights, however, could occasionally be restricted, especially when expropriation is done for public uses like building infrastructure or urban planning initiatives (Kasimbazi, 2017). The freehold system typically promotes production by facilitating the effective use of land resources, notwithstanding the possibility of limitations. This is a result of the owners' freedom and incentive to make investments in their property and raise its future value. Furthermore, the simplicity of transferring land rights.

**B. Customary Tenure System**

Customary tenure promotes social cohesiveness but faces difficulties including responsibility and demands from modernization. It entails collective ownership that is controlled by families,

communities, community leaders, groups, or tribes rather than individuals. On behalf of the community, leaders or traditional authorities oversee this collective ownership. Its broad acceptance and long-standing practice in various regions of the world are among its main benefits. It promotes social cohesion throughout the community and is comparatively easy to run and maintain (Tsegaye, 2017).

This system is not without its difficulties, though. One significant problem is that traditional authorities are not held accountable, which can cause problems with justice and fairness in decisions about land management. Nevertheless, it's most noteworthy aspect is the fact that it gives local communities the authority to independently manage and decide on land-related matters. Because it permits community interaction and participation in decision-making processes, this decentralized approach to governance is consistent with good governance principles (Achamyalech, 2014).

However, the traditional tenure system encounters challenges in realizing its full potential as societies become more sophisticated. However, members of these groups might use their land as collateral to obtain loans or practice more contemporary forms of land exploitation, including selling some land for farming while keeping the rest of the land. Sustainable development depends on tenure security and increased productivity, both of which can be achieved with this flexibility (Adjei, 2011). Accessing and managing land under this arrangement, however, can be expensive and technically complex. Furthermore, landowners may abuse their complete control over their properties by erecting significant obstacles to entry, which would restrict other people's capacity to make efficient use of the land. They have the chance to do so because of the lack of intervention, but because of the irregularities in this tenure arrangement, access and administration may be uneven, making governance difficult and maybe unfair (Mburu, 2014).

**C. Leasehold Tenure**

Leasehold tenure facilitates growth by permitting temporary property use through government contracts, but it also presents concerns, such as the unpredictability of lease renewals. Under the leasehold system of land tenure, a contractual agreement grants the right to utilize land for a predetermined amount of time. This right is usually granted to the lessee by the government through a written contract. The terms and conditions of the tenure arrangement between the two parties are described in this lease agreement. The lessee has the only right to use the land for the reasons specified in the lease for the period of the lease. Depending on the conditions agreed

upon, this could involve residential uses, commercial development, or agricultural activities. The lease agreement ensures clarity and transparency in the land-use arrangement by governing the rights and obligations of both the lessor and the lessee (Adjei, 2011).

However, unless the lease is renewed or extended, the land returns to the government at the end of the lease period. This indicates that the lessee has a temporary right to use the land for the time period outlined in the contract rather than permanent ownership. Without requiring outright ownership, the leasehold system gives people or organizations a way to access and use land. It can be especially helpful for supporting investment, aiding development projects, and encouraging effective land use .It does, however, have some risks and limits, such as uncertainty surrounding lease renewal and limitations on long-term investment and planning (Samuel, 2006).

**D. State Land Tenure**

State tenure entails the government controlling the distribution of land with the goal of ensuring fair access, yet tenure instability may impede production. All land under state authority is owned by the state, which is known as state land tenure. In this system, the distribution of land rights is decided by public officials who base their choices about land access on predetermined guidelines. In contrast to the freehold system, which gives people total ownership rights, state land tenure gives people or organizations usage rights that are decided by the government. In contrast to freehold tenure, this arrangement may cause individuals to experience tenure insecurity because the state retains the authority to decide their land rights. State land tenure has issues with productivity even though it can advance equity and justice through efficient governance and regulation (Achamyaleh, 2014).

The possibility for state land tenure to limit land rights, which could impede productivity and effective land use, is one of the main issues. People might not be motivated to invest in and fully develop the land if they do not have safe and legal property rights. Furthermore, land tenure uncertainty may deter long-term investment and planning, which would further reduce productivity (Kasimbazi, 2017). State land tenure may, however, lessen some of these difficulties and guarantee fair access to land resources with sound governance and open legislation. Governments can assist in addressing issues of tenure insecurity and promoting sustainable land use for the good of society at large by putting policies into place that encourage accountability, openness, and participation in decisions about land allocation (Tsegaye, 2017).

**E. Informal Land Tenure**

Unauthorized settlement or the failure of regular land distribution procedures are common causes of informal land tenure, which develops without formal legal sanction. Because persons who are occupying the land are vulnerable to eviction and usually do not have access to basic infrastructure and services like shelter, this tenure are defined by its unstable nature. In order to address informal land tenure and advance tenure security and development, it is necessary to comprehend its causes and incorporate informal arrangements into formal systems (Croix, 2002). Promoting productivity and sustainable development requires the adoption of an appropriate land tenure system that takes into account local circumstances. According to Tsegaye (2017), this could entail a mix of formalizing informal agreements, expanding access to land and property rights, and putting laws into place that put the welfare and empowerment of communities impacted by informal land tenure first.

## 2.8. Legal Frameworks of Land Administration Systems

In Ethiopia, the federal government has the overall authority to enact laws for the use and management of land and other natural resources (FDRE, 1995). At the same time, regional states are tasked with administering land and other natural resources within their respective jurisdictions. Although there is overlap, the institutions in charge of administering land are separated for rural and urban land, which creates conflicting interests and a lack of clarity on issues pertaining to peri-urban land. Responsibilities are also shared between the federal and regional levels, with significant differences in the structure and capabilities of the regional states (Achamyaleh and Tadesse, 2017).

At the federal level, rural land issues are supervised by the Ministry of Agriculture and Rural Development (MoARD). MoARD's natural resources sector, which lacks a dedicated body for land administration issues, recently created a Directorate for Land Administration and Use. By assembling the relevant authorities and offering professional assistance, this directorate's main duty is to carry out the Rural Land Administration and Use Proclamation (Addishun, 2019). The directorate links federal and regional activity and participates in policies to support the harmonization of land management. The structure and organization of regional land management authorities vary among Ethiopian regions (World-Bank, 2012). For instance, administering rural land administration concerns in ANRS, such as land distribution, dispute settlement, land certification and registration of holding rights, and other rural land matters, falls within the

purview of the Bureau of Environmental Protection, Land Administration and Use (BoEPLAU). Regarding these matters, the Bureau submits direct reports to the regional administration (Addishun, 2019).

Implementing the government's urban land development policy is the responsibility of the Ministry of Urban Development and Housing Construction (MoUDHCo), which is in charge of managing urban land at the federal level. As the national coordinator of urban land affairs, MoUDHCo assists urban local governments with planning, capacity building, policy implementation, and the development and implementation of guidelines related to urban land development and management through its Land Development and Management Bureau. The ministry's Urban Land Development and Management Bureau is made up of three departments: 1) Land supply, marketing, and tenure administration; 2) Urban land development and renovation; and 3) Urban land information (Abebaw, 2017).

Furthermore, a separate urban land registration agency was recently established to report to the MoUDHCo, and it is expected that similar organizations would be established at the local administration levels as well. In compliance with the regional laws, city administrations are in charge of carrying out grassroots (city level) administrative duties and implementing urban land development strategies. The department of urban planning and land administration at the municipal service office is responsible for handling land-related issues and tasks in the majority of the nation's metropolitan areas. This department is in charge of maintaining documentation, supporting stable tenure, facilitating transactions, and making judgments regarding land use and development tasks.

The tools that city administrations have at their disposal and the tasks they carry out are still not in line with established international standards (World-Bank, 2012). Specifically, local administrations are responsible for recording dealings, confirming property rights, and keeping records and files when there is no independent system in place for registering or recording real estate transactions. Additionally, the municipal administration's agencies have a direct role in the delivery and acquisition of land for various urban development objectives (Addishun, 2019).

## 2.9. The 1995 Federal Democratic Republic of Ethiopia (FDRE) Constitution

Ethiopia's legal framework for regulating rural land consists of the constitution and a number of subsequent land laws enacted by the federal and regional authorities. The Constitution of the Federal Democratic Republic of Ethiopia (FDRE) establishes Ethiopia's land policy. The

constitution has enabled advances in the legal frameworks for land administration at the federal and regional levels. The FDRE Constitution of 1995 states in Article 51(5) that laws pertaining to the use and conservation of land and other natural resources must be passed by the federal government. It affirms that all natural resources, including both rural and urban land, belong solely to the Ethiopian people and the state (Temesgen, 2020).

Land is a common property of Ethiopia's nations, ethnicities, and peoples and cannot be sold or traded for other things, as stated in Article 40(3) of the FDRE Constitution of 1995. It's interesting to note that the constitution recognizes peasants' right to obtain land without paying for it and shields them from being forced from it. Pastoralists are entitled to free land for grazing and cultivation as well as protection against being evicted from their own property, as stated in Article 40(4) and (5) of the FDRE Constitution of 1995. In conclusion, the constitution does not contain any clauses addressing the purchase and transfer of land by urban residents. However, some people understand Article 40(6), which deals with the "right of investors" to purchase land, to also apply to urban dwellers. Private investors may buy land on a payment plan in accordance with Article 40(6) of the constitution (Temesgen, 2020).

To put it simply, an investor is someone who uses land for economic purposes with the primary goal of making money. In actuality, it is incorrect to associate urban people with investors because, unlike investors, the majority of urban dwellers do not prioritize profit. Some regional states, like the Amhara regional state, changed the word "investor" to "proprietor" in their constitutions after realizing this issue (Article 40(6) of the Amhara Regional State Constitution, 2001). Since the term "proprietor" can refer to any anyone who owns a property, urban people and residents will be covered by this modification (Temesgen, 2020).

## 2.10. Land Management and Governance: Conceptual Debates

Land administration is the process of recording and disseminating data regarding the ownership, worth, and use of land and its associated resources (UNECE 1996, referenced in Ouna, 2016). Essentially, it is about processes rather than institutions. Land management is defined as "the processes of regulating land and property development and the use and conservation of the land, the gathering of revenues from the land through sales, leasing, and taxation, and the resolving of conflicts concerning the ownership and use of land" by Dale & McLaughlin (1999, cited in FIG, 2008). An individual or group may be entitled to the following land rights: the ability to develop, subdivide, sell, control, use, transfer, and dispose of. Both the enforcement of land rights and the

improvement of security of tenure depend on this information.

The AUC-ECA-AfDB Consortium (2010) states that promoting excellent governance of land, natural resources, and land use change processes is a crucial component of land administration. In order to guarantee social justice, fiscal development, and environmental preservation, land management systems offer the fundamental framework for putting land-related policies and management techniques into practice (Enemark, 2009, cited in Ouna, 2016). Effectual and well-organized administration of land and possessions rights is made possible by good land administration systems, which is crucial for improving resource utilization efficiency. In urban locations, a property right is essential to the growth of real estate markets, which in turn influences urban development. Transparency and affordability in real estate transactions are made possible by effective property rights management. Development in the real estate industry is hindered by a lack of knowledge about property rights. Due to the insecurity of tenure rights, land transactions usually occur in unofficial land markets, where resources are more needed to defend property rights and transaction costs are higher.

Athough inheritance and familial land allocations continue to be significant in many parts of the world, land markets constitute the primary source of land for many people (FAO and UN-HABITAT, 2009). Land markets are the means by which housing and land rights, either separately or together, are freely exchanged through leases and sales. These deals could happen through unofficial channels like unofficial land developers, or they could happen on the official land market. FAO and UN-HABITAT (2009) state that the formal land market in many developing-nation cities only provides a small portion of the serviced land needed by expanding populations. Therefore, the most popular method for impoverished individuals to obtain land is frequently through informal land development. This land frequently lacks infrastructure or amenities, is in an inconvenient location, and can even be dangerous.

The monetary worth attached to a specific piece of land or property is included in information on land value. The operation of land markets also depends on information about the value of real estate and land. It is a determining element in obtaining loans for land development, particularly in metropolitan areas. Monitoring and controlling the functioning of the property advertises needs knowledge of land and property prices. Accordingly, the World Bank (1996) found three widely recognized explanations for why the government should interfere in urban land markets: removal of externalities, market flaws, and operating efficiency shortcomings in order to

redistribute society's limited resources and make the societal costs of property advertise results more in line with private costs.

The World Bank (1996) stated in its policy paper on "A Framework for Reforming Urban Land Policies in Developing Countries" that two examples of government interventions that increase efficiency are increasing the quantity and comprehensibility of information about land markets and removing market imperfections, failures, and externalities. Governments often attempt to increase the clarity of the land market by enacting more comprehensive land information systems and better titling and registration processes (Holstein, 1991 cited in World Bank, 1996). For example, when the land-registration system is broken, buyers of land often don't know if they are actually buying from the "real" owner.

As stated earlier, land management encompasses all of the activities required to manage land and natural resources in order to achieve sustainable development. This is utilizing land resources to achieve a particular economic or social goal. There is direct involvement in all processes and activities that impact land information on rights, value, usage, and development. Land management also involves the establishment and implementation of land policy to meet development demands. Thus, land management refers to the range of land administration responsibilities that provide proper management of rights, duties, restrictions, and risks related to property, land, and natural resources. Denmark (2005) is cited by Ouna (2016). In order to achieve sustainable development goals, land management's primary objective is to align land rights with land-use rights and land-use possibilities (Zimmermann, 2008). According to Dawidowicz and Źróbek (2017), land management is a broader term than land administration and includes all land and natural resource management operations required to accomplish political goals and promote sustainable development.

Conversely, land governance refers to the processes that determine who can access and use land, how those decisions are implemented, and how conflicting land interests are managed, resolved, or balanced. As a result, land governance is a techno-legal, political, and procedural undertaking (UNECA, 2009 cited in UN-Habitat, 2012).In order to guarantee that everyone is treated fairly and has equal chances, the process of allocating and exercising land rights is directly linked to each citizen's civil, political, and human rights and relies on the political, administrative, and professional will.Furthermore, in many African nations, land governance—which involves overseeing property rights—is a way to amass and distribute political and economic privilege

and power through patronage, corruption, and nepotism. Organizations, procedures, and laws that govern the management of land, property, and natural resources are referred to as land governance (Ouna, 2016). This covers choices on land rights, development, use, and access.

## 2.11. Empirical Literature

### 2.11.1 Urbanization and Urban Land Administration: Country Experiences

Humans create, develop, and use urban land—a limited resource—to create distinct urban economies and cultures under particular ecological, economic, and political circumstances. Through proper land use and spatial design, citizens should have access to services, facilities, and opportunities for employment and livelihood. In the world's growing cities, there is a significant and continuing demand for land for urban use. To handle this growth, cities need a planning and development framework that ensures orderly spatial development. Agglomeration diseconomies can result from poor spatial patterns. Poor spatial patterns cause businesses to incur external costs due to pollution, traffic congestion, and land degradation, negating the positive impacts of agglomeration economies (World Bank, 1996).

The majority of developing and transitioning nations struggle with urban land management, which prevents sustainable urban growth (Magel and Wehrmann, 2002). Seldom is there a coherent urban land policy that takes into account the actions of all land management agencies. Urban planning and land management are frequently overly centralized. For instance, the impacts of regularization algorithms are constrained by traditional centralized techniques. The lack of a clear division of duties between sector policies (ministries), between the national, intermediate, and local levels, as well as between the State and Civil Society, exacerbates this situation by limiting the enabling capacity of central governments and causing some efforts to be duplicated while others are ignored. In addition to the absence of professional and institutional ability to manage property, there is a deficiency of sufficient financial resources, particularly at the municipal level. Fast and economical solutions are also being hampered by complicated land regulations and drawn-out processes, such as those for land regularization (World Bank, 1996).

Even though just 38% of the population is classified as urban, the AfDB Consortium (2010) states that this shift is currently and will be the fastest in the world for several decades. For example, by 2050, at least 1.2 billion people—or half of Africa's population—will live in cities, accounting for 25% of all city residents worldwide. Much of this increase will take place in Africa's capital cities, which typically house more than 10% of the continent's urban population.

Large-scale migration from the countryside remains the primary driver of urbanization in Africa due to a variety of factors, including as poverty, famine, drought, natural catastrophes, violence, and the pervasive belief that cities offer a higher level of living.

The level of urbanization will still differ from nation to nation, though, with certain countries—like South Africa, Zambia, Mauritius, Gabon, and Egypt—having between 40% and 58% of their entire population already, while others are usually below 20%. However, it's crucial to remember that over 60% of urban dwellers already reside in informal settlement developments, which will continue to be a defining feature of urbanization in Africa (Magel and Wehrmann, 2002). Inequalities in access to development resources in these places will continue to be exacerbated by these phenomena, which directly affects social and economic stability, especially in major cities that play a significant role in driving national economies.

Ethiopian urbanization can be traced back to the Axum and Yeha civilizations (Habatamu, 2011). Urban formation is attributed mostly to economic and political (military) factors. The majority of the nation's cities were built as administrative or military garrison towns (Habtamu, 2011). About 20% of Ethiopians reside in urban settings, according to the MoUDHC (2014) study. Ethiopia is one of the least urbanized nations in sub-Saharan Africa, based on this statistic. According to the poll, Ethiopia has one of the highest rates of urbanization, estimated at 4.1 percent, despite the country's low level. Only 6% of the population lived in cities in 1960, but that number rose to 11% in 1984 and 14% in 1994. By 2013, it is predicted that this percentage had already risen to 17.2% and would make up 30% of the entire population by 2025.

The African nations with the highest rates of urbanization include Gabon (87.2%), Libya (78.6%), the Democratic Republic of the Congo (77.3%), Djibouti (77.3%), Algeria (70.7%), Cabo Verde (65.5%), Tunisia (66.8%), the Congo (65.4%), and South Africa (64.8%). Burundi (12.1 percent), Uganda (16.1%), Malawi (16.3%), Niger (18.7%), South Sudan (18.8%), Ethiopia (19.5%), Swaziland (21.3 percent), Chad (22.5 percent), Kenya (25.6 percent), and Lesotho (27.3 percent) are the least urbanized countries, according to UNECA (2016).

According to the World Bank (2015), Ethiopia's urban population more than quadrupled from 4.87 million to 11.86 million between 1984 and 2007. At a 3.8% annual growth rate, it is expected to triple by 2037. Ethiopia is home to almost 90 million people, according to the CSA July 2015 estimate (UN-Habitat, 2015). Urban areas are home to 17.5 million people, or 19.5% of the overall population. Addis Ababa is home to an estimated 3.238 million people, or 17% of

Ethiopia's total urban population. At a 3.8% annual population growth rate, Addis Ababa is expected to have 4.7 million inhabitants by 2030. According to the CSA and the World Bank, Addis Ababa's population is now growing at a rate of 3.0% and 3.8%, respectively (UN-Habitat, 2015).

Based on estimates of the land area and population for 2016, the Demographic World Urban Areas Annual Report (13th Annual Edition, 2017.04) states that Addis Ababa has an average population density of 7,500 people per km², with an area of about 474 km². For metropolitan regions with a population of at least 500,000, Demographics releases an inventory of population, land area, and population density each year. Its 13th Annual Edition (2017.04) includes population, land area, and population density for 1,040 built-up urban areas (also called urban agglomerations or urbanized regions) globally. Addis Ababa ranked 321 out of 1,040 built-up metropolitan areas, while Dhaka, Bangladesh, and Knoxville, Tennessee, the United States, rank first and last, respectively, with population densities of 45,700 and 500 people per km². Over 75% of Addis Ababa's possible expansion space has already been built within its administrative bounds, according to an assessment from AACCSA (2011).

Land management in urban Ethiopia has changed during the last decade and faced many interrelated challenges simultaneously (MoUDHC, 2014). The absence of a separate system for registering or documenting real estate transactions has remained one of the main causes of inefficiencies in land management and transactions in metropolitan areas. Documenting transactions, confirming property rights, and maintaining records and files are the responsibilities of city administrations. Additionally, they take part directly in regular transactions that need "no objections" from several departments. Property identification has been severely hampered by the absence of an incorporated built-up level address system, and the availability and accuracy of data on costs and occupations is still in its infancy (MoUDHC, 2014). One of the biggest barriers to additional efficiency gains is the absence of essential data for land management. In addition to lacking street addresses, cities typically lack up-to-date land use maps and inventories of undeveloped area.

## 2.12. Factors affecting Urban Land Management

Using Akure, Nigeria as a case study, Aribigbola (2007) investigated urban land use planning, strategies, and management in sub-Saharan Africa to ascertain its effect on land accessibility. He identified several reasons for the city's poor planning and land use management. Among the

limitations he noted were outdated and outdated land use planning laws, rules, and regulations; a lack of acceptance and use of modern planning processes and procedures; and inadequate spatial information or data on land use. Aribigbola (2007) likewise came to the conclusion that an integrated land use approach is necessary for effective land use management. Sustainable city growth cannot be achieved through fragmented and disjointed land use practices. Therefore, a more basic rethinking of land use control methods, laws, and actions is required for land use management to thrive and—more importantly—to provide a convenient and welcoming environment for current and future generations.

According to Beltrão's (2013) consulting report on Urban Planning and Land Management for Promoting Inclusive Cities in India, poor land management and urban planning result from a lack of institutional capacity, which continues to hinder the implementation of land policies. The growth of slums and squatters, land-related disputes, outdated land information management, informal land acquisition, and land speculation were among the land management issues identified by a study that evaluated urban planning and land management issues in Ethiopia's emerging towns using Arba Minch as a case study (Dube, 2013). The planning and execution process should be more inclusive, cooperative, and participatory, according to Dube (2013). He stated that suitable monitoring and evaluation methods should be established in order to handle the town's evolving land management and plan implementation challenges.

## 2.13. Urban Land Administration in Ethiopia

Ethiopia is an ancient state that has long suffered from undemocratic rule and poor governance. The current government has instituted a democratic system along with other reforms to guarantee political and economic stability. Ethiopia's current state of good governance, however, is still insufficient despite the government's best efforts to establish and execute it with assistance from the international community (Tagesse, 2015).Government policies driven by ideology and structure that prioritize patronage above deserving values are the factors that have impeded the nation's progress toward good governance (Shimelis, 2015).

With a long history of autocratic rule and subpar administration, our nation is well-known throughout the world (Shimelis, 2015). The current government has instituted a democratic system along with other reforms to guarantee political and economic stability. Ethiopia's current level of good governance is still insufficient despite government initiatives and collaboration with the international community (Tagesse, 2015). Organizational and ideologically driven

government policies that have encouraged patronage above meritorious principles are the factors that have impeded the growth of good governance in the nation (Shimelis, 2015).

The coordinated and ideologically driven government policies that have prioritized patronage over meritorious ideals are the factors that have impeded the country's progress toward good governance. Because it is a major socioeconomic asset and land control is disputed, urban land is the most vulnerable to conflict and complicated administration in Ethiopia. This is comparable to the problem of power administration that has played a significant role in Ethiopian history and may continue to do so (Melkamu, 2010). Thus, effective land use planning is necessary for good governance to succeed, and the Ethiopian government has made this a top priority. However, the concepts of good governance in urban land management require improvement (Kebede, 2017). The largest obstacles to successful administration in urban Ethiopia, according to Tesema (2016), are bribery and abuse, a lack of commitment among officials and experts, and the absence of a framework to hold local authorities accountable for their misconduct.

Furthermore, Ethiopia's structure is essentially hierarchical at both the federal and regional levels. It gives local government’s broad control over land management practices. Because many areas have distinct socioeconomic frameworks and systems, each regional authority works to integrate and interpret government regulations while maintaining system harmony. While regional declarations apply comprehensive regulations that take regional variances into account, national land policies and legal frameworks offer more detailed explanations. This variance can be accommodated by giving local and regional governments more authority. The authors of Hailu (2016), claim that engagement in legislative and governmental policy processes is minimal at best. The Ethiopian legislature rarely takes interest groups into consideration when proposing laws that will affect their lives; this is the sole purview of governments. Since the 1970s, there has been a law that makes a distinction between rural and urban land. Proclamation 47/1975 of the Ethiopian military government aimed to nationalize all non-city housing and urban land. Ethiopia has set up a number of institutional and legal frameworks to manage and develop urban land since 1975.

Gradually, one theory after another was dropped and replaced. Relevant property laws include Proclamation 818/2014, which restricts municipal land registration; Proclamation 721/2011, which deals with municipal land administration and tenancy law; and Proclamation 455/2005, which deals with compensation matters. States have laws, rules, and constitutions. According to

Article 40 of the Federal Constitution, the state and other Ethiopian citizens are the exclusive owners of land and concrete land that are regarded as pure natural resources. A small, elite group of people would eventually hold the majority of the city's property, uprooting and upsetting small owners, which is why governments mostly advocate state ownership of personal property. As a result, the Institutional Framework for Urban Land Management does not evaluate how well the current legislative and institutional framework for urban land management supports good governance and efficient municipal land use planning.

The main responsibilities of land management are to provide and transfer land, get building permits, and monitor and record land holdings. Urban land use planning and control are crucial for infrastructural development, sustainable economic growth, effective land use management, and environmental protection. The main goal of the stakeholders who helped create the land use plans was to become acquainted with the plan. In other words, involvement is not a part of the cycle of the urban planning system itself. Local administrations promoted prescribed technocratic planning techniques (Alemie, 2015). Despite a strong political commitment to improve public engagement in decision making, public participation in urban planning remains relatively low in many Ethiopian metropolitan areas. In the majority of participatory urban planning experiences, stakeholder participation is usually low during the permission process.

In Ethiopia, urban land is the most susceptible to conflict and complicated administration due to its importance as a socioeconomic asset. The fight for land control is comparable to the problem of managing power, which has been and might continue to be a major factor in Ethiopia's history (Melkamu & Shewakena, 2010). Thus, sound land governance requires effective good governance, which has been a major focus for the Ethiopian government. . However, Kebede (2017) points out that the use of good governance principles in urban land administration is still lacking. According to Tessema et al. (2016), corruption and rent-seeking, the indifference of officials and experts, and the lack of a mechanism to hold local authorities accountable for their misconduct are the primary barriers to efficient government in Ethiopia's metropolitan centers. In conclusion, Tessema et al.'s assertion those urban land officials appear to serve their political masters more than the public interest cannot be disputed.

Due to the inadequate management of Ethiopia's urban land, the basic components of good governance—participation, transparency and accountability, equity, efficiency, and effectiveness—are absent from land use planning and development procedures (Melese, 2016).

An empirical study demonstrates that the components of good governance are not fully applied in the urban land use planning process; the principles of good governance, such as accountability, transparency, participation, and the rule of law, have not been applied at the municipal level; as a result, the poor implementation of good governance has made city land use planning ineffective and inefficient. Belay (2018). Moreover, institutional capacity limitations, official incompetence, a lack of supervision and accountability, political favoritism, and a lack of material and financial resources are some of the issues that hinder urban land governance, according to Belay (2018), and Nigussie (2016).

## 2.14. Practices and Challenges of Urban Land Administration in Ethiopia

Ethiopia's urban land administration system is not up to par. The components of good governance are not successfully applied in urban land offices, according to empirical research. For instance, Belay (2014) found that, in terms of the good governance principles (rule of law, accountability, transparency, and participation), municipalities have not successfully implemented good urban governance practices. Thus, land and development offices lack the basic elements of good governance—involvement, transparency, accountability, equity, efficiency, and effectiveness (Melese, 2016; Tesfaye, 2018). Due to inadequate good governance norms, customers are dissatisfied with urban land management organizations (Aimro, 2015). As a result of the poor application of good governance, the municipalities' land administration was ineffectual and inefficient (Belay, 2014).

Among the obstacles of urban land governance, according to Dube (2013), are land-related disputes, out-of-date land information management, informal property acquisition, the prevalence of slums and squatters, and land speculation. According to Belay (2018), the adoption of land titling and registration systems with ambiguous objectives and institutional capacity constraints is one of the primary barriers to urban land governance. The primary barriers to urban land administration are political favoritism, official negligence, a tardy reaction, a lack of oversight and accountability, corruption and rent-seeking behavior, a lack of institutional capacity, and a scarcity of material and financial human resources (Tessema et al., 2016). Furthermore, partisan bureaucrats, petty corruption, rent-seeking, ineptitude on the part of some administrative office staff and officials, delays in resolving some fundamental land-related issues, poor institutional capacity and information accessibility, discrimination, bureaucracy, and insufficient human and material resources were all found by Hadush (2019).

Another issue is the absence of a system for handling administrative orders pertaining to the goals and objectives of the urban land office. Furthermore, instead of attempting to address community problems, which are among the primary difficulties in managing urban property, leaders risk winning political support from their superiors in order to keep their jobs or progress in their careers. According to empirical research, the nation's urban management and development agencies are not correctly implementing urban land governance practices. Furthermore, as mentioned before, a number of difficulties have been found in several domains. The research was not representative of the entire country or region because a large portion of it was carried out in a single town, city, or sub-city. Because of its extensive breadth and careful research, I may thus contend that the study's findings show a solid theoretical contribution.

## 2.15. Conceptual Framework

The FAO's 2007 characteristics of key elements of urban government served as the foundation for the conceptual framework's construction. Naturally, the UNDP, World Bank, and FAO have identified participation, transparency, accountability, equity, responsiveness, effectiveness, and efficiency as the key components of good governance. As a result, the conceptual framework for this study was chosen in accordance with the FAO and other international organizations. The following are the traits of effective urban governance as defined by the FAO:

**1. Participatory**: allows for full citizen participation in governance by fostering agreement and interacting with civil society without restricting freedom of expression or association or the media.

2. **Transparent**: Open.

**3. Accountable**: Answers inquiries, explains its activities, and offers proof of its operations

**4. Responsive**: It delivers the services that citizen’s desire and require.

**5. Equitable**: It provides nondiscriminatory access to documents and services while treating people and groups equally and fairly.

6. **Efficient and effective**: It creates policies and effectively carries them out by providing top-notch services.

Hence, accordingly, the conceptualized frame works of the study presented in Figure 2.1.

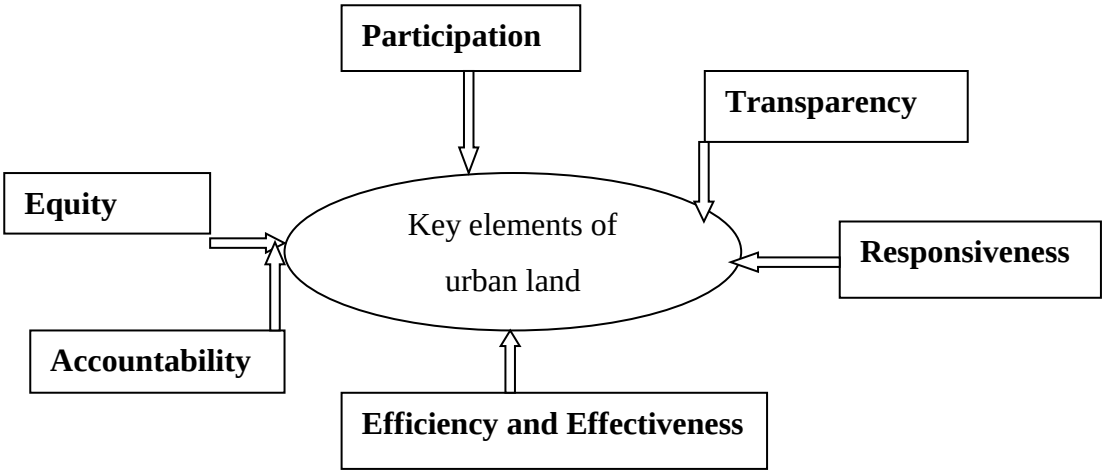


**Figure 2. 1: Conceptual Framework of the study**

Source: FAO, 2007

# Chapter Three

# 3. Research Design and Methodology

## 3.1. Research Design

Concurrent mixed design was employed in this investigation. Concurrent mixed methods design, according to Creswell (2009:15–16), is when a researcher combines quantitative and qualitative data to offer an overview of the research problem. With this design, the researcher simultaneously gathers both types of data and then incorporates the information into the analysis of the overall findings. Moreover, this approach allows the researcher to assess various questions by embedding a smaller form of data within a bigger data collection. Accordingly, the concurrent mixed methods design should be applied in this study simultaneously to increase the study's total strength beyond that of either qualitative or quantitative research. To increase the study's credibility and dependability, the results was validated using triangulation, which compares findings from several data sources and methodologies. Additionally, a descriptive case study and a mixed research approach are used to explore the land management practices and challenges of Lemi Kura Sub-City. Key informants from the sub-city's Land Development and Management Office and Landholding Registration and Information Agency are two of the several sources of qualitative and quantitative data used in the study.

## 3.2. Study Area

The city administration, sub-cities, and Woreda are the three tiers of government that make up the chartered city of Addis Ababa. Eleven sub-cities, the second administrative tier after city administration, make up the city's administrative structure. Bole was the largest sub-city in terms of area covered, followed by Yeka and Akaki-Kality. The smallest is Addis Ketema, which is followed by Arada and Lideta Sub-cities. On the other hand, "Lemi Kura" is the recently established eleventh sub-city, which is distinct from the Yeka and Bole sub-cities. East of the Addis Ababa municipal administration is the sub-city of Lemi-Kura (Figure 3.1). Ten woredas formulate up this recently reformed administrative sub city, which has been in operation since 2020 (Ozlu et al., 2015).

The elevation of Lemi-kura (Figure 1) is 2408 meters above sea level. According to CSA (2020), its coordinates are 90°1'48" North latitude and 38°44'24" East longitude. In 2024, the sub-city’s total area was 1,920,000 square meters (Lemi-kura sub-city agricultural office, 2024). The sub-

city is roughly located on the outskirts of Addis Ababa, with the Yeka sub-city to the north, Bole to the south, and Sheger City to the east. It is separated into 508 blocks, 59 clusters, and 10 woredas. There are 382,843 populations and 2676 households (CSA, 2020).

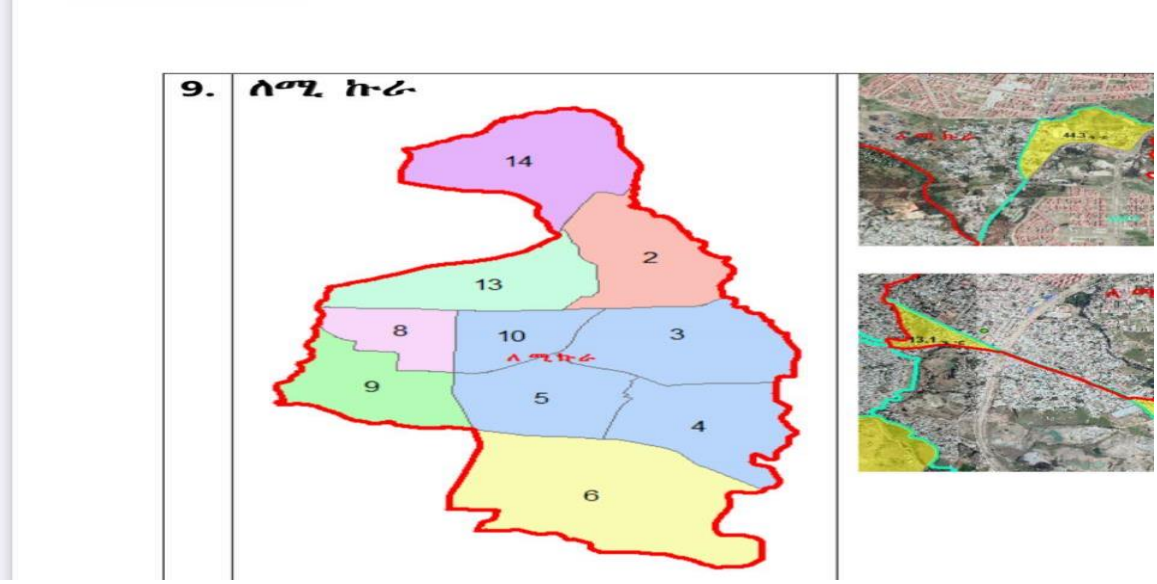


**Figure 3. 1: Map of the Study Area**

**Source:** Lemi-Kura Sub-city Administration, 2024

## 3.3. Study Population

Addressing local land administration issues is the goal of the Lami-Kura Sub-city Land Development and Administration Office. Its mandate includes accelerating the supply of serviced land, facilitating service decentralization, encouraging local public involvement, promoting urban redevelopment, and improving the competence and precision of land registration and transfer. So, the population of this study is therefore, employees and respondents found in 10 Woreda of Lemi-Kura Land Administration and Development Office. According to Lemi-kura Land Development and Administration Office (2024) respondents and employees of the 10 Wereda's were 22,434.

## 3.4. Sample Size

The sample size of the stakeholders for the analysis was determined using the sample size determination method since this formula enables us to obtain a representative sample of the population with the proper degree of precision. The respondents' responses were used to analyze the instances or levels of agreement with the issues raised for them based on the provided scale of measurements (Yamane, 1997).

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

Where:

1 = Constant

N =Population size

e = Level of precision of the sampling error margin, which is ±5%

n=Sample size

n =22,434/57.085

n=393

Consequently, 393 sample households in all were chosen for this study. Based on the size of each wereda's population, this number was then divided among them proportionately. For every wereda, a percentage of the sample size was also determined. Besides, key informants including senior technical staffs (10), department heads/team leaders (15), head of Branch Office (10), aged people (20) and key stakeholders (25) were selected for interview.

## 3.5. Sampling Techniques

The key informants from the Urban Land Development and Administration Office were chosen for in-depth interviews using a combination of probability and non-probability sampling. From probability sampling simple random sampling was used. From non probability sampling, a purposive sampling technique was used. In simple random sampling, the respondents were selected from 393 research participants by giving equal chances. Besides, some respondents were selected purposively by the researcher because of their expertise ability to answer research questions. And then, Yamane's formula was used to establish the total sample size.

## 3.6. Data Types and Source

Both primary and secondary sources provided the pertinent quantitative and qualitative data for the study. The employees of the aforementioned organizations served as the study's primary data

sources. Quantitative data was used to show how employees felt about the numerous aspects of the sub-city's land management practices, the number of people-to-land linkages, and the land usage patterns for different social and economic activities. The implementation and enforcement of land use/development controls, land information and record systems, and institutional settings in terms of clear responsibility, coordination with other stakeholders, and institutional capacities needed to carry out these tasks are all evaluated using qualitative data. Operational manuals, public and unpublished reports, and other pertinent papers provided secondary data.

## 3.7. Data Collection Methods and Instruments

Survey questionnaires, key informant interviews, and reviews of published and unpublished reports, manuals, and other pertinent documents were used to gather both quantitative and qualitative data.

### 3.7.1. Key Informant Interview

Key informants were interviewed in-depth utilizing guides that included semi-structured questions pertinent to the study in order to collect data. Key informants include a senior reform and good governance officer from the Land Development and Management Office, a land information coordination officer, the director of the Landholdings Registration and Information Office, and the process owner for system establishment from the Integrated Land Information Office of the Lemi-Kura Sub-City. Two different guides were developed and used for the interviews with key informants from these offices.

### 3.7.2. Survey Questionnaire

Employees in the chosen workplaces were asked to complete a five-part questionnaire that was created to gather both qualitative and quantitative data. The purpose of the questionnaire's first section was to collect data on the general characteristics of the respondents. Questions created under this section of the questionnaire were used to collect their background data, including years of experience and gender. The questionnaire's second section included statements and questions designed to evaluate land management practices and difficulties, specifically in relation to land registration, gathering land-related data, and complaints about service standards, as well as the simplicity and clarity of processes and procedures. The purpose of the statements in part three of the questionnaire is to assess respondents' perceptions of the institutional capabilities to carry out land management tasks, including technical and administrative human resources, factors affecting land administrant, and land use pattern. Part four also includes their

opinions on the institutional framework and social arrangements.

## 3.8 Data Analysis

The data is analyzed using both qualitative and quantitative methods. The narrative description method was used to analyze the qualitative data gathered from key informant interviews and document reviews. After being coded, the data collected from the questionnaire was entered into a computer. A computer application known as Statistical Packages for Social Science (SPSS) was used to perform the studies. The quantitative data is evaluated using descriptive statistical techniques, such as frequencies and percentages. The information obtained from open-ended questions was compiled and examined using the narrative description method.

## 3.9. Method

### 3.9.1. Contestants and Procedures

The Lemi Kura Sub city has ten administrative Woreda. Including all ten local administrations would ideally make the study more thorough. But because of time constraints, it has only taken six of them. To obtain approval for the study, an informational meeting was conducted with the directors of each town's urban land agency. The researcher was given permission by the offices to interview the relevant bodies and distribute the surveys. The researcher conducted interviews alongside the research assistants who delivered the questionnaires. To address the educational obstacle, research assistants conducted in-person interviews with the clients to complete the questionnaires. A cover letter outlining the purpose of the study, guaranteeing respondents their answers would remain anonymous, and stating that participation in the survey was entirely optional was attached to each questionnaire .Besides, personal information of the respondents were included in the questionnaires as stated in  Table 3.1.Results indicated that 50.7% of the respondents are males while 49.3 are females. This indicate that most of the participants participated in the survey are male. Besides, as indicated in Table 3.1, 63% of the respondents are found in between 18-31 age categories.

### 3.9.2 Measurements

The following assessments were designed to elicit responses from participants regarding the components of urban land administration. For each of the independent variables in the study, respondents were asked to rate their agreement from being strongly agree (5) to being strongly disagree (1).Besides, the definition of the variables measured and their sources are provided in Table 3.2

**Table 3. 1: Composition of the sample**

| variables | Cases | Frequency | Percentage |
|---|---|---|---|
| Sex | Male | 199 | 50.7 |
| | Female | 193 | 49.3 |
| Age | 18-31 | 161 | 63 |
| | 32-43 | 136 | 34.6 |
| | Above 44 | 95 | 2.4 |
| Educational status | Secondary school | 54 | 13.7 |
| | Certificate | 53 | 13.5 |
| | Diploma | 105 | 26.7 |
| | Degree | 145 | 37 |
| | Masters and above | 35 | 9.1 |
| Sample of the sub city | Respondents | 250 | 63.7 |
| Sample from 10 Woreda | Respondents | 142 | 36.3 |
| Total | | 392 | 100 |

**Source**: Field survey, 2024

### 3.9.3 Reliability

There was a reliability test. Initially, the internal consistency was evaluated by calculating the Cronbach alpha coefficients (α) for every scale. The specifics of the observable variables' internal consistency (Cronbach's α values) are shown in Table 3.3. Every scale demonstrated strong reliability, meeting the 0.70 a criterion with Cronbach's α values ranging from 0.83 to 0.93. As a result, every variable was kept for additional examination. Consequently, the measurement items pass the necessary reliability tests.

**Table 3. 2: Measurement of variables**

| **Participation** | Source |
|---|---|
| Citizens' involvement in preserving the system of good governance at the sub city | Melese,2016 |
| **Responsiveness** | |
| Issues are promptly resolved at the people's desire. | Tesfaye,2018 |
| **Transparency** | |
| The sub city's land service delivery method is transparent. | Aimro,2015 |

| | |
|---|---|
| **Accountability** | |
| The office of urban land management has an accountability structure that holds staff members responsible for their actions. | Melese,2016 |
| **Equity** | |
| Everyone in the sub city has equal access to dwelling land. | Melese,2016 |
| **Efficiency and effectiveness** | |
| Residents of the sub city have expressed satisfaction with the land distribution process. | Melese,2016 |
| **Evaluation on office's overall land administration practice** | |
| Overall, land administration practices are at a excellent level. | Aimro,2015 |
| **Challenges of urban land administration** | |
| Corrupt practices and rent-seeking | Belay,2014 |

**Source:** Collected from literature, 2024

## 3.4. Model specification

In this study, a binary logistic regression model was used. The logistic regression model was used to evaluate an urban land governance system's efficacy based on its constituent parts. This binary logistic regression model answers the question, "How do you evaluate the urban land governance systems in the sub city?" The response is successful or not. The numbers 0 and 1 were assigned to the two outcomes of a binary variable. As a result, an ineffective answer was indicated by a score of 0, while an effective response was indicated by a score of 1. A binary logistic regression with dichotomous dependent variables was successfully employed in similar studies (Braimoh & Onishi, 2007; Diep et al., 2021; Ju et al., 2016; Kindu et al., 2015; Nong & Du, 2011; Salem et al., 2020, 2021, and Shu et al., 2014). The logistic regression model can be expressed mathematically as follows:

$$\mathbf{Y=}\boldsymbol{\beta_0} \mathbf{+}\boldsymbol{\beta_1 x_1}\mathbf{+}\boldsymbol{\beta_2 x_2}\mathbf{+}\boldsymbol{\beta_3 x_3}\mathbf{+}\boldsymbol{\beta_4 x_4}\mathbf{+}\boldsymbol{\beta_5 x_5}\mathbf{+}\boldsymbol{\beta_6 x_{6+}}\boldsymbol{\mu_i}$$

The model variables were thus defined as follows: X1 = Participation, X2 = Responsiveness, X3 = Transparency, X4 = Accountability, X5 = Equity, X6 = Efficiency and Effectiveness, Y = is the dependent variable (i.e., evaluating the effectiveness of the urban land administration system in the sub city, 0 = ineffective and 1 = effective), and β0 = is the intercept (constant) term.

**Table 3. 3: Reliability of variables**

| Variables | Cronbach's Alpha | Number of items |
|---|---|---|
| Participation | 0.92 | 7 |
| Responsiveness | 0.90 | 8 |
| Transparency | 0.87 | 6 |
| Accountability | 0.90 | 9 |
| Equity | 0.88 | 10 |
| Efficiency and Effectiveness | 0.94 | 11 |
| Challenge | 0.91 | 9 |
| Practice | 0.89 | 7 |

**Source**: Field survey, 2024

## 3.5 Analytical strategy

To determine how much of each item loaded into the same factor, a principal component factor analysis was used. Every variable's items were combined into a single factor. As a result, the findings demonstrated that every item in every variable passed this test. Cronbach's alpha was then computed for every variable as part of the reliability analysis process. Since every study variable passed construct validity and reliability tests, the measurement model was deemed suitable for additional investigation. Additionally, inferential statistics such as binary logistic regression and Pearson correlation were used. The qualitative data was analyzed using a thematic analysis technique.

# Chapter Four

# 4. Results and Discussion

## 4.1. Results

### 4.1.1. Practices of Urban Land Administration

To illustrate effective urban land administration techniques in the study area, a descriptive study was carried out. Thus, according to FAO (2007) , the mean and standard deviation were used to describe the practice of urban management. If the result of mean score is less 3 administration is poor and if it is greater than 3 it is better. So, as indicated in Table 4.1, each element's mean score is less than 3.00, indicating a propensity for poor practice. Besides, each element's mean and standard deviation scores are as follows: accountability (M = 2.69, SD = 0.90), responsiveness (M = 2.89, SD = 1.18), transparency (M = 2.78, SD = 0.99), equity (M = 2.79, SD = 0.99), efficiency and effectiveness (M = 2.6s, SD = 0.90), and participation (M = 2.87, SD = 1.09). These findings demonstrated that the practice of urban land administration in the study area is poor.

**Table 4. 1: Practices of urban land governance based on the elements**

| Descriptive statistics | | | | | |
|---|---|---|---|---|---|
| Elements | N | Minimum | Maximum | Mean | Std. Deviation |
| Participation | 131 | 1.00 | 6 | 2.8765 | 1.0980 |
| Responsiveness | 131 | 1.00 | 6 | 2.8934 | 1.1898 |
| Transparency | 131 | 1.00 | 6 | 2.7803 | 0.9987 |
| Accountability | 131 | 1.00 | 6 | 2.6981 | 0.9088 |
| Equity | 129 | 1.00 | 5 | 2.7909 | 1.8901 |
| Effectiveness and efficiency | 129 | 1.00 | 4 | 2.6532 | 0.9080 |

**Source**: Field survey, 2024

The qualitative outcome demonstrated that individuals watch the process of service delivery from a distance rather than actively participating in it. And the government does not consult the relevant parties, particularly direct beneficiaries, on policy and governance processes. Furthermore, the interview findings showed that the main challenge of urban land administration was lack of responsiveness to their clients timely. There is a lack of willingness to take initiative in addressing issues that come to their attention since officials are subject to punitive penalties

for failing to fulfill their responsibilities. This situation leads to a pile-up of complaints at various administrative departments.

There are a lot of ambiguities in the laws and norms controlling urban land. As a result, the sub city receives circular letters from the city administration with instructions on what to do next. Such illegal activities hinder accountability and openness, as do unclear legalese. As a result, workers neither successfully carry out their responsibilities nor follow the code of conduct. This is the most dangerous procedures in urban land. Besides, no small mistake can be justified in urban land controlling system and employees are not performing their duties effectively because they are afraid of the risk. As a result, they avoid taking charge and making a choice. Proclamations, circular letters, and leadership changes prevented personnel from doing their responsibilities.

**Table 4. 2: Factors affecting urban land administration**

| Variables | Cases in percentage | | | | | Mean |
|---|---|---|---|---|---|---|
| | SDA | DA | UN | A | SA | |
| Corrupt practices and rent-seeking | 14.3 | 19 | 29.5 | 19.7 | 17.5 | 3.17 |
| Absence of dedication from professionals and officials | 9.7 | 14.1 | 22.7 | 38.4 | 15.1 | 3.57 |
| Insufficiently skilled human resources | 14.7 | 21 | 12.2 | 30.9 | 21.3 | 3.33 |
| Absence of responsibility, accountability, and openness | 7.7 | 14 | 21.8 | 35.9 | 20.6 | 3.59 |
| Absence of explicit guidelines and rules | 14 | 22.9 | 11.8 | 29.5 | 21.8 | 3.21 |
| Absence of contemporary systems | 14 | 14.3 | 14 | 34.5 | 23.2 | 3.09 |
| Absence of supplies and equipment | 20.4 | 20.7 | 5.4 | 27.4 | 26.3 | 3.21 |
| Illicit urban land grabs and related activities | 11.8 | 16.5 | 14 | 31.5 | 27.4 | 3.34 |
| Budgetary constraints and political influence on workers | 22.8 | 18.5 | 20.7 | 20.7 | 21.6 | 3,41 |
| Influence of politics on workers | 19.6 | 16.3 | 9.8 | 25.2 | 29.1 | 3.51 |

Note: SDA: Strongly Disagree, DA: Disagree, UN: Uncertainty, A: Agree, SA: Strongly Agree

**Source**: Field survey, 2024

Additionally, the results of the interviews showed that the nation's leasing program does not support the poor. The leasing price does not take into account the people's financial situation. Protecting the interests of the poor and making sure that the urban land lease policy benefits some portion of the inhabitants as long as the city administration is not changing federal. Furthermore, it is unfair to

permit a small number of people to own land without any restrictions under the guise of lease holding. It is also unjust to deny the majority of people the opportunity to live in the sub city because they lack the resources to compete with a select few affluent people. As a result, the urban land is under the authority of a small number of economic elites. The program encourages the transfer of urban land to a select group of affluent people who can freely pay lease costs. Additionally, the sub city's land prices are high as a result of poor urban land governance policies.

Furthermore, FGDs showed that, in comparison to business land use, residential land usage raised the markup price per plot by 400.34%. The markup price per plot has a positive correlation with the average monthly income of auctioneers. Therefore, it is truthful to say that the policy is not founded on equity or the poor's advantage. As a result, a small number of affluent people have monopolized urban land policy. Consequently, the government and a selected few have benefited from urban land policy. Additionally, the land administration system in sub city is still dependent on old methods and is not entirely computerized, which makes work more difficult. This method makes the attainment of effective and efficient administration an illusion.

**Table 4. 3: Pearson correlations**

| Scale | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|
| Overall practice of land administration | - | | | | | | |
| Participation | 0.733** | - | | | | | |
| Responsiveness | 0.720** | 0.812** | - | | | | |
| Transparency | 0.811** | 0.767** | 0.810** | - | | | |
| Accountability | 0.751** | 0.755** | 0.713** | 0.871** | - | | |
| Equity | 0.853** | 0.758** | 0.734** | 0.910** | 0.860** | - | |
| Effectiveness and Efficiency | 0.866** | 0.698** | 0.810** | 0.710* | 0.878** | 0.910** | - |

**Correlation is significant at the 0.01 level (2-tailed)

**Source**: Field survey, 2024

### 4.1.2. Factors affecting Urban Land Management

The staffs of urban land management Bureau were given the questions about the challenges of urban land governance. As demonstrated in Table 4.2, all items that outline the challenges in managing urban land were shown in the table. Consequently, every item had a score above the mean (Table 4.2). This outcome demonstrates that every indication listed in the table represents

urban land governance intricacy. Besides, the findings of the interviews also supported the claim that workers are more likely to engage in rent-seeking behavior. For instance, officials engage in rent-seeking when they provide information to one side while keeping it from the other. Therefore, corruption and rent-seeking are obstacles to efficient urban land governance. The proclamations and laws controlling urban property are biased and benefit rent-seekers, and other issues with urban land governance include inconsistent proclamations, a lot of bureaucracy on grievances, frequent changes in regulations, and low worker dedication.

Urban land administration is also hampered by the nation's economic incapacity, population expansion, the sophistication of illicit activities on urban land, the apprehensions of employees when making judgments, and the erratic behavior of leaders prior to handling situations. The institutions are being run by politically connected officials rather than experts. This frequently results in a scenario where the leaders provide orders, usually motivated by political factors. Urban land governance is further complicated by a lack of control over unlawful construction, the frequent conversion of commercial land to residential, the conversion of temporary land to permanent, the use of phony house designs, land invasion, and development that does not follow the plan. Because of institutional shortcomings, illegal land occupation and abuse of land leasing contracts are common in study districts.

Table 4.3 column 1 illustrates the relationship between the general good governance of urban land and the independent variables (participation, responsiveness, accountability, transparency, equity, and efficiency and effectiveness). The Pearson product-moment correlation coefficient was used to analyze the relationship. The results showed a strong, positive correlation between the independent variables (participation, responsiveness, transparency, accountability, equity, efficiency, and effectiveness) and the overall good governance of urban land ($r = 0.733$, $r = 0.720$, $r = 0.811$, $r = 0.751$ $r = 0.853$, and $r = 0.866$, respectively). High levels of good urban administration were also strongly correlated with elements of good urban administration ($n = 131$, $p < 0.01$).These result indicate that as dependent variable increase, the independent variables also increase and the vise versa.

### 4.1.3. The Magnitude of Challenges in Urban Land Administration

Before moving on to the primary analytic portion, all of the assumptions were tested and verified using the regression procedure. Regretfully, SPSS's logistic regression process does not support the multi collinearity test. However, by omitting the initial dependent variable and making one of

the independent variables a dependent variable, multiple linear regressions were able to fix this issue. Consequently, the two values for the collinearity diagnostics are Tolerance and VIF (Variance Inflation Factor). According to the VIF score, the component "equity" has thus demonstrated multi collinearity with the other independent variables. Consequently, the binary logistic regression model did not include it.

**Table 4. 4: Binary logistic regression of effectiveness in good urban land administration**

| | B | S.E | Wald | df | Sig | Exp(B) | 95%C.I.for Exp(B) | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | Lower | Upper |
| Participation | 1.33 | 0.41 | 11.1 | 1 | 0.000 | 4.402 | 1.756 | 6.050 |
| Responsiveness | -0.31 | 0.43 | 0.42 | 1 | 0.530 | 0.765 | 0.532 | 1.765 |
| Transparency | 0.92 | 0.61 | 2.43 | 1 | 0.110 | 3.240 | 0.706 | 7.021 |
| Accountability | -0.15 | 0.55 | 0.09 | 1 | 0.660 | 0.778 | 0.475 | 2.341 |
| Effectiveness and Efficiency | 0.21 | 0.55 | 0.51 | 1 | 0.531 | 1.453 | 0.663 | 3.341 |
| Constant | -6.01 | 1.29 | 30.21 | 1 | 0.000 | 0.005 | | |

Variable(s) entered step 1: participation, responsiveness, transparency, accountability, efficiency and effectiveness

**Source**: Field survey, 2024

The effect of several parameters on the probability that respondents would report that urban land governance is effective was evaluated using a binary logistic regression. Five independent variables were included in the model: accountability, transparency, responsiveness, efficiency, effectiveness, and involvement. Due to multi collinearity, the independent variable "equity" was removed from the model since its variance inflation factor (VIF) exceeded 5, which is not advised. With $\chi 2$ (5,N = 131) = 58.8, $p < 0.001$, the complete model with all predictors was statistically significant, suggesting that the model could differentiate between respondents who reported on the efficacy of strong urban land governance and those who did not.

The model correctly classified 81.5% of cases and explained between 37.7% (Cox and Snell R square) and 50.7% (Nagelkerke R squared) of the variance in the effectiveness of urban land administration. As shown in Table 4.4, only participation contributed in a unique, statistically significant way to the model, and the strongest predictor of reporting effective urban land administration was participation, with an odds ratio of 3.24. This result demonstrated that, after controlling for all other variables in the model, respondents who reported that participation was a

major factor were three times more likely to report ineffective urban land administration than those who did not. As a result, participation is the primary indicator of successful urban land administration.

**Table 4. 5: Omnibus tests of model coefficients**

| | | Chi-square | df | Sig |
|---|---|---|---|---|
| Step 1 | Step | 58.791 | 5 | 0.000 |
| | Block | 58.791 | 5 | 0.000 |
| | Model | 58.791 | 5 | 0.000 |

**Source**: Owner compilation, 2024

The Hosmer and Lemeshow Test and the Omnibus Tests of Model Coefficients are used in Tables 4.5, 4.6, and 4.7 to assess the goodness of fit. Additionally, the Cox & Snell R Square and the Nagelkerke R Square were used to test the model's usefulness. In addition to the results achieved when none of the predictors are entered into the model, the Omnibus of Model Coefficients provides us with a general idea of how well the model works (Pallant, 2016). We are looking for a highly significant value for this collection of outcomes. The value in this investigation is 0.000, indicating that $p \leq 0.001$. With five degrees of freedom, the chi-square value for this investigation is 58.8.

**Table 4. 6: Model summary**

| Step | -2log likelihood | Cox & Snell R square | Nagelkerke R square |
|---|---|---|---|
| 1 | 106.709 | 0.377 | 0.567 |

**Source**: Owner compilation, 2024

The model's value was further confirmed by the Hosmer and Lemeshaw Test. We want a value larger than 0.05 to support our model since a significant value less than 0.05 for the Hosmer–Lemeshow Goodness of match Test indicates a poor match (Pallant, 2016). Consequently, the Hosmer–Lemeshow Test's chi-square value in this investigation is 5.989 at a significance level of 0.565. Since this number is more than 0.05, the model is supported. The degree of variance in the dependent variable that the model can account for is shown by the Cox & Snell R Square and the Nagelkerke R Square values (Pallant, 2016).The two values in this study, 0.377 and 0.567, indicate that between 37.7 and 56.7% of the variability can be explained by this combination of variables.

**Table 4. 7: Hosmer and Lemeshow test**

| Step | Chi-square | df | Sig |
|---|---|---|---|
| 1 | 5.989 | 8 | 0.565 |

**Source**: Owner compilation, 2024

### 4.1.4. Defiance's of Urban Land Administration

Data obtained from FDGs (Focus Group Discussion) and field survey demonstrated that long process procurement, informal settlement, lack of staff truthfulness, unhinged land use plan, corruption, employee turnover, unstable organizational structure, lack of trust between the office employees and residents, poor coordination between staff and unstable land use plan were the dominated challenges in the sub city.

## 4.2. Discussion

These results are familiar with the findings of Tura (2018), who found that the Urban Land Lease Holding Proclamation restricts access to urban land for the poor who cannot afford the lease price, are complementary to those of Belay (2014), Melese (2016), Dube (2013), and Tesfaye (2018), who found that urban land offices do not successfully use aspects of outstanding administration. Furthermore, the findings of the interviews demonstrated that the nation's leasing program does not support the poor, as the cost of leasing does not account for the financial capabilities of the individuals. He thinks that preserving the interests of the poor and making sure that the urban land lease policy serves all people without discrimination based on income may be challenging as long as regional governments are obligated by federal law to run their territory.

Lastly, he makes the argument that it is unfair to let a select few people purchase land without any restrictions under the guise of lease holding. It is also unjust to deny the majority of people the opportunity to live in towns because they lack the resources to compete with a select few affluent people. As a result, the urban land is under the control of a small number of economic elites. According to Tura (2020), the strategy encourages the transfer of urban land to a select group of affluent people who can afford to pay lease fees without any restrictions. According to a study by Koroso et al. (2020), Ethiopia's high land prices are caused by poor urban land governance policies.

# Chapter Five

# Conclusion and Recommendations

## 2.2. Conclusion

This study set out to assess the difficulties and procedures of urban land management in Addis Ababa's Lemi-Kura sub city. The components (participation, responsiveness, transparency, accountability, equity, efficiency, and effectiveness) of the urban land administration system in the research area were assessed. In the study area, the system is insufficient, meaning that the beneficiaries' needs are not met. Due to the lack of good governance consultative forums at the wereda and sub-city levels, citizens are unable to provide input or participate in the urban land administration decision-making process.

Forums for consultation on good governance are rare at the wereda and sub city levels. Citizens are consequently unable to offer input or take part in the urban land governance decision-making process. The urban land management office receives a lot of complaints, staff members are not proactive in addressing problems, and urban land matters take a long time to resolve. These problems arise because employees are sluggish to react because they are afraid of making a mistake. New laws are difficult to explain, the rules and regulations controlling urban land are unclear and complicated, and client access to information is sluggish. In order to properly handle the concerns, the local government also sends informal circular letters to the sub city which disturbs service delivery system in the sub city. The policy's transparency procedures are hampered by this kind of anomalous conduct.

Furthermore, the primary obstacle to appropriate responsibility in the institutions is a lack of commitment. Employee accountability was also at danger due to the urban land governance system's extreme risk. They wish to evade making decisions and facing consequences. In urban land governance, equity is a significant issue that is particularly evident in the lease program. The existing leasing price oppresses the poor in addition to ignoring the public's financial capacity. While some people govern urban land, the majority are passive observers. All things considered, the lease program is not founded on fairness and does not benefit the largest population. Because the system still relies on antiquated administrative procedures while urban land governance is incredibly inefficient and ineffective.

Meanwhile, poor dedication, lack of resources, inadequate budget, unlawful land grabbing, political influence, and rent-seeking are the main obstacles to urban land administration. The

frequent changes in leaders and regulations, conflicting declarations, the lengthy complaint bureaucracy, and a lack of qualified and experienced personnel are additional difficulties in urban land administration. Nonprofessional leaders, the inability to regulate illegal buildings, the conversion of temporary land into permanent land, and investment fraud are further significant issues in urban land administration in the sub city.

Last but not least, property is a vital resource for humanity, and in order to administer it successfully, we must come up with fundamental and creative traditions to enhance the way we gather, handle, and apply data about this important resource. In this sense, the sub city lacks organized land information, which makes land sector management difficult and complicated. A comprehensive inventory of the land within the sub city's boundaries is lacking. The public does not have easy access to procedure manuals and other recommendations. There isn't a printed copy of the citizen charter that is thought to outline the responsibilities, duties, and harmonization of all the offices participated in the property development and administration procedure for convenient access. And employees are also not informed about it. There isn't a readily accessible, well-organized written or published document. Workers lack access to their job descriptions, and some are even unaware that they exist.

## 5.2. Recommendations

The following points are recommended for the sub city's Urban Land Development and Administration Office:

1. The sub city has to create and put into place systems to guarantee public involvement in the governance of urban land. Empowering people, bolstering both new and current civil society movements to engage communities or individuals in urban land concerns, and putting stakeholder-involvement-based governance techniques into practice are some ways to do this. Additionally, officeholders' work must be assessed using benchmark criteria and performance indicators. It is also feasible to establish transparent, thorough, and easily accessible procedures for urban land governance by lowering the administrative and procedural incentives for corruption.
2. In order to encourage efficient land use and improve land accessibility for the impoverished, the sub city should also reevaluate its leasing policy. Assessing the current system, enhancing the institutional structure, and successfully putting the components of good governance into practice should also be top priorities for the sub city.

3. Public and employee access to procedure manuals, guidelines, service charge schedules, and other land-related information should be simple.
4. Clearly defined job descriptions should be given to all employees so that their performance may be assessed.
5. Capacitating the land management sector's ability to carry out land-related policies and land management plans

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# Annex-A

## School of Post Graduate Studies

**Dear respondents,**

I am a graduate student at Addis Ababa University (EiABC) working toward a Master of Science degree in Urban Planning, and as part of my Master's degree requirements, I am conducting research on "Practice and Defiance of Urban Land Administration: An Empirical Study in the Case of Lami-Kura Sub city". I would greatly appreciate your help, and I promise that any information you provide will be treated with the highest confidentiality and will never be used for any other purpose than the goals of this study.

Yours Faithfully,

Tsegaye Mulugeta

Part I: Indicate your personal information by putting "□" on the space provided

| Items | Respondent's characters | Responses |
|---|---|---|
| Sex | Male | |
| | Female | |
| Age | 18-30 | |
| | 31-50 | |
| | 51 and above | |
| Educational status | Primary (1-8) | |
| | High school (9-12) | |
| | College | |
| | University | |
| Marital status | Unmarried | |
| | Married | |
| | Divorced | |

**Part II**: Practice of urban land administration

Please give short answer for the following questions

1.Explains the best practices of your organization by taking an example----------

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2. Is there any bad practices you have encountered so far in urban land administration? A) Yes B) No

2.1.If your answer is yes, explain it widely ----------

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3. Is the elements of urban good governance such as participation, responsiveness, equity ,effectiveness and others seen in practice of urban land administration? A) yes B) No.

3.1. If your answer is yes, please, explain it deeply

4. Is bad and best practices were identified and managed in your organization? A) Yes B) No

4.1. If your answer is yes, please brief it clearly----------

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**Part III**: Factors affecting good urban land governance

1.What are the key factors that affect urban land governance?----------

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**Part IV**: Key defiance in study area

1.Explins and briefly describes the key defiance that affects urban land administration.----------

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**Thanks in advance!**

**School of Post Graduate Studies**

**Addis Ababa University (EiABC)**

**2. Interview questions for key informants**

Thank you for your willingness. And the purpose of the study is to gather information regarding "The practices and defiance of urban land administration in Lemi-Kura sub-city, Addis Ababa city Administration, Ethiopia". The questions are concerned with the challenges and practices related to urban land administration.

1. Can you provide an overview of the regional policies and strategies aimed at managing urban land administration?
2. How does the bureau coordinate with local administrations and other stakeholders to implement these policies effectively?
3. What challenges have been encountered in regulating land use and development in urban areas, and how are they being addressed?
4. Can you discuss any specific initiatives or projects undertaken by the Bureau to address urban land challenges within the sub city?
5. Are the elements of urban good governance implemented in your organizations? A) Yes B) No.

    5.1. And explain the way you are practicing each elements in your organizations.

**Thanks in advance!**

**School of Post Graduate Studies**

**Addis Ababa University (EiABC)**

**3. Direct Observation**

This checklist serves as a guide for conducting direct observations in urban and peri-urban areas to gather firsthand information on defiance and practice of urban land administration.

1. Land use pattern
2. Population density
3. Elements of urban good governance
4. Service delivery
5. Trends of land administration
6. Practices and challenges of land administration
7. Best practices, if any

**Thanks in advance!**

**School of Post Graduate Studies**

**Addis Ababa University (EiABC)**

**4. Focus Group Discussion Questions**

Welcome to the focus group discussion and thank you all for your participation. The objective of the discussion is to gather information regarding "The practices and defiance of urban land administration in Lemi-Kura sub-city, Addis Ababa city Administration, Ethiopia". All your discussion is only used for the purpose of the study and it will be kept confidentially.

1. Urban land administration practice and elements of good governance.
2. Factors affecting good urban land governance in the sub city.
3. The level of defiance and how it could affect good urban land administration.
4. How to control these problems?

**Thanks in advance!**

**School of Post Graduate Studies**

**Addis Ababa University (EiABC)**

**5. Likert Scale-I**

Thank you for your willingness. And the purpose of the study is to gather information regarding "The Practices and Defiance of Urban Land Administration in Lemi-Kura Sub-city, Addis Ababa city Administration, Ethiopia". The questions are concerned with the clarity of effectiveness and efficiency, accountability, responsiveness, equity, participation and transparency to the land management practices. And you are going to express the extent of your agreement and disagreement in the following statements using strongly agree **(5),** agree **(4),** neutral **(3),** disagree **(2)** and strongly disagree **(1).**

**Thanks in advance!**

**Table 1**: Elements of good governance and land administration practices

| Description | Please put tick marks in space provided | | | | |
|---|---|---|---|---|---|
| | Strongly agree | Agree | Neutral | Disagree | Strongly disagree |
| Residents coming for land related services can equally access information | | | | | |
| The procedure and process for land related service is short , clear and does not create confusion for residents | | | | | |
| Employees are transparent in providing timely responses and information | | | | | |
| Local stakeholders and employees are participated in plan preparation ,orientation and providing timely feed back | | | | | |
| Effectiveness and efficiency were widely seen in utilization of land management and land related issues | | | | | |
| The appealing on service standard mechanisms are uncomplicated and can be solved timely | | | | | |
| There is a comprehensive and clear guideline and standard for anyone to follow in land acquisitions | | | | | |
| All staffs are accountable for what they have done in regular bases. If, any. | | | | | |
| The office highly emphasis in providing prompt assistance to resolve enquiries or customer complaints | | | | | |
| The land administration Office provide timely response and does not require longer time | | | | | |

**School of Post Graduate Studies**

**Addis Ababa University (EiABC)**

**6. Likert Scale-II**

Thank you for your willingness. And the purpose of the study is to gather information regarding "The Practices and Defiance of Urban Land Administration in Lemi-Kura Sub-city, Addis Ababa city Administration, Ethiopia". The questions are concerned with factors affecting urban land administration. And you are going to express the extent of your agreement and disagreement in the following statements using strongly agree **(5),** agree **(4),** neutral **(3),** disagree **(2)** and strongly disagree **(1).**

**Thanks in advance!**

**Table 1: Factors affecting urban land administration**

| Variables | Please put tick marks in space provided | | | | |
|---|---|---|---|---|---|
| | Strongly agree | Agree | Neutral | Disagree | Strongly disagree |
| Corrupt practices and rent-seeking | | | | | |
| Absence of dedication from professionals and officials | | | | | |
| Insufficiently skilled human resources | | | | | |
| Absence of responsibility, accountability, and openness | | | | | |
| Absence of explicit guidelines and rules | | | | | |
| Absence of contemporary systems | | | | | |
| Absence of supplies and equipment | | | | | |
| Illicit urban land grabs and related activities | | | | | |
| Budgetary constraints and political influence on workers | | | | | |
| Influence of politics on workers | | | | | |

**School of Post Graduate Studies**

**Addis Ababa University (EiABC)**

**Dear respondents:**

This questionnaire is meant to collect information regarding the **practices and challenges of governance principles for urban land administration system in Lemi-Kura sub city**. The information obtained will be used to complete a study in partial fulfillment of the requirements for Master's degree in Urban Planning. The information you would provide me is highly essential for successful completion of the study. Please, answer all items objectively. The researcher assures you that information provided will be kept confidential and be used only for an academic purpose. **Note:** choose one and more answer from the given alternatives answers with the given space provided and rank your answer. If you have any inquiry, please do not hesitate to contact me and I am available as per your convenience (Tel; 0911190397) (Please, provide multiple answers).

**Thanks in advance!**

**Part I:** Choose one and above answer from the given alternatives and put your answer on the space provided by ranking

| Question | Answer | Rank |
|---|---|---|
| **Effectiveness and Efficiency** | | |
| How do you think the successful implementation of services in land administration Office? | | |
| | | |
| | | |
| | | |
| Is the process of service delivery fast and simple? Explain it. | | |
| | | |
| | | |
| | | |
| | | |
| **Transparency** | | |
| Do you think that the process of service provision has done in an open manner? | | |
| | | |
| | | |
| | | |
| | | |
| **Accountability** | | |
| Are there mechanisms for questioning and explaining the ongoing activities in the sub city? | | |
| | | |
| | | |
| | | |
| **Equity** | | |
| Do you think that customers are getting equal service in the Office of sub city's land administration | | |
| | | |
| | | |
| | | |
| | | |
| **Responsiveness** | | |

| | | |
|---|---|---|
| Is the residents are getting timely response from the employees? | | |
| | | |
| | | |
| | | |
| | | |
| **Participation** | | |
| The participation of stakeholders in the planning of land related issues | | |
| | | |
| | | |
| | | |
| | | |

***Publishable Article***

# *Examining Factors that Affects Urban Land Administration in Lemi-Kura Sub city of Addis Ababa City Administration, Ethiopia*

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## *Abstract*

*The objective of this research was to examine factors that affect urban land administration in Lemi-Kura Sub city's of Addis Ababa City Administration, Ethiopia. 392 stakeholders provided information via questionnaires and interviews were done with key informants who were specifically chosen. And the mean as well as standard deviation were used to analyze primary and secondary data. The major findings of this study demonstrated that insufficient funding, shortage of qualified human resources, lack of dedication, lack of clear rules and regulations and rent-seeking behavior of employees are key factors affecting urban land administration. As a result, citizens are unhappy with the way the urban land administration system is implemented. Therefore, the government ought to re-evaluate and bolstering urban land institution system. Lastly, strengthening the land management institutions' capabilities, establishing a clear definition of the purpose, mandate, and coordination of the various stakeholders and departments that are involved in the land management process were recommended for the local stakeholders.*

***Keywords****: Urban land administration; challenges; practices; Lemi-Kura, Ethiopia*

## 1. Introduction

In developing and developed countries, rural land is in transition due to urbanization, resulting in a fast changing urban periphery with overlapping land administration regimes, a hybrid of rural and urban land uses, and unclear boundaries (Visigah, 2016). Peri-urban areas are distinct from urban and rural areas due to their diversified population, growth and expansion, land use diversity, physical circumstances, built-up region densities, demographic shifts, complicated functional relations, and social structures (Obeng, 2013). Thus, targeted and efficient urban land management and administration are required.

Besides, because of the speed and volume of land transactions are correlated with the affordability of peri-urban land, the sharp rise in migration is raising concerns about urban areas (Schlimmer, 2021). In order to prevent overlapping property rights, absence of land ownership records, and growing socioeconomic disparities, urban land must be effectively administered and managed (Adam, 2014).Besides, in peri-urban settings, land governance is the cornerstone of social, economic, and geographic growth.

Adam (2014), examined the difficulties of urbanization in Ethiopia's peri-urban and urban land tenure system using an empirical study. The problem of urbanization and urban development in Ethiopia is the contested land tenure changes that favor urban people over native peri-urban groups, leading to the dislocation and growth of informal settlements in urban fringe districts.

Besides, addressing peri-urban land concerns requires an inclusive and participatory approach to land administration. The results demonstrate that the failure of the land administration to satisfy the population's housing needs, the issuing of a certificate of occupancy, and delays in the approval procedure all have an impact on spatial development. Due to the poor land administration and change of the traditional land tenure system, power dynamics and communal inequalities in the perspective of mounting urbanization in peri-urban Ghana hinder the enjoyment of communal rights (Akaateba, 2019).

As the most visible area of corruption nowadays (Sungena et al., 2014), urban land administration has grown to be a serious problem in Ethiopia (Dube, 2013). In recent years, Ethiopia has become a hotbed of corruption, criminal activity, conflict, and wealth in metropolitan areas. Because of these, the nation's urban land administration is extremely complicated. In addition to these, the nation's political unrest and the influx of people from other regions of the country into Addis Ababa are exacerbating governance problems. And people are

complaining about land concerns, according to the researcher's actual observations in several metropolitan areas of Addis Ababa.

The 1994 Ethiopian Constitution establishes state ownership of land and provides a wide framework for the nation's land policy (USAID, 2004; Woldesilassie & Gebrehiwot, 2017). The government has a significant function in land administration and management because the state owns the property (World Bank, 2016).Besides, land is only provided by the government, either directly or through auction and there is an unmet need for urban land in Ethiopia, according to several studies done by World Bank.

Ethiopia's commercial and political hub, Addis Ababa, is a key model of the country's explosive urbanization. Poor land-use and planning, insufficient infrastructure, poor land administration practices and a persistent housing crisis were, all contributes to Addis Ababa's fast urban and metropolitan growth (World Bank, 2016). According to Bayrau & Bekele (2007), Addis Ababa city's physical, socioeconomic, and geographical conditions fall well short of what is needed to support the city's way of life. According to Elias (2013), Addis Ababa has a 0.3 square meter distribution of parks and green spaces, compared to 7 square meters per capita in African urban areas.

Lemi-Kura Sub city, the study region, is not an exception to these situations. According to data from the Lemi-Kura sub city land administration (2024), there is a lack of transparency in the land development and management procedures, lack of citizen participation, unequal client treatment, and dissatisfaction among service users. Moreover, it is common to see corruption, unethical land-acquisition activities, land speculation, land-related conflicts, and an antiquated land information management system. So, the aim of this study is to examine key factors affecting urban land administration in Lemi-Kura Sub city of Addis Ababa City Administration, Ethiopia.

## 2. Review Literature

### 2.1. Urban Land

Food production, livelihoods, housing, economic activity, and cultural values all depend on land, which is defined by the Food and Agricultural Organization (FAO) as a delineable area of the earth's terrestrial surface along with its bio-spherical elements, such as climate, soil, terrain, hydrology, biological populations, human settlements, and the results of human activity. Land also includes resources like water, forests, fisheries, and minerals (Mburu, 2024).

Urban land is an important resource that benefits humanity in many ways. It's worth may be divided into five main categories: political, socio-cultural, ecological, and economic (Palmer et al., 2009:7). Each of the following groups of land uses/activities requires particular planning considerations: residential, industrial, educational, recreational, public purpose, commercial, public utility, transit, delayed, and agricultural land uses (Mburu, 2024).One type of property that is susceptible to ownership or other usage rights is land. Effective land administration is defined as "everything that has material or moral value for human beings, is guaranteed and enforced by law, and is protected by formal legal institutions" (Ambaye, 2015).

### 2.2. Urban Land Administration

Administration has been defined in a variety of ways throughout history and is associated with the actions and choices made by the government. Governance is defined differently by some academics and international organizations. Governance, according to DFID (2007), is the process by which a nation runs its affairs. Additionally, it involves using networks, contracts, and coalitions to develop and carry out public policy across sectoral and organizational borders (Page, 2013). It is also seen as a set of institutions, values, and policies that society employs to manage its social, political, and economic processes at different levels, depending on the interactions between the private sector, civil society, and the government (Afegbua & Adejuwon, 2012).

Governance is not a finished idea, despite its increasing significance to scholars and decision makers (Asaduzzaman & Virtanen, 2016). In many developing nations where corruption andrent-seeking are on the rise, urban land governance is becoming a crucial concern (Sungena etal., 2014; Tessema et al., 2016). According to Alemie et al. (2015), there are three advantages to excellent governance in urban land administration. Initially, it pinpoints the precise reasons for urban residents' land-related issues, such as local land usage and access. Second, several players

were allowed to participate and examine potential fixes for the issues that were uncovered thanks to good governance. Third, it establishes a standard outline for monitoring the appropriate appliance of the solutions found.

Furthermore, the explanation of land administration is broad. Its primary focus is on gathering, organizing, maintaining, and sharing land-related rights, obligations, and limitations. According to Asaduzzaman & Virtanen (2016), it is defined as "the process of recording and disseminating information about the ownership, value, and use of land and its associated resources." It refers to the administration of land tenure, use, value, and development in a nation's urban areas (Mobesa & Whittal, 2014). According to Samsudin et al. (2014), land administration includes the information, administration, allocation, and determination of land as well as the institutional structures, methods, and procedures that make up the regulatory framework.

Planning, land legislation, land valuation, taxation, surveying, and mapping are all included in urban land administration. The system of land tenure is managed and controlled by land administration. As land management policies are being implemented, this entails keeping an eye on and implementing laws and regulations that impact tenure as well as identifying, documenting, and sharing information regarding land ownership, value, and use. According to Nkwae (2006), land administration includes activities that control land use and development, generate income from land, and settle disputes pertaining to land ownership and use. In order to carry out land management policies, land administration procedures include gathering and sharing data about land ownership, value, and use. Titling, property transfers, and dispute resolution are all included in land administration activities; community involvement is essential for accountability and openness (Ambaye, 2015).

Sustainable land use and conflict avoidance depend on efficient land administration systems, which include cadastral mapping, land registration, and land-use planning (Adjei, 2011). The demand for land has increased due to socioeconomic and infrastructure advancements, making the use of efficient land administration necessary. A multipurpose cadastre, preserving land rights and security of tenure (juridical cadaster), reducing disputes over land boundaries, promoting and developing formal land markets, including through mortgages, regulating the land markets to improve land and valuation, managing state-owned land, supporting land reform, enhancing physical planning for land use and development control, and supporting the fiscal

cadastral sub-system for revenue collection are just a few of the many benefits of effective land administration systems, despite their high cost of establishment and upkeep.

### 2.3. Urban Land Administration in Ethiopia

Ethiopia is an ancient state that has long suffered from undemocratic rule and poor governance. The current government has instituted a democratic system along with other reforms to guarantee political and economic stability. Ethiopia's current state of good governance, however, is still insufficient despite the government's best efforts to establish and execute it with assistance from the international community (Tagesse, 2015).Government policies driven by ideology and structure that prioritize patronage above deserving values are the factors that have impeded the nation's progress toward good governance (Shimelis, 2015).

With a long history of autocratic rule and subpar administration, our nation is well-known throughout the world (Shimelis, 2015). The current government has instituted a democratic system along with other reforms to guarantee political and economic stability. Ethiopia's current level of good governance is still insufficient despite government initiatives and collaboration with the international community (Tagesse, 2015). Organizational and ideologically driven government policies that have encouraged patronage above meritorious principles are the factors that have impeded the growth of good governance in the nation (Shimelis, 2015).

The coordinated and ideologically driven government policies that have prioritized patronage over meritorious ideals are the factors that have impeded the country's progress toward good governance. Because it is a major socioeconomic asset and land control is disputed, urban land is the most vulnerable to conflict and complicated administration in Ethiopia. This is comparable to the problem of power administration that has played a significant role in Ethiopian history and may continue to do so (Melkamu, 2010). Thus, effective land use planning is necessary for good governance to succeed, and the Ethiopian government has made this a top priority. However, the concepts of good governance in urban land management require improvement (Kebede, 2017).

The largest obstacles to successful administration in urban Ethiopia, according to Tesema (2016), are bribery and abuse, a lack of commitment among officials and experts, and the absence of a framework to hold local authorities accountable for their misconduct.

The main responsibilities of land management are to provide and transfer land, get building permits, and monitor and record land holdings. Urban land use planning and control are crucial for infrastructural development, sustainable economic growth, effective land use management,

and environmental protection. The main goal of the stakeholders who helped create the land use plans was to become acquainted with the plan. In other words, involvement is not a part of the cycle of the urban planning system itself. Local administrations promoted prescribed technocratic planning techniques (Alemie, 2015). Despite a strong political commitment to improve public engagement in decision making, public participation in urban planning remains relatively low in many Ethiopian metropolitan areas. In the majority of participatory urban planning experiences, stakeholder participation is usually low during the permission process.

### 2.3.1. Legal Frameworks of Land Administration Systems

In Ethiopia, the federal government has the overall authority to enact laws for the use and management of land and other natural resources (FDRE, 1995). At the same time, regional states are tasked with administering land and other natural resources within their respective jurisdictions. Although there is overlap, the institutions in charge of administering land are separated for rural and urban land, which creates conflicting interests and a lack of clarity on issues pertaining to peri-urban land. Responsibilities are also shared between the federal and regional levels, with significant differences in the structure and capabilities of the regional states (Achamyaleh and Tadesse, 2017).

At the federal level, rural land issues are supervised by the Ministry of Agriculture and Rural Development (MoARD). MoARD's natural resources sector, which lacks a dedicated body for land administration issues, recently created a Directorate for Land Administration and Use. By assembling the relevant authorities and offering professional assistance, this directorate's main duty is to carry out the Rural Land Administration and Use Proclamation (World-Bank, 2012).The directorate links federal and regional activity and participates in policies to support the harmonization of land management. The structure and organization of regional land management authorities vary among Ethiopian regions (World-Bank, 2012). For instance, administering rural land administration concerns in ANRS, such as land distribution, dispute settlement, land certification and registration of holding rights, and other rural land matters, falls within the review of the Bureau of Environmental Protection, Land Administration and Use (BoEPLAU).

Implementing the government's urban land development policy is the responsibility of the

Ministry of Urban Development and Housing Construction (MoUDHCo), which is in charge of managing urban land at the federal level. As the national coordinator of urban land affairs, MoUDHCo assists urban local governments with planning, capacity building, policy implementation, and the development and implementation of guidelines related to urban land development and management through its Land Development and Management Bureau. The ministry's Urban Land Development and Management Bureau is made up of three departments: 1) Land supply, marketing, and tenure administration; 2) Urban land development and renovation; and 3) Urban land information (Abebaw, 2017).

Furthermore, a separate urban land registration agency was recently established to report to the MoUDHCo, and it is expected that similar organizations would be established at the local administration levels as well. In compliance with the regional laws, city administrations are in charge of carrying out grassroots (city level) administrative duties and implementing urban land development strategies. The department of urban planning and land administration at the municipal service office is responsible for handling land-related issues and tasks in the majority of the nation's metropolitan areas. This department is in charge of maintaining documentation, supporting stable tenure, facilitating transactions, and making judgments regarding land use and development tasks.

The tools that city administrations have at their disposal and the tasks they carry out are still not in line with established international standards (World-Bank, 2012). Specifically, local administrations are responsible for recording dealings, confirming property rights, and keeping records and files when there is no independent system in place for registering or recording real estate transactions. Additionally, the municipal administration's agencies have a direct role in the delivery and acquisition of land for various urban development objectives (World-Bank, 2012).

### 2.4. Factors affecting Urban Land Management

Using Akure, Nigeria as a case study, Aribigbola (2007) investigated urban land use planning, strategies, and management in sub-Saharan Africa to ascertain its effect on land accessibility. He identified several reasons for the city's poor planning and land use management. Among the limitations he noted were outdated and outdated land use planning laws, rules, and regulations; a lack of acceptance and use of modern planning processes and procedures; and inadequate spatial information or data on land use. Aribigbola (2007) likewise came to the conclusion that an integrated land use approach is necessary for effective land use management. Sustainable city

growth cannot be achieved through fragmented and disjointed land use practices. Therefore, a more basic rethinking of land use control methods, laws, and actions is required for land use.

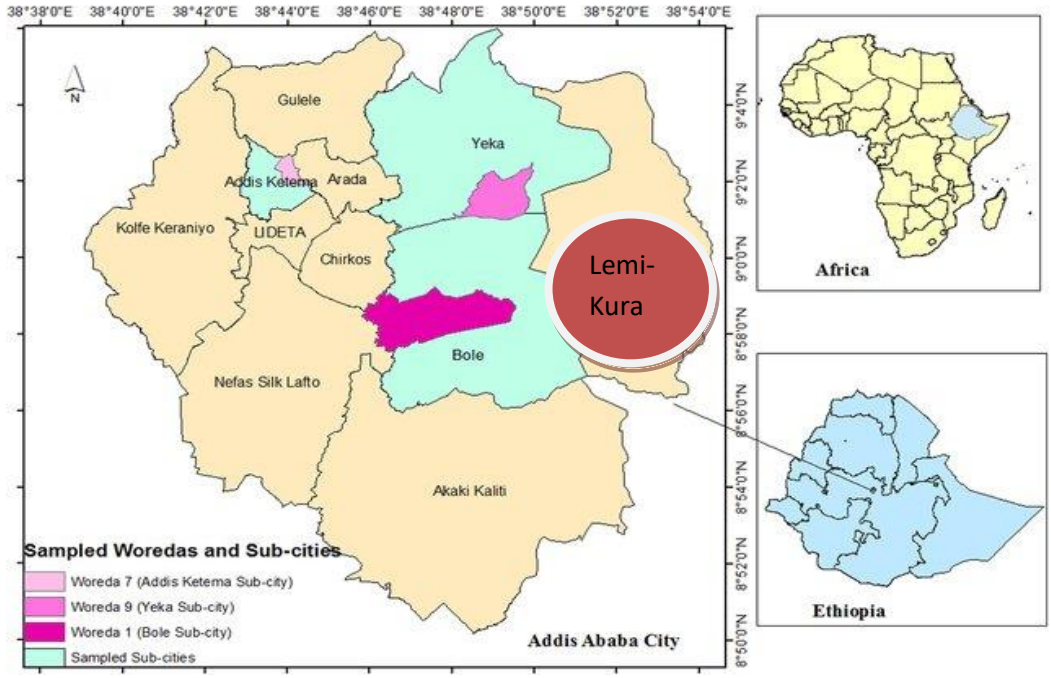
According to Beltrão's (2013) consulting report on Urban Planning and Land Management for Promoting Inclusive Cities in India, poor land management and urban planning result from a lack of institutional capacity, which continues to hinder the implementation of land policies. The growth of slums and squatters, land-related disputes, outdated land information management, informal land acquisition, and land speculation were among the land management issues identified by a study that evaluated urban planning and land management issues in Ethiopia's emerging towns using Arba Minch as a case study (Dube, 2013). The planning and execution process should be more inclusive, cooperative, and participatory, according to Dube (2013). He stated that suitable monitoring and evaluation methods should be established in order to handle the town's evolving land management and plan implementation challenges.

## 3. Methods

### 3.1. Study Area

The city administration, sub-cities, and Woreda are the three tiers of government that make up the chartered city of Addis Ababa. Eleven sub-cities, the second administrative tier after city administration, make up the city's administrative structure. Bole was the largest sub-city in terms of area covered, followed by Yeka and Akaki-Kality. The smallest is Addis Ketema, which is followed by Arada and Lideta Sub-cities. On the other hand, "Lemi Kura" is the recently established eleventh sub-city, which is distinct from the Yeka and Bole sub-cities. East of the Addis Ababa municipal administration is the sub-city of Lemi-Kura (Figure 1). Ten woredas formulate up this recently reformed administrative sub city, which has been in operation since 2020 (Ozlu et al., 2015).The elevation of Lemi-kura (Figure 1) is 2408 meters above sea level. According to CSA (2020), its coordinates are 90°1'48" North latitude and 38°44'24" East longitude. In 2024, the sub-city’s total area was 1,920,000 square meters (Lemi-kura sub-city agricultural office, 2024). The sub city is roughly located on the outskirts of Addis Ababa, with the Yeka sub-city to the north, Bole to the south, and Sheger City to the east. It is separated into 508 blocks, 59 clusters, and 10 woredas. There are 382,843 populations and 2676 households (CSA, 2020).

Figure 1: Map of the Study Area




Source: Lemi-Kura Sub city Administration,2024

### 3.2. Study Population

Addressing local land administration issues is the goal of the Lami-Kura Sub-City Land Development and Administration Office. Its mandate includes accelerating the supply of serviced land, facilitating service decentralization, encouraging local public involvement, promoting urban redevelopment, and improving the competence and precision of land registration and transfer. So, the population of this study is therefore, employees and stakeholders found in 10 Woreda of Lemi-Kura Land Administration and Development Office. According to Lemi-kura Land Development and Administration Office (2024) stakeholders and employees of the 10 wereda's were 22,434

### 3.3. Sample Size

The sample size of the stakeholders for the analysis was determined using the sample size determination method since this formula enables us to obtain a representative sample of the population with the proper degree of precision. The respondents' responses were used to analyze the instances or levels of agreement with the issues raised for them based on the provided scale of measurements (Yamane, 1997).

$$n = \frac{N}{1+N(\epsilon^2)}$$

Where:

1 = constant

N =is the population size

e = The level of precision of the sampling error margin, which is ±5%

n=Sample size

n =22,434/57.085

n=392

Consequently, 392 sample households in all were chosen for this study. Based on the size of each wereda's population, this number was then divided among them proportionately. For every wereda, a percentage of the sample size was also determined. Besides, key informants including senior technical staffs (10), department heads/team leaders (15), head of Branch Office (10), aged people (20) and key stakeholders (25) were selected for interview.

**3.4. Sampling Techniques**

The key informants from the Urban Land Development and Administration Office were chosen for in-depth interviews using a combination of probability and non-probability purposive sampling techniques. The researcher identified respondents using a basic random sample technique for data gathered via questionnaires. The functions of the many departments and offices that make up the Land Development and Management Office were first explained. Six branch offices were then specifically chosen from those offices. Yamane's formula was used to establish the total sample size, from which the proportional sample size for each office was calculated.

**3.5. Data Types and Source**

Both primary and secondary sources provided the pertinent quantitative and qualitative data for the study. The employees of the aforementioned organizations served as the study's primary data sources. Quantitative data was used to show how employees felt about the numerous aspects of the sub-city's land management practices, the number of people-to-land linkages, and the land usage patterns for different social and economic activities. The implementation and enforcement of land use/development controls, land information and record systems, and institutional settings in terms of clear responsibility, coordination with other stakeholders, and institutional capacities

needed to carry out these tasks are all evaluated using qualitative data. Operational manuals, public and unpublished reports, and other pertinent papers provided secondary data.

### 3.6. Data Collection Methods and Instruments

Survey questionnaires, key informant interviews, and reviews of published and unpublished reports, manuals, and other pertinent documents were used to gather both quantitative and qualitative data.

### 3.7. Data Analysis Methods

The data is analyzed using both qualitative and quantitative methods. The narrative description method was used to analyze the qualitative data gathered from key informant interviews and document reviews. After being coded, the data collected from the questionnaire was entered into a computer. A computer application known as Statistical Packages for Social Science (SPSS) was used to perform the studies. The quantitative data is evaluated using descriptive statistical techniques, such as frequencies, binary logistic regression and percentages. The information obtained from open-ended questions was compiled and examined using the narrative description method.

## 4. Results

### 4.1. Factors affecting Urban Land Management

The staffs of urban land management Bureau were given the questions about the factors affecting urban land management to fill out the given questions. As a result, Table 1 includes items that outline the challenges in managing urban land. Consequently, every item had a score above the mean. This outcome demonstrates that every indication listed in the table represents urban land governance intricacy. Besides, the findings of the interviews also supported the claim that workers are more likely to engage in rent-seeking behavior. For instance, officials engage in rent-seeking when they provide information to one side while keeping it from the other. Therefore, corruption and rent-seeking are obstacles to efficient urban land governance. The proclamations and laws controlling urban property are biased and benefit rent-seekers, and other issues with urban land governance include inconsistent proclamations, a lot of bureaucracy on grievances, frequent changes in regulations, and low worker dedication.

Urban land administration is also hampered by the nation's economic incapacity, population expansion, sophistication of illicit activities on urban land, apprehensions of employees when making judgments, and the erratic behavior of leaders prior to handling situations. The

institutions are being run by politically connected officials rather than experts. This frequently results in a scenario where the leaders provide orders, usually motivated by political factors. Urban land administration is further complicated by a lack of control over unlawful construction, the frequent conversion of commercial land to residential, the conversion of temporary land to permanent, the use of phony house designs, land invasion, and development that does not follow the plan. Because of institutional shortcomings, illegal land occupation and abuse of land leasing contracts are common in study districts.

**Table 1: Factors affecting urban land administration**

| Variables | Cases in percentage | | | | | Mean |
|---|---|---|---|---|---|---|
| | SDA | DA | UN | A | SA | |
| Corrupt practices and rent-seeking | 14.3 | 19 | 29.5 | 19.7 | 17.5 | 3.17 |
| Absence of dedication from professionals and officials | 9.7 | 14.1 | 22.7 | 38.4 | 15.1 | 3.57 |
| Insufficiently skilled human resources | 14.7 | 21 | 12.2 | 30.9 | 21.3 | 3.33 |
| Absence of responsibility, accountability, and openness | 7.7 | 14 | 21.8 | 35.9 | 20.6 | 3.59 |
| Absence of explicit guidelines and rules | 14 | 22.9 | 11.8 | 29.5 | 21.8 | 3.21 |
| Absence of contemporary systems | 14 | 14.3 | 14 | 34.5 | 23.2 | 3.09 |
| Absence of supplies and equipment | 20.4 | 20.7 | 5.4 | 27.4 | 26.3 | 3.21 |
| Illicit urban land grabs and related activities | 11.8 | 16.5 | 14 | 31.5 | 27.4 | 3.34 |
| Budgetary constraints and political influence on workers | 22.8 | 18.5 | 20.7 | 20.7 | 21.6 | 3,41 |
| Influence of politics on workers | 19.6 | 16.3 | 9.8 | 25.2 | 29.1 | 3.51 |

Note: SDA: Strongly Disagree, DA: Disagree, UN: Uncertainty, A: Agree, SA: Strongly Agree

Therefore, as indicated above in the Table 1 corrupt practices and rent-seeking, absence of dedication from professionals and officials, insufficiently skilled human resources, absence of responsibility, accountability, and openness, lack of explicit guidelines and rules, deficiency of contemporary systems, nonexistence of supplies and equipment, illicit urban land grabs and related activities, budgetary constraints and political influence on workers and influence of politics on workers are the key factors affecting urban land administration in study area.

4.2. **The Magnitude of Challenges in Urban Land Administration**

Before moving on to the primary analytic portion, all of the assumptions were tested and verified using the regression procedure. Regretfully, SPSS's logistic regression process does not support the multi collinearity test. However, by omitting the initial dependent variable and making one of

the independent variables a dependent variable, multiple linear regressions were able to fix this issue. Consequently, the two values for the collinearity diagnostics are Tolerance and VIF (Variance Inflation Factor). According to the VIF score, the component "equity" has thus demonstrated multi collinearity with the other independent variables. Consequently, the binary logistic regression model did not include it.

**Table 2**: Binary logistic regression of effectiveness in good urban land administration

| | B | S.E | Wald | df | Sig | Exp(B) | 95%C.I.for Exp(B) | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | Lower | Upper |
| Participation | 1.33 | 0.41 | 11.1 | 1 | 0.000 | 4.402 | 1.756 | 6.050 |
| Responsiveness | -0.31 | 0.43 | 0.42 | 1 | 0.530 | 0.765 | 0.532 | 1.765 |
| Transparency | 0.92 | 0.61 | 2.43 | 1 | 0.110 | 3.240 | 0.706 | 7.021 |
| Accountability | -0.15 | 0.55 | 0.09 | 1 | 0.660 | 0.778 | 0.475 | 2.341 |
| Effectiveness and Efficiency | 0.21 | 0.55 | 0.51 | 1 | 0.531 | 1.453 | 0.663 | 3.341 |
| Constant | -6.01 | 1.29 | 30.21 | 1 | 0.000 | 0.005 | | |

**Note:** Variable(s) entered step 1: participation, responsiveness, transparency, accountability, efficiency and effectiveness

The effect of several parameters on the probability that respondents would report that urban land administration is effective was evaluated using a binary logistic regression. Five independent variables were included in the model: accountability, transparency, responsiveness, efficiency, effectiveness, and involvement. Due to multi collinearity, the independent variable "equity" was removed from the model since its variance inflation factor (VIF) exceeded 5, which is not advised. With $\chi 2$ (5,N = 131) = 58.8, $p < 0.001$, the complete model with all predictors was statistically significant, suggesting that the model could differentiate between respondents who reported on the efficacy of strong urban land governance and those who did not.

The model correctly classified 81.5% of cases and explained between 37.7% (Cox and Snell R square) and 50.7% (Nagelkerke R squared) of the variance in the effectiveness of urban land administration. As shown in Table 2, only participation contributed in a unique, statistically significant way to the model, and the strongest predictor of reporting effective urban land administration was participation, with an odds ratio of 3.24. This result demonstrated that, after controlling for all other variables in the model, respondents who reported that participation was a major factor were three times more likely to report ineffective urban land administration than

those who did not. As a result, participation is the primary indicator of successful urban land administration.

**5. Discussion**

This result is familiar with the findings of Tura (2018), who found that corrupt practices and rent-seeking are the key factors that affects urban land administration. And this finding is also complementary to those of Belay (2014), Melese (2016), Dube (2013), and Tesfaye (2018), who found that urban land office do not successfully use aspects of outstanding administration. Furthermore, the findings of the interviews demonstrated that the nation's leasing program does not support the poor, as the cost of leasing does not account for the financial capabilities of the individuals. He thinks that preserving the interests of the poor and making sure that the urban land lease policy serves all people without discrimination based on income may be challenging as long as regional governments are obligated by federal law to run their territory.

**5. Conclusion and Recommendations**

**5.1. Conclusion**

This study set out to assess the difficulties and procedures of urban land management in Addis Ababa's Lemi-Kura sub city. The components (participation, responsiveness, transparency, accountability, equity, efficiency, and effectiveness) of the urban land administration system in the research area were assessed. In the study area, the system is insufficient, meaning that the beneficiaries' needs are not met. Due to the lack of good governance consultative forums at the wereda and sub-city levels, citizens are unable to provide input or participate in the urban land administration decision-making process.

Forums for consultation on good governance are rare at the wereda and sub city levels. Citizens are consequently unable to offer input or take part in the urban land governance decision-making process. The urban land management office receives a lot of complaints, staff members are not proactive in addressing problems, and urban land matters take a long time to resolve. These problems arise because employees are sluggish to react because they are afraid of making a mistake. New laws are difficult to explain, the rules and regulations controlling urban land are unclear and complicated, and client access to information is sluggish. In order to properly handle the concerns, the local government also sends informal circular letters to the sub city which disturbs service delivery system in the sub city. The policy's transparency procedures are hampered by this kind of anomalous conduct.

Furthermore, the primary obstacle to appropriate responsibility in the institutions is a lack of commitment. Employee accountability was also at danger due to the urban land governance system's extreme risk. They wish to evade making decisions and facing consequences. In urban land governance, equity is a significant issue that is particularly evident in the lease program. The existing leasing price oppresses the poor in addition to ignoring the public's financial capacity. While some people govern urban land, the majority are passive observers. All things considered, the lease program is not founded on fairness and does not benefit the largest population. Because the system still relies on antiquated administrative procedures while urban land governance is incredibly inefficient and ineffective

Meanwhile, poor dedication, lack of resources, inadequate budget, unlawful land grabbing, political influence, and rent-seeking are the main obstacles to urban land administration. The frequent changes in leaders and regulations, conflicting declarations, the lengthy complaint bureaucracy, and a lack of qualified and experienced personnel are additional difficulties in urban land administration. Nonprofessional leaders, the inability to regulate illegal buildings, the conversion of temporary land into permanent land, and investment fraud are further significant issues in urban land administration in the sub city.

**5.2. Recommendations**

The following points are recommended for the sub city's Urban Land Development and Administration Office:

1. In order to encourage efficient land use and improve land accessibility for the impoverished, the sub city should also reevaluate its leasing policy. Assessing the current system, enhancing the institutional structure, and successfully putting the components of good governance into practice should also be top priorities for the sub city.
2. The sub city has to create and put into place systems to guarantee public involvement in the governance of urban land. Empowering people, bolstering both new and current civil society movements to engage communities or individuals in urban land concerns, and putting stakeholder-involvement-based governance techniques into practice are some ways to do this. Additionally, officeholders' work must be assessed using benchmark criteria and performance indicators. It is also feasible to establish transparent, thorough,

and easily accessible procedures for urban land governance by lowering the administrative and procedural incentives for corruption.

3. Public and employee access to procedure manuals, guidelines, service charge schedules, and other land-related information should be simple

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