

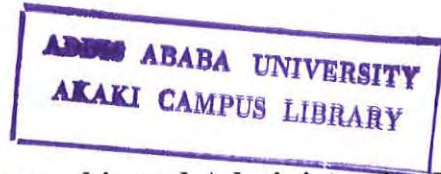
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**Socio-Economic, Demographic and Administrative Determinants of
Squatter Settlements in the Case of Hosanna Town**

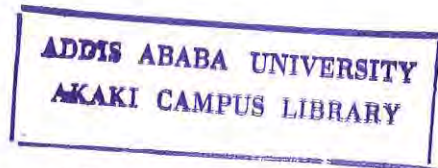
By:

Sintayehu Shigute

JUNE 2014

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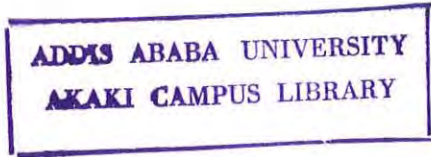
Sintayehu Shigute

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JUNE 2014

Addis Ababa Ethiopia

ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES
COLLEGE OF DEVELOPMENT STUDIES



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By:

Sintayehu Shigute

APPROVED BY THE BOARD OF EXAMINERS:

	DATE	SIGNATURE
INSTITUTE DIRECTOR		
Dr. Berhane Mehar	30/06/2014	
ADVISOR		
Dr. Issae Paul	26/06/2014	
INTERNAL EXAMINER		
	26/06/14	
EXTERNAL EXAMINER		

Acronym

CSA	Central Statistically Agency
FGD	Focus Group Discussion
GKK-	Gofer Meeda Kefila Keteme
HFEDB	Hadya Zone Finance and Economic Development office
HTAO	Hosanna Town Administration Office
HTMS	Hosanna Town Municipality Source
HZA	Hadya Zone Administration
MoFED	Ministry of Finance and Economic Development,
NUPI	National Urban Planning Institute
PASDEP	Plan for Accelerated and Sustained Development to End Poverty
PCC	Population Census Commission
RSA	Republic of South Africa
SA	South Africa
SNNPR	Southern Nation Nationality People Region
SSA	Sub Saharan Africa
UN	United Nation

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Abstract

Currently Hosanna town exhibits faster growth rate as compared to other urban center in SNNPR. As a result, the town has been growing horizontally in unplanned expansion. This condition seems to contribute to its share for the rapid proliferation of squatter settlement at periphery of the town.

The main objective of the study is to assess the demographic, socio-economic and administrative determinant factors that contribute in favor of squatter settlements. Besides this, study tried to address the forms of land acquisition, housing conditions and availability of basic amenities and services of squatters. Hence, to achieve the study objective, open ended and close ended questions for 180 sampled squatter households were carried out in Hosanna town in Gofar Meeda kifla ketema particularly in the three kebeles like Bobicho, Narama and Heeto. The study employed both qualitative and quantitative research methods to collect information and then answer the research questions.

The analysis shows that, squatting has its own link with demographic, socio-economic and administrative determinant factors. Accordingly, in the study the researcher identified main the unfavorable factors for squatting such as family size, marital status, headship status, education, occupation, income, poverty, weak administration, rising of price, over crowdedness and so on .However, land purchased from peasants, speculators, direct occupation, inheritance as well as gifts contributed to the growth and emergence of squatter settlements in the study area. In addition to this, the majority of squatter migrants were internal migrants who migrate in search of better education, better employment, marriage as well as attraction to urban life styles. Besides this, squatters in the study area are poverty driven and non poverty driven; occupy large plots of the area, poor quality of housing conditions, poor social and infrastructural services. Thus, due to the poor management together with rapid growth urban population and high urban land demand for house construction ,problems of squatting is getting serious in the study area. Finally, the study shows that squatting is a burning issue in the study area, so concerned body should have legal base to legalize and prevent the future expansion in the study area.

Key words; Squatter, Settlements, Socio-economic, Administrative, poverty

CHAPTER ONE

1. Introduction

1.1 Background of the Study

Urbanization refers to a growth in the proportion of a population living in urban areas and the further physical expansion of already existing urban centers (Samson, 2009; Alaci, 2010). The level of urbanization in Africa is low (37.1%) when compared with developed countries like Europe (72.7%) and North America (79.1%). However, urbanization in the developing world in general is progressing much faster than in developed countries, which may reach 3% or even 4 % a year (Soubotina, 2004). The fast rate of urbanization in developing world is attributed to rural–urban migration, economic growth and development, technological change, and rapid population growth (Marshall, 2009). Such rapid rate of urbanization process led the developing countries to face multitude of challenges that is why today nearly 1.2 billion people, a quarter of the world population, live in a house that is unhealthy and precarious. Moreover, more than hundred million people are completely homeless. Still hundreds of million of urban dwellers in developing countries are forced to live in a worst environment facing multitude of threats to their health, security and social well being. (Gebre, 2007) explained that inadequate master plan, poor housing facilities, environmental problem, and shanty corners, joblessness, homelessness, marginalization, are the major characteristics of urban centers of developing countries.

Despite the economic benefits, the rapid rates of urbanization and unplanned expansion of cities have resulted in several negative consequences, particularly in developing countries. Most cities in developing countries are expanding horizontally and the population is moving to unplanned settlements on the peripheries at the expense of agricultural lands and areas of natural beauty (Aluko, BT & Amidu, A (2006). Unplanned an uncontrolled expansion of cities' built-up areas usually lead to problems of soil erosion, segregation of low-income groups in ecologically sensitive areas, and increased costs in terms of infrastructure provision

The urban growth rate of Sub Sahara Africa {SSA} in 1990-95 was at the rate of 2 to 5% per annum while their urban economic growth rate is at most 1.5%. This discrepancy shows that the majority of the migrants end up in poverty (Brand H. and Otzen U. 2007). To this effect,

most of the urban growth of sub Sahara Africa is concentrated in the so called squatter settlement accounting for substantial share of their cities population. A large proportion of these urban poor dwellers comprise migrants and refugees having little skills and education coming with the aim of improving their lives and getting better opportunity in the urban centers in the future. Furthermore, the presence of many squatter settlers in a country is clear manifestation of the failure of the society and government to provide adequate housing. That means, the amount of squatter housing is one indication of the extent of housing problem in a society(Samson, 2009).

Hosanna town faces rapid rate of horizontal expansion like other Ethiopian urban centers. This is due to the socio-economic, demographic as well as administrative factors that push from the rural areas and other urban areas and enable to concentrate many people to the town. Since, the town acts as a seat of Hadya zone capital. Due to this, Migrants, traders, and others may come to the town in search of different opportunity. Hence, the demands for housing and urban land have increased in the inner town. This condition causes houses became unaffordable for major urban poor residents. Therefore, this study tries to focus on the effects of socio-economic, demographic and administrative factors for squatting by taking, the capital of Hadya Zone (Hosanna town), as a case study area.

1.2 Statement of the Problem

It is widely known that urbanization is an inevitable phenomena in both the developed and developing countries of the world. According to the 2009 population reference bureau report, the average level of urbanization for Africa was 38% of which for Ethiopia was very low (16%). But the rate of urban growth is very high which is estimated to be between 5-6% per annum (UN, 2006). This alarming growth rate of urban population made urban centers of developing countries to have serious economic and social implication being coupled with limited capacity to cope up with the problem. One among this serious problem is the shortage of housing. Housing for many urban dwellers has been difficult and unaffordable. The shortage of housing that resulted from rapid rate of urban growth facilitated rapid rate of horizontal expansion which in turn led to the bases for the exacerbation of the prevailing ills of squatter settlements in the periphery of major urban centers (Melesse, M., 2005).

Ethiopia had only 15% of its population living in urban areas. Despite the low level of urbanization and the fact that the country is predominantly rural, there is rapid rate of urban growth, which is currently estimated at 5.1% per year; as a result, problems of squatter

settlements is common in their major urban centers. Because of natural increase, migration, poor urban land delivery system and management of high cost of land and housing material, lack of commitment by concerned official and other related reasons, enforces low income households to live in sloppy, flood prone area of the urban periphery(Samson, 2009)

According to the study conducted by the Urban Development and Works Bureau (UDWB 2002), in the year 2000 the total area covered by squatter settlements in Addis Ababa was circa 2000 hectares and about 300,000 people were living in 60,000 squatter housing units (UDWB, 2002:2). Major squatter settlements are found in the peripheral areas of the city, where they are characterized by their irregular shape and large plot sizes. As a result, they have significantly contributed to the unplanned and rapid horizontal expansion of the built-up area.

Currently, squatting becomes one of the socio-economic, demographic, environmental, planning and management challenges generally in Ethiopian and particularly in the study area. There are no sufficiently written documents which indicate when squatter settlements emerged particularly in the study area; it was assumed that they were rampant after the end of 1997EC that is after prohibition of land to any individuals by the government.

There are many factors that initiate squatting as the root causes in the study areas are; income of return migrants from the foreign countries, the expansion of institutions, prohibition of land by the governments ,the increases of rural to urban migration ,high cost of the land in the inner town and the absence of good administration. Due to these, and other related factors considerable percentage of the Master plan expansion areas are already occupied by squatter settlers in the periphery of the area(Hosanna town municipality sources {HTMS, 2013}). This condition would make the search for solution which is difficult and complex in the study area. Hence, quick fix measure was not taken to solve the problems of squatting in the marginal lands in the town. Some of the researchers conducted research on in Ethiopia and particularly in the study area to solve the existed problem on squatter settlements such as malasse in 2005 in addis Abebe and Endalkache in 2010 in jijiga town on squatter settlements, Abnet (2006) conducted research on the role of remittance income on squatter settlements and rural to urban linkage Hosanna town.

Therefore, I aim to assess the gap that is after1997 prohibition of land by the government by identifying the socio-economic, administrative and demographic factors for the proliferation of squatter settlements in the area of Hosanna town where it has numerous, irregular and

serious impact on the future planned development of the town. Physical expansion of the town is not only attributed to urban land shortage but, lack of appropriate policies and strategies to guide future urban developments are also responsible for such unplanned urban expansion. Moreover, the problems of squatting, mode of land acquisition, housing conditions and access to basic infrastructure are the main feature of this study and that affect the future planned urban development in the study area.

1.3 Objectives

1.3.1 General Objective

The general objective of the study is to assess the main demographic, socio-economic, and administrative determinant factors responsible for the expansion of squatter settlements in Hosanna town.

1.3.2 Specific Objectives

- ❖ To explore the influence of socio-economic and demographic factors on the growth of squatter settlements in the study area.
- ❖ To examine the nature of land acquisition process and housing characteristics by the informal settlers in the study area.
- ❖ To identify the influence of administrative factors on the expansion of squatter settlements in the study area.
- ❖ To suggest solutions to alleviate the problem of squatting and its negative consequences in the study area.

1.4. Research Questions

Which socio-economic and demographic factors contributed to the emergence and the growth of squatter settlements in the study area?

What are the administrative factors that influence for the expansion of squatter settlements in the study area?

What is the nature of land acquisition process, housing tenure, basic amenities and housing conditions of squatter settlers in the study area?

What are the possible solutions to minimize the problem of squatter settlements and their negative consequences in the study area?

1.5 Limitation

Currently, it is unquestionable that investigating the major demographic, administrative and socio-economic factors responsible for the expansion of squatter settlers in the study areas is the central issue. It needs to be examined deeply and thoroughly. Irrespective of the nature of the study ever research is subject to different pitfall. Similarly, the complex and vastness of the nature of the problem, absence of previous research works, shortage of capital, time and the issue of generalization. Lastly, less sensitivity of the information required from the respondents since they fear to give a proper responses.

1.6 Significance of the Study

Currently one of the growing challenges of Ethiopian town is the alarmingly mushrooming of squatter settlements. However, the root causes or factors are not clearly understood. In light of this, it is essential to understand the root causes of squatting (informal settlements), modes of land acquisition, housing condition and characteristics of squatter settlements in the study area.

The findings of the research are assumed to provide valuable and detail information pertaining to the demographic, administrative and socio-economic determinants of squatter settlements in Hosanna town. Therefore, the study may serve as a stepping stone for other researchers regarding factors responsible for the growth of squatter settlements and related issue in the study area. Since this study is highly relied on primary sources, it could also serve as a base line for municipality officials, policy makers, urban planners, urban managers and other concerned officials to search for sustainable and effective solution for the problem in squatter settlements before it reaches a stage where intervention become difficult.

1.7. Organization of the Paper

The study is organized in Five Chapters. The first chapter is introduction consisting of background of the study, statements of the problems, objectives of the study, relevance or significance of the study and the limitation of the study. Chapter Two gives a brief account of relevant related literatures and establishes analytical framework of the study. Chapter Three presents the research site and methodology. Chapter Four provides results and discussion. Chapter Five finally, presents the conclusion and recommendations of the study findings followed by reference and appendices.

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CHAPTER TWO

2. Review of Related Literature

2.1. Definition and Nature of Squatter Settlements

Currently, there is a worldwide consensus among many scholars of different countries on the meanings of the term squatter settlements. They defined it as an illegal occupation of primarily land and to a certain extent buildings. But different scholars' use various parameters like social, economical, legal, physical, to define squatter. A clear definition of informal settlement is hardly available. Many synonymous words have been used in literature to refer to informal settlements. These include spontaneous, irregular, unplanned, marginal, and squatter settlements (Lamba 2005: 2). Some literatures have used the term slums and informal settlements interchangeably (UNHSP: 2003c). While a clear definition for informal settlement is still elusive, some organizations have given description of informal settlements and slums.

The UN Habitat categorizes informal settlements in to two (UN-Habitat: 2003) .Squatter settlements- settlements where land and/or building have been occupied without the permission of the owner. Illegal land development- settlements where initial occupation is legal but where unauthorized land developments have occurred (e.g. Change of land use that breach zoning plans, building extensions without building permit, subdivisions without regard to services and infrastructure, etc.) .Informal settlements (often referred to as squatter settlements, slum areas, or shanty towns) are dense settlements comprising communities housed in self-constructed shelters under conditions of informal or traditional land tenure. They are common features in developing countries and are typically the product of an urgent need for shelter by the urban poor. As such they are characterized by a dense proliferation of small, makeshift shelters built from diverse materials, degradation of the local ecosystem and by severe social problems. In Ethiopia, they are known as illegal settlements or commonly "moon shine houses" (since people squat on the land during the dark hours of the night).

To make matters more illustrative and manageable, squatter settlements are the most ubiquitous sign of rapid urban development in developing countries. Such settlements are also called by a wide variety of bewildering array of local (colloquial) names in different countries with its derogatory meanings and connotation (Eliyas, 2008).

Table 1 Name of squatter settlers in different countries

Countries	Local name
Brazil	Favelas
Peru	Barriadas
Pakistan	Kachiabadi
India	Baste
Greek	Atavisms

Contries	Local name
Hungary	Putrid
Morocco	Karyan
R.S. Africa	Imijondolo
Kenya	Kijiji
Ethiopia	Yechereka bet

Source: Dawit Debebe, 2009

Still some writers describe such settlement by using different names like low income settlements, shanty towns, spontaneous settlements, unplanned (unregulated) settlements, slums, informal settlements, marginal settlements, etc (Shimelis, 2004 and Eliyas, 2008).

In Ethiopia, they are known as illegal settlements or commonly “moon shine houses” (since people squat on the land during the dark hours of the night). Informal settlement has never been defined in Ethiopian laws. However, one can gather its nature from the reading of the current Urban Planning legislation. Proclamation 574/2008 that concerns with urban planning, under article 25(1), provides “no development activity may be carried out in an urban center without a prior development authorization.” And according to article 24 of same proclamation “development” means: the carrying out of building, engineering works, mining or other operations on or below ground, or the making of any substantial change in the life of any structures or neighborhoods. But for the purpose of this study, the term squatter settlements was preferred and used by the researcher. Therefore, in Ethiopian context in general and study area in particular squatter settlements is most commonly called ‘cherkabet’ – moon light house – implying the illegal construction of house over night using moon light. Hence, they are settlements unit on any land occupied and house constructed without having any legal permit to occupy land and build a house from the concerned municipality (kebele) officials.

2.2. Emergence and Historical Development of Squatter Settlements

The origin of squatter settlements is as old as the city itself and emerged at a certain historical period in urban development. The mid 18th century industrial Revolution and its accompanied fast growth rate of communication and urbanization process was a land mark for the development of squatter settlements in human history (Eliyas, 2008). According to (Marshall, F. 2009) urbanization is one of the most powerful events of the modern times which have been amplified as time went on and is far from being arrested. Such a rapid rate of urbanization in recent times contributed much for the growth of squatter settlements in the last 15 years. Squatting was rarely carried over the cities of more developed countries like America and Europe because law and property right in cities were too firmly rooted. In developing countries, the emergence of squatter settlements dates back to the 1940s. For instance, squatter settlements first appeared in Istanbul in the late 1940s. The term *Gecerkodus* (landed by night) is the name for squatter settlements in Turkey, referring to the fact that housing units with roofs had to be completed overnight and inhabited before Government forces arrived in order to prevent demolition. Informality of land occupancy is usually a key characteristic of urban squatter in the cities of developing countries. They have been in existence from a long time in the sense than an individual other than the land owner has built house without the consent of the land owner. Squatters are people who occupy land or buildings without the explicit permission of the owner. Squatter settlements are generally found in the towns and cities of developing countries. Some of them, in South and East Asia, date back to the 19th century; but most have much more recent origins(Jenkins, P., Wilkinson, P,2002). But they were not illegal squatter settlements as we define and categorize them today. Many land invasions and squatter settlements have grown to become municipalities in their own rights, housing hundreds of thousands of people. With them has come to the commerce and services that characterize any town –although, perhaps taking a different form or on a different scale from that of the formal city. For example, Villa el Salvador in Peru started as an informal invasion of peri-urban land with pole and matting shelters in 1970 and is now a municipality of greater Lima with a population of nearly 300,000. Ashaiman in Ghana was a village that, during the 1960s, provided shelter for the construction labourers and port workers in the new town of Tema, and is now a thriving town of 100,000 (Larb WO, 2006). There are also the vast inner-city squatter areas of Asian cities, such as Dharavi in Mumbai and Orangi in Karachi, each with a population estimated at over 500,000. Although the initial settlements may have been the result of the authorities turning a blind eye, particularly during the immediate post-independence inflow of migrants

to the cities of Asia and Africa, squatting became a large and profitable business, often carried out with the active, if clandestine, participation of politicians, policemen and privateers of all kinds. In most cases, the prime target was public land or that owned by absentee landlords (Alaci, 2010).

In many cities, the process of illegally occupying public land has become highly organized. During the 1970s, political parties and organizations in many Latin American cities used the process of organized invasions of land as a political tool to build up a constituency or power base. Many squatter settlements, however, are small and makeshift. They may be located under bridges and flyovers, on vacant plots of land between formal buildings, or on pavements and dry-season riverbeds (Endalkachew, 2010).

Thus, squatter settlements in and on the fringes of cities in developing countries play an equivalent role to two forms of housing in Europe and North America in terms of providing accessible and affordable housing: the conventional central-area slum housing and low-priced suburban housing. Initially tolerated as a 'temporary' phenomenon by most city authorities, what started as a small-scale activity of largely self-built, makeshift housing by construction workers and other labourers very quickly mushroomed into a major settlement activity, far surpassing the formal housing efforts of most cities in most countries to (Marshall, F. (2009). Squatter settlements often start out by a few families or small groups or individuals finding a vacant piece of land and build a homestead. If they are not evicted, some other families build their homes there and the settlements continued to expand (Tamirat, 1998).

In Ethiopia in general, the ways and situations of squatter settlements are constructed put briefly by Tamirat (1998) as follows:-

Squatter mobilizes his relatives, friends and constructs his home in two to three nights. Usually, works are carried out during the night when kebele people are out of duty. Squatter and the family move into the shelter as soon as it takes the form of some kind of a house which he upgrades while living in it. If the kebele administration fails to detect the work in 2 to 3 weeks time, then it is certain that a fence of some kind of a house will have been put around it. That is what conventionally called 'yecheka bet'- moon light house, a name given to such structures they are constructed under the light of the moon and found appearing as mushroom would over night.

2.3. Development of Squatter Settlements in Developing Countries

It was quite clear that, cities have been saving as a center and birth place of commerce, science, education, technology, culture, etc. Urban centers were also playing a pivotal role for socio-economic development of both developed and developing of countries .Squatter settlements are generally found in the towns and cities of developing countries. Some of them, in South and East Asia, date back to the 19th century; but most have much more recent origins. They are, primarily, though not exclusively, built on public land. They can be the result of organized ‘invasions’ of land, which may have occurred overnight or they can be the result of a gradual process of occupation and incremental growth (Nawagamuwa, A & Viking, N 2003). But, the current rapid rate of urban growth in developing countries does not keep in pace with their socio-economic advancement. With the surge of population from the rural areas to the cities that account for a substantial share of their population, a new type of conquest has been manifesting itself in the cities of developing countries. Its form is squatting and evidenced itself in the form of forcible preemption of land by landless and homeless and peoples in search of heaven. Informality of land occupancy is usually a key characteristic of urban squatter in the cities of developing countries. Informal tenure often involves squatting, where households occupy a parcel of land that belongs to someone else while paying no financial compensation (World Bank, 2007).

Most of the cities and urban center of developing countries distinguished from other by their existence of squatter settlements of one kind or another. This implies that many developing countries have different historical development of squatter settlements due to the difference in economic, socio-political, ecological and demographic characteristics. Given that 940 million people—over 30 percent of the world urban population—are estimated to live in slums (UN-Habitat 2003), it is reasonable to think that several hundred million people worldwide live under informal land tenure, and that many of them are squatters. Although there are no consolidated figures on the extent of squatting. In the city of Dhaka, Bangladesh, for instance, squatter settlements are estimated to provide as much as 15 percent of the housing stock (World Bank, 2007).But, in the major cities of developing countries of Asia, Latin America, and Africa squatter settlements accounting for almost one tenth of the houses in urban area (S.Korea) squatter settlements are distributed in the pocket of the city.

Squatter settlements are also widely spread in many African countries. For instance, in Lagos (Nigeria) squatter settlements were first developed as a farming settlements outside of the city center but later as the cities grew up, it become part of the city (UNH, 2007).

In Kenya (Nairobi), squatters constitute up to 60% of the total urban population. According to World Bank (2007), Tanzania's new capital, Dodoma, squatter settlers account for nearly 30% of the population. Hence, most of the developing countries urban growth is concentrated in the so called squatter or uncontrolled peripheral settlements. The vacant private land that attracts squatters may be vacant for several reasons, including speculative land-holding when disorganized financial markets constrain other opportunities for investment, or because of regulatory requirements or rent controls that make investing on that land unprofitable (Durand-Lasserve, A & Selod, H 2007. As a result, this uncontrolled horizontal expansion of cities posed serious economic, social and environmental strains. Aside from these general tendencies, not much is known concerning the economic mechanisms that lead to the emergence and sustainability of squatting (Marshall, F. 2009).. Therefore, problems and issues related to squatter settlements have become the major challenge of many urban centers in developing countries since the end of WWII. Most of the cities of the developing countries expanded horizontally into highly fertile agriculture and forested land which had valuable ecologically functions

2.4. Typology of Squatter Settlements

So far different scholars have been conducting a survey to identify the type of squatter settlements in the world. The types vary from country to country depending on tenure status, occupant socio-economic status, location as well as ways of land acquisition used by squatter settlers. Based on the above criteria Viv (2004),Eliyas,Y (2008) categorized them into nine types. They are:

The owner squatter; is the most common type of squatter settler. He (she) owns shack which is erected on any vacant land he can find.

The squatter tenant: the most vulnerable groups of the squatter settlers. This is because they belong to the poorest class who do not have his own shack but pays to another squatter settler.

The squatter holder: is a farmer tenant who has already ceased to pay rent and whom the land lord is afraid to force to leave.

The squatter landlord: is a squatter of longstanding who has a lot of rooms (huts) to rent at excessive profit.

The store (occupational) squatter: a squatter who usually establish in small lock up store on the land that he/she does not own legally and may do a thriving business without paying rent or tax.

The floating squatter: lives in an old hulk or junk which is floated or sailed in to the city's harbor.

The squatter co-operator: is a part of the group that shares the common foothold and protects it against intruders, public and private. The members may be from the same village family or tribe.

The semi squatters: they primarily build their hut or house on private land later on they leave the area when the owner chase them away.

The speculators squatters: they are a professional speculator whom squatting is a sound venture. They squat for profit of future benefits.

2.5. Characteristics of Squatter Settlements

Globally, the characteristics of squatter settlements vary from one country to another. Likewise, their characteristics and features differ slightly from one settlement to another depending on the age of the settlements, types of land tenure, ownership of the land, geographical location, vibrancy of the informal sector and access to waged employment. Hence, squatter settlements in Ethiopia in general, in the study area in particular exhibit almost similar characters to other developing countries.

2.5.1. Physical Characteristics

(Victor, 2014).According to Urban poor households are extremely exposed to environmental hazards as they rely on natural resources whereas their capacity to adapt to environmental dynamics remains limited. Informal settlements are also vulnerable to the problem of climate change, flooding, fires, and economic production. In addition, informal settlements are insecurely built on steep slopes or in danger of flooding or of landslides and are of less

interest to commercial builders. Due to its inherent “non legal “status, squatter settlements have social and infrastructural services below the minimum level or it may be absent . Besides this, the physical conditions of house, crowding and sanitary facilities are important determinates influencing the mental well being of the residents. inadequate access to safe water, inadequate access to sanitation and other infrastructure, poor structural quality of housing, overcrowding, insecure residential status, poor drainage and sewerage. No planning and homes are dilapidated (Ali, M.H. and Sulaiman, M.S. (2006)

2.5.2. Legal Characteristics

The power of politics which influences the operations of municipalities in various ways whether political, legislative or administrative. The vacant government or private land or marginal land reserved for other purpose. Because of over urbanization illegal houses are constructed (Victor, 2014). Many cities and towns have building standards that set minimum requirements for residential buildings. Squatter areas are associated with a high number of substandard housing structures, often built with non-permanent materials unsuitable for housing given local conditions of climate and location. Factors contributing to a structure being considered substandard are, for example, earthen floors, mud-and-wattle walls or straw roofs. Various spaces and dwelling placement bylaws may also be extensively violated (Jenkins, P, Wilkinson, P, 2002).

2.5.3 Social Characteristics

Informal settlements are created by peoples with out adequate housing into the city. A large proportion them immigrated from on regions to out city of the major cities .there are unskilled labor seeking suitable work where as there are employer employed lower work in different sectors .due to lack of facilities children education is unorganized an in efficient .usual children spend out of their house and subsequently face social problem which thirteen them .Perlman believed that residents of informal settlements’ are the results of the crash between cultural and social systems .so the belongs to both systems and are not competently dependent.

The major social characteristics of squatter settlements are explained by poor sanitation, poor and substandard housing which is dominated by shacks, insufficient solid and liquid wastage management and living in an overcrowded situations or congestions (Balchin, 1995). It also explained by poor infrastructural services (telephone, electricity, roads,) and lack of access to social services (schools, health centers). According to wastes (Balchin, 1997), the most

serious social problem manifested in such settlements is the shortages of drinking water, toilet facilities, garbage disposal. Besides this, squatter settlements are the birth place and homes of social ills such as violence, alcoholism, prostitute, destitute, high social insecurity, rape, robbery, misfits, assault, criminals, juvenile delinquency, beggary and other unconventional behavior. The chances of being murdered are also considerably higher in such settlements than elsewhere (Gebere 2007).

Furthermore, squatter settlers behave as one family, kinship and friendship. It is also quite true that mortality rate is considerably higher in squatter settlements than in other areas. This is due to the presence of various diseases like TB, venereal malnutrition, lack of immunization, absence of adequate health service facilities, inadequate living condition, inadequate access to clean water, poor sanitation. Therefore, the risk of diseases transmission and multiple infections becomes higher in such areas. That is way squatter settlements are commonly regarded as areas of health problems and safety and health hazards (Haji, M.2005)

2.6. Global Views on Squatter Settlements

There are two major arguments and perceptions regarding the core characteristics, emergence and dynamicity as well as the root causes of squatter settlements are a solution to the complex problems of urbanization and migration combined with housing problem. Squatters' ingenuity and migration in solving their own shelter problem under unfavorable conditions have frequently been praised.

2.6.1 Optimistic View on Squatter Settlements

Squatter settlements are considered as opportunities for the growth of developing countries' cities. They are considered as a conducive place for the growth of local entrepreneurs. They are also areas where substantial suppliers of cheap and abundant labor force for urban centers are found which in turn helps for the growth of industrial development. Moreover, squatter settlements are areas where most informal activities are carried serving as a source of livelihood for vast majority urban poor dwellers. Since squatter settlements have higher capacity of adaptation and assimilation to urban life, they usually engage themselves in a wide range of activities. Still other researchers support squatter settlements for they are self support in getting shelter rather than being burden for their government though the process of acquiring the land is illegal. (UN- 2002) perceive squatter settlements and organization

including the world bank and UNH perceive squatter settlements as poverty driven settlements which have evolved due to a number of socio economic and institutional problems. Accordingly, informal settlements are self built settlements occupied by people living in situations of poverty. Based on such agreement, they emphasized regularization as one of the major corrective measures to the existing informal settlements (Shimelis, 2004).

2.6.2. Pessimistic Views on Squatter Settlements

Still there are different researchers who view squatter settlements from pessimistic perspective point of view. They argue that it increases unemployment rate in the urban area. This is due to the fact that squatter settlers are migrants who mainly come from rural areas with low literacy level, inefficiency in working as well as skills and training. The large influx of poor and backward peasants to urban centers either remain unemployed in the urban centers or engage in informal activities such as hawkers, shoeshine, beggars, petty trade activities, that do not have much contributions to the growth of modern industrial factories. They simply disregard them as a bottleneck to the overall economic growth of a country and development of modern sector and these migrants are simply considered as a parasitic population in the city (Viv,G. 2004).

Moreover, other pessimist scholars argued that squatter settlements are the fertile breeding grounds and birth place of social ills like prostitutions, crime, assault, theft, rape, family breakdown, social disruption, juvenile delinquency, political unrest, corruption, alcoholism, illegal trafficking of drugs and girls, (Abudho and M. 1998). That is the way pessimist researchers call squatter settlements as 'Cancer or Malady, fungus, to the urban development. Because of the insecure tenure system of urban land and other reasons, squatters have no intention to better off themselves. Therefore, the mushrooming of squatter settlements in the urban centers create many problems in urban areas like problem of uneconomical use of urban land, encroachment of good agricultural and pastoral land, physical disorder, environmental and health related problems because of poor location, pollution risks, (Deda, 2003).

2.7. Major Demographic, Socio-Economic and

Administrative Factors Favoring Squatter Settlements

Why do people squat? Many studies indicated that there are no single factors that can account for the growth of squatter settlements that have been experienced worldwide.

This implies that factors responsible for the emergence and expansion of squatter settlements are different in different geographical areas and spans of life. This is because each country has its own unique complex mix of economic, social, political, ecological and demographic characteristics (Haji, M. Sulaiman, M. (2005). The immediate demographic, socio-economic and administrative factors which forces people to commit squatting were discussed as follows.

2.7.1. Demographic Factors

Natural population increase (high births than death) and migration are significant factors in the growth of cities in the developing countries. The natural increase is fuelled by improved medical care, better sanitation and improved food supplies, which reduce death rates and cause populations to grow. In many developing countries, it is rural poverty that drives people from the rural areas into the city in search of employment, food, shelter and education. In Africa, most people move into the urban areas because they are 'pushed' out by factors such as poverty, environmental degradation, religious strife, political persecution, food insecurity and lack of basic infrastructure and services in the rural areas or because they are 'pulled' into the urban areas by the advantages and opportunities of the city including education, electricity, water etc. Even though in many African countries the urban areas offer few jobs for the youth, they are often attracted there by the amenities of urban life UNH (2003).

Ethiopia's urban population in 1967 was 7.6% of the total population of the country and reached 14.6% in 1994. Currently the annual growth rate of Ethiopia's urban population was more than 5% per annum (Melesse, M., 2005). Since, this accelerated growth of urban population has not been accompanied by proportional economic growth; it overwhelmed government's provision on housing, infrastructure, social services and other facilities. 2.7.2. Socio-Economic Factors.

The ever-increasing population, industry concentration, and commercial expansion, *Addis Abeba* city has been expanding horizontally towards its peri-urban areas. Melesse (2005), have documented the effect of urbanization in terms of forest and soil degradation, water pollution, and overall decline in agricultural production, agricultural community displacement, and squatter settlement The major cause of such informality has been the

challenges or flaws associated with the land administration process among other factors that relate to historical land tenure systems and urbanization (FDFE, PASDEP. 2005/06 – 2009/10).

Urbanization leads to the outward expansion of cities and results in changes in land use whereby urban residents buy up prime agricultural land for construction of squatter houses or commercial purposes. The conversion of farm lands and watersheds for residential purposes have negative consequences on food security, water supply as well as the health of the people, both in the cities and in the peri-urban areas (Endalkachew, 2010). Since, peripheral land being low in quality and price, it is more likely to be squatted easily by migrants. Generally, the migrant mostly take the lead in initiating the move towards the peripheral. Moreover, the squatter settlers are characterized by very high fertility and high mortality. They are also characterized by lower life expectancy as compared to non squatter settlers. Large family size which contributes for high population growth, density, overcrowded nests per housing unit is another manifestation of squatters. Such conditions force the squatters to search for least desired location

2.7.2.1 Housing Problem and Lack of Housing Finance

One of the burning issues in developing countries like Ethiopia is the shortages of housing supply for urban poor that resulted from stagnant urban economy. Supply and demand for housing never match and the actual supply never exceeds beyond 10% of the required number. According to the study made by UN (2002), developing countries need to maintain a house construction rate of between 8-12 new units per 1000 inhabitants per year. But in most countries only one or two new houses were being built per 1000 and in May the average was below one to be incorporated in to the town development program. Thus, the acute housing shortage and problems in urban land provision had also contributed a lot for the emergence and expansion of squatting activities in an area.

Information systems as they relate to the land market are generally inadequate in developing countries. This problem has been compounded by a slow computerization process as well as the shortage of skilled manpower. Despite their strategic position in the land market, the potential role of local governments has not been fully realized. Their efforts have been stifled by limited financial resources. Most local authorities do not have capacity generate revenue

and where a meaningful revenue base exists the collection mechanism has often been weak. Their limited financial muscle has seen most of them continuously relying on government funding. Consequently acquiring more land for allocation as well as servicing has been difficult. Land supply has as a result always lagged behind demand. Bureaucratic tendencies, shortage of manpower, corruption by some officials, alleged nepotism and the absence of an adequate information system are other factors that have rendered efforts by local governments in the land market inadequate (Victor, 2014).

Limited public participation in planning and urban services has been one of the most crucial constraints in the effectiveness of policies and programme relating to land delivery. The poor have not been taking an active role in the land delivery process. Their role has largely remained passive. Currently, the urban poor are viewed as land beneficiaries as opposed to active stakeholders in the land administration process. Lack of participation by the chronically poor was identified as one of the major factors (Endalkachew, 2010)

The major cause of informality has been the failure by many to get access to land assets. Specific challenges are multifarious and their relative significance varies from region to region and from one local authority to the other. One of the inhibiting factors is that the poor have a low propensity to save and hence a low propensity to borrow money from lending institutions. This situation has also been compounded by the increases in inflation levels. Lack of collateral security by the poor and high interest rates renders this option unviable. In addition to high collateral requirements, other well known problems with banks include, long times and in some cases lack of genuine assessments of assets by some bank officials (Abnet, 2006).

The mushrooming of squatter settlements could be seen as filling the gap between the supply and demand for housing (Mahammed A., 2006). It is quite clear that majority of urban residents in developing countries are poor. They mainly composed of migrants who migrated from other urban and rural areas with the aspiration of improving their life in urban areas. These poor urban residents are too poor to participate in formal market for planned land and housing after failing to obtain planned urban plots, individuals opted for buying pieces of urban peripheral land. Moreover, the inability of the municipalities to finance for low cost housing schemes and rental housing for low income groups force the people to participate in squatter settlements (Gebre, 2007). Generally, absence of financial institution for housing and credits services for urban poor together with inappropriate and unclear urban

policy for accommodating the urban poor either directly or indirectly seems to contribute its share for proliferation of squatter settlement in the study area.

2.7.2.2. Poverty

Urban poverty is critical and significant in the urban centers. At the center of squatter settlements, lies the question of poverty which is growing at alarming rate. Squatter settlements and poverty are closely interrelated and mutually reinforcing each other. Thus a vicious circle is created whereby poverty leads to informal settlements and there by in turn breed poverty ((Mahamed A, 2006). That is why many scholars argue that squatter settlements are areas where majority of the squatters are poverty driven people and low income households. But this does not mean than all squatter settlers are homogenous in terms of income that prefer to live in squatter communities. According to UN (2007), urbanization occurred hand in hand with an increase of urban poverty and an expansion of squatter settlements. Hence to build a house on planned area for many poor urban residents is a life time project and the only place for them is to buy plots of land in peripheral areas and squat (Mahamed A, 2006). Hence, many of the people did not even bother to look for planned plots as the open alternative existed. Besides this, mainly squatter settlers engage themselves as daily laborers in various informal activities. Almost all are not employed and hence do not have permanent occupation and monthly income to cope up with the rising cost of life. Therefore, they resort themselves to self employment schemes such as hawking, opening up small food stands, or turns to begging or street crime, especially petty theft. Generally, squatter settlement dwellers are low in terms of income, lack work capabilities and family assets (Gebre, 2007).

2.7.2.3. Cultural Factors

Despite the easily recognizable similarities in terms of physical and social conditions and attitudes that surround slums, there are also very great differences between squatter settlements that reflect local cultures and conditions, accidents of history or politics, and topography or the built environment. Some squatter settlers' areas are working communities in their own right, with their own economy and social structure, whereas others are 'black holes of misery and despair' (Mohammed, A .2006). Squatter settlements, however, do have a number of things in common wherever they occur, and these include the economic, social and spatial forces that create and shape them and differentiate them from the rest of the city.

Especially those migrants coming from rural areas practices the same ways of life when they come to the urban centers. Cultural perceptions (misunderstanding) among the societies plays role people to move to urban area and began to construct squatter houses at the periphery of the town (Abnet, 2006). In another way people believed that after sending their children to foreign countries such as South Africa and Middle East, they built their house in the periphery of the town. In such a way others follow them and finally the area is haphazardly controlled and turned into illegal occupation of land. Customary or traditional land delivery systems have commonly been practiced and deep rooted and familiar in many areas of the developing country. Peripheral urban land is owned by tribal families of surrounding peasants and residents which might make it difficult for good land delivery system by the municipality official of the town. To this effect, it seems that intervention by municipality officials were very limited and difficult due to tribal nature of land occupation and ownership (Abnet, 2006).

Hence, the illegal land occupants do not worry about the legality of their houses as there is no or less possibility of being forcefully evicted from the area they already occupied. Thus, in such a ways the squatting process continues gradually in the study area.

2.7.3 Administrative Factors

Good urban land management plays an important role in the conversion of land for different urban uses and its allocation to meet serious housing problems in urban areas. However, in the study area there is poor land management that resulted from weak urban land administration, poor intervention on illegal urban land market, poor coordination among the concerned bodies at various levels. The cost of such poor land management is very high for it created unwise consumption of urban land for fast horizontal urban growth that end up in illegal house construction, unproductive investment and poor infrastructure that manifested itself in the form of squatter settlements at the edges of the towns .In developing cities, where land use is still partially dictated by traditional uses or controlled by governments, squatters house have tended to sit outside of the formal market system, to some extent, acting as a residual for older market systems of exchange and income generation rather than the specialized shops of formal urban distribution systems (Taye Tadese,2002). Moreover, absence of well trained administrative and technical urban planners and managers in the municipality as well as at the kebele levels is another problem in controlling illegal growth of squatter settlements in the peripheral of the town. To make matters more complex and

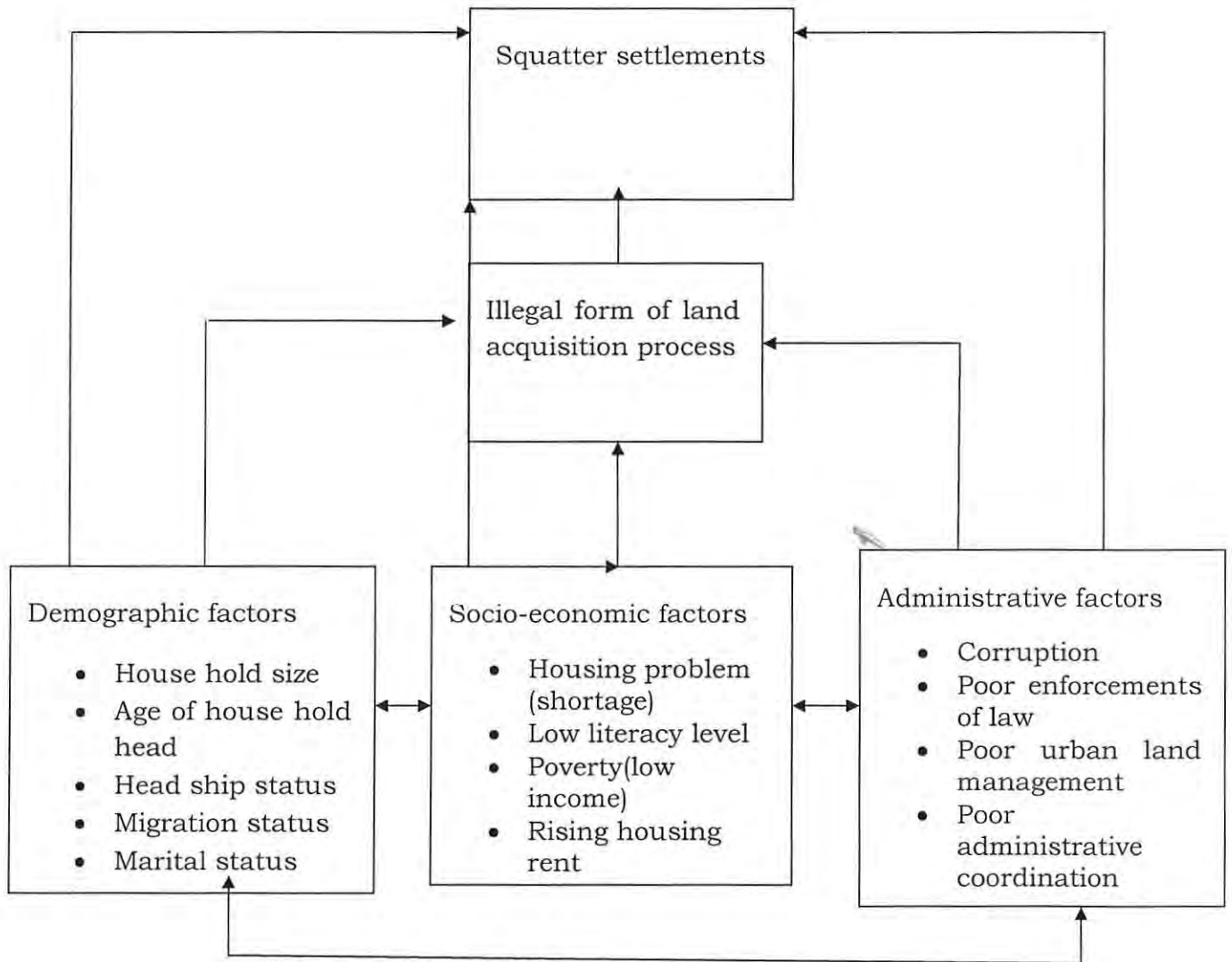
difficult, it seems that some corrupt civil servant kebele officials participate in squatter settlements {Abnet, 2006}.

The demise of the formal land supply has subsequently seen the emergence of opportunistic and informal of land supply tendencies. Many households have turned to the informal land markets to compensate for the deficits of the formal land supply market. Rent seeking behavior has also been on the rise in the private market, with the bulk of private land suppliers resorting to speculative behavior responsible hiking the value of land parcels. The deteriorating land supply situation in towns and / or cities have seen many getting the land from informal sources such as buying from surrounding farmers, occupation by force, allocation by rural Kebele Administration among other means (Mohammed, A .2006).

Weak and absence of periodic regulatory system on urban land allocation and management by concerned officials led people to speculate on vacant plots of land (Dawit Debebe, 2009). Especially during the election period, to ensure their continued legalities, leaders often supported and enhanced the activities of squatter settlers which are often known as political tribalism during the transitional period following election (Viv, 2004). Hence, in study area, too, squatting activities seems to be more prevalent during the transition period like election periods. During that time political leaders leave most migrant squatters for political purposes. As the result, election period is one means of expansion of squatter settlers particularly in the study area.

Conceptual framework on demographic and socio-economic as well as administrative determinants of squatter settlements

Fig 1 Conceptual frame work



Source; Own Survey, 2014

CHAPTER THREE

3. Research Methodology

3.1 Back Ground of the Study Area

3.1.1 Brief Information of the Town

Hadya Zone is one of the 14 zones and 4 special woredas found in Southern, Nations, Nationalities, and Peoples Regional (SNNPR) state. Geographically, Hadya zone is located at $7^{\circ} 3' 19''$ - $7^{\circ} 56' 1''$ north latitude and $37^{\circ} 23' 14''$ - $38^{\circ} 52' 13''$ east longitude. Hadya Zone was divided into 4 woredas (Lemo, Soro, Badawacho and Misha) when it joined willingly to the SNNPR. Later on three new woredas were included namely Shashogo, Duna and Gibe to give effective and efficient administrative and political leadership in 1998 E.C. The zone was rearranged and three new woredas are included namely Mirab Badawacho, Gombora and Anlemo including Hosanna town administration. Now the zone has a total of 10 woredas and 1 town administration (Hosanna) as an administrative political unit of the zone (HFEDB, 2013). Hosanna town, the capital of Hadiya zone, was established as a municipality in 1942. Currently, it is one of the 22 reform towns in SNNPR and has got a second grade status similar to that of Dilla, Arba Minch, and Woliata Soddo (HAMO, 2013). Being an administrative capital of the Hadya Zone, Hosanna provides a base for many public and private institutions that operate in the zone. In addition to this, the town functions as a centre of Lemo woreda (one of the ten woredas found in the zone). It is also a major transportation node, being at the centre of six national and regional transport routes. Since May 2008, the town is led under town administration with three sub-city and eight kebeles (HFEDB, 2013)

3.1.2 Establishment and Naming

The area on which the present Hosanna is located was covered by natural forest before its establishment around 1896 E.C. In addition, one of the tribes of Hadya people, Lemo, was living there as animal rearing group. The names of “*sefers*” (meaning ‘village’) at that time around the present Hosanna were Sech Duna, Bobicho, Jallo, Hetto, Naremo, Hiddibo, Woilansa and Dinto Cheba. All the names have their own meaning in the language of Hadiya (HFEDB, 2010). The founder of Hosanna is Ras Abate. He had been living in Angeca (30km to southeast of Hosanna) for about seven years before he visited a high land area called Sech Duna (literally to mean ‘a hill for bee hives’). Due to its topographic nature, Sech- Duna

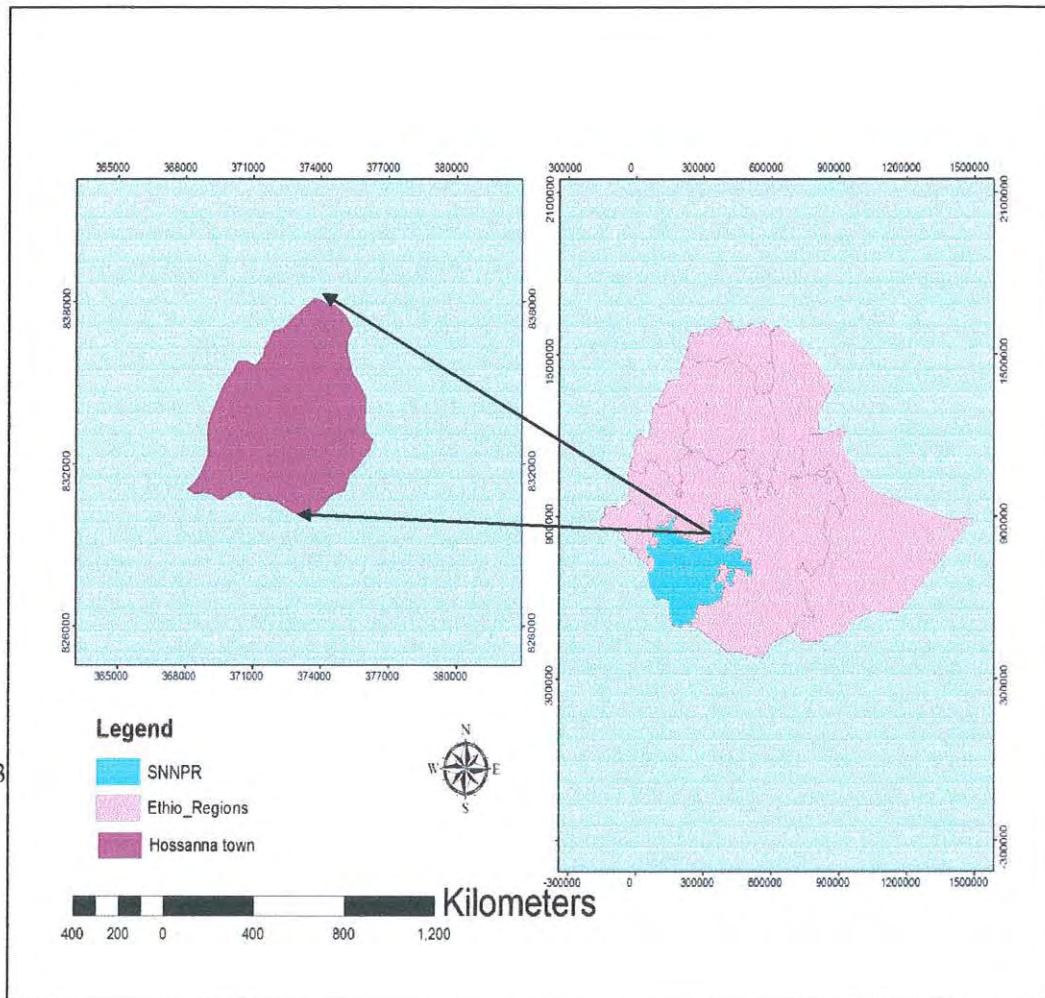
(currently called Hosanna) was a good strategic military and living place for the Governor General Ras Abate. Therefore, he decided to live there as of the year 1901 E.C. Later, strangers of Ras Abate renamed the place as 'Wachamo' (meaning 'to swim') which was the name that was believed to be emanated from cultural exaggeration of abundance of cow milk in the area up to swimming. Wachamo was a well known area for animal rearing and there was a big cattle yard (fence). Starting from 1901 E.C Ras Abate displaced the people living around Wachamo and expanded his settlement as well as government under the hands of Menilik. Later he changed the name of the place from Wachamo to Hosanna. This name was believed to be induced from the overall shifting of living palace of Ras Abate from Angaca to Wachamo on the era's holly day (HTAO, 2013)

3.1.3 Geography of the Town

3.1.3.1 Location and Area

Hosanna town is located south west of Addis Ababa 232km away Alemgena-Butajira route, 280km from via Wolkite route, and 305km via Ziway. Hosanna is also located 168km away from Hawassa (the capital of SNNPR) via Halaba-Angeca and 203km via Halaba. The absolute geographic location of Hosanna is $7^{\circ} 15' 00''$ North latitude and $37^{\circ} 50' 30''$ East longitudes. The administrative area of Hosanna town is 10,414.3 hectares, from these area 4,585.48 hectares of the town has been master planned (HTMS) .Now the town administration has three sub-city and eight kebele.

Fig 2 Locational map of study area



3.1.3.2 Climate

The altitude of the town ranges from 2140m to 2380m above mean sea level. This shows that the town is mainly characterized by highland ('dega') climatic conditions. There is meteorology substation in Hosanna at a specific location of 374900E, 832800N UTM coordinates. The annual average temperature of the town is 16.50 C. (Atlas of the World, 2009).

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3.1.3.3 Topography

Hosanna town is found at the Southern edge of the western plateau of the physiographic region (Abnet, 2006). Its location on a topographically high place makes the town serve as a divide for the Ghibe Omo and Rift Valley lakes drainage basins. The elevation within the town ranges from 2,400 m near Hosanna Hospital, currently called Queen Eleni Hospital, and 2,200m at *Teklehaimanot* Church above the sea level. The average elevation is 2,300m from the mean sea level. The town is prone to flooding and soil erosion due to high gradient from its peak to the site of the Hospital to the low land of the open market area during the rainy seasons.

3.1.3.4 Population of the Town

The total population of Hosanna was 13,467 and 31,701 in 1984 and 1994 respectively (CSA; 1984, 1994). Within ten years time, the town's population reached 69,957 (more than double) (CSA, 2007). Based on CSA 2007 the population census result, the current population of the town is projected to reach 89,251 at the end of 2013 out of which 45,307(50.8%) and 43,944(49.2%) are estimated to be male and female respectively.

3.1.4 Recognition and Plan of the Town

The municipality of Hosanna was established in 1942 with only 11 staffs. By now, it has about 152 permanent and contract employees. The town was under one higher kebele administration until 1991 (HTAMO, 2013). Despite the old age of Hosanna town, no attempt has been made for master or development plan preparation until the year 1999. The only exception is a trial of scratching a land use plan preparation by a foreigner architect in 1968. However, National Urban Planning Institute (NUPI) prepared a comprehensive and relatively complete development plan in 2000. The fastest growth of town was experienced during the era of Dergue (1975-1990) due to the abrupt change of urban land ownership and other policy changes. Furthermore, the growth has been accelerated in a better way even after the downfall of the Dergue regime. Though there is fastest urban growth in the town, squatting become more prevalent at the periphery of the town, due to the socio-economic, demographic and administrative factors (HTAO, 2013}

3.2 Research Design

In the study area of researcher employed both qualitative and quantitative data gathering instruments to achieve the stated research objectives. The qualitative data was collected through key informants interview, observation and FGDs, where as quantitative data was collected from survey using the questionnaire.

3.3 Types and Sources Data

In order to achieve the stated objectives the researcher used both qualitative and quantitative methods of the study. In the study both primary and secondary data sources were used.

3.3.1 Primary sources

The researcher used data collecting instruments like key informants interview, personal observation, focus group discussion and survey using questionnaire.

3.3.1.1 Survey Questionnaire

The detail open and close ended questionnaires pertain to socio-economic, demographic and administrative determinates of squatter settlements were incorporated after reviewing related review literature in line with the objectives of the study. It was the main data collecting instruments and administer to the sampled squatter households. To check their standardization, consistency and whether there are unclear concepts and questions or not, a pilot survey in a randomly selected households were done and some adjustment were made before an actual field survey. The questionnaire was produced in English and verbal translation was needed for some sampled illiterate households. Three enumerators were assigned in each kebele and orientation was given to them as how to ask and fill out the questionnaire. I (researcher) acted as supervisor to control the whole issue during data collection. Day to day information was exchanged to correct the problem during data collection. Final data was collected by the enumerators from sampled households. The collected data was checked for completeness, accuracy, and consistence. Such a data was helped to gather quantitative information

3.3.1.2 Key Informants Interview

After collecting data through survey questionnaires, key Informants interview was under taken to collect relevant data. Hence; unstructured questions were used to allow respondents

to express their views in their own words without restriction. So that it was made with the head administrators of the Municipality, residents of the town, town Administration and Urban Development and Management Office .The main purpose of conducting the interview was that to make in- depth investigation on the determinants of squatter settlements. This was helped to triangulate with households survey and give chances for participants so that they could narrate their history by giving emphasis on their demographic, administrative and socio-economic factors.

3.3.1.3 Focus Group Discussion (FGD)

In addition to survey questionnaire and key informants interview, FGD was used as a part of the data collection method to increase the reliability of data collected by other methods. So that to examine the socio-economic, demographic and administrative factors that determines for squatting, participants were selected from different age groups, socio-economic status and sex composition. As a result, the three FGD were conducted and each group consisting eight (8) persons. One FGD was with residents of Hosanna town, 2nd was experts recruited from department heads of different core process in Municipality and town Administration and lastly, with Urban Development Officials. Open ended questions were forwarded. FGD was enabled them to articulate their views concerning the problem of squatting in the study area.

3.3.1.4 Observation

Personal observation of the study area was made by the researcher to gather further accurate and first hand information. It also enhances the validity and reliability of the collected data. The data collected by the key informants interview, FGD and observation was qualitatively analyzed. The main reason to apply different data collection techniques were for checking of the validity and consistency of the compiled information.

3.3.2 Secondary sources

Secondary date was collected from both published and unpublished materials such as:-books, internet, CAS, UN publication, & town administration, municipality officials, Hadya Zone finance and economic office reports as well as Hadya Zone urban development office reports.

3.5 Sample Size and Procedure

Selecting an appropriate research design or procedure is crucial for any researcher, since it guides the process for collecting the desired data. It also enables the researcher to anticipate research decisions and thereby try to maximize the validity of the eventual results

Accordingly, purposive sampling technique was used by the researcher to select sampled squatter households. There are three Kifla Keteema in Hosanna town, Among the these Kifla Ketemas, Goffarmeda kefle ketema {GFK} was selected purposively in Hosanna town. Due to strategic location to important institutions, availabilities of companies, presences of conducive climate and flat land surfaces, squatter settlements have become mushroomed or more prevalent. This kefle ketema consists of the three kebeles (Bobcho, Narama, and Heeto). According to the information obtained from the Hosanna town municipality officials {HTMO}, there were 1800 squatter households that were living in this kefle ketema. Using the laws of (Kothari, 2004) 10% sampled squatter households were taken using simple random sampling. The sampled squatter households were stratified in to three kebels (Bobicho,Narama,and Heeto). In order to reach the sample size, random number (k) was selected. After that every Kth values were included in the sample until to 10% of the population from each kebele by using the following formula.

To show the sample size:-

$$k=(S \times 100)/N$$

$$S=N \times K/100$$

Where: S=Sample Size

N=Total population

k=Random number

$$\text{So, } S = (1800 \times 10)/100 = 180$$

i.e. from each kebele 60 of the sampled squatter household heads were taken and included in the study. The data collection procedure was started with survey in March on 180 sampled squatter household heads. Then after, the researcher was used key informants' interview, FGD, and personal observation, in order to get further compiled information. The

participants were selected purposively because of the intention to collect relevant information for the study.

3.6 Methods of Data Analysis

The researcher used both qualitative and quantitative techniques for the data analysis. Descriptive statistics such as percentage, frequency distribution table, pie charts, and graphs were used to analyze squatter socio-economic, demographic and administrative determinants as well as housing characteristics. Tables, figures and SPSS ware were used to support the data analysis and discussions. Direct quotation of the words of participants during the key informants interview & FGD were used for a reader to triangulate the study from different direction. The collected data was analyzed and interpreted.

3.7 Ethical Consideration

Ethical issues were considered in this study. Before the beginning of the study, official letter from the centre of RLDS were taken. This enables the researcher to communicate easily with concerned government bodies and individuals in the study area. Before the start of data collection process, a statement was read and explained clearly by the data collectors to those participants about the purpose of the study and procedure of the data collection process. The respondents were asked to participate voluntarily for their informed consent and were allowed to discontinue their participation at any time. They were also assured about the confidentiality of the information i.e. they gave through the interview and the questionnaires were kept and never be passed to any individual or institutions. The responses given by them were only used for the purpose of this study.

CHAPTER FOUR

4. Data Analysis and Interpretation

4.1 Demographic Factors Favoring for Squatting

There are different factors that are responsible for the expansion of squatter settlements in the study area. Among those factors, demographic determinants are some of the factors that influence many individuals who decided to squat. That means the propensity of squatter household heads to involve in squatting activities depends up on their demographic characteristics. The ways in which demographic factors influence squatting process are discussed in the following sections

4.1.1 Age Status of the Squatter Household Heads

Studying the demographic aspects of squatters is important in dealing with the issue of policy formulation and implementation of programs in the socio-economic area of the country. The classification of the population in terms of age, sex, marital status, family size give an insights in the level of socio-economic situation on a given nation. It is also one of the most important means to see the level of fertility, mortality, dependence burden and labor force of the potential of a country, especially age is one of the most widely used variable in social science research to determine the dependence of a ratio. Age is an important demographic factor for the variation of squatting.

Table 2 Age distribution of squatter household heads

Age in years	Bobicho kebele		Naramo kebele		Heeto kebele		Total %
	Freq		Freq	%	Freq	%	
15-20	-	-	1	1.3	2	3.3	1.7
21-30	10	17	24	40	18	30	28.9
31-40	30	50	18	30	26	43.3	41.1
41-50	12	20	16	26.7	8	13.4	20
51 and above	8	13	1	1.3	6	10	8.3
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

As observed from the above table, the largest squatter household heads in Bobicho, Heeto and Narama kebeles range from the age of 31-40 were about 50%, 43.3% and 30% respectively. But, the age between 15-20 and above 50 squatter household heads were low in number about 10%. In this age the number of population who wants to marry become low, as a result, the number of squatters in this age group very low. The age from 21-30 were the second group to squat in the sampled kebeles which is about 28.9% while 20% of squatter households combined in these sampled kebeles were from age between 41-50. The study indicates that most of the squatters in the study area are from the age of 31-40 & 21-30. To sum up, the squatters are adult population than old and young why because most of people in this age form marriage as a result the demand for housing increases. Therefore, most of the squatters are adult age group in the study area.

4.1.2 Marital Status

In this section the level and pattern of marital status were reviewed. As marital status increase, likewise the number of squatting is also increase. Because the family is the central to income maintenance, economic status and social adjustment. Hence, marriage data has its own implication on squatting in the study area.

Table 3 Distribution of marital status of squatter household heads

Age in (years)	Bobicho kebele		Naramo kebele		Heeto kebele		Total %
	Frequency	%	Frequency	%	Frequency	%	
Single	4	6.6	2	3.3	4	6.6	5.5
Married	46	76.6	46	76.6	42	70	74.5
Widowed	2	3.3	-	-	4	6.6	3.3
Divorced	2	3.3	4	6.6	2	3.3	4.4
Unmarried	6	10	8	13.3	8	13.3	12.3
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

From the above table, one can notice that the majority of the squatter household heads are married in the three sample kebeles. That is, 76.6% in Bobicho, 76.6% in Narama and 70% in Heeto responded that they were married when they squat in their respective kebeles. This implies that being married and thereby formation of new households forces couples to involve in squatting. Therefore, married household heads are more likely to participate in squatting activities than unmarried among the three sampled kebel. Unmarried and single are the second and the third largest actors that constitutes collectively 12.3% and 5.5% respectively. But, few percentages of squatter households are divorced and widowed constituted in the sampled kebeles combined 3.3% and 4.4% respectively. As a whole, chance to marriage increases, the demand for new houses increases. This holds true in the study area. In these cases squatting activities more expanded in the study area.

4.1.3 Headship Status

Headship is important for household formation. Hence, regarding headship, an attempt is made to examine the pattern of headship rate by sex in the squatter families in the study area. Data on the household indicates that among the sampled three kebeles there is the domination of male headed squatter families than its counterparts.

Table 4 Headships status of squatter's household heads

Household headship	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Frequent	%	
Male headed	50	83.4	46	76.7	48	80	80
Female headed	10	16.6	14	23.3	12	20	20
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

As the above table indicated that, 83.4% in Bobicho kebele, Naramo kebele 76.7% and Heeto kebele 80% were male head respectively. So, the study indicated that, the bulk of squatter households are male headed. On the other hand, full households is headed by

females among the sampled kebelas (Bobicho 16.6%, Narama 23.3% and Heeto 20%) respectively. In the study area males are more participant than females. But, females were striving to solve their housing problem by involving in squatting activities even though they account for a lesser percentage in the study area.

As a whole, the bulk of (80%) of the sampled squatters are male headed households while a few are headed by females (20%). This reflects that, in the study area, males' households are more participant than female households in making decisions and in the illegal encroachment that is squatter settlements.

4.1.4 Family Size

Household size has a significant influence on the rate of squatting. This is due to the prevalence of economies of the scale at the households' level. An economy of the scale indicates that, as family size increases, house hold tends to overcrowd with large family size. Data on the family size and persons per households can be used as a proxy measure of over crowdedness of population. Furthermore, household size has its own implication on housing, health, environmental and urban management problems.

Table 5 Family size of squatter households heads

Family size	Bobicho kebele		Naramo kebele		Heeto kebele		Total
	Freq	%	Freq	%	Frequent	%	
1-3	6	10	6	10	6	10	10
4-6	16	27.7	30	50	24	40	39
7-10	28	47.3	22	36.6	28	46.6	43.3
11 and above	10	16.6	2	3.4	2	3.4	7.7
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

The above table 5 shows that, in Bobicho kebele 47.3% ,in Narama 36% and 46% in Heeto Kebeles, squatter households of family size have from seven to ten respectively and family

size from 4-6 of the squatters in Bobicho 27.7%, in Narano 50% and in Heeto 40%. The larger family size is a typical feature of majority of squatters among the three sampled kebeles which could manifest itself for over crowdedness. In contrast, in the three selected sampled kebeles combined 43.3% of squatters have family size of 7-10 which is greater than those of 4-6 family size. In both of Narama and Heeto kebeles combined 3.4% of squatter households of family size is 11 and above which is much less than that of Bobicho about 16.6%. The lesser percentages are one to three and 11 and above were 10% and 7.7% respectively. The study confirms that the family sizes from 7-10 and 4-6 are the most squatters in the study area. Therefore, squatter household heads with higher (larger) family size were more likely to squat than those of families with smaller size. This might be due to difficulties of getting affordable large space rental houses with a capacity of accommodating the entire family member in the study area. Hence, an increase in the household size is also contributing its share for the proliferation of squatter settlements in the study area.

Table 6 Distribution household heads by place of birth (origin)

Place of birth (origin)	Bobicho kebele		Narama kebele		Heeto kebele	
	Freq	%	Freq	%	Freq	%
Hosanna town	12	25	20	33.3	18	30
Outside of Hosanna but rural	42	70	34	56.7	32	53.3
Outside of Hosanna town but urban	6	10	6	10	8	13.4
Other	-	-	-	-	2	3.3
Total	60	100	60	100	60	100

Source: Own Survey, 2014

The above table shows that, 70% in Bobicho, 56.7% in Narama and 53.3% in Heeto kebeles squatters were originated from rural areas. The bulks (53.3%) of migrant squatters were especially from rural area. As compared to those of Narama and Heeto kebeles, the number of rural squatter households in Bobicho kebele constituted largest proportion. The migrant squatter households that came from urban areas in Narama and Bobicho Kebeles were all

most proportional about 10% while in Heeto kebele were about 13.4% of squatter households from out sides of Hosanna town but from the urban. Originally, residents who were born in Hosanna town but displaced to the periphery of this town were in Bobicho, Narama and Heeto kebeles were 25%, 33.3% and 30% respectively .Besides this, the study shows that, most of the migrant squatter households originate from the surrounding areas such as Hadiya Zone, Silt, Garage, Kambeta and other areas of SNNPR. There were other migrants in Heeto kebeles who come from other parts of Ethiopia like Wonje . In generally, the squatters who migrate from rural area and other urban areas also aggravated already serious problem of squatting in the study area. It is clear that in many urban areas of in developing countries, rapid rate of population growth as a result of natural increase and internal migration intensifies of squatter settlements. This holds true in the study area, where the contribution of internal migrants to squatting activities have higher share than that of natural increases.

Table 7 Reasons for migration of squatter households

Reasons for squatting	Bobicho kebele		Narama kebele		Heeto kebele		Total %
	Freq	%	Freq	%	Freq	%	
For better education	12	20	12	20	13	21.7	20.6
For better employment	14	23.3	16	26.7	14	23.3	24.4
Family reason(marriage)	10	16.7	8	13.3	8	13.3	14.4
Attraction to urban life style	14	23.3	14	23.3	18	30	25.6
Poverty	4	6.7	3	5	3	5	5.6
For trading	4	6.7	5	8.3	2	3.3	6.1
Other	2	3.3	2	3.3	2	3.3	3.3
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

Based on the above table, 23.3% in Bobicho, 26.7% in Heeto and 23.3% in Narama kebeles squatter households were migrated for better employment. The migrants in search of better education in each sampled three kebeles such as Bobicho and Heeto 20% and in Narama 21.7% respectively. In Bobicho and Heeto kebele the number of squatter migrants in search of better education were proportional but in Narama kebele shows a little difference. Totally, the migrants who migrated because of better education and employment were collectively 45% in the sampled kebeles. As a whole, the migrants who come because of the attraction to urban life style among three sampled kebeles were combined 25.6% which is larger than other reasons. Family reason (marriage) is the fourth largest factor collectively about 14.4% on those sampled three kebeles. Among the other reasons attraction to urban life style is the main reason for migration of squatter households in the study area. Poverty and trading collectively constitute 5.6% and 6.1% among the three sampled kebeles. Other reasons constitute 3.3% like the migrants who come from the inner town for the fact that homelessness, for economic motive, over crowdedness and to get a wider land at the periphery. The study shows that, looking for the better job, better education and attraction to urban life style and family reason (marriage) considered as dominant reasons for the migration of squatter households in the study area. As a whole, the migrant households are unable to get the land for a house in a legal way, so they simply choose squatting as the only viable option.

Table 8 Reason to choose these kebeles (kifla ketema) by squatter household's heads.

Reason to choose these kebeles	Bobicho kebele		Narama kebele		Heeto kebele	
	Freq	%	Freq	%	Freq	%
Proximity to work	30	50	28	46.7	24	40
Due to the presences of relatives	12	20	14	28.3	12	20
Availability of cheap house rents	10	16.7	10	16.7	10	16.7
To live with family	6	10	8	13.3	10	16.7
Other	2	3.3	-	-	4	6.7
Total	60	100	60	100	60	6.7

Source: Own Survey, 2014

As shown from the above table, half percent of squatter household heads replied that the reason to choose and to squat in Bobicho kebele was for proximity to work while in Narama and Heeto kebeles, reason to choose for proximity to work is 46.7% and 40% of squatter household heads respectively.

As information from FGD, from local residents, the reason to choose these kebeles was the presence of flat land surface, establishments of institutions, availability of resources especially attracts many migrant squatter households in this area. Due to these conditions the concentration of squatter settlements from other area increases day to day or time to time.

Due to the presence of relatives were 20% in Heeto and in Narama while in Bobicho were 28.3%. Availability of cheap house rents and to live with family in three sampled kebeles were combined 16.7% and 13% respectively. But, other reasons constitutes 5% like due to poverty, increase in price of land in the inner town, over crowdedness, profit motive, to occupy a wider lands enforces many squatters to this area. The study confirm that, proximity to work ,availability of cheap rental houses ,presence of relatives and to live with families were the dominant reasons to choose this kifla ketema and facilitated conditions for squatting activities in the study area.

4.2 Socio-Economic Factors Favoring For Squatting

4.2.1 Education Status

Education is one of the factors that affect the tendency of person to squat. The educational status of the household heads determines their occupation, income and quality of life. As a result, those household heads with higher education status have higher probability to get secured job and better income than its counterparts. It is also an important tool to bring all rounded development in the country. So, increasing level of education may lessen degree of squatting.

Table 9 Educational status of the squatter household heads

Educational status	Bobicho kebele		Narama kebele		Heeto kebele		Total %
	Freq	%	Freq	%	Freq	%	
Illiterate	6	10	8	13.3	8	13.3	12.2
Primary education (1-4)	8	13.3	8	13.3	6	10	12.2
Primary education (5-8)	14	23.3	20	33.4	18	30	28.9
Secondary education (9-12)	12	20	48	13.3	14	23.4	18.9
Diploma	12	20	12	20	8	13.3	17.8
Degree and above	6	10	4	6.7	6	10	8.9
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

In examining the educational status, from the above table, 13.3% of squatter households are illiterate in Narama and Heeto kebeles while in Bobicho 10% of squatter households were illiterate. Primary (1-4), (5-8) and secondary (9-12) were collectively 73.3% in all sampled three kebeles in the study area. It means that the bulk of squatter household heads were illiterate, primary, and secondary level of education in the study area. But, those of squatters who have diploma and degree and above were collectively 26.7% that is low in number when compared to those of low educational background. In many urban areas, this causes an increase of unemployment rate, social disorder, poverty and other problems.

In the three sampled kebeles 17.8% and 8.9% of squatter households were diploma, degree and above. As a whole, the highest percentages of squatter household heads were low in the level of education. This in turn has its own influence on the occupation as well as income of squatter families. In other words, the squatter household heads that have high educational status less likely to squat as compared with household heads with low level of educational status in the study areas. Moreover, it is associated with less access to employment opportunity which in turn affects their living conditions and ways of land acquisition for

house construction. It is true that, squatters are not only uneducated individual but, educated individuals are also involved in squatting in the study area.

4.2.2 Occupation

It is an important issue to discuss the occupational status of the sample squatter household heads. This is because occupation determines their monthly earnings, quality of living and condition of housing construction. It is also one of the factors that can have its own impacts on the capacity and accessibility of the household heads to formal housing.

Table 10 Occupational status of the squatters

Occupational status	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Frequent	%	Frequent	%	Frequent	%	
Government employed	20	33.3	20	33.3	14	23.3	30
Private employed	4	6.7	8	13.3	12	20	13.3
Self employed	24	40	24	40	24	40	40
Unemployed	12	20	8	13.3	10	16.7	16.7
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

The above table indicated that, 40% and 33.3% of squatter household heads in Bobicho kebele were self and government employee while 6.7% of the squatters were engage in private employment. From the table above, one can note that self employees were proportional in each sample kebeles about 40%while government employees were collectively 30% of the squatter households. This indicates that most squatters in the study area are self employers' .But, unemployed squatter households were collectively 16.7% in the sampled kebeles but it is maximum in Bobicho and Heeto 20%, 16.7% respectively. Most of unemployed are daily labors and informal workers which cause poverty, overcrowdings and social disorder in the study area. Private workers constituted collectively13.3%which is less than self and government employment. To sum up, self, government and Private

employments as well as unemployed construct squatter houses for either profit purposes or for housing involve in squatting in the study area.

4.2.3 Income

It is essential to describe the squatter household's income status in the study area. This is because income is one of the determinant factors which forces people for illegal occupation of land and construction of housing in the study area. It also determines the quality of the housing unit and their life.

Table 11 Income status of the squatters

Monthly income	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Frequent	%	Frequent	%	Frequent	%	
<500	20	33.3	22	36.7	20	33.3	34.4
501-1000	12	20	10	16.7	8	13.3	16.7
1001-2000	6	10	6	10	10	16.7	12.2
2001-3000	12	20	10	16.6	12	20	18.9
Above 3001	10	16.7	12	20	40	16.7	17.8
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

From the above table, the highest percentage (34.4%) of a sample squatter household heads earns their monthly income less than 500.00 birr in the sampled three kebeles which is very low with the family number. It means that 33.3%, 36.7% and 33.3% squatters earn their monthly income in Bobicho, Narama and Heeto kebeles respectively. When compared in the three sampled kebeles, in Narama kebele has the greater percentage of income earners below 500.00 birr. In the three successive sample kebeles i.e. Bobicho, Naramo, Heeto totally 16.7% of squatters earn their monthly income from 501-1000.00 birr. The income earners 501-1000.00 birr were lesser in percentage in Narama and Heeto than in Bobicho. The percentages of squatter households in Heeto who earn from 1001-2000.00 birr were 16.7% which is greater in percentage from Bobicho and Narama but they have the same

percentages. The second largest squatter households who earn their monthly income 2001-3000.00 birr were about 18.9%. Lastly but not the least the percentage share of the three successive kebele (Bobicho, Narama, and Heeto) the number of squatter households who earn their monthly income above 3000.00 birr were about 17.8% .In Heeto and Bobicho 16.7% of the squatter household heads earn their monthly income above 3000.00 birr which is less than Narama (20%).

The study indicates that, those who earn low income is more affected by poverty and viability to get their houses in an informal ways while those of high income earners involves in squatting activity for profit and to get a shelter. As a whole, squatter settlers are not only low income (poor) people but, also higher and middle income group are also involved in squatting in the study.

4.2.4 Source of Income

Table 12 Sources of income of squatter households

Sources of income	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Frequent	%	Frequent	%	Frequent	%	
Remittance income	16	26.7	20	33.3	20	33.3	31.1
Trading	2	3.3	14	23.4	4	6.7	11.1
Salary (earning from gov't)	20	33.3	16	26.7	16	26.7	28.9
Farming from rural area	14	23.4	6	10	8	13.3	15.6
Other	8	13.3	10	16.7	12	20	16.7
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

As shown from the above table, the highest percentages (31.1%) of squatter household's source income to build a house are remittance income. Particularly, 33.3% of squatter households have got income to build their house due to the presence of remittance income in Heeto and Narama respectively while in Bobicho 26.7% of squatter households earn remittance income which is lower than that of Narama and Heeto kebeles. Those who earn

from trading in Bobicho 3.3% and Heeto 6.7% but in Narama 23.4% squatter households have got their income from trading. So, this indicates that, in Narama kebele those who earn money (income) through trading to squat is greater in percentage than those of Bobicho and Heeto.

The second largest sources income to build a house by the squatters were government (salary) which is collectively (28.9%) in the sampled kebeles . The number of squatters who earn sources from salary in Narama and Heeto were about 26.7% rather in Bobicho 33.3%. This indicates that, a squatter household who earns income from the government in Bobicho is greater than that of Narama and Heeto kebele. Those who earn sources income from rural agriculture in Bobicho 23.3%, Narama 10% and Heeto 13.3%. In Bobicho, squatters who earn their sources of income to build house from rural farming greater than those of Narama and Heeto. Rural income is an income which can be generated from agricultural product and serves as an economic means by some migrant squatter's .As a whole, squatters are not only variable sources of income earners but, fixed income earners are involved in squatting in the study area

The squatter households who earn income from other sources were from working private company, daily labor activities and from informal sectors were totally (16.7%) in the three sampled kebeles. This indicates that, squatters who obtain income from other sources are larger in percentage in Heeto and Narama but less percentage share were in Bobicho kebele. Generally, the study show that, the increase additional sources of income pave the ways for squatting activities as an immediate solution by squatters to get a houses in the study area.

4.3 Forms of Land Acquisition by the Squatter Settlers

4.3.1 Ways of Land Acquisition

In this section an attempt was made to discuss the methods (ways) by which squatter settlers acquire their land for house construction. According to the collected data from the sample squatter households, different forms of land acquisition process have been applied in the study area. The major forms of land acquisition process have included illegal land purchase from individual peasants and speculators, direct occupation, in heritage as well as gifts. The details of the process in the study area are shown below.

Table 13 Ways land acquisition process by squatters

Forms of land acquisition	Bobicho kebele		Narama kebele		Heeto kebele	
	Frequent	%	Frequent	%	Frequent	%
Purchase from peasants	30	50	28	46.7	22	36.6
Purchased from speculators	10	16.7	8	13.3	18	30
Gift (inherences)	14	23.3	20	33.3	10	16.7
direct occupation	6	10	4	6.7	10	16.7
Total	60	100	60	100	60	100

Source: Own Survey, 2014

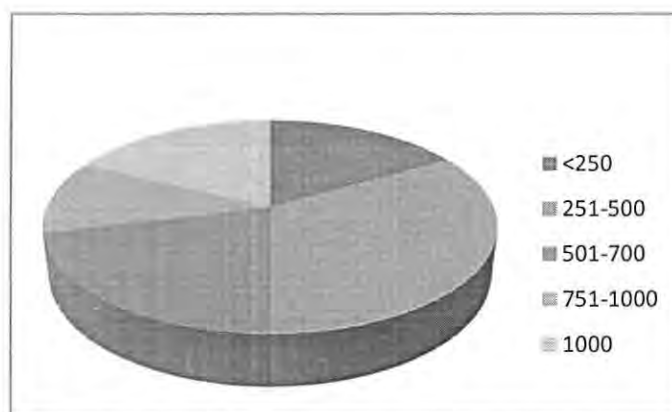
As shown in the above table 12, about 50% (half) of squatter household heads in Bobicho, 46.7% of squatter households in Narama and 36.6% in Heeto kebele squatter households were obtained their land from the nearby peasants. This implies that the surrounding peasants in most cases sell their plots of agricultural land by parceling and keeping the remaining part for cultivation. Those households who obtain land for housing through purchase from speculators accounts 16.7% in Bobicho kebele, 13.3% in Narama kebele and 30% in Heeto kebele respectively

But 23.3% in Bobicho, 33.3 in Narama and 16.7% in Heeto kebeles the squatter household heads obtained their land as a gift or inheritances. From the above study, one can notes that, the number of squatter household heads who obtain land through inheritance in Bobicho kebelele is much larger than those of Narama and Heeto Kebeles. Others ways that squatters obtained the land through direct occupation constituted 10% in Bobicho, 6.7% in Narama and 16.7% in Heeto kebele. This indicated that the participant squatter household heads who obtained their land through direct occupation in Heeto kebele is greater from those of the two kebeles.

The study examines that, a large number of squatters obtained their land though purchasing from local peasants and speculators when compared to direct occupation and gift. Therefore, horizontal expansion of the town without urban plan, lose of agricultural land, environmental

problems are the final effects of illegal land acquisition by squatters in the study area. To sum up, squatters obtain their houses in an informal ways than that of legal process in the study area

Fig-3 Total area of the compound by squatter households



Sources: Own Survey,
2014

Table 14 Total area of the compound by squatter households

Total area of the compound (m) ²	Bobicho		Naramo		Heeto	
	Frequent	%	Frequent	%	Frequent	%
<250	6	10	14	23.3	10	16.7
251-500	24	40	18	30	18	33.3
501-750	12	20	10	16.7	16	21.1
751-1000	4	6.7	10	16.7	6	11.1
1001 and above	14	23.3	8	13.3	10	17.8
Total	60	100	60	100	60	100

Source: Own Survey, 2014

As shown from the above table, 10%, 23.3% and 16.7% in Bobicho, Narama and Heeto kebele respectively, the squatter households total area of the compound is less than 250(m)² while 40% in Bobicho, 30% in Naramo and 33.3% Heeto kebele of squatter households own the total compound area from 251-500(m)². The squatter households who own 751-1000(m)²

combined in three kebeles were 11.1%. But those who own 1001(m)² and above were combine in three sampled kebeles about 17.8%.. From the study one can notes that majority of squatters occupied a wider land which is greater than 250m² for construction houses. But the squatter households in these sample kebeles who occupied a plot size of land less than 250(m)² were combined 16.7% that is very low To sum up, squatters those who own a wider land for future benefits and profits chose such an informal ways of land occupation. This shows inefficient utilization of urban land which in turn might lead to rapid horizontal expansion; lose agricultural land, high increases of unemployment as well as unplanned urban expansion in the study area.

4.4 Administrative Factors for Squatting

Administrative bodies are concerned bodies that provide managerial services to the whole societies. The presence of good management has maximum value in the countries economic development. So, administrative factors can minimize or maximize the expansion of squatter settlements in the study area. In this section, how administrative factors can reduce or increases squatting were discussed as follows.

Table 15 Preferable time to build a house by squatters

Time to built	Bobicho kebele		Narama kebele		Heeto kebele		Total %
	Freq	%	Freq	%	Freq	%	
Holly days	4	6.7	12	20	4	6.7	11.1
Any time	28	46.7	18	30	20	33.3	36.7
Night time	24	40	22	36.7	32	53.3	43.3
Election period	4	6.6	8	13	4	6.7	8.9
Total	60	100	60	100	60	100	100

Source: Own Survey 2014

As shown from the above, in these three sampled kebeles, collectively 43.3% and 36.7% of squatter households construct their house at night and any time. Specifically, 46.7% in Bobicho, 30% in Narama and 33.3% in Heeto, the squatter households build their house at

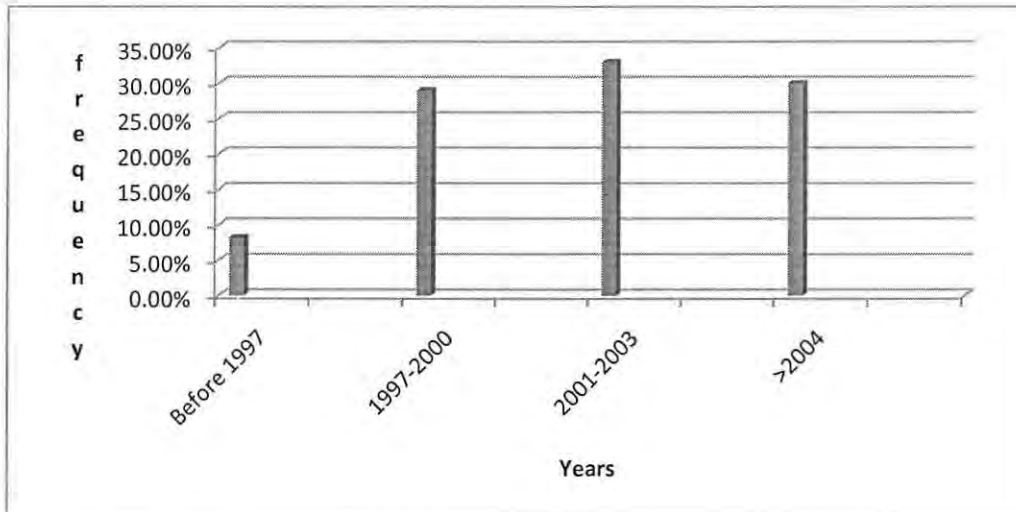
any time while 40% in Bobicho, 36.7% in Narama ,and 53.3% in Heeto kebele construct their houses during the night time respectively.

Squatters communicate with kebele leaders and collect materials to build a house in one day or two days and as soon as they finish the houses. For this action, summer season at night time is best for the constructing of houses because of availability of the rain fall while in the cause of any time, those squatter households built who their house when administrative organ become weak in controlling. As a result, squatters immediately build their houses and when controlling becomes active, squatters also decrease construction (FGD). In these three sample successive kebeles combine 11.1% and 8.9% of squatter households participated in construction of house during the holidays and election periods. This time is an advantageous time for squatters because concerning bodies focus attention for political view or for enjoyments. Generally, most of squatters involve in squatting activities during night, any time, holidays and election periods.

4.4.1 Years of Construction of Houses by Squatters

Historically, in the study area, the emergence of squatting activities was a recent phenomenon. This manifested by the fact that at the end of 1997EC after the prohibition of land to any individuals by the government. Hence, most houses that constructed before 1997 were legalized but some of them were not legalized at corner of the town in the study area (MTHS)

Fig -4 Years of construction by squatters



Source: Own Survey, 2014

The above figure shows that, in the sampled kebeles 8.2% of squatter houses were constructed before 1997EC since most of the squatter houses were legalized. Those illegal houses during that time located at the border of the town and some of them were around Lemo woreda. At that time, the land values were low, as a result, people didn't want to squat. From 1997-2000EC squatting became a common issue in the study area why because there was a prohibition of land to any individuals. Because of this reason people could not get an option to obtain land to construct houses, as a result, squatting activities rapidly began in the study area. During this time, in the sampled kebeles 29% of squatter houses were built and at the same time the demands for house and urban land increased. In addition to this, the number of return migrants from SA also increased. This enables to raise income of the people in the study area, but no option to obtain the land to the people. Therefore, people began to squat rapidly in the (town) in study area. From 2001-2003EC there was maximum construction of houses in the study area about (33%) of squatter houses was constructed in the sampled kebeles. During this time, squatting was more frequent from the time at which March 10, 2001EC again the land was prohibited by the government until the lease policy launched by proclamation. At that time, the demand for urban houses and urban land also increased but no means to get land, therefore, people have taken squatting as best way to get a house. In these periods there was an intervention measure taken by concerned government bodies by demolishing process at the end of 2003EC to the squatter houses. At the same time, tribal leaders interfered to prevent demolishing process as mediators in the in the study area. This resulted for the continuation of squatter settlements to the post periods of 2003EC. After 2004EC about (30%) of squatter houses were constructed in the sampled kebeles in the study area. Generally, since squatting is a continuous action; it will be socio-economic and political challenges in the study area.

Table 16 Squatter house hold heads who attempt to apply for rental house and plots of land for the construction of houses

Attempted to apply	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	%
Yes	14	23.3	12	20	16	26.7	23.3
No	46	67.7	48	80	44	73.3	76.7

Source: Own Survey 2014

As shown from the above table, in all sample kebeles the bulk of squatter households were not attempted to apply that is about 76.7%. The reason for not to apply to get the land was lack of information as how to obtain and distribute the land to the land demanders by municipality. Hence, most squatters did not worry about the municipality information and select informal ways as best option to squat and to get land by purchasing immediately. In addition to this, current lease system did not consider the low income earner and urban poor in the town.

There has been a key informants interview was made with one of the municipal officials Ato Tagassie Beyene about condominium or public house distribution and land acquisition system of the town as follows;-

I have stayed in this office for 5 years and I have experiences about land acquisition process in this town. The distribution of public houses or condominium does not consider the low and middle income earners. In the distribution of the house low income and urban poor could not pay before payment up to 20%. Due to this they could not own condominium houses for themselves, as a result, most of the time those of high and middle income earners own for themselves as an additional house since they won in the competition. Even they bought more than two houses. Because of the fact that, for those urban poor and low income earners providing public (condominium) houses are difficult. Hence, house demanders from the inner town and other migrants from the rural area choose to squat as an option.

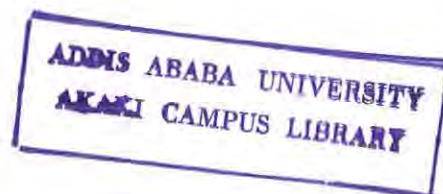
In the cases of land distribution system, an interview was made with Ato Tagasse Beyene explained the cases as follows

In this town the land distribution system is with lease system that means, the information is announced in a notice board, with the minimum payment starting from 10%. The land demanders registered based on the time schedule since the information is announced. Then competition would be held to own the land. During that time again urban poor and low income earners couldn't win in the competition and as a result, high & middle income earners can possess more than two or three plots of land. I am government employee; I have salary which is not more than 1500 birr. As a result, I can't even compete in this system to get plots of land for the construction of a house. Because of such kind of land acquisition system, low income & urban poor could not get land. Due to these reasons, squatter settlements are rapidly expanding at the peripheral kebeles in the study area.

The above table 17 shows that, in all sample kebeles collectively 23.3% of squatter households attempted to apply either to get houses or plots of land. Specifically, in Bobicho 23.3%, in Narama 20% and in Heeto kebeles 26.7% of respondents were attempted to apply to get plot of land for construction of houses. But, the responses given to them from concerned body was told to wait, not house (public), hidden information. Most respondents responded that more than two times we have applied but no responses from municipality officials.

Interview was also made with one of the residents of Bobicho kebele, his name was Ato Tamirat Abiyyo. He told the case as follows.

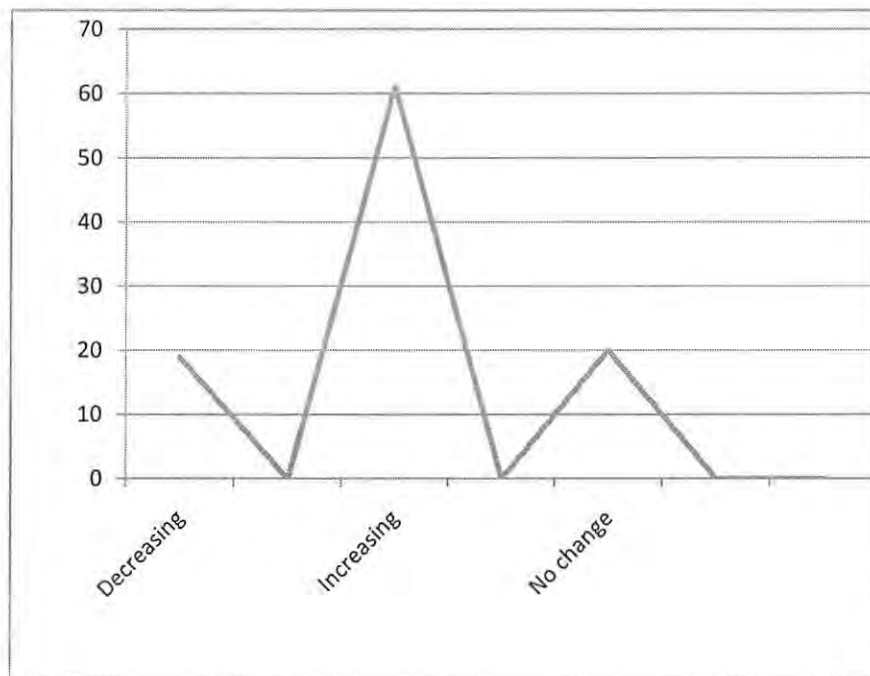
I was born and grow up in Hosanna town; I used to visit my kebele most of the time for asking them to get either public houses (condominium) or a plots of land for construction of houses. But, most of the time the kebele officials told me to submit my application, and wait until they announce and when such house are available, they sell key secretly and share the money among themselves. As long as there is deep rooted corruption one can't get housing or land in formal ways. Land distribution system does not consider my capacity; I can't compete to get land with those rich people. At that time I was living in private rental house and at the same time payment for rental house had also increased .Therefore, being frustrated by this I finally decided to buy plot of land from surrounding area peasants illegally and then squatted. Hence, if they try to demolish my house. I will communicate with them with what they need and then they will leave me alone.



Therefore, according to the above survey, it seems that all formal ways of housing accommodation and the required plots had been difficult and unaffordable. Thus, those people who lacked any other alternatives to shelter their families and frustrated by the concerned bodies responses might be engaged in squatting activities as their feasible option in the study area. Moreover, concerned kebele officials also confirmed that inadequate and formal supply of land for housing and limited supply of land for rental houses could have contributed its share for their rapid expansion of squatter settlements in the study area.

According to FGD responses from residents of kebeles all formal means of getting land for housing has been unaffordable. Thus, squatting is the only viable option for migrants' squatter households. Less enforcements of law to control illegal construction due to tribal nature of land ownership in the surroundings areas exacerbates the situation in the study area. Therefore, poor administration and the absence of responsible qualified personnel in municipality and kebeles level seems to put fuel on the fire. This cause to occupy agriculture land finally leads to poverty and unplanned urban expansion in the periphery of the town.

Fig-5 Opinion of squatter house holds



Source: Own Survey, 2014

Table 17 Opinion of squatter households on squatting

Opinion of squatters	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	%
Decreasing	10	16.7	10	16.7	14	23.3	18.8
Increasing	46	76.7	28	46.7	36	60	61.1
No charge	4	6.6	22	36.6	10	16.7	20
Total	60	100	60	100	60	100	100

Source: Own Survey, 2014

The table 17 indicates that, 76.7% in Bobicho, 46.7% in Naramo and 60% in Heeto kebele squatters responded that, squatting is increasing day to day. Totally, 18.9% of squatter household heads responded that squatting is decreasing while 20% of squatter households heads stated that, squatting activity remain constant. In the study area, the bulk (61.1%) of respondents responded that squatting is increasing. To sum up, the practice land speculators and brokers as means of profit making and the concentration of migrant people from the rural and urban areas aggravated squatting activities in the study area. The study confirms that, squatters who hold large plots of land for future benefits and others to get shelter increase squatting at the periphery of the town.

Table 18 Intervention measure taken by concerned body against new squatters

Intervention measure	Bobicho kebele		Narama kebele		Heeto kebele	
	Freq	%	Freq	%	Freq	%
Yes	30	50	42	70	38	63.3
No	30	50	18	30	22	37.7
Total	60	100	60	100	60	100

Source: Own Survey 2014

Intervention measure is the ways in which new squatters are prevented not to settle in the study area. As shown from the above table, 63.3% of the sample squatter households responded that, there is an intervention measure against new squatters while 37.7% of respondents responded that there is no intervention measure against new squatter settlers. But, the ways of intervention by concerned bodies in the study area is unfair, weak and temporary or variable.

FGD, Responses indicated that, in 2003EC there has been demolition of squatter's houses by concerned bodies but, tribal leaders interfered and cool down .In addition to this, the kebele officials and squatters with those of speculators and brokers, exchange information with one another and cool down the issue and leave not to destroy the houses as a result, squatting process alarmingly expanded especially, at the periphery in the study area. Besides this, demolition process conducted by concerned body strengthen for one or two months and after that it will be cooled down and disappeared for several times

In Bobicho again half of the sample squatter household heads responded that there is no intervention. During survey, as I have observed that, in the border of Bobicho kebele in Haq Mura site, maximum construction houses are available why because kebele officials do not visit after ten o'clock. Therefore, this is good opportunity to squatters to build houses. In the case of Narama 30% and in Heeto 36.7% of respondents responded that there is no any intervention measure. They explain that, when they began strong controlling we can communicate with kebele officials and they leave us and we can construct houses as we want.

The study indicates that, selling the agriculture land because of fear of urban expansion by local peasants, seasonal (variable) intervention system by concerned bodies, unfair destruction of squatter houses, uncontrolled rural urban migration, share of kebele officials with those of speculators and brokers are the common intervention problems that facilitated squatter settlements in the study area.

Generally, low enforcement of laws, weak of hierarchical communication with concerned government officials, the presence of weak administration in controlling or prevention are the common intervention problems that resulted to expand squatter settlements in the study area.

4.5 Housing Condition

It is important aspect to deal with the housing condition of the sampled squatter households. This is because a house serves as a shelter and means of livelihood for majority of poor squatter settlers in the study area. Housing condition is also an indicator of the potential health and urban environmental problems that occur through time. Moreover, housing condition in terms structure, quality, density, types of construction materials reflects the socio-economic and demographic aspects of the society. In terms of housing, squatters are mainly known by their low quality and dilapidated house, over crowdedness, lack of aspic social services and facilities, poor sewerage and sanitation system. Therefore, in this section attempt were made to discuss the qualities or physical condition of housing, type of construction materials used to build walls,& roofs and owner ship status of houses by squatter's families.

Table 19 Types of construction materials of walls used by squatters

Construction materials of walls	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	%
Mud and wood	48	80	46	76.6	42	70	75.5
Stone, wood and mud	10	16.7	10	16.7	12	20	17.8
Bricks/blocks	2	3.3	4	6.7	6	10	6.7
Total	60	10	60	100	100	100	100

Source: Own Survey 2014

The above table shows that, the housing conditions of the squatters in the sample kebeles are poor. This is because of 75.5%of the squatter household heads housing units made up of wood and mud which is poor in quality and temporary durable materials that is available at the locality in the lower price. The house wall made of stone, wood and mud were combined in three kebeles about 17.8% while collectively 6.7% of squatter's house walls built with bricks & blocks in three sampled kebeles. General the squatter house wall which is made

from brick (blocks) is durable material and take too much costs to build a houses. During intervention, demolish and destructing such kind's of quality houses affects the economy of the society.

To sum up, majority of all building materials of walls used by most squatters were cheap, poor in quality, not well standard in nature and dilapidated because of unstable foundation in the study area.

Table 20 Housing units of construction materials of roofs used by squatters

Construction materials of roofs	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	
Thatch and grass	18	30	24	40	18	30	33.3
Corrugated irone sheet	42	70	36	60	42	70	66.6
Wood and mud	-	-	-	-	-	-	-
Total	60	100	60	100	60	100	100

Source: Own Survey 2014

As shown from the above table, 30% in Bobicho kebele,, 40% in Narama kebele and 30% in Heeto kebele of squatter households roofs covered by thatch and grass. But, combined in three sampled kebeles the roof of the squatter houses covered by corrugated irone constituted about 66.6%while thatch &grass accounts collectively 33.3%. Even the larger percentage of roofs covered by corrugated irone, but the wall part is too weak, as a result it could not stay for a long periods of time. Hence, majority of squatter houses in the study area are less in quality and durability in their construction. This is due to financial constrains, thinking the future advantages (benefits), assumption of profit motive resulted the squatters to fell on poverty. The study show that, squatter's houses are more deteriorated & shanty in the study area because of low durable materials.

Table 21 Ownership status of the squatters

Ownership status	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	%
Owner occupied	38	63.3	38	63.3	38	63.3	63.3
Rent from private	14	23.3	16	26.6	16	26.6	25.6
Relative house (rent fee)	8	13.3	6	10	6	10	11.1
Other	-	-	-	-	-	-	-
Total	60	100	60	100	60	100	100

Source: Own Survey 2014

It is clear that one of the main causes of squatting in an area is the acute shortage of housing. As observed in the above table, the bulk of squatter households that is 63.3% were sheltered in their own home. It means that, in three sampled kebeles the squatter households who own their own home were uniform. The squatter households rented from private were combined in three kebeles about 25.6%. As information obtained from FGD, squatters need most of the time constructing their own home in urban area in order to save (make free) him self and his families from rental system. So, the rural migrants to do not worry about public house or about condominium system. As a result, they simply choose squatting as the best ways to occupy wider land in a conducive place to construct their houses in the study area. The squatter households who are living by their relative's houses (rent fee) also constitute a considerable percentage in the three sample kebeles about 11.1%. The study show that in the study area, most of the squatter houses are owner occupied rather rented from private & relative houses. Hence, cultural perception, lack awareness about the benefits of (public) condominium houses and related similar problem forces people to choose informal ways of land occupation and own their home in illegal ways.

4.6 Housing Facilities and Amenities

However, poor sanitation, in adequate water supply, lack of waste disposal system and in adequate access to basic social and infrastructural services affect the well being as well as welfare of the society. Hence, in the following section an attempt were made to discuss the housing facilities and amenities of squatter households in the study area.

4.6.1 Sources of Water Supply

The importance of housing facility like water supply in urban area is undeniable. The availability of adequate water supply is one of the essential of a good life. The condition of sources of water supply for households in the study area was discussed in the table below.

Table 22 Sources of water supply

Source of water supply	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	%
Private tap owned	8	13.3	20	33.4	6	10	18.9
Public tap	28	46.7	2	3.3	14	23.3	24.4
Brought from private tap	15	25	20	33.3	22	36.7	31.6
Brought from water transportation by donkey	9	15	18	30	18	30	25
Total	60	100	60	100	60	100	100

Source: Own Survey 2014

As it is clearly indicated in the above table, collectively 31.6% of squatter households in the three sampled kebele obtain water from private tap. However, about 18.9% of squatter households in three sampled kebele have their own private tap in their compound. Still collectively 25% of squatter households obtain water brought by donkey while 24.4% of squatter households obtain water from bono system in the three sampled kebele.

Surprisingly, in the study area squatter households have their own private tap is very low in number. Hence, the squatter families are exposed to wastage of time and money in fetching water from the distant areas. The scarcity of water in the study area resulted in water & air born diseases and exposed to less hygienic and sanitation of squatter families. Therefore, the peripheral squatters in the study area are poorly service in terms of water supply.

5.6.2 Access to Lighting

Table 23 Sources of lighting

Sources of light	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	
Electric with private meter	4	6.7	20	33.3	4	6.7	15.5
Electricity with illicit connection (shared)	40	66.6	30	50	36	60	58.9
Kerosene	16	26.7	10	16.7	20	33.3	25.5
Total	60	100	60	100	60	100	100

Source: Own Survey 2014

As can be observed from above table, 6.7% in Bobicho kebele, 33.3% in Narama kebele and 6.7% in Heeto kebele, squatter household heads have access to electricity. That means 15% of squatter household heads in the three sampled kebeles have their own private meter reader while about 66.6% in Bobicho kebele, 50% in Narama kebele and 60% in Heeto kebele have shared electric supply from their neighbors. In addition to this, 26.7% in Bobicho kebele, 16.7% in Narama kebele and 33.3% in Heeto kebele of the squatter households obtain their light from kerosene (lamp).

Generally, larger percentage of squatter households about 58.9% obtain light with illicit connection (shared) and collectively 25.5% obtain light from lap or kerosene. This indicates that, access to light for squatter house families are below their demand and very low.

5.6.3 Availability of Kitchen Facility

A kitchen is defined as a separate room that is mainly used for food preparation. Many squatter families due to lack of enough rooms or space in the housing units, they use the same room for living, sleeping, cooking and dining. Such condition tremendously has negative effects on the health condition of the dwellers. Hence, an attempt was made in the following section to discuss the condition of kitchen facilities of squatter household heads.

Table 24 Condition of kitchen facility

Condition of kitchen	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	
Available	32	53.3	28	46.7	27	45	48.3
Not available	28	46.7	32	53.3	33	55	51.7
Total	60	100	60	100	60	100	100

Source: Own Survey 2014

As shown from the above table, 53.3% in Bobicho kebele have kitchen availability. That is more than half percentage of squatter households own kitchen facility. 46.7% in Narama and 45% in Heeto Kebele the squatter families again have kitchen. But as I have observed in the study area, most the kitchen are fenced with plastic and other related materials. In contrast, combined 51.7% of the squatter households do not have kitchen while 48.3% of squatters have kitchen in the sampled kebeles. So that most of them cook their food either in open space or in a common rooms. This shows that kitchen facility in the study area is poor and not well qualified.

4.6.4 Condition of Toilet Facility

Along with other facilities of housing units, toilet is one of the most important measurements of well being as well as environmental sanitation of the dwellers since the type of toilet depends on the standards of living of a residents, the disposal system of human excreta

remains one of the serious problems of people living in urban areas particularly in squatters dominated settlements like wise, the situation of toilet facilities in the study area was discuss below.

Table 25 Condition of toilet facility

Toilet facilities	Bobicho kebele		Narama kebele		Heeto kebele		Total
	Freq	%	Freq	%	Freq	%	%
Private owned	30	50	29	48.3	27	45	47.6
Shared	13	21.7	15	25	13	21.7	28
Open field	17	28.3	16	26.7	20	33.330	29.4
Total	60	100	60	100	60	100	100

Source: Own Survey 2014

Accordingly, about 47.6% of squatter families have their own toilet, but as I observed the condition of the toilet, most of them were open hole and the upper part especially uncovered, simply fenced with plastic materials. So, the available toilet is poor in sanitation and very low in quality. Shared and open field constituted about 57.4% in the sample kebeles. Hence, sanitation problem that occurred as a result of the absence of toilet facilities could be more pronounced in the sampled kebeles. Generally, poor and absence of toiler facilities of the squatter dwellers are more likely to be susceptible to various contagious diseases in the study area. As a whole, in the study area availability of toilet facilities is inadequate and poor in quality.

CHAPTER FIVE

5. Conclusion and Recommendations

5.1 Conclusion

The emergence and development of squatter settlements in the study area is of recent phenomena and which was expanded at the end of 1997EC after prohibition land to any individuals by government. For such recent emergence of squatting activity in study area, among the many, few responsible factors were identified by the researcher. These include high and rising rent of private home, overcrowding, poverty as well as profit motive by speculators are the main ones. Based on above mentioned factors and other factors combined contributed for rapid proliferation of squatter settlements in the study area. The minor effort of demolishing of squatter settlements in the study area is one of the preventive mechanisms. Even though the minor effort of demolishing of squatter settlements by concerned bodies, serious resistances were made by the land owners and the tribal leaders.

As it is true in many other urban centers of Ethiopia, in Hosanna town the physical expansion of the town has already outpaced the capacity of providing basic urban services. This is mainly due to the rapid expansion of squatter settlements that are located at the outskirts of the town. Squatter settlements in the study area are characterized by occupying large plots of land, poor social and infrastructural system, illegal land purchase, poor housing condition, over crowdedness, tribal based settlement, poor sanitation system,

Moreover, this study discloses that squatter settlement in the study areas were mainly occupied by migrants coming from outside of Hosanna town either from rural or other urban areas. That means, majority (bulk) of the sampled squatter heads are migrants. Of course, a considerable proportion of non migrant people are also involved in squatting. Therefore, higher percentages of the squatters are in search of better employment, education, family reasons, attraction to urban life, and poverty, involved in the study area.

In a nut shell, though squatting had its own implications up on the living condition of the residents, it also became an obstacle for formal urban land management system and planned urban development actions in the study area.

5.2 Recommendations

In order to improve the existed problems of squatters and their living environment liable in the study area, the researcher recommends the concerned bodies to take the following possible alternative measures into considerations.

Land is a basic resource which has reached a stage of scarcity in certain areas today as a result of rapid urbanization. In the study area, however, squatters and land speculators have been inefficiently exploiting the land for their own speculative gain. Thus, the urban officials should formulate clear policies to prevent and control the problem of squatting and the town government should enact appropriate policy regarding conversion of agricultural lands to urban use. Besides this, illegal land purchase by speculators should be discouraged and avoided at any time.

It is clear that urban land management system in the study area is too weak which in turn resulted in encouraging more squatting daily by individuals as well as speculators. Thus, sound and transparent urban land management and delivery system should be strengthened and implemented in coordination with local government bodies, community leaders, and individuals.

As squatter settlements are solutions to housing problem by the majority of the urban poor, to improve the existing housing problem in the study area. Establishment of lending governmental agencies, NGOs, private enterprise for low cost rental housing development projects should be encouraged and promoted. Of interest priorities should also be given for those who are poverty driven and having large family size at affordable price for the fact that they are more likely to squat than their respective counterparts.

The town administration should strengthen the local government's ability to control the emergence of new squatter settlements and trained as well as well qualified personnel at the kebele and municipality level should be assigned to address problems of squatting.

Land acquisition process in the study is not graded i.e. low in come earners, middle in income earners, and high income earners were not equally considered. So, equitable land distribution and policies that encourage low-cost housing should be placed by the concerned body

Squatter settlements are the foci of migrants and the majority of the migrants have come to the town in search of different opportunities. Hence, town ward migration and pressure on the town is increasing from time to time in the study area. Thus, in order to minimize, the town administration should formulate a comprehensive and consistent legal basis to prevent the emergence of new squatter settlements and the future expansion and strengthening, educating of the rural societies and other small urban centers should be enhanced.

Generally, detailed studies concerning the root causes of squatting, the extent of the problem of squatting, and the possible solutions should be provided by the concerned governments bodies. Such studies should focus on policy directives that can prevent the emergence of new squatter settlements and can properly deal with the existing problems. Moreover, a detailed study on the demand and supply of housing by concerned bodies should be made to meet housing shortages. Thus, sound housing policy is needed to be implemented

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**Addis Ababa University
School of Graduate Studies**

Department of Urban Development and Management

The objective of these questionnaires is to gather information in order to identify the effects of socio-economic, demographic and administrative determinants of squatter settlements in Hosanna town. In addition to this it also expresses housing conditions, housing characteristics and basic amenities of squatter house holds heads The information given is, therefore, strictly confidential and used only for (the research) fulfillment of masters degree in Urban Development and Management Studies from Addis Ababa University.

Thank you in advance!

Part-1 Questionnaires for Respondent Squatter House Hold Heads
Hosanna Town _____ Kifla Ketema _____ kebele

<u>N</u> <u>O</u>	Questions	Responses
1	Sex	1 .Male 2. Female
2	Age	1. 15-20 years 3. 30-40 years 2. 20-30 years 4. 40-50 years 5. above 50 years
3	Martial status	1. Single 4 .Widowed 2. Maried 3 .Divorced 5. Unmarried
4.	Relation ship of squatter house hold heads	1. Sisterly and brotherly 2. Other relatives 3.Family relation ship 4. Other(specify)-----
5.	Head ship status of respondent house hold heads	1. male headed 2 .Female headed
6.	Family size of permanent house hold members now	Total male female
7.	What is the highest level of education you attained	1. Primary (1-4) 2. primary(5-8) 3. secondary (9-12) 4. diploma 5. degree and above 6. Illiterate

8.	Occupation of squatter house hold heads	<ol style="list-style-type: none"> 1. Government employee 2. private employee 2. Self employee 4. .trader 5. Other(specify) -----
9.	Average monthly income(birr)	<ol style="list-style-type: none"> 1. >500 2. 500-1000 3. 1000-2000 4. 2000-3000 5. <3000
10.	What is the sources of your income	<ol style="list-style-type: none"> 1. Remmittancs income(earned from SA or other foreign county) 2. Trading 3. Earning government(salary) 4. Farming from rural area 5. Other (specify)-----
11.	Place of birth	<ol style="list-style-type: none"> 1. Hosanna town 2. Outside of Hosanna but, rural 3. Out side of Hosanna but urban 4. .Other(specify)-----
12.	If you were born in the centre of Hosanna town, what is the reason to squat at the periphery of this kebele?	<ol style="list-style-type: none"> 1. poverty 2. To get wider land at the periphery 2. Homelessness 4. For economic motive 5. Other(specify)-----
13	If you were born outside of Hosanna town, the major reason for coming and squatting in this area is	<ol style="list-style-type: none"> 1. For better employment 2. For better education 3. Family reason (marriage) 4. Attraction with urban life style 6. For trading 7. Other (specify)-----
14	Reason for choosing this kebele for squatting	<ol style="list-style-type: none"> 1. Proximity to work 2. Due to the presence relatives 3. Availability of cheap house rents 4. To live with family 5. Other (specity)-----

15.	Ownership status (tanure) of house hold heads	<ol style="list-style-type: none"> 1. Owner occupied 2. Rent from private 4. Relative house (rent fee) 5. Other (specity)----- 									
16.	Total plot area/size of the compound in average (M) ²	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">1. <250</td> <td style="width: 33%;">3 250-500</td> <td style="width: 33%;"></td> </tr> <tr> <td>2. 501-750</td> <td>4. 751-1000</td> <td></td> </tr> <tr> <td>5. >1000</td> <td></td> <td></td> </tr> </table>	1. <250	3 250-500		2. 501-750	4. 751-1000		5. >1000		
1. <250	3 250-500										
2. 501-750	4. 751-1000										
5. >1000											
17.	Length of stay in this area continuity (years)	<ol style="list-style-type: none"> 1. Below 1year. 2. 1-5 years 3. 5-10 years 4. Above ten years 									
18.	How do you obtain the land to build a house	<ol style="list-style-type: none"> 1. Purchased from peasants 2. Purchased from speculators 3. Gift (in heritage) 4. Direct occupation 									
19	If you purchased the land	<ol style="list-style-type: none"> 1. With the house on it 2. With out the house on it 									
20.	Type of materials used for building the house wall	<ol style="list-style-type: none"> 1. Mud and wood 2. Stone wood and mud 3. Bricks/blocks 									
21.	Type of construction materials used for building the roof	<ol style="list-style-type: none"> 1. Thatch/grass 2. Corrugate Irone sheet 3. Wood and mud 									
22	Which time is preferable for you to built a house	<ol style="list-style-type: none"> 1. Holly days 2. Any time 3. Night time 4. Election periods 									
23.	Sources of water supply	<ol style="list-style-type: none"> 1. Private tap owned 2. Public tap bono 3. Bought from private tap 3. Bought from water transported by donkey 									
24.	Sources of lighting	<ol style="list-style-type: none"> 1 . Electricity (private meter) 2 . Electricity with illicit connection(shared) 3. Kerosene(lamp) 									
25.	Toilet facility you are using now	<ol style="list-style-type: none"> 1. Private owned 2. Shared 									

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Thank you in advance!

Part-2

Guiding questions for an in- depth interview of concerned government officials (heads municipality, town administration as well as heads of urban developments and management office of the town)

Hosanna Town _____ Kifla Ketema _____ Kebele

1. When did squatting began in these kebeles? At what condition squatting is more prevalent?
2. How many squatter settlers exist in these kebeles?
3. How many new squatters settled in each year in average for the last five years?
4. What are the distinctive socio -economic, demographic and administrative features of the squatter settlers?
5. How was the demand supply of housing in these kebeles in the last ten years?
6. How many demanded /applied for land for the construction of houses? How many of them received the required land?
7. What was/were the basic reasons for the mismatch between demand and supply of land for housing in the town?
8. What type of action (measures) taken so far to prevent squatting in these areas?
 - a. Demolishing
 - b. Legalizing
 - c. Upgrading
 - d. Reluctance
 - e. if any , please indicate _____
8. What kinds of problems have you encountered in controlling the practice of squatting in these peripheral kebeles?
9. What measures do you recommend to alleviate the problem of squatting in the peripheral kebeles?
10. Do you have any other opinion (ideas) re

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Part-3

FGD Questions for Town Residents, Urban Development Officials and Municipality Officials as well as Town administration

Hosanna Town _____Kifla Ketema _____ kebele

1. When was the historical emergence of squatter settlements in this area? At what condition did it become more frequent?
2. What are the distinctive socio-economic, demographic and administrative features of squatter settlements in the study area?
3. What are the major factors (reason) for the expansion of squatter settlements in this peripheral area?
4. What kinds of intervention measures were taken by concerned bodies on squatter settlers in the study area?
5. What do you think the future expansion, situations of squatting in these study areas?
6. According to your opinion the number of squatter migrants increasing or decreasing?
7. What measures do you recommend to alleviate the problem of squatting in these town or areas?
8. Do you have any opinion in relation to the problem of squatting in this area?
9. Forward some important information as how you to alleviate the illegal house construction in the study area.

