THE CHALLENGES OF URBANIZATION ON LAND DEVELOPMENT AND MANAGEMENT SYSTEMS:

THE CASE SABBATA TOWN

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THE CHALLENGES OF URBANIZATION ON LAND DEVELOPMENT AND MANAGEMENT SYSTEMS:

THE CASE OF SABBATA TOWN

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Declaration

I am, Girma Butta Bari; Registration ID number: GRS/8422/11, Do here by declares that this Thesis *up on properly acknowledging the work of others*, is my original work and that it has not been submitted partially, or in fully, by any other person for an award of a Masters Degree in any other University or Institution.

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This Thesis has been submitted for examination with my approval for the Addis Ababa University, EiABC Supervisor:

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Approval

The undersigned certify that they have read and here by recommend to the Ethiopian Institute of Architecture, Building, Construction and City Development to accept the Thesis submitted by Girma Butta Bari and entitled as *The challenges of Urbanization on Land Development and Management Systems: in the case of Sabbata town* in partial fulfillment of the Masters of Science (MSc) in *Urban Planning*.

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Abstract

Global drivers such as globalization, urbanization, economic reform and technology are challenging the way human kind relates to land. This challenging relationship calls for effective land management and administration. The aim of the research was to assess the challenges of urbanization on land development and management System in Sabbata town, Oromia, Ethiopia.

The study used descriptive survey method and considered the use of both quantitative and qualitative types of data from primary and secondary data sources. From the subject of the study, questionnaires were used and interviews were made with different appropriate bodies. Moreover, the data was collected based on reconnaissance field survey that necessitated cross checking the provision of Sabbata structure plan or development plan concerning land development and management system practices with the ground reality and was analyzed through probability and non probability sampling technique by using random and purposive method of sampling.

The major findings of the study show that the impact rate of urbanization(population and physical growth) on land development and management system in Sabbata town is neither efficient nor effective, considering their poor capacity to provide land development for different uses, poor land records, poor information, and management systems.

There is also inefficient management of land resulted inequitable land markets (corruption) in the town. This resulted in reduced economic activity and low municipal revenue, there by hampering economic growth and land development and management system of the town.

Thus, this study recommends the town administration should better strengthen the institution in all spaces thereby increasing its capacity to reach or realize efficient land development and management System through addressing all the recommended solutions and utilizing autonomous cadastre where different countries with it are experiencing improvement.

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List of Acronyms/Abbreviations

AA :	Addis Ababa
CBD:	Central Business District
CBO	Community Based Organization
CBOs	Community Based Organizations
CIM:	Cadastral Index Map
CIS:	Cadastral Information System
CSA:	Central Statistics Authority
E.C	Ethiopian Calendar
e.g. :	Example
EC :	European Commission
ECE	Economic Commission for Europe
EiABC:	Ethiopia Institute Architecture Building Construction
etc:	Etcetera
EU:	European Union
FIG:	International Federation of Surveyors.
GDI:	Geo-Spatial Data Infrastructure.
GDP	Gross Domestic Product
GIS:	Geographic Information System
GPS:	Global Positioning System.
GTZ:	Germans Technical Cooperation

HHS	Households
HU:	House Unit
i.e.:	That is
Ibid	The Same Place(Source)
IT ;	Information Technology
JBIC:	Japan Bank for International Corporation
KM;	Kilometer
LIS:	Land information system
MUDHC:	Ministry of Urban Development, Housing & Construction
N.D:	No date
NGO	Non Governmental Organization
NUPI:	National Urban Planning Institute
ONRS:	Oromia National Regional State
OSFEZ:	Oromia Surrounding Finfinne Especial Zone
OUPI/RUPI:	Oromia /Regional Urban Planning Institute
RLDS:	Regional and local development studies
RSDP:	Regional Sectoral Plan
SFEDO:	Sabbata Finance & Economic Development Office
SME	Small scale and Micro Enterprise
UN Habitat	United Nation Habitat
UN:	United Nation

UNECE:	United Nations Economic Commission for Europe.
UP:	Urban Planning
USD:	United State Dollar
WB:	World Bank
WUDB:	Works and Urban Development Bureau

Chapter One: Introduction

1.1. Background of the Study Area

As the area is very close to Addis Ababa, a number of factors, which were much related to the development of the capital also contributed to the emergence and development of Sabbata town. It is impossible to talk about the emergence of Sabbata town without separately treating the historical significance of the three nuclei/ neighborhoods of the town. These are the first nucleus (Alamgana- the birth site of the town), the second nucleus (Sabbata proper-Qoocee to where the shift was made in 1955 from its birth place Alamgana) and the third nucleus (Walattee).

However; they were highly interconnected in so many ways including administration structure and socio economic activities since inception of the town.

Alamgana is the birth place of Sabbata as a town. Before the emergence of Alamgana market, there were the only two rural market places in the region which people from nearby and distance place used to visit weekly with their local products. These rural markets were Riqatee market and Friday market. In order to realize the emergence of this town Itege Menen made the transfer of both Friday and Riqatee rural markets to the newly emerging rural town village site and named the town as Alamgana(the future is bright). Hence, the current Sabbata town was emerged as a town in 1935 at this first nucleus of the town-Alamgana just a year before the Italian occupation of the country (Sabbata town, 2019).

Once rural market of Riqatee and Friday merged together and shifted to Alamgana to the newly emerging rural town village; the town of Saabbata was realized, merchants from local and distant regularly began to visit this Alamganaa Market. This market met both the needs of the town dwellers and of the surrounding Oromoo people, and very soon the market was one of the important markets of the region. Merchants who traded in the market were attracted to the town and in many cases established residences. Even foreign merchants from Arab, Somalia and Turkey including local merchants began to migrate to this emerging town. Some of these early merchants who are in the memory of elders and had been established shops of different items in Alamgana. They were involved in different trade activities like Sugar, Tea, pastry, food, skin and hides, hotel, clothes, and

shops. This increased number of merchants and items of trade that consequently enhanced number of population in the quarter. As a result, many residential and business houses were constructed that realized unban form of permanent settlement and consequently to have a character and shape of future Sabbata town

In terms of demography, the Sabbata town is characterized by high level of urbanization and population increase. The level of urbanization in these towns emanates from migration (urban-urban and rural-urban) and accelerated industrialization. Such high level of migration, therefore, affected the settlement pattern and land development and management system activities; specifically in the past two decades. Initially settlement patterns in the town of Sabbata and surrounding Addis Ababa were dispersed and not strict considering the land amenities. Sabbata town was one of the populated and fast urban development town in Oromia Region State of Surrounding Finfine Special Zone.

However, due to population growth and other related factors the town was unable to satisfy the ever increasing of the demand for land and housing. In addition, the physical expansion of the town leads people to illegal development on vacant land and peripheries (Sabbata town, 2019).

Generally, as over view observation the town has systemizes with this unanswerable dwellers crisis land development and management system process for the 15 years ago. These problems were serious mostly in all kebeles administration of Sabbata town.

1.2 Statement of the Problem

The urbanization or dynamics of urban change included both expansion (population and physical growth) of the city to accommodate growth and constant adaptation of urban built environments. Planning aims to facilitated and regulated both; but in practice they take place without reference to the planning system, especially in the cities of developing countries. The conventional assumption was that such land development which did not conform to planning regulations was both undesirable and unmanageable. Much effort had been devoted to extending land-use planning and land development regulation to incorporate all land development and management system, while existing physical land development areas have often been neglect or redevelopment. The impossibility of achieving the goal of controlling all new land development and redevelopment, given the

rapid pace of urban change and resource limitations, has led to some rethinking (U N Habitat, 2009).

However, due to population growth (migration and fertility) and other factors like in adequate provision of land, weak technological land administration and development integration, land speculation, Corruptions, poverty and administration capacity and good governances of the Sabbata town, leadership is unable to satisfy the ever-increasing and challenges of land development and management systems of the dwellers. This leads to unlimited horizontal expansion of the town physical growth. As a result, most unmanageable blocks, neighborhoods (Sefer) were found in the vacant land and Peripheral areas of the town. Thus, major problems contributed to proliferation of land development and management systems of the town were:

- ✓ Increase the rate of illegal land market and poor land development.
- ✓ Encourage unplanned physical growth of town and poor land management system.
- ✓ Weak integration land development and Administration among between sectoral.
- ✓ Poor capacity of land development and administration systems in the Town.

These create serious problems likes; poor land management (illegal land market and physical growth), inefficient land development, inequitable land provision, lack of transparent and service-oriented land delivery mechanisms, including land leasing, transfer and registration system, inefficient property taxation and ineffective digital records and land information management systems at town administration levels and land disputed and speculation, under utilization, overcrowded and sprawl. This study were present the contribution the challenges of urbanization on land development and management systems in detail to Sabbata town.

1.3. Objectives of the study

1.3.1. General Objective

The General objective of the study was to assess the causes and challenges of urbanization on land development and management systems in Sabbata town.

1.3.2. Specific Objectives

The specific objectives of this study were to:

- To identify trends of population and existing spatial expansion of land development and management practices of the town.
- To assess the causes and challenges of urbanization on land development and management system in Sabbata town.
- To Investigate the integration & organizational capacity in urban land management and provision in the town.
- Evaluate the government's response to improve land development and management systems**.**

1.4. Research Questions

This study were attempted to answer the following questions:

1. What are the trends of population and existing spatial Expansion of land management practices of the town*?*
2. What was the cause and challenges of urbanization on land development and management system in Sabbata town*?*
3. What was the integration & organizational capacity in urban land management and provision in the town*?*.
4. What was the government responses in order to improve land development and management system in the study area?
5. What are the possible solutions to the identify problems?

1.5. Significance of the study

Land is considers as one of the vital and critical asset for the wale fare of land development and management systems by both the government and the general public. In such context this study might help shed light the challenges of urbanization on land development and management systems. So far this study serves as a source for the future primarily of an academic purpose for the partial fulfillment of the Masters Degree in Urban planning. Besides, it also had its own significance for different bodies. It may give an indication of the major problem areas that require focus for the city administrators. It may also be takes as a data source for further studies on this field.

1.6. Scope of the study

1.6.1. Spatial scope

This research covered only the issues related to urbanization on land development & land administration challenges conceptually and covers the nine kebeles that fall within Sabbata town administrative territorial jurisdiction. This was done to understand the method of land acquiring system, reasons of challenges and their between sectoral integration development effects regarding to urban land development and management system and possible solutions.

1.6.2 Thematic scope

The study focused on the challenges of urbanization on land development and management systems and the trends of population and existing spatial expansion of land management practices in study area and its solutions.

1.6.3 Temporal scope

The time frame for this study was covers from January, 2020 to June, 2020.

1.7. Limitation of the study

Some of the limitations encounter during this study were:

- Shortage of resource (Time and finance)
- Lack of written official report and map about total amount of land administration system in the town.
- There was uninteresting some professionals to given full information about the data in the town.
- Unexpected corona virus (Covid-19) spread over the world including our country.

1.8. Organization of the Paper

The research paper contains five distinct chapters. The first chapter examines the general introduction of the study, the second chapter has review of literature, and the third chapter explains the research metrology and back ground of Sabbata town. The fourth chapter discusses the data organization, analysis and presentation and finally the fifth chapter deals with findings, conclusion and recommendation.

1.9. Definition of Terms and Concepts

Land: is the surface of the earth with everything on it, under and over it.

Urban Land: is the platform for all human activities taking place in urban centers. It is the main resource which plays a great role in urban socio- economic development.

Land Management: is the process by which the resources of land are put to good effect. It also covers all activities concerned with the management of land as a resource both from an environmental and from an economical perspective.

Urban Land Management: is the system of controlling the general performance of urban growth in different mechanisms for efficient utilization of urban land.

Land Administration: this refers to the process of recording, inventorying, and disseminating information about the ownership, value and use of the land and associated resources.

Land Consolidation: is the planning and redistribution of land into units of more economic and rational size, shape and location.

Land Tenure: Means the right of holding land for a definite period of time or the right of individuals to own and use land.

Land Policy: is a policy designed to regulate, change, or manage the use of and right to land.

Free Hold: means the absolute ownership of land and is inheritable. It is only bound to the laws of the land and nothing else.

Lease Hold: is an official legal document between the lesser and lessee. It is a contract between a private party and the government for a fixed period of time ranging up to 99 years.

Land Delivery: Means an approach or mechanism whether formal or informal that enables people to acquire land for urban uses.

Cadastre: is a land information system, which contains a complete and up to date official records of land parcels it provides detail information about parcel ownership, value, location, area land use and property on land.

Cadastre: is normally a parcel based and up-to-date land information system containing a record of interests in land (e.g. rights, restrictions and responsibilities). It is usually

includes a geometric description of land parcels linked to other records describing the nature of the interests, and ownership or control of those interests, and often the value of the parcel and its improvements. It may be established for fiscal purposes, legal purposes, to assist in the management of land and land use (e.g. for planning and other administrative purposes), and enables sustainable development and environmental protection.

Land Information System (LIS): is a special type of Geographic Information System designed to handle detailed land ownership information.

Geographic Information System: is a system for creating and managing spatial data and associated attributes, in strict sense, it is a computer system capable of integrating, storing, analyzing, sharing and displaying geographical referenced information.

Urban Land Registration: the overall process of recording information about land parcels for the purpose of effective and efficient land management. This information is recorded on official registers of land transaction and real property rights (Group, 1999, 2001).

Title Registration: a system where by a register of ownership land is maintained based up on the parcel rather than the owner or the deeds of transferred.

Deed Registration: a system where the state decides to redevelop an area for the benefits of the wider community.

Chapter Two: Literature Review

2.1. Introduction

In this chapter; the theoretical and empirical literature that enable the researcher to grasp and developed better concept and fill the gap in relation to the existing knowledge which in turn increases the researcher's level of confidence were briefly discussed which after has in detail been referred. Under the theoretical literature definition of important terms and other relevant concepts has briefly been discussed. Under the empirical literature the policies, practices and experiences adopted related to the challenges of urbanization on urban land development and management system were described.

2.2 Theoretical Literatures

2.2.1 Urbanization in the World

The process of urbanization can be understood as to contain a dual transformation process: one of demographic transition from a predominantly rural to urban population and another one a transition from agricultural economy to industrial and service based economy. The push factors exist because in rural areas, the potential migrants perceive their current domiciles as no longer conducive to living and economic security. In contrast, pull factors exist because of the attractiveness of new places. Urban areas contain greater opportunities for employment, education, health care etc. These factors pull potential migrants to settle in urban areas (Tisdale, 1941)

Urban sprawl into thinly-populated outlying areas with inadequate land use has resulted in social exclusion. This type of urban growth results in much higher development costs and an increase in commuting distances, which could have a negative impact on the productivity growth and economies of scale that usually come with urban land development.

Urbanization has been driven by the concentration of investment and employment opportunities in urban areas as well as by the transition from low agriculture productivity to more productive mechanized agriculture that has produced labor surpluses in rural areas. Productive activities in industry and services cluster in cities. By one estimate, 80 per cent of the world's GDP is generated by urban areas. As cities attract businesses and jobs, they become magnets for migrants seeking better opportunities and they congregate both the human and the

entrepreneurial resources to generate new ideas, innovate and use technology in increasingly productive ways (Nechyba, 2004).

According to UN (2014) rapid and without planned urban growth threatens sustainable land development when the necessary urban land development and management systems is not developed or when policies are not implemented to ensure that the benefits of city life are equitably shared. Today, despite the comparative advantage of cities, urban areas are more not equal than rural areas and hundreds of millions of the world's urban poor live in sub-standard conditions. In some cities, unplanned or inadequately managed urban expansion leads to rapid sprawl, pollution, and environmental degradation, together with unsustainable production and consumption patterns (Deguignet, 2014).

2.2.2. Urbanization and Migration

The broader scale process of urbanization involves the increasing concentration of populations into urban areas (and urban regions); thus, migration from rural to urban areas and regions is one of the principal mechanisms of urbanization. A major component of this increasing population and human activity concentration is an increased weight associated with a country's main metropolitan centers. However, the underlying reasons for migration to urban areas and regions vary substantially among countries (Efrem, 2017).

A useful way of characterizing the situation is to distinguish between *migration* (Pull-based migration) and (push-based migration). In both situations, migration is related to people's perceptions of the differentials between urban and rural areas and regions. The distinction between the two types of migration is related to whether these perceptions are reflected in the actual experience of migrants after their arrival in the urban zone. Pull-based migration involves differentials being driven by real differences in living standards, job opportunities, income opportunities, and access to services. While not everyone participating in such migration necessarily finds satisfaction, the argument is that for this type of migration the pull factors are real (Efrem, 2017).

We can argue that this has been the case, overall, for much of the rural to urban migration that fueled urban growth processes in industrialized countries over the nineteenth century and is reflected in the continued processes of concentration today, e.g., in North America and Western Europe, particularly in metropolitan regions. While in the US during the 1960s and in some other

countries such as Canada in the late 1970s a reversal of such tendencies was observed, this rural renaissance has been short-lived.

Indeed, a good part of this rural renaissance was simply the spatial expression of growth processes emanating from major urban and metropolitan regions spilling over their statistical boundaries into adjacent rural areas.

On the other hand, migration push-based migration involves migration fueled by perceptions of better things to come in urban areas. However, the perceptions are not borne out in the lived experience of the migrants. Under such circumstances, we observe the development of shanty towns on the edges of sprawling urban areas in, for instance, many African and Latin American countries. These new disorganized settlements are characterized by unsanitary living conditions, poor to nonexistent infrastructure and services, extreme poverty, and high levels of criminality. Even some areas in newly industrializing countries appear to possess the same characteristics, e.g., some of the residential zones associated with the industrial in Mexico.

However, while they may appear to be harsh living environments to many, there is also employment for many, and the migrants may see themselves as better off than in the rural areas from whence they came (Efrem, 2017).

2.2.3. Urbanization as the Driving Force for urban Land Development and Management Systems

According to EC (2002) urbanization has long been seen as one of the most influential factors that generates the necessity for urban land development and management system. Land is a key element for the economic growth and development and it plays a fundamental role to achieve the Lisbon objectives to increase growth and jobs in Europe.

In a wider context, the lack of urban land development and management system results in negative consequences for the economy, society and the environment in urban areas. These consequences may extend to the regional and even to the national level if the urban area in question has a sphere of influence beyond its boundaries. Therefore, adequate urban land development and management system, in terms of quality and extent, is a key feature of a guided urbanization process that does not create adverse impacts. In most developing countries urbanization process is not properly planned according to the availability and future supply of land. As a result, under-served settlements proliferate in urban areas.

The need for land can be observed from two sides: supply and demand. In most developing countries in Asia, government is the dominant supplier of land, particularly basic land use. Most developing countries with limited governmental capacities are unable to cope with growing demand for land and services. Hence, the supply of land in these countries lags behind the demand for land (Golub, 2006).

The land needs are dynamic and therefore change over time with the socioeconomic advancement of a nation. While developed countries enjoy abundant urban land development and management system and services, developing nations are still struggling with the development of urban land management system. The need for land in developing countries is constantly increasing. At the same time, these nations face budgetary constraints to the manage and provision of adequate urban land development and management system and services. These conditions hamper land development in developing countries and cities in comparison to their counterparts in developed countries. The lack of urban land development and management system slows and even hampers economic growth.

The vicious cycle of "lack of urban land development and management system leads to slow economic growth and equity, which in turn leads to inadequate supply of land" clearly indicates that land provision cannot be handled through a business as usual approach.

As cities expand rapidly, there is a risk that land will not keep pace with their growth or the increased expectations of their populations. Action is urgently needed to close the urban land development and management system gap and reduce the potential for risks to have disastrous cascading effects.

Urbanization undeniably places growing pressures on urban land development and management system. It notably confronts the responsible authorities with the dilemma of how to reconcile the imperatives of maintaining the services in good condition and with sufficient capacity to meet ever-increasing urban land demands, with the fundamental desire to keep our cities ‘livable Clearly, one of the main problems associated with rapid urbanization is the increasing urban land development and management system. This is coupled with proportionately decreased access to economic destinations in urban areas, which constitutes an important factor in determining economic competitiveness (Bilsborrow, 1987).

2.2.4 Urban Land

The economic value of urban land is an important factor that land management strategies should consider, and development of land markets of society as a whole, to achieve social goals like decreasing inequality in access to land and tenure security and environment of the urban poor (World Bank, 1994).

Urban land as an essential resource for the development of human settlement and for the generation of infrastructure services is a short coming for being scarce in many urban centers of the world, and it calls for a more systematic use. The rapid population growth in urban center of the developing countries creates a huge demand and pressure on urban land use. The urban land demand has not been satisfied mainly due to the problems and constraints in the land allocation system. Almost all municipalities do not have capacity to answer many applications for urban land at the same time (Alemu, 2002). The same also applies in the case of Sabbata town. Land plays a great role in the process of urban development. The role of land in the economy of each nation is not always obvious, but it is of great significance without secure land rights there can be no sustainable land developments for there will be little willingness to make a long term investments, countries in transition will in particular find it difficult to obtain some foreign investment (Alemu, 2002).

Generally urban land is a boundary belonging to the urban administration to provide (achieve) economic asset, means for social goal, development of land markets and livable environment. Due to alarming population growth, development of human settlement sprawl, imbalance between demand and supply of land and in access of infrastructure service all calls for more systematic use of land to bring sustainable development.

2.2.5 Urban Land Management

Urban land management is the process that includes many interrelated activities (such as environmental, social, economic, infrastructure, human settlements, planning of towns and cities etc) taking place within the urban system. Effective urban land management is critical to achieve the proper functioning for urban areas in the developing world, so that these areas can play their roles in the social and economic development of their people. Land is one of the several resources, which must be to managing land than simply planning what will be happen to it (Alemu, 2002).

The rapid growth of urban population these days brings an increased demand for urban land. This enforces urban governments devoted on providing facilities, services, and urban management institutions.

Urban areas of developing countries are confronting urban problems, which are directly or indirectly associated with urban land management activities and working for the achievement of social and economical development of their people.

Poor urban land management and control system of local governments is one of the major problem areas in urban centers of developing countries. The uncontrolled migration of people to cities and towns brings high competition for the existing infrastructure and facilities, which finally create a congested and unsafe living environment. To cope with this problem, towns should have effective system of managing the greater demand on the scarce urban land (Alemu, 2002).

In Ethiopian context, the poor urban land management system is reflected in various ways such as conflict of interest between different groups on the scarce urban land. This calls for an efficient land management system which requires coordination of different stakeholders to bring a sustainable urban development.

2.2.6 Urban Land Administration

In many parts of the world, particularly in developing countries, formal land administration procedures are time consuming, bureaucratically cumbersome and expensive. These make the system nonexistent in many less developed countries including Ethiopia. Some of the reasons for this include; lack of trained man power, financial constraints and less awareness at different levels.

For effective land administration, information on land, owners of the land and their rights is fundamental. In a formal legal setting, this information is recorded in some form of land registration and cadastre system. In this regard, there is some trial in some cities of the country like Addis Ababa, Adama , and so on.

Land administration provides a range of systems that help to administer the land use rights, land use regulations, land valuation and taxation and it also provides security of tenure. As an important tool of urban land management, urban land administration procedures have to be implemented effectively through the participation of different actors and institutions like; land

registries, land surveying, urban planning, land valuation and taxation, the court system, and others.

Urban land administration describes the process of recoding, inventorying and disseminating information about the ownership, value and use of land and associated resources of the land; the survey and description of land parcels and the provision of relevant information in support of land market making it a compartment of land management. The following might be considered as major components of land management in urban land administration (Anbessa, 2002).

2.2.6.1. Land Accession Strategy

This is a component through which we study how urban land is acquired through nationalization, purchasing, expansion in rural areas, relocation, land readjustment, upgrading urban sprawl, introduction of new standard of plot size and their consequences on urban land management (Anbessa, 2002).

2.2.6.2. Land Delivery and Allocation System

Land delivery might take one or a combination of the following tenure system.

A. Land Ownership Free-Hold or Lease-hold

According to H.B Dunferly, an efficient allocation of land is one where each parcel of land is assigned to its highest valued use, with value understood including not only the private value in that use also the social value of next external benefits or costs imposed by that use. Allocation might be based on the project type, size resource, capital commitment and socio-economic benefits, balance of service distribution (Anbessa, 2002).

2.2.6.3 Registration Through Cadastre System

Poor land information system implies poor land management. Thus the parceled out and allocated land should be clearly indicated on the maps and be catalogued and contain information such as location (coordinate system), ownership (private government, public, etc), standards (grade 1st, 2nd, 3rd etc), regulations (building line, Building height, plot ration etc) are the main.

Registration is done to avoid: Holding an economic use of land, Boundary conflict illegal land, Inefficiency land allocation system, Lengthy, difficult and fault procedures, Urban sprawl and environmental degradation and land speculation (Anbessa, 2002).

2.2.6.4. Control and Legal Enforcement

This should be provided so that parceled out land does not stay in built for longer period. This could be accomplished by means of land use control, such as permitted plan and design, specified plot and size as well as project time is the basis.

2.2.6.5. Land Use Regulation

The concept of regulation and control of land use implies a rule setting function on the part of government. There are different views on the fundamental reasons for land use regulation and control. Land control can be instituted to ensure that the city works that sufficient land is available at its resource cost for all urban activities and for the public facilities to support that these activities and facilities are appropriately accessible to each other.

The prospective function of government is to safeguard health, safety and wale fare of the society. In the area of land use, this includes setting rules to limit overcrowding on land, defining standards for the adequate design and capacity of utilities, establishing construction regulations to ensure the safety of buildings and a host of other measures that affect the quality of urban life.

Equity is another outcome of land use regulation, which can be increased by ensuring that certain activities which increase social wale fare are not denied within the urban area or provide adequate access to other activities (such as employment) and service (such as transportation) to all social groups of the city.

Regulation and controls should ensure that the urban pattern can readily adapt new patterns of population growth and economic activity. For example activity and services should be able to expand where their value exceeds resource cost as demand for them increases, and areas or activities should be converted to other uses as their value to society changes. This is its function of adaptability. A land use control system is also capable of resolving conflicts between competing objectives and competing uses (Proclamation No.7, 1993).

2.2.7 The Importance of Cadastre

Urban land is the most valuable economic and social resource of any nation cadastre is relatively a new concept, it has the potential to provide many benefits across all section of the community which are promoted both to leaders of government who are responsible for the allocation of resources and to the users of land and property related information .

The modern cadastral system is important to manage the development of urban area, it also uses for physical planning, levy of land related taxes and charges, legalizing tenure, etc (Enemark, 1999) and as Docbe in the World Bank study (1985), indicated without an adequate information on land development processes will be complicated and delayed, transactions in land and property can be costly and time taking.

The establishment of an up to date cadastral system is concerned with the political, social and economic development of society. The wealth of this society is the land, which is the basis for almost all needs. Hence introducing of improved cadastral system benefits the introduction of cheap, secure and effective system of recording and transferring interest in lands and on lands, the reduction of boundary dispute and expense related to litigation, the ability to establish an efficient and equitable land taxation system, the ability to prepare an up to date land registration and control land transactions and ownership. Through an improved security of tenure, an improved stewardship of land improves public acquisition of land by assisting in the identification of the persons with whom the government must deal (Dale, 2000).

2.2.8. Basic Components of Cadastre

2.2.8.1. Land Registration

Every land administration system should include some sort of land registration, which most of the time is a process for recording rights on land. Thus, land registration provides safe and certain foundation of the acquisition, enjoyment and disposal of rights in land further elaborated this, when discussing legal rights of land, identified three methods of recording or registration. These are private conveyance, in which the records and transfers of land are handled by private arrangements; Registration of deeds, in which copies of such records are maintained by officials or by state; and Registration of title to land, where a state organization maintains the records of land ownership. Land records

Many components amenable to automation; appropriate data models still evolving.

A. Title:- A description of land parcel, potentially including:

- Description of location or boundary (e.g., bearings and distances survey description, meters and bounds description, public land survey system reference,
  lot number in platted subdivision, etc)
- Method of conveyance (e.g. Warranty deed, quit claim, etc)

B. Deeds:- Registration of land transaction with public authority land transaction are between individuals Only required government record is real estate transfer tax notice.

Registration is essentially voluntary, though typically done to support claim to land grantor and grantee (conveyed from, to) used to organize records.

C. Chains of Title:- A fully supported land claim must be traced back to original conveyance from government, evidence tracing through all transactions to present is chain of title.

D. Indexes:- To make chains of title to research, register to deeds may create grantor/grantee index, or parcel index. If all parcels are uniquely identified and linked to GIS representation, can search spatially into parcel index.

E. Tax Roles, Tax Maps: - Other than registry, the main interest of local government in land ownership information is tax assessment. Tax rolls and associated tax maps:

- Account for all lands, their value and their owner.
- May or may not be directly linked to registry
- May or may not be derived from deed/title descriptions
- Often used as source of data for GIS (Registry typically not involved in mapping)
- Often not maintained at accuracy needed to convey land, only to assess and collect taxes (Dale, 2000).

2.2.8.2 Cadastral Surveying and Mapping

Cadastral surveying is a survey carried out for providing information for the drawing of cadastral map. Closely related to the word cadastre is the term cadastral survey, which is simply defined as a survey of boundaries of land units. On the other hand, cadastral map refers to any map on scale large enough to show every field or plot of land and buildings. Especially a large-scale map sufficiently accurate for exact boundaries and (if necessary) the ownership of real property is refereed as cadastral map. According to Dale (2000), three sets of complimentary techniques of cadastral surveying are common: field/ground surveying, photogram try, and remote sensing; all of which are concerned with the discovery, recording, and presentation of spatially referenced data.

2.2.8.3 Legalization of Tenure

In most developing countries, an increasing number of people are settling informally or illegally on the edges of cities, with hardly any services of utilities. While squatters, with hardly any

services of utilities while squatters have existed in larger towns, today even medium and small municipalities are increasingly confronted with a rapid expansion of such settlements (Handzic, 2010).

Even where governments have embarked on programs of upgrading informal settlements, the legalization of tenure, which is a very important condition for access to formal housing finance, is usually obstructed by out dated property registration procedures.

Hence, output of LISs can be used to facilitate the legalization of informal settlers and speed up the process of registration and tenure, thereby creating a secure environmental for investments in infrastructure and house improvements (UNIT LAP, 2004).

2.2.9. Urban Land Policy

Urban land policy is a very important instrument for proper management of urban land. The rapid urbanization process and political changes in countries created an enormous problem on land and this resulted great importance to formulate land policy to solve the problems and achieve the socio- economic optimization of land use and other related objectives. The goal of urban land policy is to provide a framework to ensuring that a nations land resources are used to promote equitable social and economical development.

In order to ensure that urban land can be benefit all level of society more equitably, it is necessary to establish an integrated system of land controls which basically will prevent land speculation investment by government in providing infrastructure road, drinking water, etc. has created changes in land use. The added value result from such government, investment should not benefit only the owners of land concerned it should also become capable of recovery by government so that eventually it will be a source of cross-subsidy for the lower income group (Federal urban Land Agency, 1992).

Dennis Robinson (1994) defines land policy designed to regulate, change on mange the use and right to the land. Land policy is one of the major factors with influences the course of development and development goal of a country .from this point of view land policy can be taken as one of the means that could facilitate the goals of development policy of a given country. Land policy is one of the factors which influence the development process, the implementation of the development aim and goals.

Land management involves routine operational decision made each day by land administrators such as surveyors and land registrants. Besides to this, an efficient land policy should respond to the dynamic change of urban forms. Generally, the aim of urban land policy is to achieve the socio economic minimization of land use and bringing the demand and supply of urban at equilibrium position (Federal urban Land Agency, 1992).

From these one can conclude that urban land management involves the implementation of fundamental policy decisions about the nature and extent of investments in the land. Efficient urban land policy promotes equitability of land provision for all level of society, established integrated system of land controls to combat land speculation and provide infrastructure services by government and cross subsidy for lower income groups to attaining sustainable development goal of a nation.

2.3 Empirical Literatures

2.3.1.World Urbanization

According to UN (2014) globally, more people live in urban areas than in rural areas, with 54 per cent of the world's population residing in urban areas in 2014. In 1950, 30 per cent of the world's population was urban, and by 2050, 66 per cent of the world's population is projected to be urban.

Globally, more people live in urban areas than in rural areas. In 2007, for the first time in history, the global urban population exceeded the global rural population, and the world population has remained predominantly urban thereafter. The planet has gone through a process of rapid urbanization over the past six decades. In 1950, more than two thirds (70 per cent) of people worldwide lived in rural settlements and less than one-third (30 per cent) in urban settlements. In 2014, 54 per cent of the world's population is urban. The urban population is expected to continue to grow, so that by 2050, the world will be one third rural (34 per cent) and two-thirds urban (66 per cent), roughly the reverse of the global rural-urban population distribution of the mid-twentieth century.

Levels of urbanization vary greatly across regions. In 2014, high levels of urbanization at or above 80 per cent, characterized Latin America and the Caribbean and Northern America. Europe, with 73 per cent of its population living in urban areas, is expected to be over 80 per cent urban by 2050. Africa and Asia, in contrast, remain mostly rural, with 40 per cent and 48

per cent of their respective populations living in urban areas. Over the coming decades, the level of urbanization is expected to increase in all regions (also referred to as major areas), with Africa and Asia urbanizing faster than the rest. Nevertheless, these two regions, which are projected to reach 56 and 64 per cent urban by mid-century, respectively, are still expected to be less urbanized than other regions of the world.

According to International Road Federation (IRF 2010) in 2005, almost 5 out of 10 people across the globe lived in an urban area of 1 million inhabitants or more. World urbanization prospects compiled by the United Nations suggest that this number is likely to increase to almost 6 out of 10 people in 2030. This would mean that upwards of 4.97 billion people would be living in cities and urban agglomerations by that time. Looking at Western Europe, the numbers could be significantly higher. In 2005, some 141 million people, or 76.1% of the region's total population, lived in urban areas. By 2030, it is projected that this figure will have increased to 156 million, or 81.7%.

2.3.2 Urbanization in Africa

According to Tettey (August, 2005) developing countries are fast urbanizing and those in Africa are among the fastest when compared to Asia and Latin America. The process of urbanization is believed to be connected with levels of development and some assert that, for a country to develop there is the need for an increased level of industrialization because according to the modernization school of thought, there cannot be urbanization without economic growth.

The developed countries passed through this process and according to this approach, developing countries must do the same. This situation, however, is believed to be different in the developing countries in general and in Africa in particular. Modernization theory of urbanization which emphasizes modernization & economic development as a cause of urbanization does not apply to developing countries which have not attained the economic growth of the developed countries before reaching high levels of urbanization.

Urbanization is associated with problems such as inadequate infrastructure, waste management and inadequate housing and these problems are difficult to eradicate or control.

The rate of urbanization in Africa and other developing countries is quite different from what happened in the presently developed countries; at the time they were developing report that,

demographically, migration is a result of urban pull which was the chief cause of urbanization in Europe and the United States. Urbanization rates were also gradual in the developed countries.

In Africa and other developing countries on the other hand, both migration and natural increase were the main cause of urbanization and migration is attributed to rural-push. The rate of urbanization is also rapid. Thus the factors that contributed to urbanization in the developed countries were different from what Africa has experienced and continue to experience. This divergence calls for a different approach in the attempt to solve urban problems.

According to UN (2010) Africa's total population for the first time exceeded one billion, of which 395 million (or almost 40 per cent) lived in urban areas. Africa should prepare for a total population increase of about 60 per cent between 2010 and 2050, with the urban population rising three fold to 1.23 billion during this period. African cities retain the strongest demographic growth in the world (**3.3** per cent per year on average, compared with a global **2.5** percent) against a background of steep imbalances in socio-economic and urban development.

In Africa, urban populations are growing twice as fast in poorer than in comparatively richer sub regions (i.e., North and Southern Africa). South of the Sahara, the urban population is expected to increase from 323.5 million (or 37.3 per cent) in 2010 to 530.3 million (48.2 per cent) in 2030 and to over 1 billion (60.4 per cent) by 2050.

2.3.3. Urbanization in Ethiopia

According to UN Habitat (1996) it is hardly possible to see the present urbanization character in Ethiopia isolated from its historical background. Urbanization in Ethiopia dates back to the fourth century state of Axum. During this period there were important city serving as centers of commerce, administration, and culture. In the mid 11^{th} century Zagwe Dynasty abounded Axum and built its capital to the south at Lalibela. Four centuries later still another type of urban civilization flourished in Gonder. Trade accounts for the growth of the cities. The development road, communication line and services were some sign of change in a few urban areas.

The increase in the economic weight of cities in Ethiopia is also reflected in increased concentration of people in urban areas. However, this does not seem to have been accompanied by a reduction in poverty in urban areas. Available evidence has shown that there are limitations in access to services in urban areas, suggesting that the pace of urbanization has been faster than the increase in service delivery. On the basis of cross-country evidence it can be supposed that

this has been particularly the case in smaller, secondary cities where resources might be more limited, administrative capacity weaker and where migrants arrive directly from rural areas, without many assets and skills which might help them in the urban economy.

According MUDHC (2014) it is estimated that about 20 per cent of the total population of Ethiopia currently lives in urban areas, which has rendered it as one of the least urbanized countries in sub-Saharan Africa. Despite this low level of urbanization, however, the country has one of the highest rates of urbanization even by the standards of developing countries, which is estimated at 4.1 percent. This is also much higher than the average growth rate of the total national population, which is estimated at 3 per cent per annum. The level of urbanization has been only 6 per cent in the 1960, which has increased to 11 per cent in 1984 and 14 per cent in 1994, which is estimated to have already reached 17.2 per cent by 2013 and projected to account for 30 per cent of the total population in the year 2025. At present about 20 % of the population is estimated as living in urban areas. About 60 % of the urban areas are estimated to be slum devoid of basic services.

2.3.4 Urbanization in Oromiya

According to OUPI (2008) about 11% of the total populations of Oromia live in areas designated as urban. Migration to larger urban centers will contrive to increase, in the light of which the major needs will be good planning, an equitable distribution of urban services and the provision of employment opportunities for the growing population in urban centers in Oromia.

According to "medium" projection made by the CSA, the population of Oromia will increase from 18.7 million in 1994 to about 29.6 million in 2010 and 37.8 million in 2020. Similarly the urban population of the region is expected to increase from about 1.9 million in 1994 to 4.2 million in 2010 and 6.5 million in 2020. The percentage share of urban population is expected to increase from only 10.5 in 1994 to 14.3 percent in 2010 and 17.3 in 2020 (CSA, 1994). This increase in population is bound to correspondingly increase the demand for basic urban services.

Apart from the different forms of urbanization and urban sprawl, urban centers surrounding Addis Ababa exhibit distinct features of urbanization; almost all urban centers surrounding the capital exhibit common features of high land settlements, resultant decline in agricultural land and production, high rate of squatter settlements and informal land acquisitions, replacement of domestic economic activities, high rates of migration from different parts of the country, and out

migration of inhabitants to the periphery are some of the major socio-economic changes. (Oromia Instute Plan, 2008)

As a result, to manage and tackle unplanned urbanization and socio-economic development, an administration was established, as a result, with a name Special Zone of Oromia Surrounding Finfine (Addis Ababa) (hereinafter Special Zone, the Zone, and OSZ can be used interchangeably) by Oromia Regional Government incorporating six districts and eight towns (Burayu, Dukam, Holata, Gelan, Laga Dhadi and Laga Tafo, Sululta and Sabbata) surrounding the capital in all four directions. This was mainly because of the pace of urbanization and expansion of the capital in the country posing a threat to the rural areas and arable agricultural lands being changed to urban settlements without prior planning on what would be the optimum benefit of the land use. Moreover, lands are allocated for development with less consideration of land suitability and capability studies (Regional Government of Oromia, 2010).

The rate of urbanization, according to experts in the municipalities in eight studied towns ranges from 6 percent to as high as 10 percent; which is very high both at national and international level. This seems; however, less perceived by CSA mainly because the estimated current population of the towns is 196,585. Nonetheless, secondary data showed was 411,963, which slightly twice more than the figure provided by CSA. CSA estimates based on mainly national and regional natural growth rates; however, migration is the leading factor apart from the regional and national average growth rates. A study conducted by Oromia Special Zone (2011) showed that the rate of migration in these eight towns on average was 21.8 percent. As a national phenomenon, studies suggest that migration play an important role for the urbanization of cities in Ethiopia. Although natural increase (births less deaths) is an important factor contributing to the growth of cities, rural–urban migration plays the leading role in the urbanization process (Teller and Assefa, 2010). In terms of demography, the Special Zone was characterized by high level of population increase.

The level of urbanization in these towns emanates from migration (urban-urban and rural-urban) and accelerated industrialization. Such high level of migration, therefore, affected the settlement pattern and land use activities; specifically in the past two decades. Initially settlement patterns in the Special Zone of Oromia surrounding Addis Ababa were dispersed and not strict

considering the infrastructural amenities. Four decades ago, according to spatial analysis, settlement patterns in the Special Zone was dispersed across different areas of the Zone.

Oromia Special Zone Surrounding Finfine was the name given to a zone which was established in August 2008 as one of the eighteen zones of Oromia National Regional State. This Zone is located in the central part of Oromia National Regional State and the administrative center of the zone is located in Addis Ababa city. Sabbata town was one of the nine municipal town administrations in Oromia Special Zone Surrounding Finfinne. It is located towards the South West on the way to Waliso, about 20 KM from the outside limits of Addis Ababa metropolis, the capital of Ethiopia (Teller and Assefa, 2010).

2.3.5 Population Dynamics

The 21st century saw a continuous transformation of the world‘s population into urban dwellers. Thus, urban population has increased from less than 30% in 1950 to more than 47% in 2000. Europe, North America, Latin America and the Caribbean are already largely urbanized regions with 75 % of their populations residing in cities. United Nations Report of 2009 on Global Human Settlements indicates that currently, Africa is the fastest urbanizing continent in the world. The two main causes for urbanization are natural population growth in urban areas and migration from rural to urban areas; however, re-classification of land from rural to urban categories is also another factor attributable for urban growth. According to UN report (2008), the world population living in urban areas increased from 29 percent in 1970 to 50 percent in 2008 and by 2050 the proportion will reach 70 percent; whereby developing countries take the lion‘s share of rate of growth.

2.3.6. Urban Development Policies in Ethiopia

Despite the decentralization initiatives, national and regional constitutions are relatively silent about cities. The governance of cities can be indirectly inferred from the constitutional provision which states that the people of Ethiopia shall exercise self-rule at the lowest level. The government has realized the importance of cities as engines of development and the virtuous nature of the urban-rural linkage. This was heralded in the second five years program of peace, democracy and development of the government which sets an objective “to enhance the role and contribution of urban centers towards economic development and therefore to improve living conditions of their residents”. This has been further accentuated and elaborated in later

government documents such as the integrated economic development strategy and the poverty reduction strategy (Tegegn, 2001). An urban development policy has been formulated during 2004/05 which has been approved by the Council of Ministers. A draft national policy framework for regional development was completed late 2004.

2.3.7 Urban Land Policy in Ethiopia

Urban land policy is one of the most important tools of managing urban land. The rapid urbanization process and political changes which are taking place in both developed and developing countries have created enormous problems of land scarcity and land use inefficiency in their cities and towns, while the character and urgency of the problems depend on the socio-economic, political structure and development level of the country (Desselegn, 1994).

The important dimensions of Ethiopia's urban development policy as they relate to the land policy are;

- Allocating land in a sustainable way through tender, negotiation and permit
- Stabilizing the price of land and marketing of real property.
- Ensuring the equitable distribution of land to both the rich and the poor.
- Facilitating mechanisms by which low income groups are allocated adequate land at reasonable cost.
- Facilitating efficient and sustainable delivery of land to investors engaged in the construction of residential and commercial buildings for sale or rent.
- Creating a system for registration and marketing of real property as well as issuance of title deeds.
- Ensuring that land is delivered for construction of residential houses and that commercial uses have adequate provision of infrastructures.
- Bringing economical uses of land for intended development works.

The urban land policy gives priority to land allocated (in order of priority) to saving houses, social services, industry, micro and small business institutions, residential houses, commercial organizations and recreational centers(Ibid).

2.3.8 The Practice of Land Delivery System in Ethiopia

Land delivery system in Ethiopia has undergone different land tenure systems. This has largely been a reflection of the prevailing land policy and land holding tenure systems of the country

under different governance regimes. Notable examples include the free hold land tenure system (Pre-1975), public controlled permit system (1975-1992) and public lease hold system (1993 up to date). Besides these, there are also customary and informal land holding systems, which are commonly known in Ethiopia and other developing countries. The Monarchical feudal regime of Ethiopia had a monopoly of political and economic power for centuries, including the monopoly of ownership of land, (both rural and urban) and other property. Some intellectuals and few emerging owners of capital managed to buy some plots of urban lands. On the other hand, the urban poor or low-income groups were compelled to acquire land for their proprietors as a gift, tenancy, in heritance of family, and informal settlement by group.

The bulk of the most productive land assets remained in the hands of a few. It is now mostly acknowledged that the urban poor in developing countries (Ethiopia inclusive) have resorted to informal means of accessing urban land (Desselegn, 1994).

2.3.9 Formal Land Delivery System in Ethiopia

The major formal land delivery system for residential housing and investment in Ethiopian big cities is through the lease mechanism. But in some smaller towns it is on a rental bases. Land is a public property and an individual can enjoy only the use right of land under his/her possession. Thus, the means to acquire a plot of land in a formal way for housing development, and investment purpose is dependent on the efficiency of lease policy application. Lease proclamation No 272/2002, is the current active law regarding land provision, and indicates different ways how one can acquire a piece of land. These include auction, negotiation, lottery system and through an award system.

The land tenure system for urban areas is comprehensively dealt with by the Urban Lands lease holding Proclamation No. 172/2002. Land is allocated through the leasing system. While the leaseholder of urban land is free to dispose off part or all of the interest by sale or other means of exchange, the lessee of public land is prohibited by law to sell the land or enter into any contract that binds the land. The policy allows that the government can retain land needed for public interest and individual holdings for better development activities by paying compensation to owners for the properties located on such pieces of land.

2.3.9 Urban Land Management in Ethiopia

2.3.9.1. The Era of Imperial Regime

In the past, Ethiopians land management was in the hand of feudal lords. Formers were merely tenants on their own farms. The most important and biggest negative effect of the feudal land ownership on the city of Addis Ababa was the evolution of the city as a garrison of feudal' lords dividing the land of the city among themselves by way of grants by the king. This led to the formulation of village type camp style substandard housing built by the tenants and renters of the feudal lords with no title deed. Later the land lords themselves built sub-standard rental houses extensively, which were, nationalized as extra houses later referred as kebele houses-most of them forming a gig part of the slum areas in the city (Sisay, 2009).

2.3.9.2. The Dreg Regime

When the military took over from Emperor Haile Selassie in the early 1970's land become freely available. The Derge regime showed favoritism, however, handing out the best and biggest parcels of land to its own cadres or political friends. The land would them be sold to an intermediary who would them sell it again for a profit.

2.3.9.3. Post 1991

One of the priorities of the new government since 1991 was, to get rid of all the intermediate and return land ownership to the people .the relationship would be between the land providers the government and the land user. Land cannot be bought and sold in Ethiopia, article 40(3) of the constitution states clearly "land is a common property of the nations, nationalities and peoples of Ethiopia and shall not be subject to sale or other means of transfer". The 1993 proclamation gave regional governments the power to regulate the transfer and acquisition of land (Yami, 1996).

The rapid population growth in cities and towns in Ethiopia creates a huge demand and pressure on urban land use. Besides the need for housing which constitutes the major part of urban land use, there is the need of urban land for manufacturing, commerce, services, circulation, recreation and other activities. The urban land demands has not been satisfied mainly due to the problems and constraints in the land allocation system and many thousands of applications for urban land is still unanswered and are kept in the waiting list. The public ownership of the urban land did not to the case of this problem. In our municipalities, information on the location, ownership, type of use, and standard and regulations participating to the use of urban land

doesn't exist in an organized way except a few Towns recently. In smaller towns any plot of land can be identified easily. However, in case of Addis Ababa and medium cities, that is no way of identifying all land holding without an elaborate land information system (Yami, 1996).

The inter-institutional or sectoral coordination (integration) of different municipalities and Sectors are very weak, the overall cumulative effect of these in efficient urban land management system has resulted:

A. Uneconomic Use of land

Increased difficulties in the regulatory and procedural system of land allocation which leads people to speculate on plots of lands and pay uncontrolled informal settlements in urban areas are also to some extent the result of constraints in land allocation process.

Urban sprawl and thus, accelerated and an integrated conversion of prime agricultural land to urban land use, resulting in dislocation of farmers, land degradation and environmental impoverishment. Unnecessary boundary disputes between adjacent land holders, taking time, and money of the public or wells the land holders (Nechyba, 2004).

A significant percentage of urban land holdings without title deeds, creating obstacle on mortgaging the improvement on the plots or construct new ones. It is clear that, traditional approaches to urban land management such as master planning has been proven to be inefficient and at present there is a crucial need to devise appropriate planning approaches and policies to improve and expand the land management and information system. Improving and revitalizing the present system requires new organizational structure, new land management policy, additional manpower and above all large capital improvement found however, through the improvement of the multifaceted problem of the present urban land management system, the costs can be recovered within a short period of time as improved land information system leads to maximized land use and consequently better collection (Maboqunje, 1992).

2.3.10. The Role of Urban Land Information System for Land Management

The rapid growth of urban population, the planning management, and control of urban development are becoming the most challenging task for the urban management of the city managers and urban planners. It is very difficult for urban planners to design a special planning without detailed information about the land and property invested on the land (Anbessa, 2002).

Land information system is a tool for a legal, administrative and economic, decision making and aid for planning and development which consists on the one hand of data base containing spatially referenced land related for a defined area , and on the other hand,, of procedures and techniques for the systematic collection, updating, processing and distribution of the data. Among other objective of LIS include for better access to land related information, for better revenue collection and to mange more sensitive land use and development (Ibid)

2.3.10.1. Procedures to Acquire Land

Ethiopia constitution proclamation No 80/1993 sated government should ensure the right to private investors to use of land based on payment established by low. In line with this one term leases are available for urban land for period of up to 99 years. The land value and lease period of the rural land are determined by the land use regulation of each region (FDRE Proclamation No.272, 2002).

To acquire land for investments, applications can be submitted to regional investment board or zonal investment committees make the allotment decision. The quantity of size of land guaranteed is based on the type of project, method of production and the like. Foreign investors or joint venture may submit their land application together with a photocopy investment permit and summary of action plan. Lease right over land can legally be used for collateral can be renewed or sub leased together with no built facilities land lease is issued by land offices under the regional administration government. Maximum lease holding period and determination of lease price payment for urban areas as well as leasehold period and lease price in rural area are determined by different rural land regulations depend on the location of the region (Ibid)

The Ethiopian government is typing to move everyone on to the lease hold system. When land transferred from one owner to another, the new owner is automatically charged rent on the land and must make payment to the Ethiopian government.

Generally, the rapid population growth that creates huge pressure on demand of urban land use (for housing, commerce, manufacturing, service, circulation, recreation and other activities)all applications could not be satisfied that is why many are kept in the waiting list due to problems and constraints in the land allocation system. Moreover information on the location, ownership, type of use, and standard and regulations to the use of urban land does not exist in an organized

manner that leads to uneconomic use of land, increase procedural system of land allocation, misuse of land use, unnecessary boundary dispute and occupation of land without title deed.

To avoid these complexities a crucial need to device appropriate planning approaches and policies to improve and expand the land management and information system that requires new organizational structure, new land management policy, skilled and adequate manpower, and large capital investment.

2.3.11.Conceptual Framework

The existence less impacts of the challenges of urbanization on land development and management system has much significance for the development of a given town. It makes conducive environments for investments, supports the housing development, strives to fight against poverty and solves societal problem. On the contrary poor land development and management results in hardly leverage on poverty reduction and insignificant role in holistic development of a town.

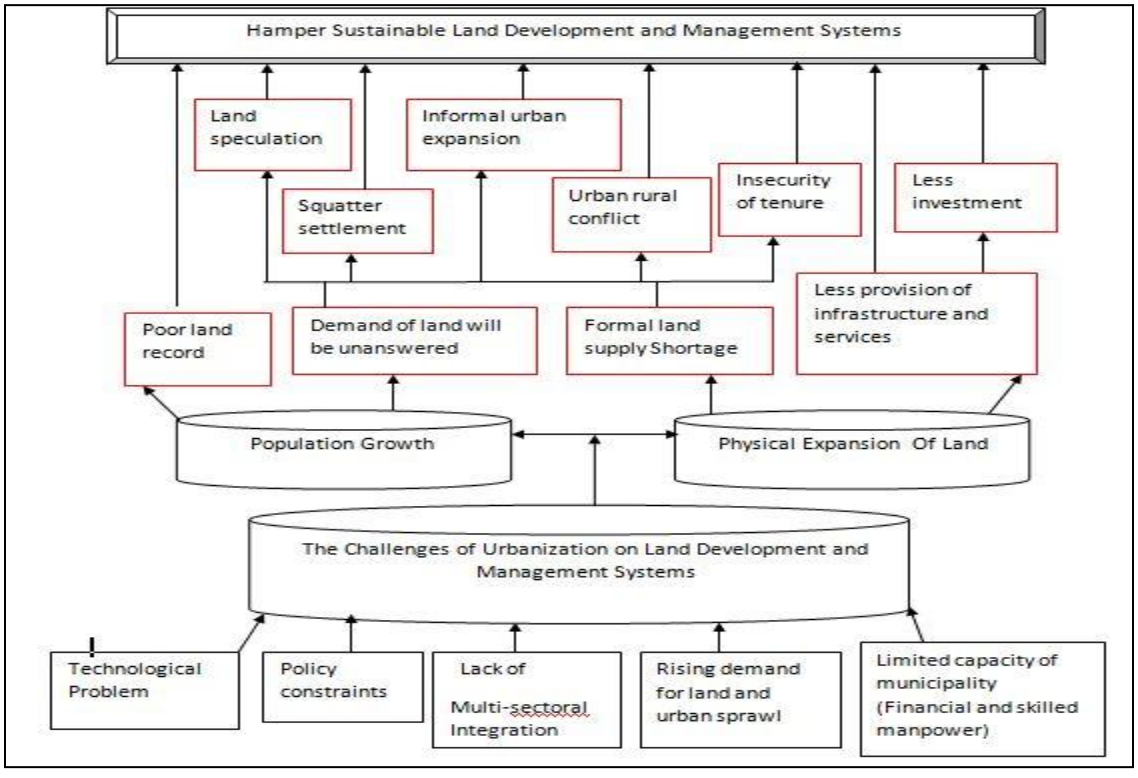

Figure 2- 1 Conceptual Framework

Source: *Summarized from Literature Review*

2.3.12. Research Gap

In Sabbata town one of urbanization process highly take place in oromia regional state and the symbols not to define the challenges of urbanization on land development and management system problems of the town were directly not addressed by any studies. In addition to this, issues which challenges of urbanization on land development and management systems and such as: trends unplanned population increase, rapid area expansion of the town towards rural areas of Sabbata Awas Wereda administration and physical growth as increase the rate of informal land market and the challenges land development and management system regarding on modern land administration, taxis collection, encourage unplanned physical growth of town and poor land management system, Weak capacity and linkage among sectoral of the land development and management system are not addressed. So the study was assessed the major challenges on land development and management systems and indicates possible solution to enhance the sustainable land development and management systems in Sabbata town.

Chapter Three: Research Methodology

3.1 Description of the Study Area

3.1.1 Location

Sabbata town is located at about 24 km south west of capital city Addis Ababa along Jimma & Butajira road within an approximate geographical coordinates of 8053”38.50”N_8059’58.17”N latitude and 38035’11.91”E_38039’33.75”E longitude. The altitude of the town between elevation classes of 2054m to 3200m and the population information obtained from the town was 352,504. The climate which is characterized by moderate temperature and medium rainfall. It gets high rainfall during the summer season (June, July and August) and low amount rain fall during the spring season. The mean annual rain fall is 1103 mm. The mean annual temperature of the study area is 23^0c.

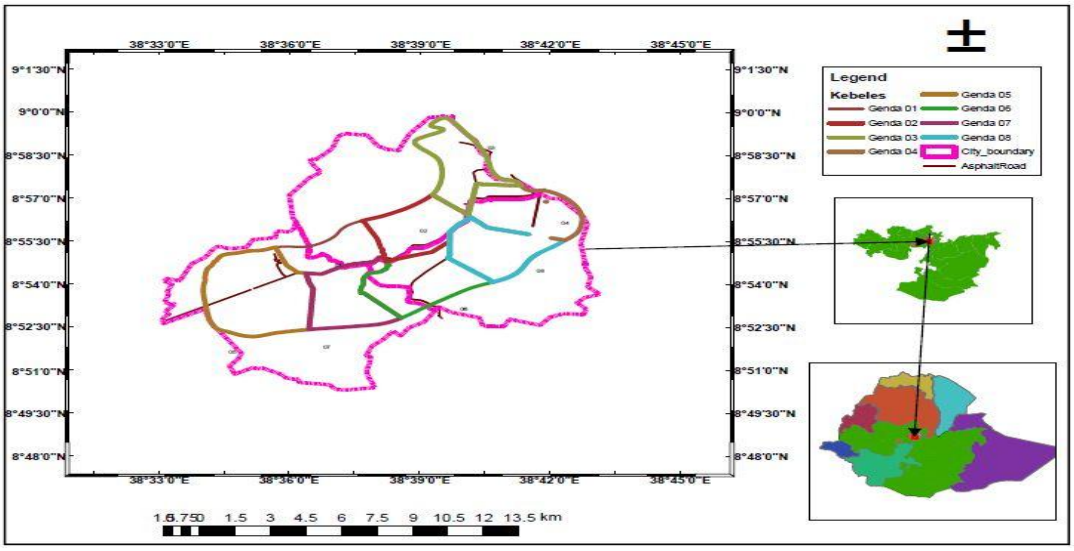

Figure 3. 1. Geographical Location of Sabbata town in respect of Oromia Region State

Source: *Sabbata town base map of 2018 revised structure plan*

3.2. Research Design

This shows the conceptual structure within which the research was conducted. The study started by identifying the real problems of the challenges of urbanization on land development and management systems. In order to better understand these problems and suggest possible solutions, all possible methods of acquiring adequate information was used. Since the research was more dominant a quantitative type, the system of data collection needed to more series in

order to permit the considerate of main of the problems. To do this, interview questions and other households ways of gathering information was included.

A survey research method was chosen to be used for this study because it was the most appropriated method for researches that used both qualitative and quantitative data through the application of the descriptive survey method for questioner, interviews and observation information, and analytical descriptive survey method for data that were essentially quantitative in nature. The survey research method also allowed a direct and close contact between the researcher and the respondents.

3.3. Data Sources and Types

To conducted this research, data was collected from different sources including residences respondent in nine kebale, the Town administration office, the Municipality, urban land management and development office, constriction office and Investment office in the Town were our concerned. The concerned officials/experts from the above mention offices and sample developers from the selected kebeles were taken as important sources to provided documents and other relevant information through different data collection instruments including interviews, observation and questionnaires.

Both primary and secondary data were collected from the above stated data sources by using the data collection instrument employed for each data type. The primary data types included information obtained from respondent, leadership and experts through questionnaires and interviews; photographs taken during field observation and own survey results. Whereas the secondary data included documents, reports manuals and maps obtained from the municipality, urban finance and development office, urban land management and development office, Investment office and the city administration office.

The following table shows the primary and secondary data sources.

Table 3. 1 Concerned Actors as a Data Source

NO.	DATA SOURCE	ACTOR /TARGET GROUP	METHOD
	Primary	Head of related sector and experts of Sabbata Town	Interview /Questionnaire
		Nine Kebeles House Hold survey in Sabbata Town	Questionnaire(By data Collectors)
		Site visit	Observation
	Secondary	Sabbata Town Administration and Municipality Documents	Office Document
		Library EiABC, Internet and others	

Source: *Sabbata Town Administration*

3.4. Sampling Techniques and Sample Size

3.4.1. Sampling Techniques

The sampling method used for this study was mix type that contains probability and non probably (simple random sampling and purposive) so that the research questionnaires were answer and the intend objectives to achieve. The purposive sampling method purpose was adopted to select the sample of Government office, because this sampling method was more supportive for this specific study as the degree of the challenges of urbanization on land development and managements as well as administration system among the kebeles were not the same due to some reasons. For its reliability, an impartial selection of samples were conducted from the select nine kebeles through simple random probability sampling method.

To meet the objectives of the study, adequate and reliable information was obtained from areas of the city where development of land and hinter land are currently in practice. These areas included expansion areas and the central area of the city where land demand for informal residences and investment was high. These all kebeles were take as the domain from where samples respondents were be selected.

3.4.2 Sample Size

Sabbata town has Nine kebeles with estimated population size of **352,504**(205,686 male and 146,818 female) City Finance and Economic development office. It was difficult to conducted research by taking all the population in the study area. Therefore, the research was carry out by

taking a representative sample from the study area. Before sample size was determined, population and households were clearly define.

There were **88,126** households and **71,729** housing unit (informal and formal settlers) housing in the nine kebeles of the study areas. In addition to this, residences respondent in nine kebale, the Town administration office, the Municipality, Urban land management and development office, Constriction office and Investment office in the Town were taken as target population of this study. To make the sample representative, Sample size was actually the total number of units which was selected for the analysis in the research. The sampling frame of this study was the total households of the nine kebeles i.e., **71,729** house units, which were greater than 10,000 target populations.

If N is greater than 10,000 (N > 10,000), we used the formula: $n = \frac{Z^2pq}{e^2}$, (Kothari, 2004)

Where, n= Desire sample size

N= Population size

Z = the standard normal variable at the require confidence level or Z statistic (95 %).

P= Estimate characteristics of target population

q =1- p, non-estimate characteristics of the target population

e = Level of statistical significance or margin of error (7%).

The researcher was use the above formula to get the desire sample size (n) when N > 10,000 with 97% confidence level. If there is no estimate characteristics of target population, 50% will use for p. then, P= 0.5 and q = 1- p = 0.5 And the Z statistics is 1.81 (for 93% confidence level). The desire accuracy is 0.07 (level of significance). Therefore, based on above explanation the sample size was compute as follows:

$n = \frac{Z^2Pq}{e^2} = \frac{(1.81)^2*0.5*0.5}{(0.07)^2} = 167.14 \cong 167$, N > 10,000.

Therefore, the Distribution of Representative Households in each kebeles were proportion and calculated as follows.

Table 3. 2 Distribution of Representative Sample Households in the Study Area

No	Kebele	Formal HH	Informal HH	Total	*Proportion*	Sample size
1	Sabbata	6,976	2,971	9947	9,947/71,729 *167	23
2	Alamgena	4,250	4,961	9211	9,211/71,729 *167	21
3	Walatte	7,391	4,231	11622	11,622/71,729 *167	27
4	Furi	8,290	3,573	11863	11,863/71,729 *167	27
5	Dima	4095	NA	4095	4095/71,729 *167	9
6	Daleti	847	1,000	1847	1,847/71,729 *167	4
7	Sabbata - 2	5239	1,072	6311	6,311/71,729 *167	14
8	Karabu	5612	4,136	9748	9,748/71,729 *167	22
9	Furi Gara Bollo	4095	NA	4095	4,095/71,729 *167	9
	Total	**49,785**	**21,944**	**71,729**		**156**

Source: *Sabbata Town Land Management and Development office, 2018*NA- means data not available.*

Table 3. 3 Distribution of Representative Sample Different offices in the Study Area

	Office from where Respondents have be selected	No. selected		Method of selection
1	Town Administration	**1**	Mayor	Purposive
2	Town Municipality	**4**	Expert of SP Monitoring and control Expert of Infrastructure Department Expert of Asset management Expert of Compensation	Purposive
3	Town Construction office	**6**	Head office Expert of Public Building Regulator Expert of Private Building Regulator Expert of Infrastructure Regulator Expert of construction permits Expert of SP Monitoring and control	Purposive
4	Town Land Management & Development office.	**6**	Head office Expert of land preparation Expert of tenure security transfer Department Head of cadastral Expert of cadastral Expert of SP Monitoring and control	Purposive
5	Town Investment office	**3**	Head office Expert of Investment of land Regulator Expert of Investment promotion	Purposive
Total		**20**		

Source: *Sabbata Town Administration*

In general, the total number of sample size became 176. From the total sample size of house hold 88.6 % the Questioners were the residences of house hold in each kebales and the rest 11.4% senior professional experts in the Town.

The sample for this study was selected from the residence households in each kebeles. The sampling interval of the block for determination of the total size were obtained by dividing the total number of households in a sample frame by the sample size. while the sample Questioners/interval was knew, the starting number was selected at random of the blocks. This was done by using the list of residence HHs from their respective blocks and kebeles.

3.5. Methods of Data Collection

The primary and secondary data collection were conducted in the study area using open interview questions structured for experts and closed structured questionnaires for the respondents for HHs consider to be appropriate for the final result and quality of this study.

Research documents, reports, cadastral maps, LDP maps, GIS maps, land grade maps, land use map of the Town, in addition the recently prepared document name as 'structure plan' was also reviewed as a secondary data source at which relevant inputs that strengthens this paper's outcome could be extracted. Primary data was collected through field observation, questioner, interviewing officials and experts in the concern offices, and through questionnaires prepared for sample residents in the nine kebeles; whereas secondary data was collected by reviewing documents, reports and relate literatures.

3.6 . Data Analysis

After having all the necessary information for this research, the collected data was the data analyzing tools like SPSS,GIS & Excel. The analysis was done based on quantitative & qualitative nature of the data that gathers from primary & secondary data source & described in the form of narrative description.

3.7. Data Presentation Method

The data was presented by using the appropriate data presentation tools and instruments such as percentage, tables, charts, and photos, maps by using MS Excel or SPSS & GIS software to facilitate the interpretations of the results.

3.8. Methods of Ensuring Data Quality

The reliability and validity of the outcome of this research was insured by taking the following precautions.

The insights obtained from the combined used of quantitative and qualitative methods were simultaneously strength the conclusion. Consulting knowledgeable persons (experts & researchers) on issues that required expertise and cross checking information obtained from different respondents were coincided with the objective of the study.

The instruments selected cold help to show the challenges of urbanization on land development and management systems. It could clearly addressed how resident pressure, land development and management system problems & challenges area expansion or physical growth affect the on

land development in the Town administration. The relevant data was collected the challenges of urbanization on land development and management systems that could better indicated the relationship between the challenges urbanization and land development and management systems.

3.10. Ethical Considerations

All the research participants included in this study was appropriately informed about the purpose of the research and their willingness and consent was secure before the commencement of distributed questionnaire and asked interview questions. Regarding the right to privacy of the respondents, the study maintained the confidentiality of the identity of each participant. In all cases, names were kept confidential thus collective names like ‘respondents’ were used.

3.11. Limitation

There were many problems faced while carrying out in the research process, lack of getting adequate primary information that could contribute to the reliability of data. For example, some of the households and government officials were not interest to provide required information. The other unique problems of this year the researcher faced the corona virus(Covid - 19) that protect physical contact of human being in personal interview. Regarding secondary data collection, the potential challenges were included: Poor documentation of data in government offices & lack of willingness of the official to provided the necessary data in terms of quantity and quality. All these problems were expected and stand for the solution with the stockholders.

Chapter Four: Results and Discussion

4.1. Socioeconomic Description and Response Rate of Respondents

4.1.1. Socio- economic Description of the Respondents

4.1.1.1 Sex and Age of the Respondents

The age and sex composition of a population has important demographic influence on the trends of fertility, mortality and migration. The population distribution by five age group shows that large percentage of the population is concentrated at ages 18-30 (56 percent); 30-45 (39 percent), 46-65(3 percent) and 65^{+} (2 percent).

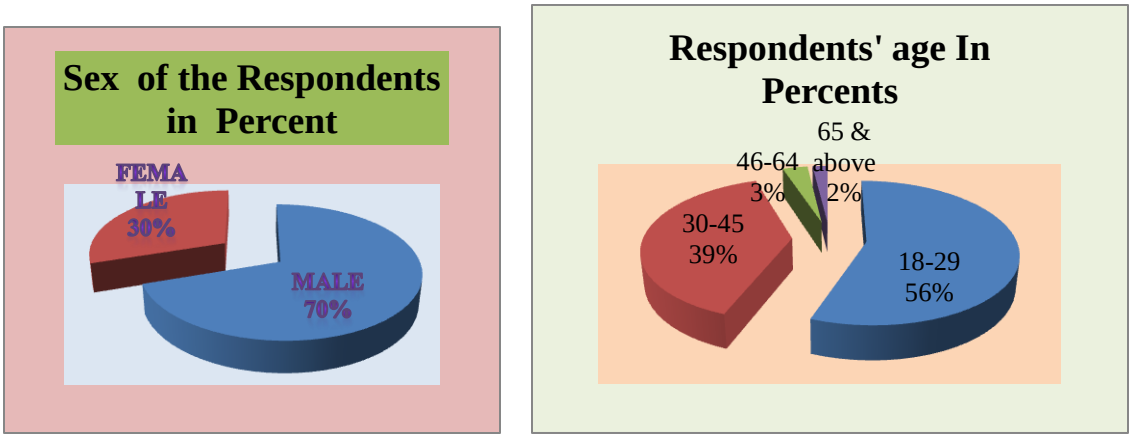

Figure 4. 1. Graphical representation Sex and age of House hold respondents

Sources: *Sample of house hold survey by reseacher,2019/20*

Observations of the broad age distribution of the population of the town showed that about 56 percent of the total population belongs to young age category while 2 percent belongs to the old age group. The majority of the population that is 68 percent belongs to the age group of 18-64. This indicates that nearly 56 and 39 percent of the population is below the age of 18-30 and 31-45 respectively. Which shows an increasing demand over land and Challenges on the land development and management Systems of the town for different purposes at spot and for the future coming years.

4.1.1.2 Family Size of the Respondents

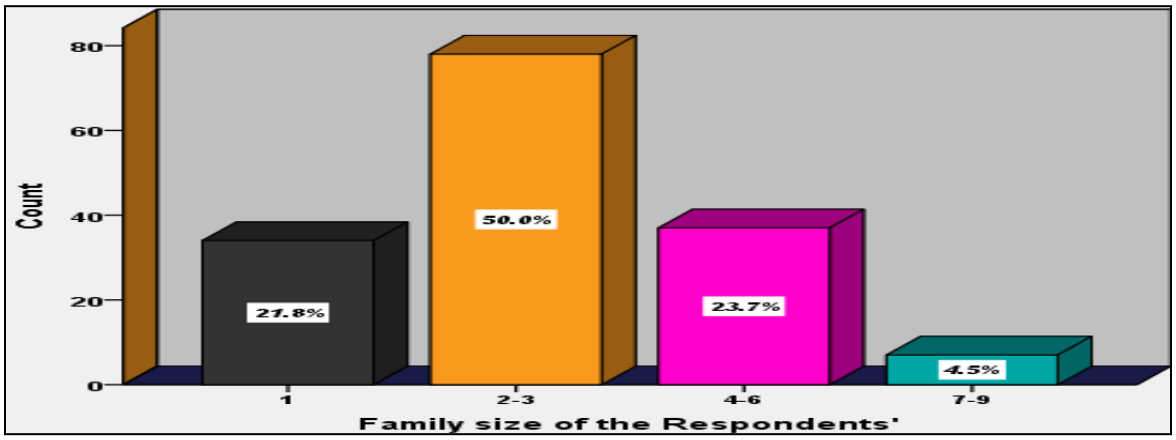

Figure 4. 2. Graphical Representation Family Size of House hold Respondents

Sources: *Sample of house hold survey by reseacher,2019/20*

Knowing the family size of the respondents helps the researcher to provide useful and reasonable recommendation. The computed data collected from the respondents indicates that 71.8 percent had a family size of between one and three persons, 23.7 percent with a family size ranging from 4-6 persons and the remaining 4.5 percent with a family size of 7 and more than 7 persons. Therefore, the government response towards the existing land management challenges of the settlements should take the family size of the town in to consideration. Unless such issues were carefully analyzed and responded, the decisions may lead to economic, social and political crises of the country.

4.1.1.3 Education Statues of the Respondents

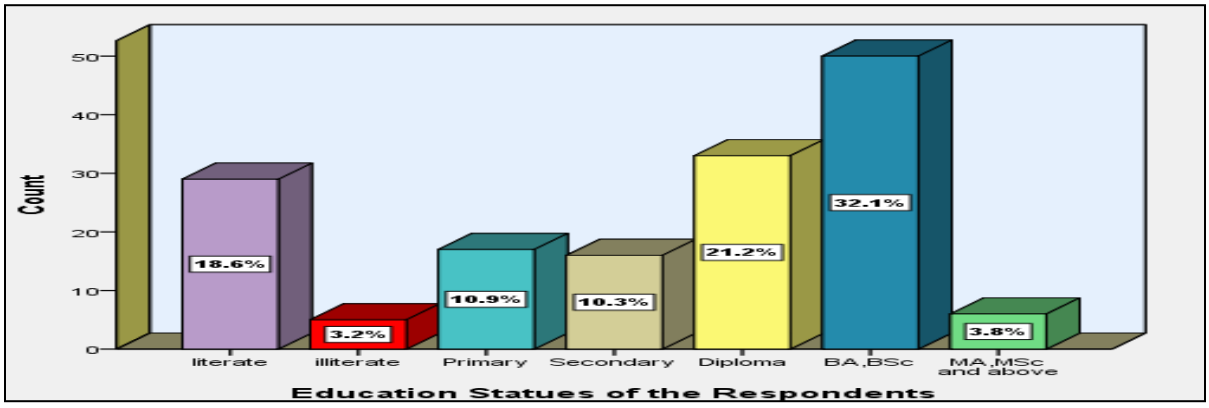

Figure 4. 3. Graphical Representation Education Statues of Household Respondents

Sources : *Sample of house hold survey by reseacher,2019/20*

From the above graph 4.5. showed that most of the household heads out of the total 156 household heads are educated (up to 96 percent). This showed that the majority of the house hold respondents easily understand the law and system land regulation as the same time the impacts of urbanization on efficiency land development and management systems from non formal (mostly manual works) and as they do have the necessary educational qualification to be employed either in governmental or nongovernmental institutions facilitated the necessary information relation to land administration. Furthermore, their chance of getting plots formally is very small as they cannot satisfy easily the financial requirements and bureaucratic chains of municipalities.

With regard to education background of the respondents, the data computed and shown in the graph indicated that out of the total household heads interviewed, more than half of them were high school complete and above. Among them 3.8 percent were holders of second degree and above and 32.1 percent were first degree holders. Out of the total house hold heads interviewed, only 18.6 percent were with grade four or below grade four. This may imply that low education is not a reason for illegal land holding.

4.1.1.4 Occupation Statues of the Respondents

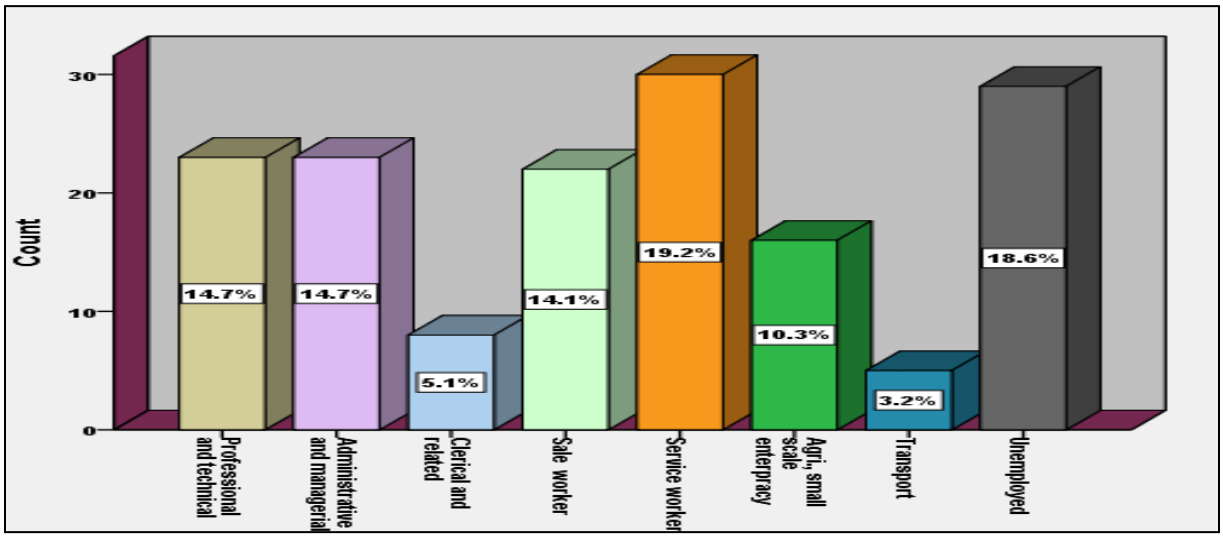

Figure 4. 4 . Graphical Representation Occupation Statues of House hold Respondents

Sources: *Sample of house hold survey by reseacher,2019/20*

Reveals that the lion share of the household heads (73.4 percent) are self-employed and daily laborers engaged in such activities as car driving (transport), farming, traditional waving,

informal land brokering, selling tea and bread, preparing traditional or local drinks such as "Areki" and "Tela" etc.

4.1.1.5 Martial Statues of the Respondents

In practices known that housing need is different in different statues groups. The married groups are more interested than other groups to own their own house and Windowed and divorced groups are less interested comparatively.

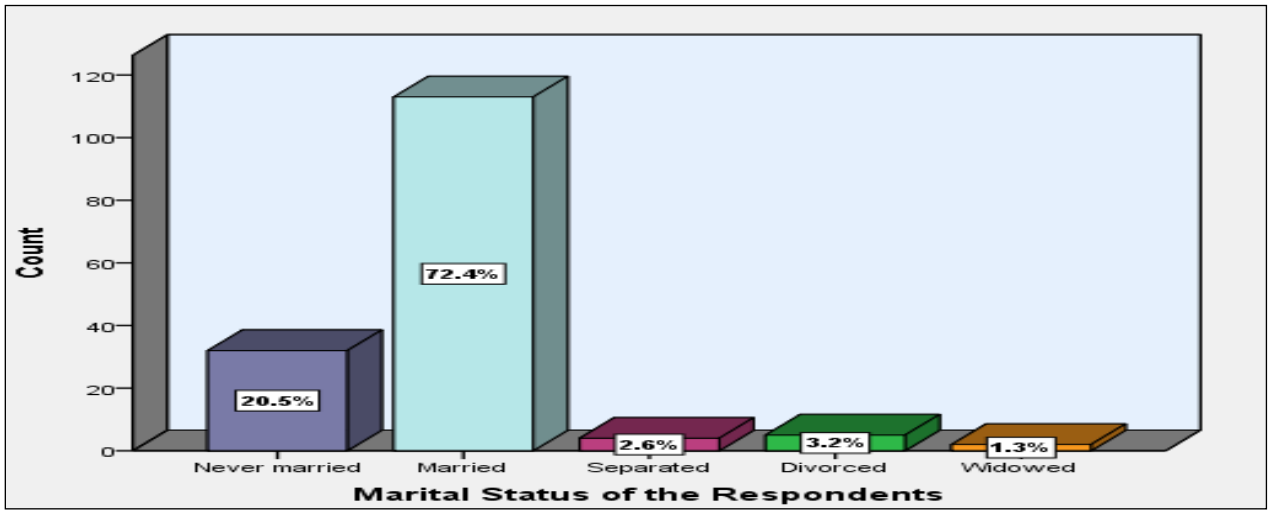

Figure 4. 5. Graphical Representation Martial Statues of House hold Respondents

Sources: *Sample of house hold survey by reseacher,2019/20*

As indicated on the Graph 4.5. above, out of the total 156 households questioner survey, 74.4 percent were married, 3.2 percent divorced, 1.3 percent widowed and 20.5 percent were single. In general, 27.6 percent of the household respondents responses were without marriage. This indicates that the government responses towards the land delivery and management should take this situation of community households in to consideration.

4.1.1.6 Ethnical Distribution of the Respondents

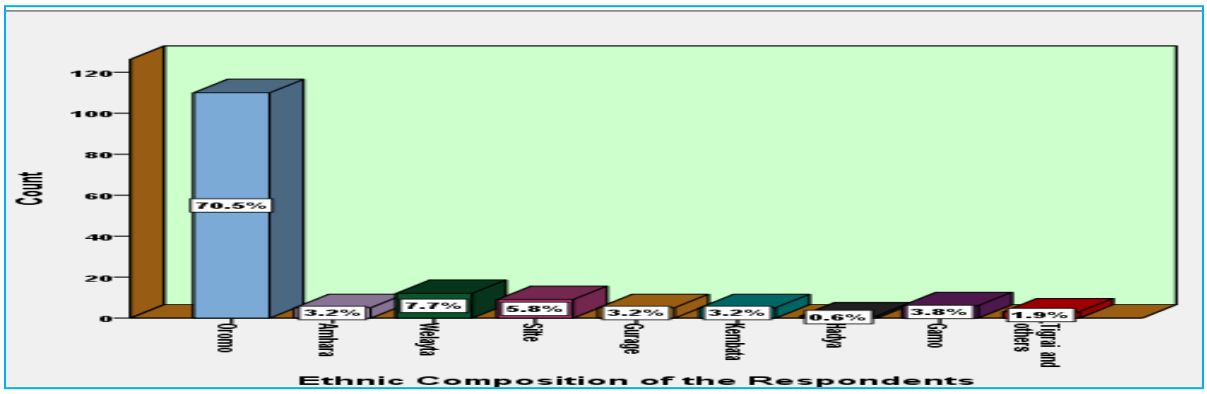

Figure 4. 6. Graphical Representation Ethnical Distribution of House hold Respondents

Sources: *Sample of house hold survey by reseacher,2019/20*

Information on distribution of population by ethnicity in a given area is, required for determining the media of instruction in schools in that area. Ethnicity is another socio cultural factor useful in the analysis of many demographic phenomena. The ethnic composition of the population of Sabbata town was given in the Graph sample of 156 households dominants by oromo ethnic groups(70.5 percent). The Secondary data gathering from the result of the 2007 CSA result showed the fact that the population belonging to Oromo ethnic group was 41 percent. It was exhibiting an alarming rate of increase. The proportion of population which belongs to Amhara ethnicity was 29 percent in 2007.

4.1.1.7 Religious Distribution of the Respondents

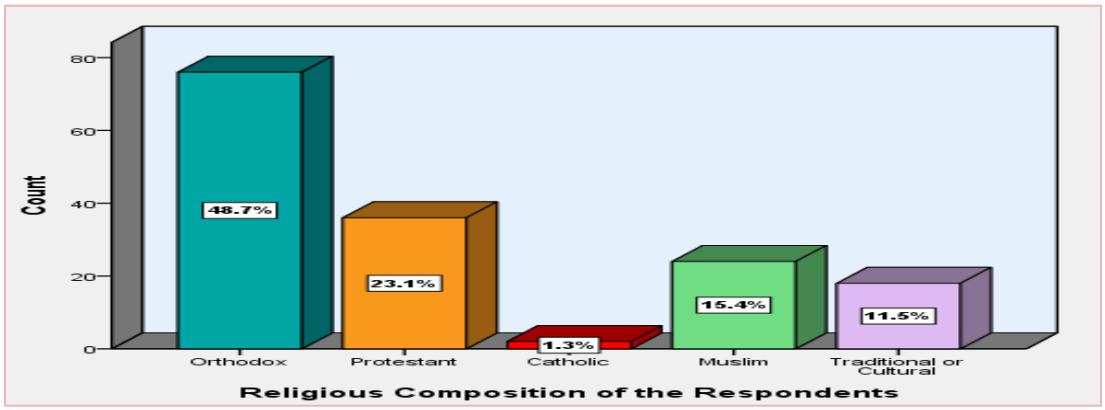

Figure 4. 7. Graphical Representation Religious Distribution of House hold Respondents

Sources: *Sample of house hold survey by reseacher,2019/20*

Religion was one of those important socio cultural characteristics of a population. According to the 2007 census result the majority (67.42 percent) of the residents of Sabbata town were Orthodox Christian. Muslim religious groups are the next one making 22.65 percent of the total population followed by Protestant and Catholic religions comprise 8.75 and 0.58 percent of the total population, respectively. Traditional and other religion accounted very insignificant percent (0.61) of the population. From the above graph 156 house hold survey 48.7% orthodox , 23.1% protestant,1.3% catholic, 15.4% Muslim and 11.5% traditional or cultural. This was implies the town has different or diverse religion composition.

4.1.1.8 Income Statues of the Respondents

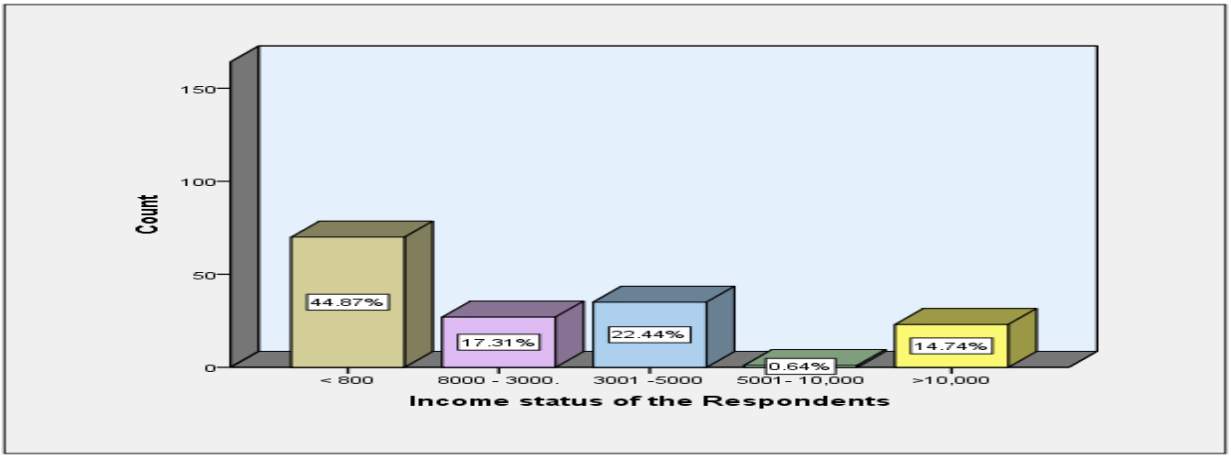

Figure 4. 8. Graphical Representation Income Statues of House hold Respondents

Sources: *Sample of house hold survey by reseacher,2019/20*

According to the information from the respondents and house hold surveys, it takes more than 250,000 birr to buy an average residential house (as per the standard of the town). But as the sample in graph 4.8 above shows, majority of the residents in the town earn less than 3,000 birr per month which was not enough even for consumption expenditures. This high disparity was the outcome of the inefficient supply of land for housing which results the cost of buying a house to be very high. As a result, many people were obliged to live in rental housing which was very difficult for those having many children.

4.1.2 Response Rates

Data were collected from households residents and governmental offices seinor experts of Sabbata town. 156 questionnaires were distributed for households.

From these all of 156 or 100% have completed and retrieved successfully. In addition to this to enhance the quality of open-ended 20 experts (100%) planned semi structured interviewers 1, 4, 6, 6 and 3 the City Mayor, Municipal senior experts, Constriction office experts, Land management and Development office, and Investment office respectively were conducted in the study issue.

4.2. The Trends of Population and Existing Spatial Expansion of Land Development and Management Practices of the Town.

4.2.1. Population Growth Trends in the Town

For designing and preparation of land development for monitoring and evaluation of the impact of the implementation of land management Systems, statistical data that reflect population growth, family size, population density are important for demand and supply of land balance. The population conditions of Sabbata town administrative surroundings were highlighted as follows.

According to the counted data by 9 kebeles of the town, the total population of this town for the year 2019 were 352,504 (205,146, males& 146,818 females) respectively.

Table 4. 1. Trends of Population Growth in the Town

Year	**Total population**		**Period**	**Increment rate(%)**
	CSA census and estimates	**Town estimates**		
1984 -1993	10,030	-	-	-
1994 -2006	18,730	-	10	6.24
2007	**49,331***	**-**	**13**	**7.5**
2008 -2012	51,757*	92,018	1	4.8
2013- 2016	63,391	114,674	5	4.1
2017 -2018	79,633*	336,975	4	5.7
2019	84,304*	352,504	1	5.7 average of all

Source: *CSA reports (1984, 1994, 2007), CSA estimated, and Sabbataa town administration*
**population excludes the rural kebele populations that are incorporated in the town*

When we see the above Table 4.1, the population increment was very high compared to the nation and regional urban increment rate which was 4.11 percent. Sabbata town had grown faster in the period from 1994-2007, when the town grew at 7.5% and continued to grow more

currently. The primary data that gathering and tested their expectation from households of 156 that their observed high population increase in Sabbata town 91.7 % answered "**Yes**" The rest 8.3% **No**. The extent of their measure of the increase of population in a town showed that low 3.2 % ,medium 28.8 %, high 17.3 %, very high 30.8 % ,Over populated 19.9 % respectively.

The trends in the rate of growth generally indicated the persistence of high population growth (abnormal growth rate) of the town that was likely to continue given the prevailing rate of growth. This could be because of the highest rural-urban and urban-urban migration. Migration from rural areas surrounding the town, and other rural parts of the country, mainly for better job opportunities related with housing construction and industrial activities.

Finally, urban-urban migration, specifically Addis Ababa city mainly due to the high cost of land for housing and overall house-rent costs in the Capital, people are migrating and/or re-migrating to live in these city.

4.2.1.1. Cause and Sources of population Growth in the Town

The primary data 156 households survey showed that the Cause of their think for the high population increase in the town was 7.1 % natural increase 84.6 % migration and 8.3 % peripheral expansion of the town. As the same time the respondents explain the reason of migration to the town was 82.7% for searching job, 7.1 % for education, 4.5 % for better services, 2.6% cultural communication and 3.2 % for others respectively.

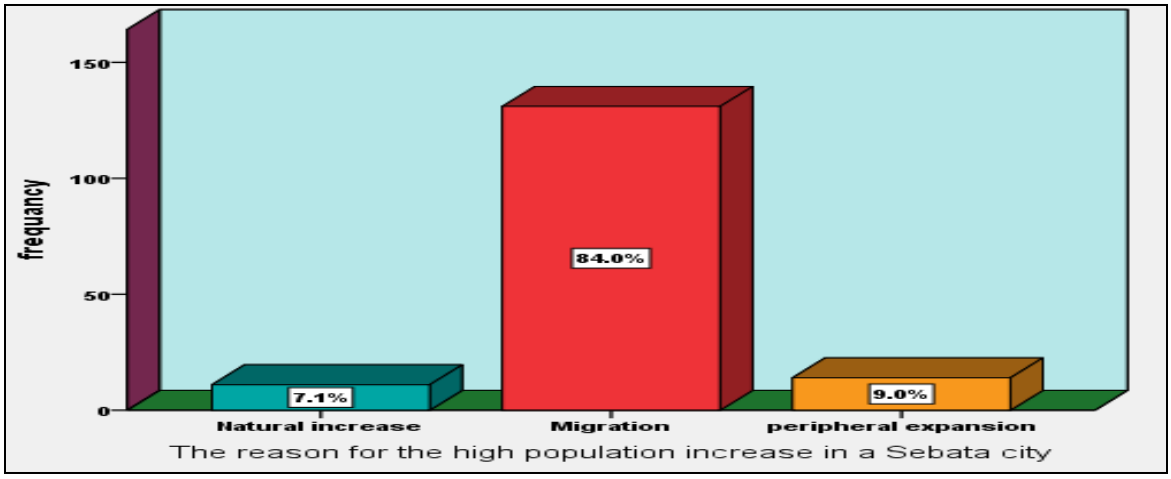

Figure 4. 9 Graphical representation Cause of population Growth of Household respondents
Sources: *Sample of house hold survey by reseacher,2019/20*

From the Secondary town data profile the migrations of Sabbata population was very high because of the town was highly occupied by the industries. Those Industries were the basic opportunity of the creation of job to the peoples of the migrate to Sabbata town from the rural area of the surrounding werada's like Illu, Bacho,Tole and Qarsa etc from the South West Showa Zone and the other from the Salale from the North Showa and Holota, Ejerie, Ginchi etc from the West Showa. Not only from Showa Zone the migration was very high from other regions like Amahara, Tigray, South National and Nationality is also very high due to the city is industrial area and it the nearest to the Addis Ababa city. Therefore, the actual data of migration of people to Sabbata town was always increase monthly about 650 men and women come to Sabbata to start life as Sabbata people.

4.2.1.2 Rate of population Growth of the Town

According to the 2007 census the total migrant population to Sabbata town was 27,566 while non-migrant was 21,765. This means that migrant population constituted about 56 percent of the total population of Sabbata & while it was 47.3% in 1994- showing 8.6% increment. In addition, a research conducted by Masreshsha (2013) on OSEZ, indicated that Sabbata was the leading town for high rate migration, with low inhabitants native to the area: 36.9 percent. This means migration in the town was about 63.1 percent of the population living in the town. But at this time from the households survey taken showed that 84.6 % were migrates from other area of the county.

Sex wise, migration was known to be sex selective, since it was a determining factor for the decision to migrate. Females quite often dominated among relatively short distance movements. Analysis of the 1994 and 2007 census showed that migrants constituted 47.3 percent and 56 percent of the total population of the town consecutively. From this about 49 and 56 percent of the migrants were females. Thus females shared the highest numbers in terms of migration to the town.

4.2.1.3 Density of population in the Town

There were five land development corridor in Sabbata town. These were Sabbata, Dima, Furi, Wato Daleti and Gada Faji. The largest of these development area of the town with the total area of 5175.6 hectares was Dima. Refer to the table 4.2. showed below the density of population with area of sub land development town.

Table 4. 2. The Population Density and Sub Land Development Area of the Town.

Development area of the Cities	Administration units	Pop^{n} Size	Area (ha)	Density	Perimeter (m)	CI
Wato Daleti	Parts of 02, 03 & 06	131283	25267996.4	52	27109.9	43%
Sabbata	01, parts of 02, 07 & Koche	103,706	34086697.6	30	29790.3	48%
Gada Faji	Expansion area, 03 & Korke	72,751	26790200.4	27	27257.2	45%
Furi	04, 08 & Gara Bolo	87,473	37709804	23	27822.8	61%
Dima	05, 07, Suba & Roge A	35,213	51180209.9	19	41878	37%

Source: *Computed from population data and base map of Sabbata town, April 2020*

There was variation of crude population density within the sub development of Sabbata town. In this regard, the sub development with the highest crude population density (52p/ha) was Wato Daleti. This sub development town accommodates 131,283 people. The second largest crude population density (30p/ha) was found within Sabbata sub land development town. This sub development town has central location with different commercial and administration concentrations. But there were large factories and religious institutions within Sabbata sub land development city and this reduces the crude density of the sub town.

Some of these factories that are located within Sabbata temporary development town occupy a total area of covered 90 hectares. These large factories and religious institutions together with topographic constraints reduce the population density within Sabbata sub land development town. Population density of Sabbata town also varies within administrative units that were encompassed in each of the 9 Kebeles. Similar to the population density by the temporary regional town, there was high population density in the administrative units of **01** and **04** which were found in the temporary regional town of Sabbata and Wato Daleti.

4.2.2 The Existing Spatial Expansion of Land Development Practices of the Town

The total area of the structure plan of Sabbata city prepared by OUPI in 2008 was **9827** hectares. The city increased to **17,503** hectares in the structure plan revision of 2018 by OUPI. The area increased by 7676 hectares in 2019. The town has shown tremendous physical growth of **78.1%** towards southwest, east and northeast directions though almost all activities were concentrated

along the highway to Waliso and highway to Butajira. There were also Business activities around the existing municipality of Sabbata town. This area accommodated different Business activities.

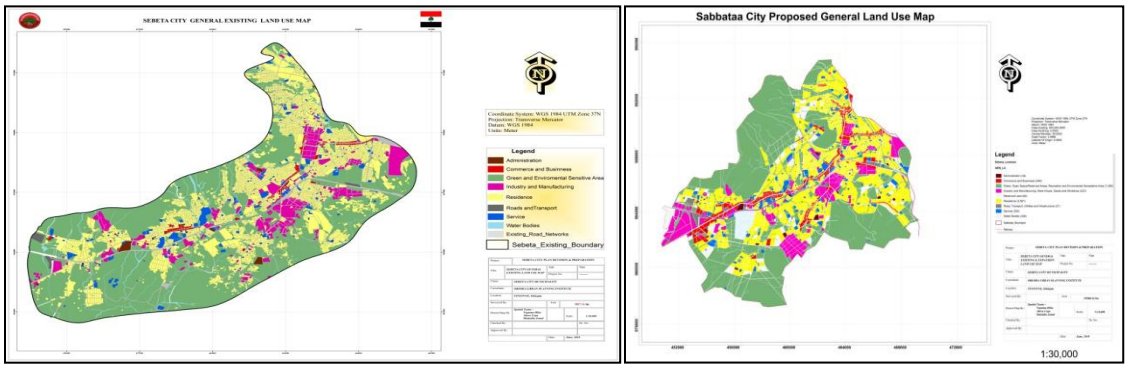

Figure 4. 10 The Existing Land Use of 2008 and 2018 Map

Sources: *Sabbata town computed from 2008 and 2018 revised structure plan*

According to the Revised Standards for Structure Plan Preparation and Implementation, the urban land use classification that can be used during the preparation of the structure plan of any town incorporates seven major land uses as showed in table 4.3.

Table 4. 3. Sabbbata town General land use category in 2008 and 2018 years.

No	General Land Use	Land Use Code	2008 year			2018 year		
			Area (m2)	Area (Ha)	%age	Area (m2)	Area (Ha)	%age
1	Residence	R	26530844.93	2653.08	27.00	42336322.58	4233.632	24.1
2	Commerce	CBA	708252.71	70.83	0.72	6067361.3	606.736	3.46
3	Service	S	2509941.21	250.99	2.55	5261664.1	526.167	3
4	Green, Open and Recreation	EA	11325329.17	1132.53	11.52	78604019.6	7860.40	44.9
5	Administration	AD	455208.14	45.52	0.46	781873.560	78.19	0.4
6	Industry and Manufacturing,	P	6541834.34	654.18	6.66	11992233.1	1199.22	6.85
7	Transport and Infrastructure	RTU	10791783.02	1079.18	10.98	18437000.7	1843.7	10.5
8	Water Bodies	WB	1703526.27	170.35	1.73	4565379.25	456.54	
9	Vacant & Farm Land		37704646.77	3770.46	38.37	6985213.68	698.52	6.6
	Total		98271367	9827.14	100	175031079.6	17503.1	100

Source: *Revised Structure Plan 2018*

According to the above table 4.3 the data presented that, in all land use category the land development extremely increase in physical growth toward the agricultural land without the satisfaction in land development and land management system.

The primary data gathered from the 156 households of Sabbata town regarded to the physical growth and the satisfaction on city land development responses their ideas as shown in a graph 4.11 below.

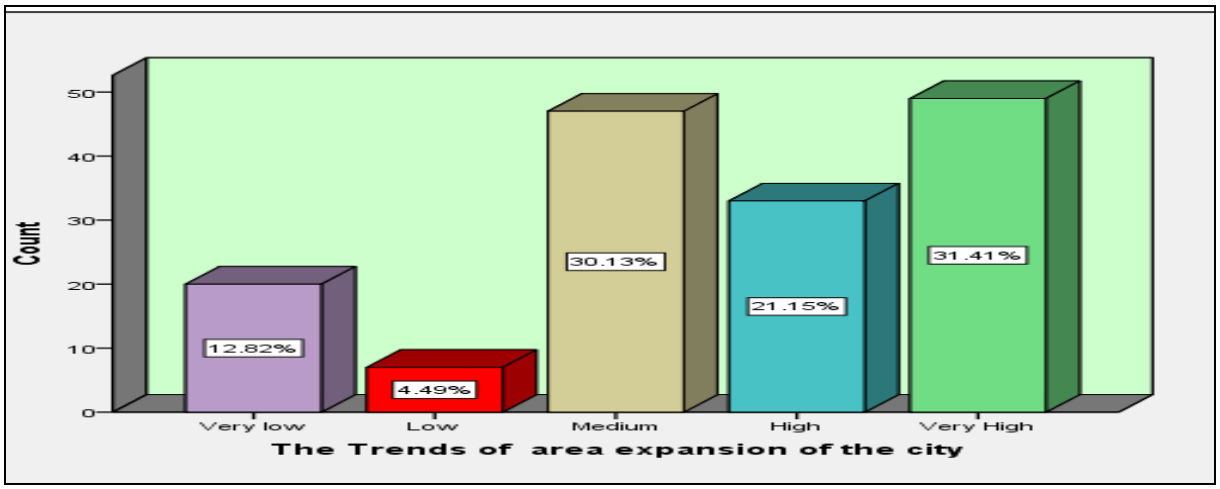

Figure 4. 11 Graphical representation the trends of town area expansion HH information

Sources: *Sample of households survey by reseacher,2019/20*

Characteristics of peri Urban expansion trends the town showed that 82.7% house hold respondents agreed on medium to very high trends of area expansion. This was implies the Dynamics of Peri-Urbanization**,** the peri-urban and it was a new kind of multi-functional territory. It was characterized by relatively low population density by urban standards, scattered settlements, high dependence on transport for commuting, fragmented communities and lack of Less land development and spatial governance.

The peri-urban zone may become the most common type of living and working in the agricultural dominances. It was characterized by affluence and conspicuous consumption, poverty and social displacement. It is physical expansion of urban or suburban form where wider economic, social and cultural dynamics of change were observed. The peri-urban is the wider transitioning between dense urban cores and rural hinterland. Reduces density of land uses and population Changes in land use priority from rural agriculture and livelihood to urbanite development had decreased due to inheritance, resale and expropriation for road/ railway

construction. Massive population migration leading to inadequate affordable housing in urban villages, the localized representation of the current migrant culture.

4.2.2.1.The Existing Land Development of the Town

The data that gathered from 156 households and 20 offices professionals samples were responded on ten points using closed and open questioner their answer showed that the feeling of over all about the land development and equitability on land provision and delivery systems take places in the town has lay under very low and low within high percentage. This implied that the guiding system and land developments of the town has its own defective implementation process.

Table 4. 4 .The House Holds Survey evaluation of land related information within the town

No	Land facilities	Degree of Respondents Agreement					
		5	4	3	2	1	Total
1	Land Development of the city guided according to its Structure plan	6	14	51	32	53	156
		3.8%	9%	32.7%	20.5%	34%	
2	Community participation in the land development process of the city	6	15	39	46	50	156
		3.8%	9.6%	25%	29.5%	32.1%	
3	Land provision fairness with in a city	3	8	37	41	67	156
		1.9%	5.1%	23.7%	26.3%	42.9%	
4	Equitable Provision of land development for the city dwellers	3	6	32	35	80	156
		1.9%	3.8%	20.5%	22.4%	51.3%	
5	Equitable Provision of land deliver system for the city dwellers	5	7	33	28	83	156
		3.2%	4.5%	21.1%	17.9%	53.2%	
6	Satisfaction on urban land provision	1	8	33	45	69	156
		0.6%	5.1%	21.2%	28.8%	44.2%	
7	Satisfaction on urban land development provision	2	7	40	48	59	156
		1.3%	4.5%	25.6%	30.8%	37.8%	
8	Satisfaction criteria to apply for land investment.	8	14	35	50	49	156
		5.1%	9%	22.4%	32.1%	31.4%	
9	The Balances of demand and supply of land in the town	6	9	30	56	55	156
		3.8%	5.8%	19.2%	35.9	35.3%	
10	Satisfaction the compensation payment for property owners whose land is to be expropriated.	3	3	29	34	86	156
		1.9%	1.9%	18.8%	21.8%	55.1%	

5=V. Good 4= Good 3= Medium 2= Low 1= Very Low

Sources: *Sample of house hold survey by reseacher,2019/20*

From secondary data sources the current of Sabbata town land development was characterized by centralization of activities and services (mono centric) and linearity due to land development activities spreading along the sides of the highways to four directions. These directions of Sabbata town growth included Walate, Furi/Jemo, Waliso and Butajira. Because of this, there were more dense activities especially along the highway from Addis Ababa (either from the direction of Jemo or Walate) to Waliso. Similarly, there were dense manufacturing activities along the highway from Kenter to Butajira.

The existing urban land development pattern of Sabbata town may not satisfy the future demand of the fast growing population and investment flow towards the town. Because of this, Sabbata town land development should adopted decentralization of pulled activities through establishment of one main center around the existing municipality and four sub-centers at Gada Faji (Walate- Kenter), Furi Gara Bolo, Wato Dalati and Dima around the existing railway station of Sabbata town. In this regard, the development of road network and transportation causes population and employment decentralization.

The following were some of the requirements for the establishment of sub land development of the town in different parts of Sabbata town.

A. Gada Faji (Walate – Kenter)

This sub land development of the town was characterized by dense settlement, concentrations of business activities and the presence of social services.

B. Furi Gara Bollo

Furi Gara Bolo was one of the future directions of expansions that was bordering Finfinne. It does also have attractive scenic view for recreation but currently dominated by informal settlement that demands immediate action by activating the area.

C. Wato Daleti

Wato Daleti was also another Future expansion direction of Sabbata town. It was found along the highway to Butajira and to the direction of future general market. It was also located near the existing manufacturing industries of Sabbata town. Because of this, this sub land development of the center is also expected to activate this area.

D. Dima Sub land development center (near Railway station)

One of the most active areas of Sabbata town in the future was Dima sub land development of the center. This was due to the presence of existing railway that has a possibility of attracting general market, cattle market and industry zone. Besides, the area has flat topography that was suitable to establish different infrastructures and services. Because of this, it was important to activate this part of the town by establishing Dima sub land development of the center.

The formation of these sub land development of the centers could change developments along road sides by forming commercial strip as well as institutional, service, office, industrial and warehouse functions. Each sub land development of the center serves as sector of the town and represented a hub for high quality basic services and activities offered to the residents within each sub land development of the town. These centers were expected to provide public and private jobs including the administrative and government center, and the economic activities, offices, companies, banks, housing centers, social, cultural and entertainment services in addition to densely populated center. Therefore, to accelerate the vibrant growth, four sub land development of the centers in different parts of the town were vital. One main center should also be around the municipality of Sabbata town. This decentralizes administration, economic activities, and delivery of different services that are needed by the population of the town.

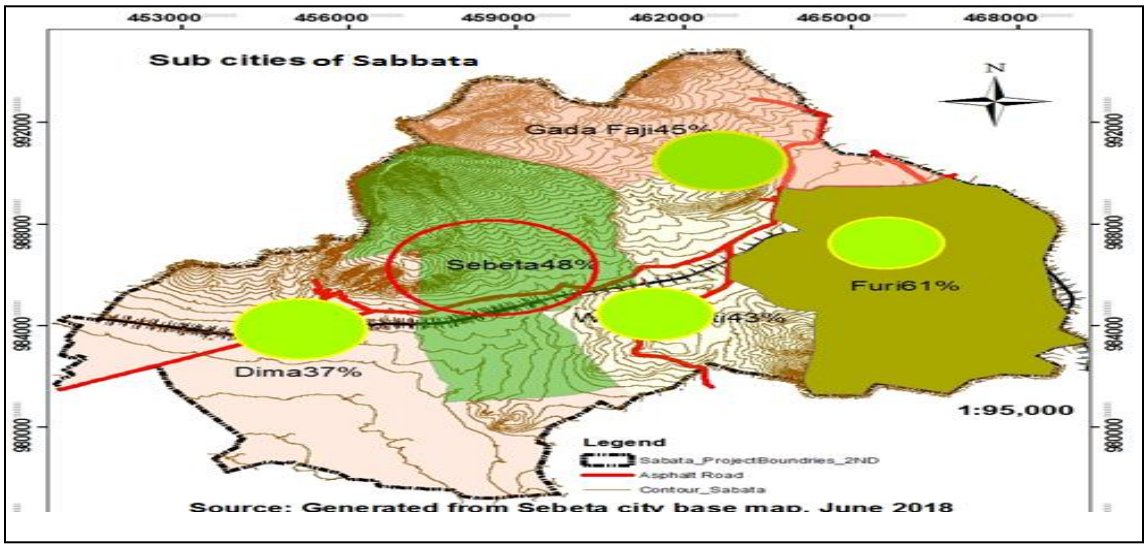

Figure 4. 12 Sabbata Town Center of Land Development Corridor Map

Sources: *Sabbata town urban land management and development office 2018 revised Structure plan*

According to the figure 4.13 showed the area of Sabbata sub land development town, population size and compaction index (CI), the sub town with the most compact shape was Furi Gara Bollo with CI of 61%. This was followed by Sabbata, Gada Faji and Wato Daleti with CI of 48%, 45% and 43%, respectively. On the other hand, the sub town that has the least CI was Dima. This sub town was found at peripheral location of Sabbata mainly in expansion area where there was the least population density and infrastructure development due to large area occupancy of farming communities.

Thinly settled areas of Sabbata town

- Between Waliso and Butajira highways(minor ruggedness and inundation in Dima and Roge Atebela)
- Between Butajira and Jemo Highways (Scenery uplands with limited roads to *Furi Gara Bolo*)
- Between Jemo and Walate highways (occupied by condominiums, factories and thin settlement towards the foothills of Wechecha uplands)
- Between Walate highway and Suba road (inaccessible chains of mountains, vegetated, thin foothill settlement and farmland)
- Between Suba road and Waliso highway (institutions, thin settlement and factories)

  Refer the map showing the directions of expansion

4.2.3. The Existing practices of the Land Management System in the Town

4.2.3.1 Land Administration

A. Land Information System (Cadastre)

A cadastre system helps to facilitate the registration of land and housing rights and the issuance of certificates of tenure which were very essential to facilitate land and housing transactions. The interview made with experts in the municipality indicated that there was no cadastre system in Sabbata town due to financial and managerial constraints as a cadastre project requires well trained and skilled man power, high amount of budget and a continuous follow up and updating mechanism. As a result, land owners who occupy large area of land in the town were not paying proportional land taxes, many transactions (land and housing) in the town was taking place in the absence of registration of rights and issuance of certificates of tenure, and also there was sense of insecurity in the land owners.

These and other related problems caused the town not to benefit from what it should deserved and to be short of financial strength to cover the cost of infrastructure and service provisions to the residents.

4.2.3.2 The Financial Capacity of the Town

A. Municipal Revenue

Table 4. 5. Municipal Revenue by major Categories, 2019.

S.N	Source of Revenue	Total of Year		Collection performance	% of Total
		Planned	Collected		
1	Local taxes	64,595,000.00	64,473,646.23	99.8	22.95
2	Service charges & fees	20,930,000.00	20,857,747.46	99.65	7.43
3	Property rents & sales	24,118,800.00	23,410,375.62	97.06	8.33
4	Income from land	39,835,371.00	38,182,751.62	95.85	13.59
5	Land lease	103,820,829.00	102,310,913.74	98.54	36.43
6	Miscellaneous	16,800,000.00	16,764,240.60	99.78	5.97
7	Others	14,900,000.00	14,867,682.05	99.78	5.30
	Total	**285,000,000.00**	**280,867,357.32**	**98.63**	**100**

Source*: Report document of Revenue department of Sabbata Municipality, (2019)*

As can see from the above table 4.5, the municipality collects 98.63% what they planned by each category (the minimum of 95.85% of their plan & maximum of 99.8 % i.e. all the revenue collected to the town administration was health of their yearly plan from municipal property rents and sales) with the total yearly average of 98.63% of their yearly plan.

From this, we can understand that positively effective collection performance. However, it seems an exaggerated in comparison to their plan but not from the total land area and sources of revenue collection. This showed that, the municipality revenue plan was not equal within their potential as well as collection capacity.

Therefore; I recommend that, in order not to miss what they can earn from their revenue sources the municipality should plan their revenue after identifying their revenue source potential as well as their previous collection performance.

A. **Municipal Expenditure**

Table 4. 6. Municipal Expenditure by major Categories, 2019

S.N	Types of Expenditure	Total of Year		% of Total		Remark
		Planned	Performed	Perform	From Total	
1	Salaries & pension	18,818,929	18,788,566.92	99.8	20.12	
2	Wage	6,227,628.00	6,117,944.64	98.2	6.55	
3	Publications	3,158,588	2,798,469.66	88.6	2.99	
4	Fuel & lubricants	1,892,685	1,841,194.86	97.2	1.97	
5	Allowance	5,400	5,400	100	0.005	
6	Perdiem and office entertainment	9,722,008	9,579,098.19	98.5	10.26	
67	Fixed Asset	3,590,334	3,542,269.07	98.6	3.79	
8	Maintenance	5,829,662	5,791,194.43	99.2	6.2	
9	Service fee	11,717,512.19	11,238,772.87	95.9	12.04	
10	Stationeries	500,000	498,263.60	99.6	0.005	
11	Other recurrent Expenditure	27,290,626	27,290,626	100	29.25	
12	Other Miscellanies Expenditure	4,550,000	4,548,667.86	99.9	4.87	
	Total	**93,303,372.19**	**92,040,468.10**	**98.6**		

Source: *Report document of Finance department Sabbata town Municipality, (2019)*

As you can observed from the above table 4.6. almost half of the expenditure (49.37%) was expenditure for Salaries & pension and Other recurrent Expenditure(enterprise). In addition to this the second high expenditure (22.3 %) was Service fee and Perdiem and office entertainment. This showed that how the town administration given more attention on recurrent budget than capital budget in order to full self and office facility. So, the office should be give attention to build its capacity with machineries and capital budget .

From this, we can estimated how much they were not ready to provide both physical and social services expected from them to the community. Therefore, the municipality seems not capacitated and planned to serve the town dwellers by constructing huge infrastructure like roads, street light, drainage and sewerage lines and the like, some of which were still under construction.

C. Revenue Planned and Enhancement Performance of the Sabbata Municipality

Table 4. 7. Revenue planned and performance of the municipality in the past ten years.

YEAR	**2010**	**2011**	**2012**	**2013**	**2014**
PLANNED	178,381,800	75,063,765	128,415,899	99,000,000	118,384,652
PERFORMANCE	92,027,941	50,237,366	78,729,050	79,801,403	116,161,304
GAP/OVER	- 86,353,859	- 24,826,399	- 49,686,849	-19,198,403	- 2,223,348
YEAR	**2015**	**2016**	**2017**	**2018**	**2019**
PLANNED	165,318,793	234,767,482	235,912,922	263,500,000	285,000,000
PERFORMANCE	181,426,162	145,681,614	149,292,063	209,966,916	280,867,357.32
GAP/OVER	+16,107,369	- 89,085,868	- 86,620,859	- 53,533,084	-867,357.32,

Source: *Compiled from the municipality data, (2019)*

As can be observed on the table 4.7.above, the capacity of revenue enhancement performance of the municipality showed in year 2010-2014 negatives in the past five years in decreasing rate with some variation between 2010 &2014. In the year 2015 the revenue enhancement performance showed positively by **9.74%**. This showed that, the town administration had sufficient potential to collected more revenue in its those budget years. Therefore from the above revenue planned and enhancement performance the municipality must be identify core problems related to the performance and give more attention to improve its revenue capacity to improve its financial capacity.

Table 4. 8. Balance Between Revenue & Expenditure of Sabbata Town

S.N	**BALANCE BETWEEN**	**TOTAL**			**REMARK**
		2008	**2012**	**2019**	
1	Revenue	50,472,027.51	78,729,050	280,867,357.32	
2	Expenditure	22,223,584.59	56,602,795	164,876,166	
	Balance	28,248,442.92	22,126,255	115,991,191.32	

Source: *Sabbata town Municipality, (2019)*

When we taken the 2008 , 2012 and 2019 budget year, the town administration expended only 44% 71.9% and 78.66 of its income. We can estimated that, it saved 56%, 28.15 and 21.34% of its yearly income that also showed positive balance respectively. From this concluded that the

town administration was still on capacitating its capacity for future service provision without waiting the revenue of new budget year.

4.2.3.3 Land Registration System

Land registration is the process of documenting information about land parcel to give land ownership right that helps for efficient land management. The existing land registration system in the Sabbata town administration was inefficient as the interview made with the experts in the land development and management office indicated that there was no cadastre system in Sabbata town due to financial, technological and managerial constraints as a cadastre project requires well trained and skilled man power, high amount of budget and a continuous follow up and updating mechanism. Thus, the town does not have the cadastre system about the parcel of land in detail; they register the plot with only the owner name. It was obvious that without efficient cadastral system urban land management and/or administration could not be efficiently implemented. Cadastre was an official public record registering ownership right of urban land in the territory of a given town boundary. A cadastre plan includes value, area, physical description of land owner ship and other attributes such as land use or infrastructure. The existing land registration system of the town was only fiscal cadastre especially which provides information of the property though not fully fledged. Due to the Poor land registration system associated with the least total revenue collected than should the town deserved; the town encountered problems like: weak infrastructure provision and inefficient land development, minimum income of the municipality from land charge/rent, proliferation of squatter settlement, sprawl of the town without service, difficulty in providing certificate of ownership, land dispute in the town periphery area, illegal hold and transfer of urban land and under utilization of the potential part of the town center.

On the other hand, proper land registration system facilitates for enhancing land tax collection system, easily managements of border dispute, controlling of land uses and improve land management system for efficient use. Thus, it leads to for speeding up the overall land development of the town with allowing maximum transparency.

4.2.3.4 Land Allocation and Management

According to the Land lease manual in the office; applicants must apply for land if they qualify the following requirements. Any residential land applicant has to live in the town for at least two

years and there should not be land registered on his name before. If the applicants were couples, there should not be land or house registered in the name of any one of them. For applicants who qualify these requirements, land was provided either individually or for associations in free hold, land lease and Cooperative system.

Land for investment was allocated in different ways. If there were many applicants, an lease system of land allocation was conducted and the land was delivered for the winner within a short period of time. Land was allocated through negotiation if there were no bidders and there was only one applicant. If the investment has high value of economic and social benefits, land was provided in negotiation.

In the case of micro and small scale enterprises, land was provided for them in the system of short time lease period. Land allocated for this purpose restricts building of permanent structures and has to be built in easily detachable materials.

The town administration, however, has problems to interpret it in to practice. According to the information from the Sabbata town land development and management office, the reason for this was high shortage of land and high cost and financial constraint to pay compensation for previous owners and provide land for developers within the required time period. The following table 4.9 showed the response of sample residences in the town about the time taken to get the land they are investing on.

Table 4. 9 Time Taken to Acquire Land for any Development

TIME TAKEN TO ACQUIRE LAND	FREQUENCY	PERCENT
At the spot	1	0.6
In a hour	1	0.6
In a day	9	5.8
In a month	16	10.3
In a year and more than	129	82.7
Total	**156**	**100**

Source: *sample survey, (20019/20)*

From the table 4.10 above, only 17.3% of the respondents were waiting not more than one month unlike the other respondents waiting more than one year which account for 82.7% to acquire a plot of land they request for any investment. This showed the bureaucratic and illegal services to the residences taken time consuming process of land allocation system which has its own negative influence on the land development of the town. The absence of formal land allocation

for housing on the other hand were obviously result an illegal land acquisition to satisfy the housing need unless immediate measures are taken to the current situation.

4.2.3.5 Land Valuation

Land grades vary at different areas of the town according to the activities and facilities there. The central area (CBD) has most of the time the highest land value because high value economic activities and services were concentrated in this area. According to the ONRS town plan implementation and land administration proclamations, regulations and directives, the town administration in the region must guide their land development by preparing land grades and using the assigned initial lease price for each grade of land for different uses.

Even though the regional government prepared this directive, it is not fully implemented in Sabbata town due to the limited land grading system applied for the whole part of the town; however, the land development and management office divides the urban land in to four land grades. The interview made with the expert in the office showed, the land value classification (land grading) currently in place has divided the town only in to two; the central (CBD) area having higher land value and the rest to have similar land value.

From this we can infer that there was a problem of implementation indicating the presence of weak institutional performance which in this regard was an indication for the inefficient use of land resource that obviously contributes to the inefficiency of land management system.

4.2.3.6 Land Delivery System

In the formal land delivery system, the lease hold and free hold systems were ways of acquiring land. Sabbata was one of the town in Oromia national regional state which practice the lease system of formal land delivery since 2007.

According to the information obtained from the town administration, there were many problems that contributed to the inefficiency of land delivery system in the town besides the problem of squatting and speculation associated with the stopping of land delivery for residence since 2007 to 2019. Some of them were; lack of information about the land resource, lack of adequate finance to pay compensation and deliver the land within the required time period, unwillingness of the previous owners to evacuate on time when their land was needed for public use, inadequacy and carelessness of some professionals and so on.

4.2.3.7 Land Holding System

As explained in the literature part of this study, Ethiopia has experienced different land holding systems in different regimes. In the current government of the country, a lease system of land ownership is maintained.

Sabbata was one of the town in the special zones of Oromia National Regional State which were included in the lease system since 2007. The information from the urban land development and management office showed the very high initial lease price during the first years, unlike the town's proximity to Addis Ababa as compared to other regions discouraged some investors. Land allocated for different uses in the town after 2007 is administered in the lease system, but if the allocation is made before this time, the land administration system stays in the free hold system and when there was a property transfer, it was incorporated in the lease system.

4.2.3.8 Land Market in Sabbata Town

Urban land market is the set of activity by which exchange of value rights to land are transferred. In Sabbata legal as well as illegal land supply system has still been practiced. The supply of formal land market in the rent basis is controlled by government; whereas the demand for urban land for different urban functions is determined by the very urban dynamic changes. Based on the infrastructure development and economic benefit, Sabbata town urban land development and management, however, has divided the urban land into four different grades like the land in the central business district which is economically active areas are first grade, the land around the center are second grade, the land around the center in some selected areas are third grade and the fourth grade is at the periphery of the city which are poorly accessible; the land grade assigned in most cases for housing or investment is largely grade one and two. The land grades are set by the Oromia Regional State Bureaus of Urban Land Development and Construction with their corresponding prices based on the land grade given. The constraint in making land easily available through formal government mechanism is that peasants have occupied the land. Due to high urbanization and population growth in the town; inefficient formal urban land supply is intensified and many people prefer to participate in the informal land market. The house hold survey data showed that 81.4% of the respondents agreed the illegal land market and 19.6% of the respondent land market activity was formal ways of land holding system.

Currently, data from Sabbataa land management and development office revealed that, over 76,000 households applied for residential plots and 67,814 plots were allotted. The gabs in allocation showed there were about 8,186 of households. This indicates only 12.1 percent of the need is met- indicating inadequate provision of housing. The less supply and high demand of land for housing compelled many persons to find other options of which one is squatting.

In general, this town has high housing demand due to new household formation the demolition of low-rent public housing during renewal. However it can be observed from CSA report, the existence of overcrowding (the indicators: number of persons sharing one room, and numbers of single roomed units, registration for condominium housing and cooperatives). For instance on averages more than 23% are single room units

Template 4 - 1 Informal Settlement Picture taken during field observation

Source: *Picture taken during field observation, 2019/20*

As above two photo 4.1 showed, due to unplanned land use activities, the town was exhibiting land use conflicts. Slums and squatter settlements exist in the town boundaries, river side's, and on hill slopes. According to the data from town land management and development office, areas known as Alamgana, Walattee, and Karabuu were the leading areas where informal settlement was documented. Those within the town constitute a small percentage of the total, and were primarily a result of land invasions. Many of the residents in the peripheries claim to have purchased land from farmers who subdivided and sold the residential plots and farmland allocated to them by the government.

Proclamation 574/2007 of Ethiopia provides no land development activity may be carried out in an urban center without a prior development authorization. The urban land administration shall

ensure that the land on which the building is going to be built must have been acquired through legal means and with the building permit (land development authorization). This authorization was needed not only for the erecting of new buildings but also for modifying and demolishing them as well.

Hence, according to the information obtained from Sabbata town Land Management and Development office, the estimated number of illegal housing to be more than 21,944, accounting close to 30.3 percent of the housing stocks in the town. The secondary data obtained from Sebata town administration the informal settler minimum hold the land was 100m2, the medium hold 200m2 and the large area hold 600m2 respectively. According to urban land lease law of Oromia regional state say that minimum standard the land holder to be effective if his land hold area was not less than 105m2. As seen from above data the number of informal settlement illegal hold the land was 21,944 households.

So, Sabbata town administration lose land lease revenue within the minimum standard of land hold system of 105m2 *21,944 informal settlement * minimum land lease auction price registered 3,800 Birr/m2/99 years was results **8,755,656,000** Billion Birr/m2/99 years that means the town lose from land lease revenue **88,440,969** million Birr per Years. From this understanding the informal settlements have over all multi disciplinary direction challenges and impact on Sustainable land development and managements on the town.

In according to the data from the same office, illegal settlements were typically found at the periphery of the town, in expansion areas, where large tracts of vacant farm land are available.

4.2.3.9 Demand and Supply of Land

Since Sabbata town is located at the very near adjacent to Addis Ababa and the major axis of urbanization corridor along the road Addis to Jimma, there was high demand of land either for housing and/or investment. Due to this reason, many people were migrating to the town from nearby rural areas and Addis Ababa. As a result of this, the population of the town was increasing rapidly that makes the demand for land very high.

Currently, there was high shortage of land in the town though the master plan of the town was prepared recently (2018). This problem combined with the poor land management system results the supply of land to be inefficient. Since 2007 to 2010, land was supplied only for investment, micro and small scale enterprises and residential land was supplied only for residents whose

property was to be expropriated for other development. This highly scaled up the cost of buying a residential house in the town which could not be affordable for majority of the residents, as a result of this; many were obliged to live in rental housing or squatting.

4.2.3.10 Demand and Supply of Urban Land in the Town

Land is essential for the development of human settlement and it is one of the scarce natural resource, which is limited in quantity. In Sabbata town the minimum permitted parcel allocated for one household was 140m^2 according to the location of the land. The land administration office of the town said that, as the office stopped supply of land since late 2007 the residents acquired land from farmers at the urban fringes by paying them more price than the formal land price. The supply of land for residential use and other purposes have not kept pace with the rapidly increasing demand.

Data from the CSA report and own computation in the following table 4.11 showed that the overall households to housing unit ratio of Sabbata town computed as **1:1.02** indicating the average number of HHs per 100 HUs to be **102**. In other words, for every 100 HHs there were, on the average, about 98 HUs. This ratio indicated that in the past, 1994, there was a slight housing gap (a shortage of about 171) which implies that about 171 households have been houseless for which they require land.

Table 4. 10 Housing Units (HU), House Holds (HH) and House Hold - Housing Unit Ratio (HH: HU) in Sabbata City, 1994, 2008 and 2019

YEAR	ALL HOUSING UNITS	TOTAL HHS	HH:HU	REMARK
1994	3,762	3,823	1:1.016	
2007	11,554	12,449	1:1.082	
2008	21,016	21,397	1:1.01	
2018	71,729	88,126	1:1.98	

Source: *Sabbata master plan document, (2018)*

The population density of Sabbata town also attests that the current settlement nature was very scarcely distributed showed a large residential landholdings. Therefore, currently housing backlog will not become an issue in future.

But, regarding future requirement of land for housing units, the current estimated total number of households (3,823) was expected to grow to around 88,126 households by the end of the planning period (2018) indicating the need for about 16,397 additional housing units during this

period (1,639.7 HU per Year) assuming a one to one correspondence between households and housing units.

Table 4. 11 Housing Requirement

Year	All Housing Units	Total HHs	Additional HUs	Additional HUs
1994	9437	9608	_	_
2008	21,016 (estimated)	21,397	11,789	381
2018	_	37,479	16,082	16,082
			Total	**16,463**

Source: *Sabbata Structure plan document, (2018)*

N.B. The housing problem this time get a serious problem as the provision of land for residence was ways of land holding which in turn becomes a challenge for the town land administration and management as the people this time has no option other than squatting and speculation.

4.2.4. Major Factors Contributing for an Inefficient Land Management System

According to the interview made with the town professionals, the basic constraints that inhabit the town administration to perform its duties and responsibilities efficiently and effectively related to land management and administration system were of different origin.

According to the response of the professionals in the land administration office, the major factors contributing for such inefficiency and ineffectiveness land development and management Systems were :

- Technological constraint
- Bureaucratic procedure
- Corruption
- Policy constraint
- Financial constraint
- Material problem
- Lack of skilled man power

Of which, according to the interview made with different experts in the office, the first three seriously affects the situation under consideration.

4.2.5. Major Consequences of Inefficient Land Supply Systems

As discussed earlier in this paper, there were mismatch of demand and supply of land, unfair distribution of land (corruption), bureaucratic steps and procedures of land delivery system that consequently lead to several ill effects including proliferation of squatter settlements, expansion of slum areas, illegal land market, increase corruption altitude and land speculation.

4.3. The Challenges of Urbanization on Land Development and Management System in Sabbata Town

The urban land development and management office of Sabbata town faced many challenges in conducting sustainable land development and management as well as administration. The major challenges outlined during the interview with the concerned officials and experts of the office were discussed as follows.

One of the main major challenges of urban land development and management as well as administration in Sabbata town were the trends in the rate of growth indicated the persistence of high population growth (abnormal growth rate **4.1 - 7.5** %) in the town. This could be because of the highest rural-urban and urban-urban migration. Migration from rural areas surrounding the town, and other rural parts of the country, mainly for better job opportunities related with housing construction and industrial activities. Finally, urban-urban migration in the town mainly lead to high demand of land and unplanned of peri Urban expansion trends in the town. This was implies the **Dynamics of Peri -Urbanization** and it was a new kind of multi-functional territory due to the high cost of land for housing and overall house-rent costs, people were migrating and/or re-migrating to live in these town and facilitated high rate of illegal land holding system in the town. Thus all contradicted illegal work situation done in the town played great role for the challenges of land development and management system in the town.

The second other challenges in the town were ***professional ethical, commitment*** and ***high financial constraint*** to conduct a cadastre system and land registration. In turn the absence cadastre and poor property registration systems create inefficiency in tax estimation and collection which resulted low financial capacity of the municipality than expected. This vicious circle of poor land registration system and financial constraints aggravated the problem of conducting an efficient urban land management which was the tool for sustainable urban land development.

As discusses in the above topic of town land market the estimated number of illegal housing to be more high that difficult to manage in all aspects land development. the illegal land markets accounts close to 30.3 percent of the housing stocks in the town. This practices of town administration lose more than 88 million birr from land lease revenue and also encouraged unplanned physical growth of land expansion to ward rural woreda surrounding the town. From this understanding the informal settlements have over all multi disciplinary direction challenges and impact on Sustainable land development and managements on the town.

There was ***high conflict of interest*** between different actors in the town. The professionals need the land development of the town to be guided by its master plan and the changes to be made should be participatory. The higher officials of the town administration on the contrary given decisions for the sake of political gain without consulting the professionals and the public. This uncoordinated and non participatory decision resulted unwillingness of the property owners to accept the land development endeavor.

The other challenge of land development and management in the town was related to ***the increasing demand and shortage of land for investment and housing***. There was shortage of finance for compensation payment to give immediate response for developers. Since many people were considering land as a business, there was a problem of identifying the real investor and house builder.

Shortage of qualified man power to give appropriate solution for problems related to land development and management was also a major challenge in the town. There was also a problem of assigning the right professional to the right job position.

Above all the non existence of documented data especially in relation to land markets the land management as well as administration process difficult; time consuming and tedious.

4.3.1. Effects of the Existing Land Develoment and Management on the Land of the Town

The weak system of the current land management system in the town has contributed its own influence on the land development of the town. Some of the effects forwarded during interview with the experts in the office summarized as following.

The ineffective of land supply for housing for long period of time and the increasing demand connected with the poor land registration system created the opportunity for speculators to

incorporate the adjacent vacant lands to their property illegally. As a result of the high demand and the absence of supply of land, currently the price of transaction of land and housing becomes very high that the majority of the residents couldn't afford.

Lack of qualified and ethical man power in the office has highly affected the system of service delivery. As discussed above the satisfaction residences respondents and clients were complaining and very low about the process of service delivery to be time consuming and bureaucratic which was resulted from the poor and non computerized documentation system. This has its own negative influence in the process of attracting development and investment. The interview made with office professional in the town regarding the effects of the weak land development and management system indicates that:

The weak tax estimation and collection system was one of the causes for the town to be unable to cover the cost of infrastructure and service provision. As a result, internal access roads, street lights, and other utility services were lacking in many parts of the town.

The current system of land delivery, which is practiced dominantly for political benefits, was displacing those who acquired land through illegal processes. This developed high feeling of tenure insecurity to many developers which obviously has a negative impact on the land development of the town unless corrective measures are taken.

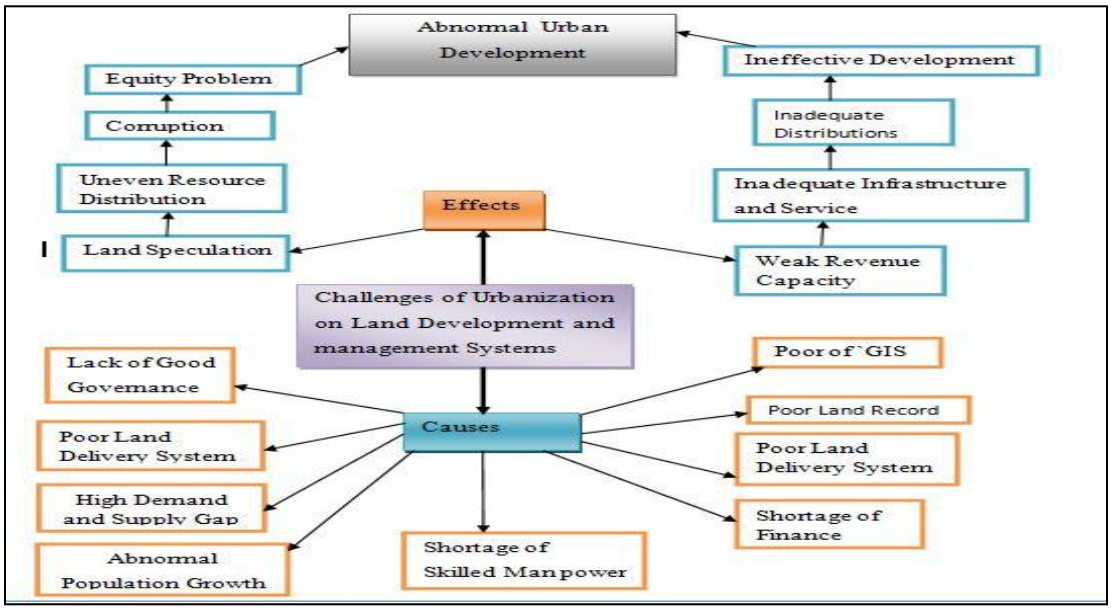

Figure 4. 13 Cause and Effects of the challenges on land development and management systems
Source: Summarized from Research finding

4.4. The Integration and Organizational Capacity Urban Land Managment Provision in the Town

4.4.1.The Integration on Land Management Systems in the Town

The interview was made with Sabbata town Mayer & sectoral offices senior experts regarding the integration of sectors, organizational capacity in urban land development provision of the town. According to this interview the approve that the integration between different sector in urban land development and management office was low. In the same way the integration between land development and management office & community particularly with the developers was very low. There was no rules & regulation that bind different sectors like Land Development & administration who prepare the urban land use plan & monitor its implementation regarding the land administration as per the master plan, Construction Office who prepare design permit & regulate its implementation was weak, The town plan for land provision, Financing the planned & providing for the community & OIP who prepare the overall land planning, made monitoring & evaluation of the projects have weak implementation capacity on rules & regulation that provide duties & responsibility on urban land planning & provision. Because the organization are not decentralized to the areas were practiced in the town.

4.4.2. The Organizational Capacity of the Office

The office is seems using the organizational structure of 1st Grade towns of ONRS issued by the regional Construction and urban Development Bureau having constraints of manpower. The office capacity in different aspects like technical, financial & human capacity to plan and land provision as per the urban population growth rate, area expansion & road network as of master plan was very low.

The absence of rules & regulation that bind different sectors in land planning & provision expose the town for dalliance of urban land provision, low quality customer service & standard, dalliance of design permit having boring less development process & create lack of common thinking towards the urban land development and management systems.

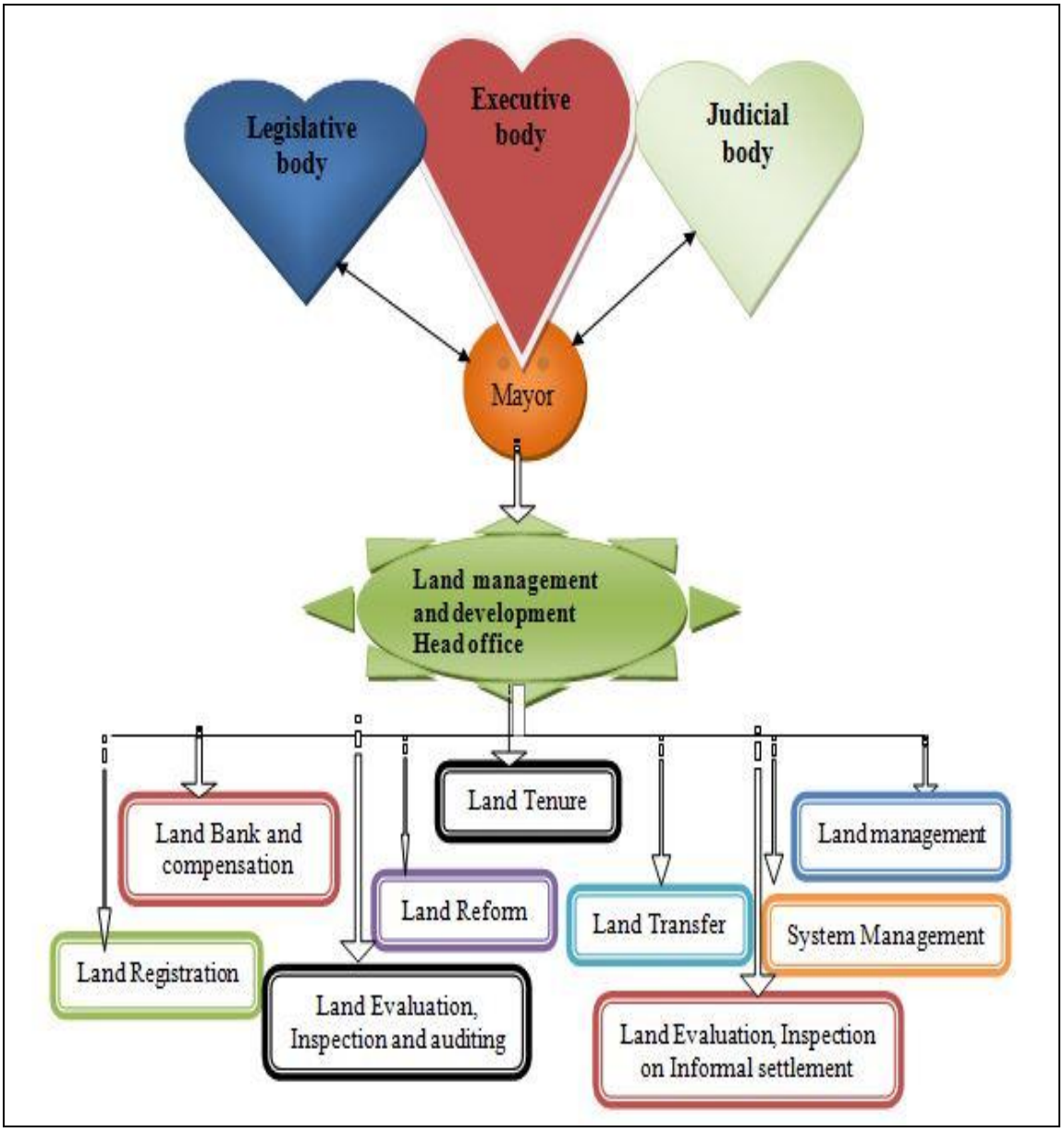

Figure 4. 14 Office Organizational Structure
Source: *Sabata town land development and management office, (2020)*

4.4.3 Human Resource of Sabbata Town Municipality

The current organizational structure of the municipality is supposed to have a total of **178** statutory employees in all its department and sections. The table 4.9 below showed the required and occupied human power of Sabbata town in its different work section or department.

Table 4. 12 Required and Existing Man Power of Sabbata Land Development and Management Office Y, (2019*)*

No	Work section/ Department	Existed			Required	Gap	
		professional	Non professional	Total		Number	%
1	Head office	2	3	5	12	6	
2	Land Bank and compensation	7	--	7	7		
3	Land Tenure	8	1	9	15	7	
4	Land Reform	4	1	5	5		
5	Land Transfer.	7	-	7	7		
6	Land Administration	8	2	10	13	3	
7	System Management	5	1-	6	8	2	
8	Land Evaluation, Inspection on Informal settlement	7	-	7	7		
9	Land Evaluation, Inspection and auditing	10	-	10	11	1	
10	Land Registration	6	-	6	13	6	
	Total	64	8	72	98	26	

Source: *Sabbata town Land development and management office, (2020)*

The structure of the office of Sabbata included office manager and nine departments and sections. The above table 4.9 showed that, although the organizational structure has 98 approved positions, the office had only 72 employees (73.5%); hence the number of vacant post is 26 (26.5 %). Thus, it can be considered as a critical issue which affects the function of the office in particular and the town administration on general.

4.5. The Govenment Responces in Order to Imporve Land Development and Managment Systems in the Town.

As mentioned in the previous sections, the Structure plan of the town currently in used was prepared in 2018. However, the master plan does not solves any problems; there was still exist problems in relation to implementing it properly as it lacks flexibility and local development plans which make implementation strong.

The town administration can't control land speculation and illegal settlement up to expected, which very much is associated with the professional ethics and land lease of land delivery for residence. According to the land administration office, no other feasible option in different dimensions is taken other than tolerance especially for illegal land acquisition.

The mechanism devised by the office of the town though is believed to reduce illegal land acquisition and speculation by allowing the residents to incorporate the vacant land bordering their property through legal processes, its practical implementation was weak due to shortage of man power and other constraints.

The town this time is not working to combat against corruption which for a long time becomes a bottleneck for the land development and management systems of the town. In relation to this the land administration offices of the town identifies a total of 1297 parcels of land already delivered to the owners which having with a problem of carta & receipt, and receipt only accounting 927 and 370 respectively.

More over the table 4.13 below showed how the previous professionals were careless and being corrupted while providing a title deed certificate for the land holders.

Table 4. 13. Identified problems on the title deed certificate of the land holders

PROBLEM	KEBELES OFADMINSTRATION									TOTAL	REMARK
	01	02	03	04	05	06	07	08	09		
Sketching	10	109	30	26	0					175	
Overlapping	2	23	9	22	0					56	
Others	4	15	3	14	0					36	
Total	**16**	**147**	**42**	**62**	**0**					**267**	

Source: *Sabbata land development and management office, (2019/20)*

The town administration this time is programmed to prepare the cadastre of the town because it was with autonomous cadastre and its proper implementation the town's land development and management be efficient and effective there by boosting the town's land development up.

In general, the measures taken by the town administration to solve the problems, however, were of very limited and some are only simply programmed; its strive is encouraged to be continued to the maximum.

4.6 Summary of Findings

From the households survey, professionals questioner interview and observation results showed that the challenge of urbanization on land development and management system in the town starts from its unplanned increase of high population rate and uncontrolled physical expansion feature the town.

The population size of the town increasing in alarming rate from 18,730 to 49,331 in 1984 & 1994 by 163% within five years. In the same way this number continued to increase from 151,580 to 177,828 People in 2015 & 2016 an increase of 18% and in the 2017 to 2018 the population increase 336,975 to 352,504 increase by 4.6% per year.

The number of kebele which was two during the census of 1994 increased to three kebele by 1999 but now a days this number reaches 9 kebeles that included under the town administration by 2019/202.

As computed from 2015 & 2016 population size the population growth rate of the town was about 17.3%. According to this population growth trends the population size doubling period can be four years which was lower than the national & regional urban population doubling time of 25 year. Population density of the town increased from 1544 to 1809/sq. km because of high population pressure towards the town.

Area expansion size of the town which was 21 sq. km by 1999 increased to 74.1 by 2007. This data showed as the area expansion of 252.8% within eight year or an average of 32% increase per year. The second eight years the area size of the town increased to 98.3 sq n 2008 year. km or annual area expansion of 32.65%. as the same the area of the town increased to **17,503** hectares in the year of 2018 toward the agriculture area. The area increased by 7676 hectares in 2019. The town has shown tremendous physical growth of **78.1%** towards.

In addition to this the town was divided by the chain of hills across the main center of the town which made provision of access road difficult at the central part. Poor standard financial of the municipality to pay compensation for land use change, for upgrading slum areas; and for squatter settlements at the periphery.

Lack of human power for the main posted such as land management and urban planning; which creates a large backlog of demand for land, long procedures and steps for land supply.

Furthermore, this lack of skilled human power inhibits for none implementing of the revised structural plan which was not yet implemented.

The bureaucratic corrupted and time consuming procedure adopted by the land administration especially discourages potential developers to be attracted in the town. Existence of unplanned land development activities in the town like, illegal land market and informal settlement, which take large size of land and has a negative impact on the sustainable land development life of the town.

The inconsideration of the Structure plan for the town's land development potential while allocating land for residence land use categories.

The land development of residences house ,industries and storages at the potential land of the city (across high way crossing the town) that results inefficient use of the only and non-renewable resource of the tow. The non existence of well organized and documented data regarding different issues especially associated with land.

Chapter Five: Conclusions and Recommendations

5.1 Conclusions

The location of the town Sabbata being at the major axis of urbanization corridor along Addis to Jima road and its proximity with Addis Ababa contributed for the town's population to grow alarmingly from time to time mainly because of migration for searching job opportunities for the presence of many industry in the town. These migrants were mainly from Addis Ababa and the surrounding rural areas. This population growth on the other hand increased the demand for land both for investment and housing that calls for an efficient, transparent and well documented urban land development and management system exercise where currently is not practiced in the town.

This section focuses on to draw major conclusions with the help of findings and issues discussed about urban land development and management system and administration in Sabbata town. The administration of Sabbata town this time is not in a position to provide developed land for majority of its land seekers mainly for residential purpose and therefore, the supply in these regard is very limited. This limited supply of land creates mismatch of demand and supply of urban land resulted in proliferation of squatter and unplanned settlement in the inner and peripheral areas of the town. The existence of squatter and unplanned settlement has an impact on the efficient utilization of land and implementation of recently prepared structure plan of the city. It also affects the budget of the municipality for paying of compensation instead of using for necessary projects.

The increasing demand associated with shortage of land in the town due to the large acre of land occupied by the land holders to make expansions, and absence of supply of land for housing opened access for speculators and squatters to invade the land in the central and periphery areas of the town. Since the land use control and regulation mechanism is weak, the problem is getting sever from time to time.

Currently, there is an increasing demand of land for construction, and high rise buildings are started to be seen especially in the CBD and along the main road of the town which calls for revising the existing land development and management system in order to use the land resource efficiently.

The bureaucratic corruption and time consuming land allocation procedures are highly complained by developers and residence who are investing in the town, although the sources of the problem are the applicants themselves who created a challenges to the urban land management and development to identify the real residence house hold housing problems. That means many people consider acquiring land as a business, so that they apply for land by presenting false and inadequate reasons.

Despite these conditions, the urban land management system of Sabbata town doesn't keep the pace of its land development. Development activities in the town were not properly supported by land management instruments; rather they were taking place in a random and non systematic manner. The weak land administration system particularly; the absence of land information system (cadastre), an incomplete land and property registration system and the poor land value estimation and taxation systems caused the town to be in a weak state of financial capacity where the town should deserve.

The absence of cadastre and the poor land registration systems result the tax estimation and collection system to be weak that keeps the city to a low level of revenue capacity. As a result of this, the town becomes dependent on grants and subsidy for infrastructure and service provision which doesn't satisfy to the required level. The poor land delivery system that residences and developed sense of insecurity of tenure discourages investment. All these, which are results of the inefficient land management system, have influenced the development of the town.

5.2 Recommendations

Sabbata is a rapidly growing town in which many land development activities were taking place in different sectors. But this land development is backed by constraints related to land management and administration like; lack of transparency and non-adherence to procedures and guidelines when distributing land has led to inequity in land ownership. To minimize and/or address these pertinent issues and keep the land development and management system forward, my recommendations that will arise thereof are as follows:

- ☞ To support a sustainable land development and management systems of the town, should be an efficient mechanism by controlling population pressure on the town by using instruments like; effective plan and implementation system, land cadastre system, land registration, land transactions, tax estimation & collections and so on.

- ☞ To make Sabbata a competent town in regard to customer services, all the bureaucratic procedures and conditions that discourage residences and create sense of insecurity and illegal way of land holdings by using electronics customer services in the office.
- ☞ Decisions on land development and management systems should be made through coordination and consultation of concerned bodies and as much as possible, they should comply with the structure plan of the town in order to give guarantee for tenure security.
- ☞ Before making decisions regarding land use changes, a socio-economic feasibility study has to be conducted. It is better for efficient use of land and create sustainable life for the town community.
- ☞ The town are clear and fair regulatory frameworks should be established to control the haphazard land development and management systems to promote efficient land use.
- ☞ The town administration and other concerned bodies should fill the gap of skilled man power in quantity and quality for effective and efficient mobilizations of the land management and administration by reducing bureaucratic corruption bottlenecks in obtaining urban land.
- ☞ The place of slum and informal settlements in the town should be better to control and take action depend on the regional land lease law.
- ☞ The town administration should conduct the land banking to fight land speculation and redistribute for urban poor.
- ☞ The town administration should combat against the fertile ground created for the unethical actions of the employees to be corrupted as it will hamper the town land development.

Finally, I would like to recommend any one who likes to further research this study in this particular study area can use it as base point for her/his study with its limitations as it is prepared with the limited data available due to the Corona virus (Covid - 19) and circumstances explained in the limitation of study part.

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Annex

Annex I. Questionnaire

Section1. Questionnaire Distributed to Household Respondents

Urban Planning MSC Program

Dear respondents this questionnaire is prepared for academic purpose which is carried out by researcher in an EiABC for urban planning.

Thus you are kindly requested to fill the following questionnaire (open & closed ended) objectively. This is because your response is highly request better understanding the Challenges of urbanization on urban land development and management system of the city. You confidentially answer the entire question.

Thank you for willingness!

Instruction

Key guide to be followed when responding the questions

- No need writing name
- Make X symbol in the given box.
- Write your opinion on the open space provided in the questions.
- It is possible to encircle more than one if your answer is more than one in the close ended questions.

Part. 1

I. General Information and Characteristics of Households:

Head of Household Information

1. Sex A. Male B. Female
2. Age A. 18-30 B. 31- 46 C. 41-50 D. 51-65 E. 65^{+}
3. Family Size A. 1 B. 2-3 C. 4-6 D. 7-9 E. 10 and above
4. Educational status A. literate B. illiterate C. Primary D. Secondary E. Diploma F. BA G. MA and above
5. Occupation A. Professional and technical B. Administrative and managerial C. Clerical and related D. Sale worker E. Service worker F. Agri., small scale husbandry and forestry Production G. Transport H. Other
6. Marital Status A. Never married B. Married C. Separated D. Divorced E. Widowed

7. Ethnic Composition A. Oromo B. Amhara C. Welayta D. Silte E. Gurage F. Kembata G. Hadya H. Gamo I. Tigrai and others
8. Religious Composition A. Orthodox B. Protestant C. Catholic D. Muslim E. Traditional or Cultural
9. Income status A. < 800 B. 8000 - 3000. C.30001 - 5000 E. 5001 - 10,000 F. >10,000
10. Monthly expenditure A. < 100 B. 100 - 1000. C.1001 - 3000 E. 3001 -5,000 F. >5000
11. Saving Behavior A. < 100 B. 100 - 1000. C.1001 - 3000 E. 3001 - 5,000 F. >5000.
12. Previous area of residences A. Origin B. Migrants (A. Urban B. Rural C. abroad
13. Distribution of In-migrants Reason for Coming to the Town

    A. Searching for Job opportunity B. Education C. Better service D. Cultural Attachment E Others

Part . 2

II. Information Regarding to Land Provision, Delivery , Land Development and Management System of Residents

1. How do you observe the trends of population & area expansion of the city? A. Very low B. Low C. Medium D. High E. Very High.
2. Do you observe high population increase in Sabbta town? A. Yes B. No.
3. If your answer is yes by what extent do you measure it? A. Low B. Medium C. High D. Very high E. Over
4. What do you think for high population increase A. Natural increase B. Migration C. peripheral expansion
5. If your answer is migration explain the reason why peoples migrate to this city. A. Searching Job B. Education C. For better services D. Cultural communication E. Other
6. Does the city have Structure plan? A. Yes B. No
7. Is the land development of the city guided according to its Structure plan? A. Yes B. No
8. Is there community participation in the structure plan preparation and implementation process of the city? A. Yes B. No
9. Is there community participation in the land management process of the city? A. Yes B. No If yes, what is their role? A. Give idea only B. Opposing the mistake C Decision
10. Do the current land use changes comply with the Structure plan of the city? Yes B. No

11. The City is use guidelines for effective land management process? A. Yes B. No if No why? A. Lack of awareness B. with full awareness C. corruption
12. What is the land delivery system adopted in the city? A. Yes B. No
13. Is there any practice of illegal land delivery system in the city? A. Yes B. No
14. Is there informal settlement? A. Yes B. No If yes, what kind of control mechanism do you use? A. legalization B. Demolition.
15. What is the land holding system in the town? A. Freehold B. Lease C. Gift D. Heritance
16. Does the long time take for land delivery in the city? A. Yes B. No If yes, How long it takes? A. At Spot B In a hour C. In a day D. In a month E. In a year
17. Do you pay charge/rent for the land? A. Yes B. No If yes, How many A. Less than 100 birr B. 100-300 birr C. 301- 600 birr D.601- 1500 birr E. 1501- 3000 birr F. 3001-4000 birr G. 5000 birr and above
18. Do you have title deeds? A. Yes B. No If yes, when do you get? A. before 1983 year B. Between 1983 - 1997 year C. after 1998 Year, If No, how do get? A. Informal market B. Free hold C. Cooperative

How do you evaluate land development within the town?

No	Land facilities	Degree of respondents agreement				
		5	4	3	2	1
1	Land Development of the city guided according to its Structure plan					
2	Community participation in the land development process of the town					
3	Land provision fairness with in a city					
4	Equitable Provision of land development for the city dwellers					
5	Equitable Provision of land deliver system for the city dwellers					
6	Satisfaction on urban land provision					
7	Satisfaction on urban land development provision					
8	Satisfaction criteria to apply for land investment.					
9	The Balances of demand and supply of land in the town					
10	Satisfaction the compensation payment for property owners whose land is to be expropriated.					

5=V.Good 4= Good 3= Medium 2= Low 1= Very Low

Annex III

Interviews

Interview for town Moyer

1. How do you observe the trends of population and physical growth of the town?
2. Is the Population & physical growth of the city preplanned expansion?
3. What problems do you observe on land development and management system because of rapid population & physical growth of the town?
4. How do you evaluate the spatial distribution land development and management system in city, do you think that there is a equitable distribution of within land development and provision in a town?
5. How do you see the integration & organizational capacity in urban land development and management, is there binding rule & regulation, if there is no binding rule & regulation what methods the city used to integrate different responsible sectors ?
6. Do you believe that the land of the city is sufficient for urban residence to provision , how do you evaluate lack of land provision on urban residences and delivery? & what socio-economic problems do you observe because of lack of land provision?
7. What do you suggest on urbanization management & land development and management system to minimize the challenges of the town?

Annex IV

Questioner for Urban Land Development and Management and Related Other Office Professional.

1. How do evaluate influence of population & physical growth on your road infrastructure provision?
1. Do you observe the land development and management system plan & provision coincide with land use plan standard of the town?
2. How do you observe the land development and management system quality in the town?
3. How do you evaluate the experience of land development and management system provision of the city, do you observe urban land development and management system challenges due to lack of those demand and supply?
4. How do you evaluate the land delivery system condition of your city, do the town has strong commitment on land management?
5. How do you evaluate the inter & intra sectoral integration on land development and management system, is there binding rule & regulation?
6. How do you evaluate the contribution of existing land development and management system with land use functionality?
7. Is there a plan or any attempt made to conduct land registration or cadastre?
8. If yes, to what extent you go through the process?
9. What are the reasons that enforce you to think about cadastre that will be applied in the exercise of land management in the town?
10. What changes do you think will be gained by applying cadastre to the currently land management system?
11. What do you think are the roles of cadastre in the land management system of the town?
12. What solutions do you recommend to minimize the problems related to land management in the town?
13. Do the Agency create conducive environment for stakeholder participation on land development and management system planning & implementation?
14. What do you suggestion in all challenges on land development and management system in a town.

How do you evaluate the integration & organizational capacity in urban road infrastructure provision?

No	Integration & Organizational capacity measuring indicators	Respondent agreement		
		3	2	1
1	Town institutional capacity in land development and management planning, provision & delivery			
2	Administration and expert commitment to enhance stakeholder integration			
3	Administration and expert skill and knowledge to manage their works			
3	Community/stockholders participation practice in land development and management system.			

3= Adequate 2= Inadequate 1= No response

Formats

Total Population Size of Sabbata town, 1984-2019

Years	Total population		Period	Increment rate (%)
	CSA census and estimates	Town estimates		
1984				
1994				
2007				
2008				
2013				
2017				
2018				
2019				

Sabbata town Distribution of Representative Sample Households.

No	Kebele	Formal HH	Informal HH	Total	*Proportion*	Sample size
1	Sabbata					
2	Alamgena					
3	Walatte					
4	Furi					
5	Dima					
6	Daleti					
7	Sabbata - 2					
8	Karabu					
9	Furi Gara Bollo					
	Total					

The Sub Land Development area and population density of the cities by administration units in Sabbata City.

Development area of the Cities	Administration units	Pop^{n} Size	Area (ha)	Density	Perimeter (m)	CI
Wato Daleti	Parts of 02, 03 & 06					
Sabbata	01, parts of 02, 07 & Koche					
Gada Faji	Expansion area, 03 & Korke					
Furi	04, 08 & Gara Bolo					
Dima	05, 07, Suba & Roge A					

Sabbata town General land use category in 2008 and 2018 years.

No	General Land Use	Land Use Code	2008 year			2018 year		
			Area (m2)	Area (Ha)	%age	Area (m2)	Area (Ha)	%age
1	Residence	R						
2	Commerce	CBA						
3	Service	S						
4	Green, Open and Recreation	EA						
5	Administration	AD						
6	Industry and Manufacturing,	P						
7	Transport and Infrastructure	RTU						
8	Water Bodies	WB						
9	Vacant & Farm Land							
	Total							

Sabbata town Municipal Revenue by major Categories, 2019.

S.N	Source of Revenue	Total of Year		Collection performance	% of Total
		Planned	Collected		
1	Local taxes				
2	Service charges & fees				
3	Property rents & sales				
4	Income from land				
5	Land lease				
6	Miscellaneous				
7	Others				
	Total				

Sabbata town Municipal Expenditure by major Categories, 2019

S.N	Types of Expenditure	Total of Year		% of Total		Remark
		Planned	Performed	Perform	From Total	
1	Salaries & pension					
2	Wage					
3	Publications					
4	Fuel & lubricants					
5	Allowance					
6	Perdiem and office entertainment					
67	Fixed Asset					
8	Maintenance					
9	Service fee					
10	Stationeries					
11	Other recurrent Expenditure					
12	Other Miscellanies Expenditure					
	Total					

Sabbata Town Revenue planned and performance of the municipality in the past ten years.

Year	2010	2011	2012	2013	2014
Planned					
Performance					
Gap/Over					
Year	2015	2016	2017	2018	2019
Planned					
Performance					
GAP/OVER					

Balance between Revenue & Expenditure of Sabbata town.

S.N	BALANCE BETWEEN	TOTAL AND YEAR			REMARK
		2008	2012	2019	
1	Revenue				
2	Expenditure				
	Balance				

Required and existing man power of Sabbata Land development and management office , (2019*)*

No	Work section/ Department	Existed			Required	Gap	
		professional	Non professional	Total		Number	%
1	Head office						
2	Land Bank and compensation						
3	Land Tenure						
4	Land Reform						
5	Land Transfer.						
6	Land Administration						
7	System Management						
8	Land Evaluation, Inspection on Informal settlement						
9	Land Evaluation, Inspection and auditing						
10	Land Registration						
	Total						

Housing Units (HU), House Holds (HH) and House Hold - Housing Unit Ratio (HH: HU) in Sabbata town, 1994, 2008 and 2019

Year	All Housing Units	Total HHs	HH:HU	Remark
1994				
2007				
2008				
2018				
2019				

Housing Requirement of Sabbata town

Year	All Housing Units	Total HHs	Additional HHs	Additional HUs
1994				
2008				
2018				
2019				

Identified problems on the title deed certificate of the land holders in Sabbata town

Problem	Kebeles of town Administrative									Total	Remark
	01	02	03	04	05	06	07	08	09		
Sketching											
Overlapping											
Others											
Total											

Templates