

**ADDIS ABABA UNIVERSITY  
SCHOOL OF GRADUATE STUDIES**



***DEMOGRAPHIC AND SOCIO-ECONOMIC  
DETERMINANTS OF SQUATTER SETTLEMENTS  
IN JIJIGATOWN, SOMALI REGION***

***BY: ENDALKACHEW GETU ALEMU***

***July, 2010***

***Addis Ababa***

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***BY: ENDALKACHEW GETU ALEMU***

***A Thesis Submitted to the School of Graduate Studies of Addis Ababa  
University in Partial Fulfillment of the Requirements for the Degree of  
Master of Science in Population Studies  
(Population, Environment and Development)***



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***Demographic & Socio-economic Determinants of Squatter  
Settlements in Jijiga Town, Somali Region***

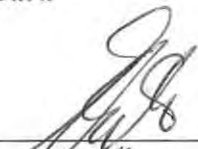
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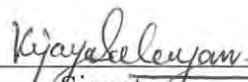
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## **ACKNOWLEDGEMENT**

First and foremost, thanks be to my Almighty God, who saved me from the car accident and give me life with his unreserved love and patience to continue my thesis work.

My deepest gratitude goes to my advisor, Dr. Vijaya Subramaniam, for her sisterly approach, guidance and constructive comments. Besides this, this study wouldn't come to an end without her support.

I am deeply indebted to thank my wife, W/ro Hirut Abebe, who from the very beginning encouraged me morally and financially to continue my post graduate study. I would also like to thank my beloved daughters, Yohana and Mekilit, for their moral support and for being born.

I would like to acknowledge all those people who helped me in completing this study in one way or another. Special thanks should also be extended to my friend Ahmed Yusuf, Seman Kedir and Shishay Tadesse who helped me in editing the final thesis work and finish my study on time. I gratefully acknowledge the IPS staff members particularly Ato Chalachew Arega and Ato Dula Etana for the valuable assistance and encouragement given to me in completing my study.

Last but not least, I wish to express my heartfelt gratitude to my mother, W/ro Mekesha Tessema; my uncle Ato Teshome Alemu; my sisters, Mulunesh Getu and Wudie Tilahun; and my brother Seyoum Aschalew for the due credit given to me in my life.

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## ***Abstract***

*Currently Jijiga town exhibits faster growth rate (5% per annum) as compared with other urban centers of Ethiopia. As a result, the town has been growing horizontally in an unplanned situation. This condition seems to contribute its share for the rapid proliferation of squatter settlements at the periphery of the town.*

*This study focuses on the squatter settlements in Jijiga town, Somali region. The main objective of the study is to assess the demographic and socio economic determinant factors that contribute in favor of squatter settlement. Besides this, the study tried to address the forms of land acquisition, housing condition and availability of social services and amenities. Hence, to achieve the study objective open and closed ended questionnaires for 90 squatter household heads were carried out in the sampled kebele 01 and kebele 06.*

*The major finding of this study is that squatting in study area is of recent phenomena that came into existence since 1983E.C. Major demographic and socio economic factors identified by researcher in aggravating squatting activity are family size, marital status, headship status, education, occupation, income, poverty, administrative bottlenecks, rising house rents, over crowding, etc. Furthermore, direct occupation, the practice of illegal land purchase and other administrative factors contributed to the emergence and growth of squatter settlements in the study area. Moreover, majority of the squatter settlers were internal migrants coming in search of employment opportunities. Besides this, squatters in study area were both poverty and non poverty driven, occupied large plots of area, have poor quality housing condition, poor social and infrastructural services. Thus, due to poor land management together with rapid growth of urban population and high urban land demand for house construction, problems of squatting is getting serious in study area.*



# CHAPTER ONE

## 1. INTRODUCTION

### 1.1 Background of the Study

Rapid rate of urbanization is taking place in developing countries in the context of a stagnant economy and negligible growth of industrialization (Westen, 1995). Such rapid rate of urbanization process led developing countries to face multitude of challenges. That is why today nearly 1.2 billion people, a quarter of the world population, live in a house that is unhealthy and precarious. Moreover, more than hundred million people are completely homeless. Still hundreds of million of urban dwellers in developing countries are forced to live in a bad environment facing multitude of threats to their health, security and social wellbeing. Gebre (2007) explained that inadequate master plan, poor housing facilities, environmental problem, and shanty corners, joblessness, homelessness, marginalization, etc are the major characteristics of urban centers of developing countries. According to Mabungunje (1994) about 50 to 80% of the households in developing countries live in what is known as *Squatter or* informal settlement. Therefore, it's a well known fact that the issues of squatter settlement have been one of the hot issues in almost all developing countries like Africa. Though the nature and intensity of the problem varies from region to region, it had a serious impact in big cities of Africa in general and Sub Sahara Africa (SSA) in particular (Mangin, 1967).

The urban growth rate of Sub Sahara Africa in 1990-95 was at the rate of 4 to 5% per annum while their urban economic growth rate is at most 1.5%. This discrepancy shows that majority of the migrants end up in poverty (Brandt H. and Otzen U. 2007). To this effect, most of the urban growth of Sub Sahara Africa is concentrated in the so called squatter settlement accounting for a substantial share of their cities population (Berry, 1973). For instance, in Lagos, Cairo and Addis Ababa the growth of squatter settlements are 58%, 84% and 80% respectively. This proliferation of Squatter settlements is a visible symbol of urban poverty and decaying social and infrastructural services (Obarai, 1993).

Currently one out of four urban dwellers in developing country lives in absolute poverty (Gebre, 2007). A large proportion of these urban poor dwellers comprise migrants and refugees having little skills and education coming with the aim of improving their lives and getting better opportunities in the urban centers in the future. Further more, the presence of many squatter settlers in a country is a clear manifestation of the failure of the society and government to provide adequate house. That means, the amount of squatter housing is one indication of the extent of housing problems in a society (Aldrich B. and Sandhu R. 1995).

Jijiga town exhibits rapid rate of horizontal expansion among Ethiopia urban centers. This is due to its commercial linkage with neighboring Somaliland and acts as seat of the regional capital. As a result, many traders and migrants from different areas of the region as well as outside of the region come to the town. Hence, the demand for housing and urban land is elastic while the supply is inelastic in addition to other various socio - economic, demographic as well as administrative bottlenecks. Such mismatch between demand and supply led to high price of land and housing in the inner town which later becomes unbearable for majority urban poor residents. Therefore, the mushrooming of squatter settlements at the periphery of the town could be seen as 'filling the gap' driven by the basic economic principle of demand and supply. This alternative solution of squatting into the marginal lands than the congested central urban modes has been taken as one of the best remedies by poor (Shimelis, 2004; Pallen, 1981). This trend has resulted in the emergence and development of squatter settlements. That means, like any other urban centers of Ethiopia, Jijiga town has been experiencing the demographic phenomena of urbanization which finally led them for mushrooming of squatter settlements at the fringes of the town. Moreover, the rapid physical expansion of Jijiga town was not only attributed to urban land shortage. Lack of appropriate policies and strategies to guide future urban development are also responsible for such spontaneous growth.

In short, it is wise not to take a mistaken conclusion to regard the mushrooming of squatter settlements to poverty driven settlements only. This is because there is non poverty driven reasons for squatting, too.

## **1.2 Statement of the Problem**

It is widely known that urbanization is an inevitable phenomena in both the developed and developing countries of the world. According to 2009 Population Reference Burea report, the average level of urbanization for Africa was 38% of which for Ethiopia was very low (16%). But the rate of urban growth is very high which is estimated to be between 5-6% per annum (UN, 2002). This alarming growth rate of urban population made urban centers of developing countries to have serious economic and social implications being coupled up with limited capacity to cope up with the problem. One among this serious problem is the shortages of housing. Housing for many urban dwellers has been difficult and unaffordable. The shortage of housing that resulted from rapid rate of urban growth facilitated rapid rate of horizontal expansion which in turn led the bases for the exacerbations of the prevailing ills of squatter settlements in the periphery of major urban centers (Minwuyelet, 2005). Squatter settlements today shelter for at least one-third of the urban population in all African countries and they are growing at the rate of 15% per year which will cause them to double within six years (Abudho R. and Mblanga C. 1998). Nowadays squatter settlement has become a common features of cities and towns of many developing countries like Ethiopia accounting for large proportion of their urban population. For instance, in cities like Bangkok, Bombay, Lagos, Cairo, etc squatter settlements comprises up to 20 to 70% of the housing stocks of their cities and towns (Bhaki, 1987; Fernads V., 1987). Some of the squatter settlements were developed through period of time while others were built over night as a result of a large scale planned invasion. Due to low level of urbanization in eastern parts of Africa, the development of squatter settlements is of recent origin (Abudho R. and Mblanga C., 1998).

Ethiopia being one of the Sub Sahara African countries, problems of squatter settlement is common in their major urban centers. Because of natural increase, migration, poor urban land delivery system and management, high cost of land and housing material, lack of commitment from concerned officials and other related reasons, leave no option for low income households rather than squatting on vacant hazardous sloppy, flood prone areas of the urban periphery.

Currently squatting becomes one of the major socio-economic, demographic, environmental, and planning and management challenge in urban centers of Ethiopia. Even though, there is no sufficient written document which indicates when squatter settlements emerged in the study area, it was assumed that they were rampant after the down fall of the Derg regime. The rapid expansion of trade and other economic opportunities in the town during the late 20<sup>th</sup> century and then after resulted in booming growth of the population of the town. According to Jijiga town municipality sources, considerable percentage of the master plan expansion areas was already occupied by squatter settlers in the peripheral areas. This condition would make the search for solution difficult and complex in the study area.

Lastly squatter settlement in big urban centers like Jijiga town is an inevitable phenomenon. This is because large urban centers will always continue to attract migrants from rural area as well as smaller urban centers leading to more squatting. Hence, there is no quick fix measure that can solve all the problems of squatting in the marginal lands like the study area.

Therefore, the researcher aimed at assessing the demographic and socio-economic determinant factors for the proliferation of squatter settlement in the peripheral areas of Jijiga town where it has numerous, irregular and had a serious impact on the future planned development of the town. To this effect, squatter settlement in the study area needs special attention. Especially the factors that are responsible for squatting, modes of land acquisition, housing condition and access to infrastructural services should be well addressed for future planned urban development endeavors.

## **1.3 Objectives of the Study**

### **1.3.1 General Objective**

The general objective of the study is to examine the main demographic and socio-economic determinant factors responsible for the expansion of squatter settlement in Jijiga town.

### **1.3.2 Specific Objectives**

The specific objectives of the study are:-

- to examine the influence of demographic factors for the expansion of squatter settlements in the study area.
- to explore the influence of limited socio-economic factors on the growth of squatter settlements in jijiga town .
- to identify the influence of administrative factors on the expansion of squatter settlement in study area.
- to examine the nature of land acquisition process and housing characteristics by the squatter settlers in the study area.

## **1.4 Research Questions**

To achieve the above stated objectives, the following research questions were stated:

- What are the major demographic factors that are responsible for squatting in the study area?
- Which socio economic factors contributed to the emergence of and growth of squatter settlement in Jijiga town?
- How the administrative factors affected the squatting process in study area?

- What is the nature of land acquisition process, housing tenure and housing characteristics of the squatter settlers?

### **1.5. Significance of the Study**

Currently one of the growing challenges of Ethiopian towns is the alarmingly mushrooming of squatter settlements. However, their root causes or factors are not clearly understood. Like wise, no previous study has been conducted on the issues of squatter settlements in Jijiga town. In light of this, it's essential to understand the root causes of squatting, modes of land acquisition, housing conditions of squatter settlers, etc. The finding of the research is assumed to provide valuable and detailed information pertaining to the demographic and socio economic determinant of squatter settlements in Jijiga town. There fore, this study may serve as a stepping stone for further research regarding factors responsible for the growth of squatter settlement and related issues in the study area. As the study is highly relied on primary resources, it could also play an important role in sensitizing municipality officials, policy makers, urban planners, managers and other concerned officials to search for sustainable and effective solution for the problems of squatter settlement before it reaches a stage where intervention become difficult.

### **1.6 Limitation of the Study**

Currently, it is unquestionable that investigating the major demographic and socio - economic factors responsible for the proliferation of squatter settlements in the study area has paramount importance. It needs to be examined deeply and thoroughly. Irrespective of the nature of the study every research is subject to different pitfalls. Similarly, the complex and vastness of the nature of the problem, absence of previous research works, shortage of capital, time and other factors, restricted the researcher's study to one major urban centers of Somali region i.e. Jijiga town where the problem is serious.

## 1.7 Operational Definition of Terms

In order to avoid ambiguities in the usage of a few key concepts in this study, the following concepts have been defined operationally:

**Household:** a person or a group of persons living together in housing unit having a common cooking and eating arrangements.

**Housing Condition:** the housing quality, the construction materials and the extent of provision of social and infrastructural facilities.

**Household Head:** a person who economically supports or manages the household or respect is considered as head by other members of the household. She or he could be female or male.

**Housing Unit:** any building or construction that serves a single household or family mainly for residential purposes.

**Kebele** - Smallest administrative unit of the local government structure of Ethiopia

**Land Acquisition:** a process or methods by which land is acquired or obtained for house construction.

**Squatting:** an illegal occupation of private or public land and developed without legal claims or permission from concerned bodies.

**Squatters:** individuals or small groups who occupied or invade either public or private land and builds a house and intends to stay there as long as possible.

**Squatter Settlement:** a settlement without permission on the land that is owned either privately or publicly.

**Speculator:** a person(s) who invest(s) in squatter settlements by occupying large plots of land for future benefit (profit) by providing space for more rental income.

## CHAPTER TWO

### 2. REVIEW OF RELATED LITERATURE

#### 2.1 Definition and Concepts of Squatter Settlements

Currently, there is a world wide consensus among many scholars of different countries on the meanings of the term squatter settlement. They defined it as an illegal occupation of primarily land and to a certain extent buildings. But different scholars' use various parameters like social, economical, legal, physical, etc to define squatter settlement. For instance, Srinivas (1991) define squatter settlements as residential area which had developed without legal claims to the land or permission from the concerned authorities to build as a result of legal or semi legal status; infrastructure and services are usually inadequate. Gilbert A. and Gugler J. (1987) defined squatter as illegal occupation of land or house. They are unordered occupant whose occupation is by accretivity or organized invasion. Turner J. (1996) defined squatter settlements as a highly successful solution to housing problems in urban areas.

To make matters more illusive and unmanageable, squatter settlements are the most ubiquitous sign of rapid urban development in developing countries. Such settlements are also called by a wide variety of bewildering array of local (colloquial) names in different countries with its derogatory meanings and connotation (Potter and Evans, 1998; and Elias, 2008).

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

| Countries    | Local name    |
|--------------|---------------|
| Hungary      | Putri         |
| Morocco      | Karyan        |
| R. S. Africa | Imijondolo    |
| Kenya        | Kijiji        |
| Ethiopia     | Yechereka Bet |

Source: Dawit Debebe, 2009 and Charles A., 1964

Still some writers describe such settlement by using different names like low income settlement, shanty towns, spontaneous settlement, unplanned (unregulated) settlement, slums, informal settlements, marginal settlement, etc (Shimelis, 2004 and Eliyas , 2008). But for the purpose of this study, the term squatter settlements was preferred and used by the researcher. There fore, in Ethiopian context in general and study area in particular squatter settlement is most commonly called '*cherkabet*'- moon light house - implying the illegal construction of house over night using moon light. Hence, they are settlement unit on any land occupied and house constructed without having any legal permit to occupy land and build a house from the concerned municipality (kebele) officials.

## **2.2 Emergence and Historical Development of Squatter Settlements**

The origin of squatter settlements is as old as the city itself and emerged at a certain historical period in urban development (Waller, 1983). They have been in existence from a long time in the sense that an individual other than the land owner has built house without the consent of the land owner. But they were not illegal squatter settlements as we define and categorize them today. The term squatter settlement is in fact a more recent Western- initiated development which came about the writing of Charles Abram and John Turner and particularly during and immediately after the Habitat Conference of 1976 in Vancouver, Canada (Abrams, 1977). This delineation of such informal or spontaneous as squatter settlement represented a growing change in attitude from outright hostility to that of support and protection.

The mid 18<sup>th</sup> century Industrial Revolution and its accompanied fast growth rate of communication and urbanization process was a land mark for the development of squatter settlements in human history (Eliyas, 2008). According to Garner (1982) urbanization is one of the most powerful event of the modern times which has been amplified as time went on and is far from being arrested. Such a rapid rate of urbanization in recent times contributed much for the growth of squatter settlements in the last 15 years. Squatting was rarely carried over the cities of more developed countries like America and Europe because law and property right in cities were too firmly rooted (Abrams, 1977). In

contrast, in Africa, Asia and the Middle East, the development of squatter settlements is much more gradual process, being based on slow infiltration and gradual individual initiative. In these countries, including Caribbean areas, organized mass squatting is not common. But in Latin America cities, the process of squatting is carried out through organized manner. Squatter settlements often start out by a few families or small groups or individuals finding a vacant piece of land and build a homestead. If they are not evicted, some other families build their homes there and the settlement continued to expand.

In Ethiopia in general and study area in particular, the way and situation squatter settlements are constructed are put briefly by Tamirat (1998) as follows:-

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

### **2.3. Development of Squatter Settlements in Developing Countries**

It was quite clear that cities have been serving as a center and birth place of commerce, science, education, technology, culture, etc. Urban centers were also playing a pivotal role for socio-economic development of both developed and developing of countries (Devas and Rakodi, 1993). But the current rapid rate of urban growth in developing countries does not keep in pace with their socio- economic advancement. With the surge of population from the rural areas to the cities that account for a substantial share of their population, a new type of conquest has been manifesting itself in the cities of developing countries. Its form is squatting and evidenced itself in the form of forcible preemption of

land by landless and homeless peoples in search of heaven. Though it is the most condonable, squatting is part of the desperate contest for shelter and land (Abram, 1977).

Most of the cities and urban center of developing countries distinguished from others by their existence of squatter settlement of one kind or another. This implies that many developing countries have different historical development of squatter settlement due to the difference in economic, social, political, ecological and demographic characteristics. The historical evolution of squatter settlements also varied in terms of standards, location and size (Brian and Ranvinder, 1995). In the major cities of developing countries of Asia, Latin America, and Africa squatter settlements accounting for almost one tenth of the houses in urban area (UNCHS, 1987). For instance, in Seoul (S. Korea) squatter settlements are distributed in the pocket of the city.

In Brazil, Rio de Janeiro, squatters are common figure of their major metropolitan cities. Hence, it was only 7.2% of Rio de Janeiro's urban population in 1950, but in 1991 it roared to 17.5% (Brian and Ranvinder, 1995). In Albania, too, squatters contain up to a quarter of the population in the major cities and 40% of the built up areas (Deda, 2003). Squatter settlements are also widely spread in many African Countries. For instance, in Lagos (Nigeria) squatter settlement were first developed as a farming settlements outside the city center but later as the cities grew up, it become part of the city(UNCHS, 1987).

In Kenya (Nairobi), squatters constitute up to 60% of the total urban population. According to World Bank (1992), in Tanzania's new capital, Dodoma, squatter settlers account for nearly 30% of the population. Hence, most of the developing countries urban growth is concentrated in the so called Squatter or uncontrolled peripheral settlements (Berry, 1973). Such unplanned and uncontrolled physical expansion of cities outpaces the financial and administrative capacity of the municipality's government to provide them with the necessary infrastructural and social services (Cheema, 1993). As a result, this uncontrolled horizontal expansion of cities posed serious economic, social and environmental strains. Therefore, problems and issues related to squatter settlements have become the major challenge of many urban centres in developing countries since the end of WWII. Most of the cities of the developing countries expanded horizontally into

highly fertile agriculture and forested land which had valuable ecological functions. For instance, in Egypt more than 10% of the country's most productive land has been lost as a result of uncontrolled expansion of squatter settlements (Hardoy et al, 2004).

## 2.4 Typology of Squatter Settlements

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

1. **The Owner Squatter:** the most common type of squatter settler. He (she) owns his (her) own shack which is erected on any vacant land he can find.
2. **The Squatter Tenant:** the most vulnerable groups of the squatter settlers. This is because they belong to the poorest class who do not have his own shack but pays to another squatter settler.
3. **The Squatter Holder:** is a farmer tenant who has already ceased to pay rent and whom the land lord is afraid to evict.
4. **The Squatter Landlord:** is a squatter of longstanding who has a lot of rooms (huts) to rent at exorbitant profit.
5. **The Store(Occupational) Squatter:** a squatter who usually establish in small lock up store on the land that he /she does not own legally and may do a thriving business without paying rent or tax.
6. **The Floating Squatter:** lives in an old hulk or junk which is floated or sailed in to the city's harbor.
7. **The Squatter Co-operator:** is a part of the group that shares the common foothold and protects it against intruders, public and private. The members may be from the

same village family or tribe.

**8. The Semi Squatters:** they primarily build their hut or house on private land later on they leave the area when the owner chase them away.

**9. The Speculators Squatters:** they are a professional speculator whom squatting is a sound venture. They squat for profit of future benefits.

## **2.5. Characteristics of Squatter Settlement**

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

### **I. Physical Characteristics**

Due to its inherent “non legal “status, a squatter settlement has social and infrastructural services below the minimum level or it may be absent (Abudho and Mhlanga, 1998). Besides this, the physical conditions of house, crowding and sanitary facilities are important determinants influencing the mental well being of the residents. Squatter settlements are built at the marginal areas, steep slopes or at the foot of hills and beside rail way tracks. Still some others are located at valley bottom, along river banks which are subjected to flooding, hazardous environment to fire risks. Few squatter settlements are located in areas reserved for parks or natural beauty (Aldrich B. and Sandhu R. 1995). Majority of the roads and foot paths are narrow and unpaved, have limited location, lack social and public facilities. To this effect, they are spontaneous or organic settlements with little or no planning. Homes in squatter settlements are primitive forms of shelter and are dilapidated. In most cases, houses were made of wood, tin, card board tar paper among other materials and they are simply makeshift dwellings (Ameyibar et al, 2003).

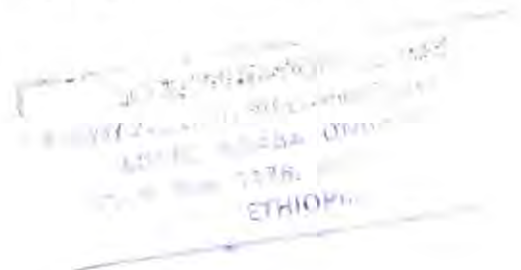
## **II. Legal Characteristics**

The key and main characteristic which distinguishes the squatter settlements from others is the lack of legal ownership of the land on which they built their houses. The area could be vacant government or private land or marginal land reserved for other purpose. These uncertainty of tenure situations creates problems for capital improvement in the physical structures and social commitment to the larger neighbored and community (Aldrich B.C and Sandhu ,1995).

## **III. Social Characteristics**

The major social characteristics of squatter settlements are explained by poor sanitation, poor and substandard housing which is dominated by shacks, insufficient solid and liquid wastage management and living in an overcrowded situations or congestions (Balchin, 1995). It also explained by poor infrastructural services (telephone, electricity, roads, etc) and lack of access to social services (schools, health centers, etc). According to Wastes (1997), the most serious social problem manifested in such settlement are the shortages of drinking water, toilet facilities, garbage disposal, etc. Besides this, squatter settlements are the birth place and homes of social ills such as violence, alcoholism, prostitute, destitute, high social insecurity, rape, robbery, misfits, assault, criminals, juvenile delinquency, beggary and other unconventional behavior. The chances of being murdered are also considerably higher in such settlement than elsewhere (Gebre 2007). Furthermore, squatter settlers behave as one family, kinship and friendship (UNCHS, 1996 and Gugler, J.1994).

It is also quite true that mortality rate is considerably higher in squatter settlements than in other areas. This is due to the presence of various diseases like TB, venereal disease, malnutrition, lack of immunization, absence of adequate health service facilities, inadequate living condition, inadequate access to clean water, poor sanitation, etc. There fore, the risk of diseases transmission and multiple infections becomes higher in such areas. That is why squatter settlements are commonly regarded as areas of health problems and safety and health hazards (Hall, 1965).



## **2.6. Global Views on Squatter Settlements**

There are two major arguments and perceptions regarding the core characteristics, emergence and dynamicity as well as root causes of squatter settlements. They have been debated among policy makers in every urban center, especially in developing countries.

### **2.6.1 Optimistic Views on Squatter Settlements**

There are a number of scholars who argued on issues of squatter settlement from optimistic point of view. They have been argued that squatter settlements are a solution to the complex problems of urbanization and migration combined with housing problem (Berry B., 1973). Squatters' ingenuity and migration in solving their own shelter problem under unfavorable conditions have frequently been praised (Brennan, E, 1993).

Squatter settlements are considered as opportunities for the growth of developing countries' cities. They are considered as a conducive place for the growth of local entrepreneurs. They are also areas where substantial suppliers of cheap and abundant labor force for urban centers are found which inturn helps for the growth of industrial development. Moreover, squatter settlements are areas where most informal activities are carried serving as a source of livelihood for vast majority urban poor dwellers. Since squatter settlements have higher capacity of adaptation and assimilation to urban life, they usually engage themselves in a wide range of activities. Still other researchers support squatter settlements for they are self support in getting shelter rather than being burden to their government though the process of acquiring the land is illegal (UN-habitat , 2003). Many scholars and organization including the World Bank and UNCHS (habitat) perceive squatter settlements as poverty driven settlement which have evolved due to a number of socio economic and institutional problems. Accordingly, informal settlement is self built settlement occupied by people living in situations of poverty. Based on such agreement, they emphasized regularization as one of the major corrective measures to the existing informal settlements (Shimelis, 2004).

### **2.6.2 Pessimistic Views on Squatter Settlements**

Still there are different researchers who view squatter settlements from pessimistic perspective point of view. They argue that squatter settlements need to be eradicated (demolished) completely for the fact that it increases unemployment rate in the urban area. This is due to the fact that squatter settlers are migrants who mainly come from rural areas with low literacy level, inefficiency in working as well as skills and training. The large influx of poor and backward peasants to urban centers either remain unemployed in the urban centers or engage in informal activities such as hawkers, shoeshine, beggars, petty trade activities, etc that do not have much contributions to the growth of modern industrial factories. They simply disregard them as a bottleneck to the overall economic growth of a country and development of modern sector and these migrants are simply considered as a parasitic population in the city (Viv,G. 2004 and UNCHS,1987).

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

### **2.7. Major Demographic, Socio-Economic and Administrative Factors Favoring Squatter Settlements**

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

This implies that factors responsible for the emergence and expansion of squatter settlements are different in different geographical areas and spans of life. This is because each country has its own unique complex mix of economic, social, political, ecological and demographic characteristics (Van, 1987). The immediate demographic, socio-economic and administrative factors which forces people to commit squatting were discussed as follows.

### **2.7.1 Demographic Factors**

Demographically, majority of the squatter settlers are composed of people with different age groups and both sexes though youngsters dominate the settlements. Squatters are predominantly migrants. This is due to the large influx of young migrants from surrounding rural areas as well as other urban centers. A study made in some African countries like Mali, Bamako, indicates that young men both single and married initially migrate to cities to get more secured jobs and accommodation as well as save enough money to support and improve their wives, children and relatives who might subsequently join them (Peil and Sada, 1986). These migrants are highly mobile people who prefer to settle at the peripheral areas of the town. This is because peripheral land being low in quality and price, it is more likely to be squatted easily by migrants. Generally the migrant mostly take the lead in initiating the move towards the peripheral. More over, the squatter settlers are characterized by very high fertility and high mortality. They are also characterized by lower life expectancy as compared to non squatter settlers. Large family size which contributes for high population growth, density, overcrowdedness per housing unit is another manifestation of squatters. Such condition forces the squatters to search for least desired location.

According to UNCHS (1996), in 1950's less than 300 million people live in the urban centers of developing countries. This figure roared to 1.1billion in 1985 and 1.9 billion in 2000. For instance, in Brazil, Sao Paulo has grown from under three million in 1950 to almost 24 million in 1990. It indicates that by the year 2030, cities of developing countries will absorb more than 95% of the world's urban population growth. Such rapid rate of urbanization in developing countries that resulted from high natural growth rate of

urban population and large influx of migrants puts a pressing demand for housing (Brian, and Ranvinder, 1995). Such high population growth rate has a direct relationship for the widespread growth of squatter settlements in urban areas.

Ethiopia's urban population in 1967 was 7.6% of the total population of the country and reached 14.6% in 1994. Currently the annual growth rate of Ethiopia's urban population was more than 5% per annum (Minwuyelet, 2005). Since, this accelerated growth of urban population has not been accompanied by proportional economic growth; it overwhelmed government's provision on housing, infrastructure, social services and other facilities. This demographically increasing population finally ends up in the mushrooming of squatter settlement as a lasting solution for survival (Abudho and Mblanga, 1998). Generally, the demographic factors play a significant role in intensifying the spread of squatter settlements in the study area. The bulky of Jijiga urban population increase is and will continue to be mainly due to internal migration than to natural increase and reclassification.

## **2.7.2 Socio-Economic Factors**

### **I. Housing Problem and Lack of Housing Finance**

One of the burning issues in developing countries like Ethiopia is the shortages of housing supply for urban poor that resulted from stagnant urban economy. Supply and demand for housing never match and the actual supply never exceeds beyond 10% of the required number. According to the study made by UN (2002), developing countries need to maintain a house construction rate of between 8-12 new units per 1000 inhabitants per year. But in most countries only one or two new houses were being built per 1000 and in many the average was below one (Hardoy and Statterthwaite, 1995). The inability of the majority urban residents to acquire affordable house is attributed from lack of good will and failure of responsible government institution and concerned bodies to allocate resources for providing adequate residential plots for shelter. For instance, inadequate housing in Africa cities ranges from 33% to 90% of the population (Abrams, 1964). Such condition resulted in shantytowns, squatter settlements and urban slums that become

more and more problematic to be incorporated into the town development program. Thus, the acute housing shortage and problems in urban land provision had also contributed a lot for the emergence and expansion of squatting activities in an area.

Therefore, the mushrooming of squatter settlements could be seen as filling the gap between the supply and demand for housing (Mahammed A., 2006). It is quite clear that majority of urban residents in developing countries are poor. They mainly composed of migrants who migrated from other urban and rural areas with the aspiration of improving their life in urban areas. These poor urban residents are too poor to participate in formal market for planned land and housing. After failing to obtain planned urban plots, individuals opted for buying pieces of urban peripheral land. More over, the inability of the municipalities to finance for low cost housing schemes and rental housing for low income groups force the people to participate in squatter settlements (Turner J.1977 and Brian and Ranvinder, 1995). Generally, absence of financial institution for housing and credits services for urban poor together with inappropriate and unclear urban policy for accommodating the urban poor either directly or indirectly seems to contribute its share for proliferation of squatter settlement in the study area.

## **II. Poverty**

Urban poverty is critical and significant in the urban centers. At the center of squatter settlements, lies the question of poverty which is growing at alarming rate. Squatter settlements and poverty are closely interrelated and mutually reinforcing each other. Thus a vicious circle is created whereby poverty leads to informal settlements and there by in turn breed poverty (Mohamed A, 2006). That is why many scholars argue that squatter settlements are areas where majority of the squatters are poverty driven people and low income households. But this does not mean than all squatter settlers are homogenous in terms of income who prefer to live in squatter communities. According to UNCHS (1996), urbanization occurred hand in hand with an increase of urban poverty and an expansion of squatter settlements. Hence to build a house on planned area for many poor urban residents is a life time project and the only place for them is to buy plots of land in peripheral areas and squat (Mahamed A, 2006). Hence, many of the people did not even

bother to look for planned plots as the open alternative existed. Besides this, many squatter settlers engage themselves as daily laborers in various informal activities. Almost all are not employed and hence do not have permanent occupation and monthly income to cope up with the rising cost of life. There fore, they resort themselves to self employment schemes such as hawking, opening up small food stands, or turns to begging or street crime, especially petty theft . Generally, squatter settlement dwellers are low in terms of income, lack work capabilities and family assets (Gebre, 2007; Hardoy and Satterthwaite, 1989, and Benerje, 1994).

### **III. Cultural Factors**

Especially those migrants coming from rural areas practices the same way of life when they come to the urban centers. As they almost do not have permanent ways of life, they usually construct temporary traditional hut which they commonly call it “Somali Tukul” or “Dosso”at the periphery of the town. In such a way others follow them and finally the area is haphazardly controlled and turned into illegal occupation of land. Customary or traditional land delivery systems have commonly been practiced and deep rooted in the study area. Peripheral urban land is owned by tribal families of surrounding peasants and residents which might make it difficult for good land delivery system by the municipality officials of the town. To this effect, it seems that intervention by municipality officials were very limited and difficult due to tribal nature of land occupation and ownership.

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

#### **2.7.3 Administrative Factors**

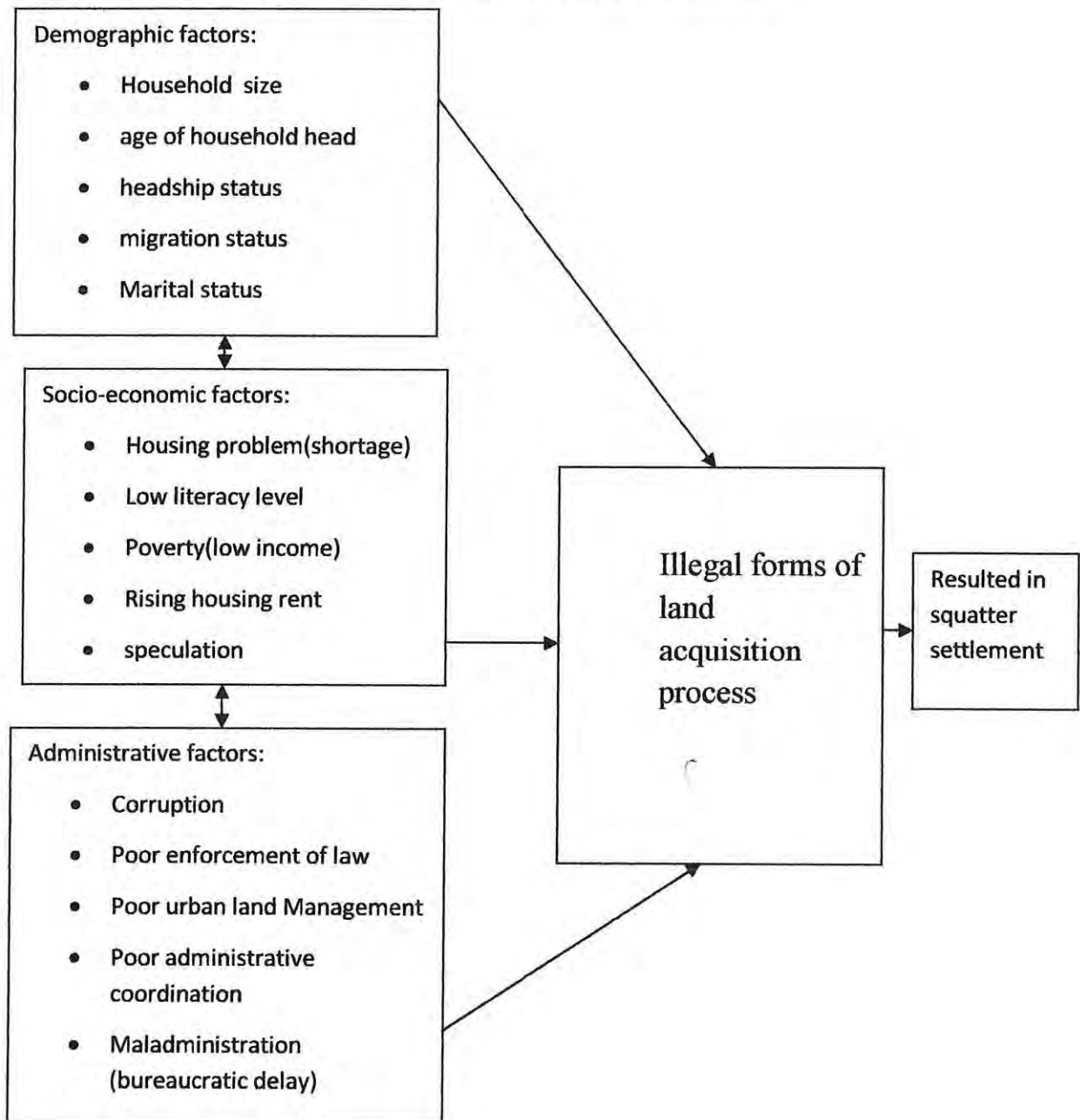
Good urban land management plays an important role in the conversion of land for different urban uses and its allocation to meet serious housing problems in urban areas. However, in the study area there is poor land management that resulted from weak urban land administration, poor intervention on illegal urban land market, poor coordination among the concerned bodies at various level, etc. The cost of such poor land management

is very high for it created unwise consumption of urban land for fast horizontal urban growth that end up in illegal house construction, unproductive investment and poor infrastructure that manifested itself in the form of squatter settlements at the edges of the towns. More over, absence of well trained administrative and technical urban planners and managers in the municipality as well as at the kebele levels is another problem in controlling illegal growth of squatter settlements in the peripheral kebeles. To make matters more complex and difficult, it seems that some corrupt civil servant kebele officials participate in squatter settlements together with brokers and speculators. Besides this, lack of good governance, corruption, bureaucratic procedure, etc are another fuel for the spread of squatter settlements in the study area. Generally, weak and absence of periodic regulatory system on urban land allocation and management by concerned officials led people to speculate on vacant plots of land.

Further more, major political parties who require the political supports of the majority urban poor allow squatter settlements to develop (Ameyibar et al, 2003). Especially during the election period, to ensure their continued legalities, leaders often supported and enhanced the activities of squatter settlers which is often known as political tribalism that serves as vehicle of political support. That is why squatter settlements aggravated during the transitional period following election (Viv, 2004). Hence, in study area, too, squatting activities seems to be more prevalent during the transition period particularly after the down fall of the Derg regime shift in power of the concerned kebele officials.



## 2.8 Conceptual Framework on Demographic, Socio-economic and Administrative Determinants of squatter settlement



## **CHAPTER THREE**

### **3. METHODOLOGY**

#### **3.1 Brief Description of the Study Area**

Before an attempt is made to analyze the collected data, the researcher found it reasonable to give the general profile of the study area. This study was conducted in Jijiga town that serves as a capital city for Somali region. Somali regional state is located in the eastern part of Ethiopia inhabited by a total population of 4,439,147 people of which 55.6% are males while 44.4% are females and having an annual population growth rate of 2.6%. It has an area of 375,000 Km<sup>2</sup> and a sparse population density of 11.8 p/km<sup>2</sup> (CSA, 2007). Economically, more than 90% of the regions population led a pastoral nomadic life style. In terms of religion, Islam is the dominant (98.4%) religion in the region. The same holds true in the region in ethnicity where Somali accounts the highest percentage (97.2%). Moreover, the regional average household size is 6.6 while the average number of children per women is 6 and this is one of the highest at national level.

Jijiga town (the study area) is located east of Addis Ababa at about 628 kms in Jijiga zone. According to 2007 CSA report, the town has a total population size of 107, 297 of which 54,944(51.2%) are males while 52,353 (48.2%) are females. The town has an annual growth rate of 5% per annum and divided in to six kebeles. Of the six kebeles, two of them (kebele 01 and 06) are more populous than the other kebeles accounting for about 53% of the total population residing in the town. According to the information obtained from Jijiga town municipality officials, the total numbers of squatter household heads in the above mentioned two kebeles are estimated to be greater than 1800. Hence, in this chapter an attempt is made to present the major demographic and socioeconomic factors as well as housing condition and service characteristics of the sampled squatter household heads in the study area.

### **3.2 Methods of study**

This research applied both qualitative and quantitative methods to study the stated objective of the research.

### **3.3 Data Sources**

The researcher used both primary and secondary sources for collecting the required data for the study

**A. Primary Data:** - which is the major source of the study were collected through interview by using questionnaire and personal observation of the study area.

**B. Secondary Data:** - is generally collected from both published and unpublished materials such as books, internet, CSA, NUPI, UN publication, kebeles and municipality official reports, etc.

### **3.4 Instruments used for Primary Data Collection**

**3.4.1 Interview Questionnaires:** - detailed open and closed ended questionnaires pertaining to demographic and socio economic determinants of squatter settlement are incorporated after reviewing related literature in line with the objectives of the study. It was the main data collection instrument and administered to the sampled household heads. To check their standardization, consistency and whether there is unclear concepts and questions or not, a pilot survey in a randomly selected ten households were done and finally some adjustment were added before the actual field survey. The questionnaires were first prepared in English and then translated into Somali to attain maximum precision. Training and orientation was also given to enumerators and supervisors as how to ask and fill the questionnaires and interview by using interview methods, sort of approaches to follow to sampled house holds, etc. Information was exchanged daily to correct problems during the course of data collection process. The final data to be collected from the sampled household was administered by six data collectors and two supervisors who have a good experience in data collection. All the collected data was

checked for completeness, accuracy and consistency by the supervisor everyday. Any thing that was unclear during data collection was corrected immediately. Such data helped to furnish quantitative information pertaining to the study.

**3.4.2 Key Informants Interview Guide:** - Besides data collection through interview questionnaires, in-depth interview was undertaken to collect relevant data. Interviews were made on ten households (6 male headed, 4 female headed), three concerned officials and one community representative in the study area. It is conducted on one to one basis between respondent and an interviewer. The main purposes of conducting an interview on households are to make an in-depth investigation on the determinants of squatter settlements. This in turn helps to triangulate with the household survey and give chances for participants so that they could narrate their history by giving emphasis on their demographic and socio economic characteristics. Conversation was tape recorded with prior permission from participants.

**3.4.3 Focus Group Discussion Guide (FGD):-** to examine the demographic and socio economic determinant factors contributed for squatting, two FGD consisting 8-10 persons were formed. Discussion was made with the participant selected from different age and sex compositions and socio economic status. Opened ended questions were forwarded to FGD to enable them articulate their views concerning the problems of squatting in the study area.

#### **3.4.4 Observation**

Personal physical observation of the study area was made by the researcher. This helped to gather firsthand primary information. Further more, it enhanced the validity and reliability of the collected data

Finally the data collected from FGD, Key Informants and researcher's physical observations were analyzed qualitatively. The major reason for applying different data collection techniques is the need for checking the validity and consistency of information solicited from diverse sources.

### **3.5 Sampling Procedure**

Selecting an appropriate research design or procedure is crucial for any researcher, as it will guide the process for collecting the desired data. It also enables the researcher to anticipate an appropriate research decision and thereby try to maximize the validity of the eventual result.

Accordingly, purposive sampling technique was used by the researcher to select the sampled squatter household. As a result two kebeles (01 and 06) were selected purposively in Jijiga town. This is because of the reason that squatter settlements are commonly prevalent and numerous in this two peripheral kebeles of the town. According to the information obtained from Jijiga town municipality officials, more than 1800 squatter households were living in the two kebeles. Hence, a 5% (90) sample squatter household heads were randomly selected and included in the study. The data collection procedure was started with survey in March on 90 sampled squatter household heads. Then after, the researcher conducted an in-depth interview and focus group discussion one after the other. The participants were selected purposively because of the intention to collect relevant information needed for the study.

### **3.6 Methods of Analysis**

The researcher used both quantitative and qualitative approaches for the analysis of the collected data. Descriptive statistics such as percentage, frequency distribution table, charts, graphs, t-test and standard deviation were used to analyze the squatter's demographic and socio-economic determinants as well as housing characteristics. Thus, tables and figures were also used to support the data analysis and discussions. Direct quotations of the words of participants during in-depth interview, FGDs were also used for a reader to triangulate the study from different direction. The data collected were analyzed for both kebeles independently in order to see the difference between them.

### **3.7 Ethical Consideration**

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

## CHAPTER FOUR

### 4. DATA ANALYSIS AND PRESENTATION

#### 4.1 Demographic Determinant Factors Favoring Squatting

There are different factors that are responsible for the expansion of squatter settlement. Demographic factors are among those strong factors that influence individual's decision to squat. That means, the propensity of squatters household heads to involve in squatting activities depends upon their demographic characteristics. The way in which demographic factors influence squatting were discussed in the following section.

##### 4.1.1 Age Status of the Household Head

Studying the demographic aspects of squatters are important in dealing with issues of policy formulation and implementation of programs in socio economic area of a country. The classification of the population in terms of age, sex, marital status, family size, etc gives an insight in the level of the socio economic situations of a given nation. It is also one of the most important means to see the level of fertility, mortality, dependence burden and labor force potential of a country. Especially age is one of the most widely used variables in social science research to determine the dependency ratio. Age is an important demographic factor for the variation of squatting.

**Table-1:** Distribution of Squatter Household Heads by Age

| Age<br>( in years) | Kebele 01 |      | Kebele 06 |      |
|--------------------|-----------|------|-----------|------|
|                    | Freq      | %    | Freq      | %    |
| 20-29              | 13        | 27.1 | 12        | 28.6 |
| 30-39              | 19        | 39.6 | 17        | 40.5 |
| 40-49              | 19        | 18.8 | 8         | 19.0 |
| 50-59              | 6         | 12.5 | 3         | 7.1  |
| 60 and above       | 1         | 2.1  | 2         | 4.8  |
| Total              | 48        | 100  | 42        | 100  |

As observed in the above table, the age distribution of the squatters is typical of developing countries. About two fifth of the squatter household heads are in the age range of 30-39 in both kebeles. The relatively young age group (20-29) accounts 27.1% and 28.6% in kebele 01 and kebele 06 respectively. The age group between 40-49 years accounts the third higher percentage (18.8%) in kebele 01 and (19%) in kebele 06. The squatter household heads that are older than 49 years declines in both kebeles steadily. This shows that the relation between squatting and age is inverse. That means, squatters are the more active age groups (20-39) accounting for about 56.7% in both kebeles combined. As we conclude from the above figure, it seems that the more active age groups have higher inclination to squat than older age groups in the study area. Hence, it looks like as age increases, the tendency to squat decreases.

#### 4.1.2 Household Headships

A headship is an important measure for household formation. Hence, regarding headship, an attempt is made to examine the pattern of headship rate by sex in the squatter families in the study area. Data on household heads reveals that in both kebeles there is a domination of male headed squatter families than its counterparts.

**Table-2:** Distribution of Household Headship Status

| Household Headship | Kebele 01 |      | Kebele 06 |      | Total % |
|--------------------|-----------|------|-----------|------|---------|
|                    | Freq      | %    | Freq      | %    |         |
| Male               | 43        | 89.6 | 35        | 83.3 | 86.7    |
| Female             | 5         | 10.4 | 7         | 16.7 | 13.3    |
| Total              | 48        | 100  | 42        | 100  | 100     |

Source: Own survey, 2010.

In kebele 01 male headed squatter household families account for the bulky of the respondents, that is, (89.6%) while it was 83.3% in kebele 06. On the other hand, a hand full of households is headed by females (16.7% and 10.4% in kebele 06 and 01 respectively). In such an illegal activity, many females were also striving to solve their

housing problem by involving in squatting activity even though they account for a lesser percentage in the study area.

As a whole, the bulky (86.7%) of the sampled squatters are male headed households while a few are headed by females (13.3%). This reflects that in most society males assumes the role of chief bread winner in the household and making decision even in illegal encroachment, that is, squatter settlement.

#### 4.1.3 Marital Status

In this section the level and pattern of marital status of the squatters was reviewed. This is because family is central to income maintenance, economic status, and social adjustment. Hence, marriage data has also its own implication on squatting activity.

**Table-3:** Distribution of Marital Status of Squatter Household Heads

| Marital Status | Kebele 01 |      | Kebele 06 |      |
|----------------|-----------|------|-----------|------|
|                | Freq      | %    | Freq      | %    |
| Single         | 6         | 12.5 | 5         | 11.9 |
| Married        | 35        | 72.9 | 30        | 71.4 |
| Divorced       | 5         | 10.4 | 4         | 9.5  |
| Widowed        | 2         | 4.2  | 3         | 7.1  |
| Total          | 48        | 100  | 42        | 100  |

**Source:** Own Survey, 2010

As one can note in the above table, majority of the squatter household heads are married in both sampled kebeles. That is, 72.9% of the respondents in kebele 01 and 71.4% in kebele 06 responded that they are married when they squat in their respective kebeles. This implies that being married and there by formation of new household forces couples to involve in squatting. Therefore, married household heads are more likely to participate in squatting activities than unmarried in both kebeles. Single squatter household heads are the second largest actors of squatting in both kebeles followed by a less percentage of divorced and widowed squatters.

#### 4.1.4 Household (Family) Size

Household size has a significant influence on the rate of squatting. This is due to the prevalence of economies of scale at household level. Economies of scale indicate that as family size increases, household tends to overcrowd with large family size. Data on the family size and persons per household can be used as a proxy measure of crowdedness of a population. Further more, household size has its own implication on housing, health, environmental and urban management problems.

**Table-4:** Distribution of Squatter Household Heads by Family Size

| Family size                                          | Kebele 01 |      | Kebele 06 |        | Total |                 |
|------------------------------------------------------|-----------|------|-----------|--------|-------|-----------------|
|                                                      | Freq      | %    | Freq      | %      | Freq  | %               |
| 1-3                                                  | 6         | 12.5 | 3         | 7.1    | 9     | 10              |
| 4-6                                                  | 20        | 41.7 | 7         | 16.7   | 27    | 30              |
| 7-9                                                  | 13        | 27.0 | 14        | 33.3   | 27    | 30              |
| ≥10                                                  | 9         | 18.8 | 18        | 42.9   | 27    | 30              |
| total                                                | 48        | 100  | 42        | 100    | 90    | 10              |
| Average family size of the households in each kebele |           |      |           |        |       |                 |
|                                                      | Average   | S.D  |           | T-test | df    | Sig. (2-tailed) |
| Kebele 01                                            | 6.6       | 2.8  |           | -2.779 | 88    | 0.007           |
| Kebele 06                                            | 8.3       | 2.9  |           |        |       |                 |

Source: Own Survey, 2010.

As depicted in the above table, in kebele 01 more than two fifth of the household heads have 4-6 family members and it was followed by 27.0% with seven to nine family members. Similarly, 18.8% of the household heads have ten and above household members while 12.5% have a smaller family size, that is, from one to three family numbers.

On the other hand, in kebele 06, the highest percentage (42.9%) of the household heads have ten and above family member followed by 33.3%, 16.7% and 7.1% of the squatter household heads having seven to nine, four to six and one to three family members (size) respectively. Higher percentage (41.7%) of the household members have four to six in kebele 01 compared with 42.9% in kebele 06 having 10 and above family members. A few percentage of the squatters in both kebeles live either alone or two or three (12.5% in kebele 01 and 7.1% in kebele 06). Hence, larger family size is a typical feature of majority of the squatters in both kebeles which could manifest itself for over crowdedness. That is more than 72.2% of the households have a family size of seven and above members.

The mean family size for kebele 01 was 6.6 while for kebele 06 was 8.3. This implies that squatter household heads in kebele 06 have larger family size by 2 than in kebele 01. Thus, the mean family size difference between the two kebeles was statistically significant ( $p < .005$ ). The t-test result also shows significant association between squatting and family size in both kebeles.

Therefore, it seems that household head with higher (larger) family size were more likely to squat than those with smaller size. This might be due to the difficulties of getting affordable large space rental house with a capacity of accommodating all the family members in the inner town. Hence, an increase in the household family size is also contributing its share for the proliferation of squatter settlement in the study area. In a nutshell, the distribution of persons per household exhibits almost similar picture in both kebeles.

#### 4.1.5 Migration

**Table-5:** Distribution of Household Heads by Place of Birth (Origin)

| Place of birth (origin)      | Kebele 01 |      | Kebele 06 |      | Total % |
|------------------------------|-----------|------|-----------|------|---------|
|                              | Freq      | %    | Freq      | %    |         |
| Jijiga                       | 15        | 31.3 | 14        | 33.3 | 32.2    |
| Out side of Jijiga but rural | 11        | 22.9 | 12        | 28.6 | 25.6    |
| Out side Jijiga but urban    | 22        | 45.8 | 16        | 38.1 | 42.2    |
| Total                        | 48        | 100  | 42        | 100  | 100     |

**Source:** Own Survey, 2010

Table-5 shows that more than two thirds of the squatter household heads in study area were originated (migrated) from outside of Jijiga town while about one third of them were born in Jijiga town. It is nearly equal numbers of household heads in both kebeles were born in and outside of Jijiga. Besides this, the research findings shows that squatter settlements in the study area are focal points for arrival of migrants especially from surrounding area or regions of Somali, Oromia, Harari, Dire Dawa and SNNP. Furthermore, there is a marked urban- rural difference in the level of squatting. That means, people coming from the urban areas are more twice as likely as to squat than its counterparts in kebele 01. It is also interesting to note that the study area constitutes more than one fourth of the migrants from the surrounding rural areas. Hence, many of the newly arriving migrants are likely to join the growing pool of squatting. In short, squatters in study area are predominantly migrants coming either from rural or urban areas of Somali and other regions. This situation could aggravate the already serious problems of squatting activities in the study area.

In relation to this, it is important to discuss the main factors that persuade many people to leave their place of origin and squat in the study area. This is because most of the squatters in the study area are migrants coming from different parts of the country. It is quite clear that in developing countries rapid rate of population growth as a result of

natural increase and internal migration intensifies the expansion of squatter settlements. The same holds true in the study area, where the contribution of internal migrants to squatting activities have higher share than the natural increase.

**Table-6:** Reasons for Squatting by Migrants

| Reasons for squatting    | Kebele 01 |      | Kebele 06 |      | Total % |
|--------------------------|-----------|------|-----------|------|---------|
|                          | Freq      | %    | Freq      | %    |         |
| For better employment    | 12        | 36.4 | 7         | 25.0 | 31.1    |
| For better education     | 5         | 15.2 | 3         | 10.7 | 13.1    |
| Family reason( marriage) | 4         | 12.1 | 3         | 10.7 | 11.5    |
| For trading              | 10        | 30.3 | 5         | 17.9 | 24.6    |
| Poverty                  | 2         | 6.1  | 8         | 28.6 | 16.4    |
| Other                    | -         | -    | 2         | 7.1  | 3.2     |
| Total                    | 33        | 100  | 28        | 100  | 100     |

**Source:** Own Survey, 2010

Based on the above table, 36.4% and 30.3 % of the migrant squatter household heads in kebele 01 replied that they came to the area in search of employment (jobs) opportunities and for trading activities respectively. Similarly, 15.2% and 12.1% of them also responded that search for better education and family reasons were their main reasons for coming to the study area respectively. On the other hand, in kebele 06 the dominant reason for coming by migrants to the study area are poverty (28.6%) and look for better employment (25%). Those who come for trading activities constitute 17.9% while search for better education and family reasons constitute 10.7% each in this kebele.

Generally, looking for better jobs/ employment (31.1%) followed by for trading purposes (24.6%) are the major reason by the migrant squatter household heads to migrate to the study area. Therefore, as the migrant household heads are unable to get land for housing through formal ways, they simply choose squatting as the only option.

## 4.2 Socio-Economic and Administrative Factors Favoring Squatting

### 4.2.1 Education

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

In examining educational status, in kebele 01 about 31.3% of the sampled household heads were illiterate. Similarly, about 16.7% and 20.8% of the sample's were on the level of primary and secondary education respectively. Among the literate squatter household heads, the percentage share of certificate and diploma as well as degree and above holders were collectively accounts for about 23. % in this kebele.

**Table-7:** Educational Status of the Squatter Household Heads

| Educational status         | Kebele 01 |      | Kebele 06 |      |
|----------------------------|-----------|------|-----------|------|
|                            | Freq      | %    | Freq      | %    |
| Illiterate                 | 15        | 31.3 | 19        | 45.2 |
| Primary education (1-6)    | 12        | 25.0 | 11        | 26.2 |
| Secondary education (8-12) | 10        | 20.8 | 7         | 16.7 |
| Certificate and diploma    | 9         | 18.8 | 4         | 9.5  |
| Degree and above           | 2         | 4.2  | 1         | 2.4  |
| Total                      | 48        | 100  | 42        | 100  |

Source: Own Survey, 2010

In contrast, low level of educational status is one of the distinct features of kebele 06. This is manifested by higher percentage (45.2%) of the sampled squatters heads are illiterate. Those household heads who have primary education ranks second by accounting for about 26.2% and followed by those having secondary education (16.7%).

The kebele officials and Key Informants, too, informed that majority of the squatters in this kebele are illiterate.

Collectively, the percentage of certificate, diploma and degree holder squatter head in this kebele is 11.9%. Generally the highest percentage of squatter heads in this kebele is in low level of education. This in turn has its own influence on the occupation as well as income of the squatter family. In other ways, the squatter household heads with formal education seems less likely to squat as compared with household heads with no formal or low level of educational status in study area. Moreover, it is associated with less access to employment opportunities which in turn affects their living conditions and ways of land acquisition for house construction. It is true that in developing countries as a whole, educated individuals are more likely not to participate in squatting than uneducated ones.

#### 4.2.2 Occupation

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

**Table-8:** Occupational Status of the Squatters

| Occupational Status  | Keble of 01 |      | Keble 06 |      | Total % |
|----------------------|-------------|------|----------|------|---------|
|                      | Freq        | %    | Freq     | %    |         |
| Government employees | 16          | 33.3 | 6        | 14.3 | 24.4    |
| Private employees    | 6           | 12.5 | 5        | 11.9 | 12.2    |
| Self employed        | 12          | 25.0 | 17       | 40.5 | 32.2    |
| Trader               | 11          | 22.9 | 9        | 21.4 | 22.2    |
| Unemployed           | 3           | 6.3  | 5        | 11.9 | 10.0    |
| Total                | 48          | 100  | 42       | 100  | 100     |

It is clearly indicated in the above table that the highest percentage (33.3%) actors of the sampled squatter household heads in kebele 01 were engaged in formal activities (government employees) and could have secured income. Again, of the total sampled household heads, the second (25%) and third (22.9%) actors of squatting in this kebele are self-employed and traders respectively. Private employees and unemployed accounts for about 12.5% and 6.3% of the squatter household heads respectively. Hence, it seems that there is a positive correlation between squatting and formal activities (occupations) in this kebele.

In contrast, in kebele 06 among those sampled squatter household heads self employed accounts the highest percentage (40.5%) in being the actors of squatting in this kebele. It is followed by traders (21.4%) and government employees (14.3%). Private employees and unemployed each constitute 11.9%. When we compare the two kebeles, highest percentage of unemployed squatter people (11.9%) are registered in kebele 06. Data in kebele 06 also discloses that most of the actors of squatting activity are engaged in informal sectors and as a result they might not have secured source of income. This condition forces the dwellers to informal way of access to land for house construction.

Therefore, it might be poverty who forces the people in this kebele to resort to squatting. That means, as squatters have no assets and very few livelihood choices, they could get absorbed in informal land occupation to earn for a living. A comparison of the two kebeles shows that those squatter household heads in kebele 01 have better and secured monthly income than those in kebele 06 as they are employed in formal occupation

#### **4.2.3 Income**

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

**Table-9: Income Status of the Squatters**

| Monthly Income                                                          | Kebele 01 |            | Kebele 06 |      | Total |      |
|-------------------------------------------------------------------------|-----------|------------|-----------|------|-------|------|
|                                                                         | Freq      | %          | Freq      | %    | Freq  | %    |
| < 201                                                                   | 4         | 8.3        | 7         | 16.7 | 11    | 12.2 |
| 201-400                                                                 | 5         | 10.4       | 10        | 23.8 | 15    | 16.7 |
| 401-600                                                                 | 8         | 16.7       | 9         | 21.4 | 17    | 18.9 |
| 601-800                                                                 | 9         | 18.8       | 7         | 16.7 | 16    | 17.8 |
| 801-1000                                                                | 16        | 33.3       | 5         | 11.9 | 21    | 23.3 |
| ≥1001                                                                   | 6         | 12.5       |           | 9.5  | 10    | 11.1 |
| Total                                                                   | 48        | 100        | 42        | 100  | 90    | 100  |
| <b>Average monthly income of the respondents in each kebele in Birr</b> |           |            |           |      |       |      |
| <b>Average</b>                                                          |           | <b>S.D</b> |           |      |       |      |
| <b>Kebele 01</b>                                                        | 725.5     | 348.9      |           |      |       |      |
| <b>Kebele 06</b>                                                        | 573.6     | 334.7      |           |      |       |      |
| <b>t-test</b>                                                           | 2.1       |            |           |      |       |      |
| <b>df</b>                                                               | 88        |            |           |      |       |      |
| <b>Sig. (2-tailed)</b>                                                  | 0.039     |            |           |      |       |      |

**Source:** Own Survey, 2010

From the above table, the highest percentage (33.3%) of the household heads in kebele 01 earned a monthly income between 801-1000 birr. The second highest percentage (18.8%) of the household heads earned between 601 to 800 birr which followed by those household heads who earned between 401-600 birr per month (16.7%). Those household heads who earned the lowest income (less than 201 birr) per month in this kebele accounts for about 8.3%. Generally, nearly two thirds of squatter heads in kebele 01 gained more than 600 birr per month.

By contrast, majority of the squatter household heads in kebele 06 earn less income as compared with those of kebele 01. Hence, more than 23.8% of the surveyed squatter household heads earned a monthly income between 201-400 birr and 21.4% between 401-600 birr a month.

However, equal percentage (16.7% each) household heads earn a monthly income of less than 201 birr and between 601– 800 birr. Moreover, more than three fifth of squatter household heads in kebele 06 earn a monthly income of less than 601 birr while about 45.8% of the sampled squatter heads earned more than 800 birr per month in kebele 01 as compared with 21.4% in kebele 06.

The mean monthly income for kebele 01 was 725.5 birr while for that of kebele 06 was 573.6 birr. This means, squatters in kebele 01 have higher monthly income than those in kebele 06 by more than 152 birr. Hence, monthly income difference between the two kebeles was statistically significant ( $p < .005$ ). The monthly income of the squatter household heads in the study area seems to show that squatter settlements are not only inhabited by low income (poverty driven) groups. Higher income earning and better off households in kebele 01 were also found involving in squatting activities in the study area. In a nut shell, squatter settlers are not only low income (poor) people but also higher and middle income group people are also involved in squatting in study area.

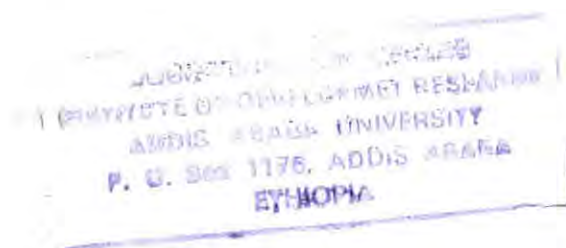
**Table-10:** Factors Responsible for Squatting

| Reasons for squatting             | Kebele 01 |      | Kebele 06 |      | Total % |
|-----------------------------------|-----------|------|-----------|------|---------|
|                                   | Freq      | %    | Freq      | %    |         |
| High house rent in the inner town | 9         | 18.8 | 9         | 21.4 | 20.0    |
| Over crowding                     | 12        | 25.0 | 8         | 19.0 | 22.2    |
| Bureaucratic red tap (delay)      | 16        | 33.3 | 13        | 31.0 | 32.2    |
| Poverty                           | 4         | 8.3  | 9         | 21.4 | 14.4    |
| For profit motive                 | 7         | 14.6 | 3         | 7.1  | 10.1    |
| Total                             | 48        | 100  | 42        | 100  | 100     |

Source: Own Survey, 2010

Regarding the factors that contributed for the expansion of squatter settlement in the study area, the following were identified as the main factors by the researcher. These include unaffordable and rising private house rent in the inner town, over crowding, bureaucratic red tap (delay), poverty and for profit motive.

As indicated in the above table, about one third of the squatter household heads in kebele 01 and more than three tenth in kebele 06 responded that they resorted to squatting as a result of bureaucratic bottleneck. They said that unclear policy, corruption, poor administrative responses for the application of land for housing was their major factors which finally enforce them to squatting.



**Table -11:** Squatter Household Head who Attempted to get Rental House or Plots of Land for House Construction

| Attempt Made  |      | Kebele 06 | Kebele 01 | Total (%) |
|---------------|------|-----------|-----------|-----------|
| Attempted     | N    | 31        | 33        | 64        |
|               | In % | 64.6      | 78.6      | 71.6      |
| Not Attempted | N    | 17        | 9         | 26        |
|               | In % | 35.4      | 21.4      | 28.9      |

Source: Own survey, 2010

According to the above table, majority of the sampled squatter head in both kebeles had attempted to obtain either kebeles (public) rental home or plots of land for house construction. That means, about 64.6% in Kebele 01 and 78.6% in Kebele 06 had tried their best to get the required rental houses or plots of land in their respective kebeles. In contrast, majority (71.6%) of those squatters head who applied or attempted were not successful in their efforts for various reasons as shown in the following tables.

**Table-12:** Responses given by the Concerned Governmental Officials for those who Attempted

| Response Given                    | Kebele 01 |      | Kebele 06 |      | Total (%) |
|-----------------------------------|-----------|------|-----------|------|-----------|
|                                   | Freq      | %    | Freq      | %    |           |
| No response                       | 7         | 22.6 | 10        | 30.3 | 26.5      |
| Rented house or got plots of land | 3         | 9.7  | 5         | 15.1 | 12.5      |
| Told to wait                      | 12        | 38.7 | 15        | 45.5 | 42.2      |
| No house for rent                 | 9         | 29.0 | 3         | 9.1  | 18.8      |
| Total                             | 31        | 100  | 33        | 100  | 100       |

Source: Own survey, 2010

As depicted in the above table, out of the total sampled heads who attempted in both kebeles combined, 87.5% of them were not successful in their request for renting house or in getting the required plots of land for house construction for various reasons. Hence, about 42.2% of them were told to wait by submitting their application letters. While more than one fourth (26.5%) of the squatters head were given no response by concerned government officials. Similarly, about 18.8% of the sampled heads were told that there is no house to be rented and plots for house construction.

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

According to the Focus Group Discussion responses, all formal means of getting land for housing had been unaffordable because of deep rooted bureaucratic delay and repetitive shift in power of concerned bodies. Thus, they take squatting as the only viable option for them. Less control on government urban land together with poor enforcement of law to control illegal house construction due to tribal nature of land ownership in the surrounding exacerbates the situation in both kebeles.

Therefore, poor administration and absence of responsible qualified personnel in the municipality and at kebele level seems to put fuel on fire. One of the squatter household heads in kebele 06 told the case as follows:

*I born and grown up here in jijiga town. I used to visit my kebele at least two times per a month for asking them to give me either a kebele rental house or a plot of land for house construction. But, most of the time the kebele officials told me to submit my application and wait until a kebele house is released.*

*When ever such kebele house is available, they sell the key secretly and share the money among themselves. As long as corruption is there and is deep-rooted, we can't get based on formal ways. Therefore, being frustrated by this, I finally decide to buy a piece of land from the surrounding peasants illegally and then squat. Hence, if they tried to demolish my hut, I will give them some money for chat. Then they will leave me.*

Again it is interesting to note that, the second important factor (25%) which forced dwellers to squat in kebele 01 is over crowing which resulted from the formation of new households (Table 10). This is because of natural increase together with migration; the household size tends to increase through time. This situation may finally lead them to health problems. Hence, to escape their large family from such problems, they responded that squatting is taken as the immediate solution. Over crowding also accounts for about 19% in kebele 06 especially by those who suffered from a long period being overcrowded in smaller space housing unit in the inner town.

Due to the absence of cooperative, public houses, government rental houses, real estate developers, etc. in the study area, there is an acute shortage of housing problem. Thus, this study also revealed that rising private house rent put its own impact for the emergence of squatter settlements. This situation was supported by the fact that about 18.8% of the squatter heads in kebele 01 and 21.4% in kebele 06 forced to leave their previous place of residence and tends to squat as a result of rising price of private house rents in the inner town without any improvement on the house. Therefore, high and rising home rents play a key role for the growth of squatter settlements in both kebeles accounting for about one fifth of the sampled squatter household heads in the study area.

Poverty is another main factor in kebele 06 which contributed for the proliferation of squatter settlements. It accounts for more than one fifth (25.4%) in kebele 06 and 8.3% in kebele 01 (Table 10). That means, poverty seems so deep-rooted in the former than in the latter kebele. As it was clearly discussed in the previous section, most of the dwellers in kebele 06 are poor, illiterate, and engaged in informal activities. As a result they don't have reliable source of income to lead a decent life. Generally, poverty as a deriving

factor in both kebeles combined accounts for about 14.4% of the sample squatter household heads.

The practice of land speculators and brokers as means of making profit in the study area was also another factor which aggravates the problem of squatting. Some high and middle income squatter household heads occupy large plots of land for future benefits. Therefore, profit motive accounts for about 14.6% and 7.1% in kebele 01 and in kebele 06 respectively (Table 10). To sum up, speculators and brokers being aspired by profit motive in the future intensifies the problem of squatting in the study area particularly in kebele 01.

### 4. 3 Forms of Land Acquisition by the Squatter Settlers

#### 4.3.1 Ways of Land Acquisition

In this section an attempt was made to discuss the methods (ways) by which squatter settlers acquire the land for house constructions. According to the collected data from the sampled squatter heads, different forms of land acquisition process have been applied in the study area. The major forms of land acquisitions include illegal land purchase from individual peasants and speculators, direct occupation, inheritance as well as gifts. The details of the process in both kebeles were depicted in the table below.

**Table-13:** Ways of Acquisition Process by Squatters

| Forms of land acquisition  | Kebele 01 |      | Kebele 06 |      | Total % |
|----------------------------|-----------|------|-----------|------|---------|
|                            | Freq      | %    | Freq      | %    |         |
| Purchased from peasants    | 17        | 35.4 | 10        | 28.8 | 30.0    |
| Purchased from speculators | 13        | 27.1 | 8         | 19.1 | 23.3    |
| Direct occupation          | 15        | 31.3 | 19        | 45.2 | 37.8    |
| Gift( inheritance)         | 3         | 6.2  | 5         | 11.9 | 8.9     |
| Total                      | 48        | 100  | 42        | 100  | 100     |

Source: Own Survey, 2010

As shown in the table 13, about 35.4% of the sampled squatter's head in kebele 01 and 28.8% in kebele 06 had obtained the land for house construction through illegal purchase from the nearby peasants. This implies that the surrounding peasants in most cases sale their plots of agricultural land by parceling and keeping the remaining part for cultivation. Those household heads who obtained land for housing through purchase from land speculators accounts 27.1% in kebele 01 and 19.1% in kebele 06 of the sample squatters. But, about 6.2% and 11.9% in kebele 01 and kebele 06 respectively of the squatters obtained the land as a gift or inheritance from their tribes, friends or relatives. Direct occupation of public land constitutes 31.3% and 45.2% in kebele 01 and kebele 06 respectively on individual basis not in an organized manner. As observed in the study area, the highest percentage (37.8%) of the sampled squatters household heads in both kebeles combined acquires urban land for housing through direct occupation of public lands in their respective kebele. Furthermore, in the process of purchasing land for housing from either peasants or speculators, majority of the squatters' household heads in both kebeles buy a land without the house on it. But a small proportion of the squatter buyers also acquire the land in the name of buying a small hut that was already constructed on the plot instead of the land alone.

#### 4.3.2 Source of Information for Squatting in the study area

It is important to see the sources of information for squatters to decide to squat in their respective kebeles in the following section.

**Table-14:** Source Information for Squatting

| Study Area |        | Source of Information |         |                |         |       | Total |
|------------|--------|-----------------------|---------|----------------|---------|-------|-------|
|            |        | Relatives             | Friends | Visited before | Parents | Other |       |
| Kebele 01  | Number | 16                    | 12      | 10             | 7       | 3     | 48    |
|            | In %   | 33.3                  | 25.0    | 20.8           | 14.6    | 6.3   | 100   |
| Kebele 06  | Number | 9                     | 14      | 12             | 5       | 2     | 42    |
|            | In %   | 21.4                  | 33.3    | 28.6           | 11.9    | 4.8   | 100   |
| Total      | In %   | 27.8                  | 28.9    | 24.4           | 13.3    | 5.6   | 100   |

Source: Own Survey, 2010

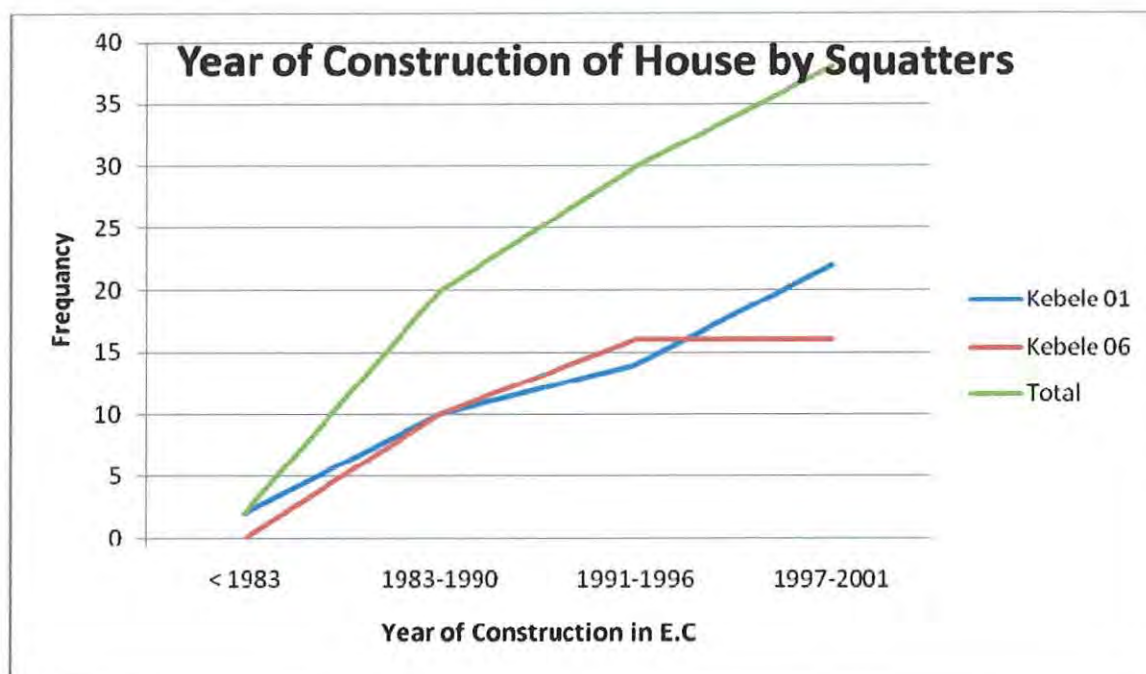
As shown in the above table, about one third of squatter household heads in kebele 01 had got information for squatting from relatives while the same percentage household heads in kebele 06 got information from friends. About one fourth and one fifth of the source of information for squatting by squatter household heads in kebele 01 was friends and visited before while 14.6% got information for squatting from thier parents.

On the other hand, about 28.6% and more than one fifth of the sources of information for sampled squatter household heads in kebele 06 were once visited before and relatives. Only a few (11.9%) of the squatters in this kebele rely on information they received from parents for squatting. Generally in both kebeles, the dominant sources of information for squatting by household heads were relatives, friends and visited before.

#### 4.3.3 Years of Construction of House by Squatters

In the study area, the emergence of squatting activity is of recent phenomena. This is manifested by the fact that during the pre 1983 E.C period squatting is minimal.

**Figure-1: Year of Construction of House by Squatters**



**Table15: Year of Construction of House by Squatters**

| Year of Construction<br>House | Kebele 01 |      | Kebele 06 |      | Total<br>% |
|-------------------------------|-----------|------|-----------|------|------------|
|                               | Freq      | %    | Freq      | %    |            |
| Before1983 E.C                | 2         | 4.2  | -         | -    | 2.2        |
| 1983-1990                     | 10        | 20.8 | 10        | 23.8 | 22.2       |
| 1991-1996                     | 14        | 29.2 | 16        | 38.1 | 33.3       |
| 1997-2001                     | 22        | 45.9 | 16        | 38.1 | 42.2       |
| Total                         | 48        | 100  | 42        | 100  | 100        |

Source: own survey, 2010

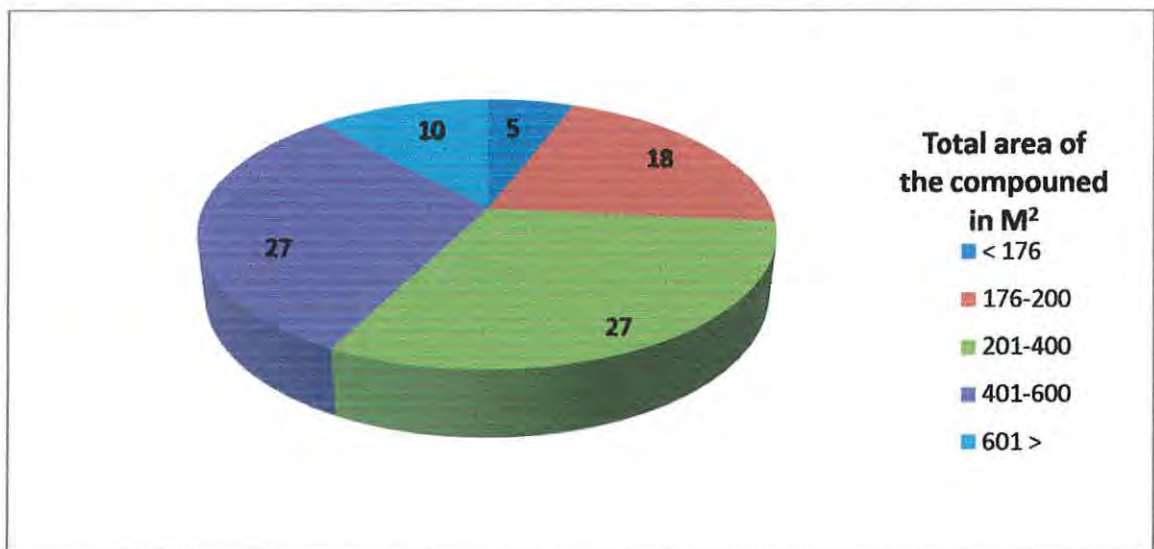
The above table shows that more than one fifth of the surveyed squatter settlers head in kebele 01 built their house between1983- 1990. Of interest, 29.2% of the squatters head built between 1991and 1996. However, the highest proportion (45.8%) of the squatter household heads constructed more recently in the year of 1997- 2001. This figure shows

that the incidence of squatting in this kebeles continues to increase from 1983 to 2001 and highest growth rate is occurring.

Surprisingly, no squatter household heads reported that their houses were built before 1983 E.C in Kebele 06. By contrast, nearly 24% of the squatter household heads constructed their house between 1983-1990. It is interesting to note that the proportion of squatter household heads who built their house between 1991-1996 and 1997 to 2001 each account for about 38.1%. Though the rate seems constant, issues of squatting have become a serious problem in both kebeles especially after the down fall of the Dergue regime.

### 3.3.4 Total Area Occupied by the Squatters

**Figure-2:** Distribution of Squatter Household Heads by Land Holding



**Table-16:** Distribution of Squatter Household Heads by Land Holding

| Total area of the Compound (M <sup>2</sup> ) | Kebele 01 |      | Kebele 06 |      | Total % |
|----------------------------------------------|-----------|------|-----------|------|---------|
|                                              | Freq      | %    | Freq      | %    |         |
| Less than 176                                | 3         | 6.3  | 5         | 11.9 | 8.9     |
| 176-200                                      | 8         | 16.6 | 10        | 23.8 | 20.0    |
| 201-400                                      | 13        | 27.1 | 14        | 33.3 | 30.0    |
| 401-600                                      | 17        | 35.4 | 10        | 23.8 | 30.0    |
| 601 and above                                | 7         | 14.6 | 3         | 7.1  | 11.1    |
| Total                                        | 48        | 100  | 42        | 100  | 100     |

Source: Own Survey, 2010

As depicted in the above table, more than 93.7% of the sampled squatter household heads in kebele 01 has a plot size of 176 M<sup>2</sup> or more where as 91.1 % in kebele 06. Similarly, the highest percentage (more than 3/4) of the sampled household heads in this kebele has a plot size of 201 M<sup>2</sup> or more as compared with 71.1% in kebele 06. Those squatter household who occupied a plot size of less them 176 M<sup>2</sup> in both kebeles combined account for about 8.9% only.

Furthermore, observation during field survey revealed that there is a large plot of vacant compound in both kebeles, though higher percentages of vacant fenced land are found in kebele 01. This shows that there is an inefficient utilization of urban land which in turn might lead to further horizontal as well as unplanned expansion of the town.

#### 4.4 Housing Conditions and Amenities of Squatters

It is an important aspect to deal with the housing condition of the sampled squatters. This is because a house serves as a shelter and means of livelihood to majority poor squatter settlers of an area. Housing condition is also an indicator of the potential health and urban environmental problems that occur through time. Moreover, housing condition in terms of structure, quality, number of rooms, density, type of construction materials, etc is a reflection of the socio economic and demographic aspects of a society. In terms of

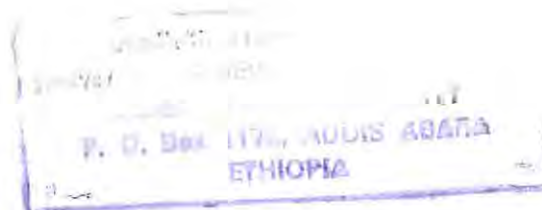
housing, squatters are mainly known by their low quality and dilapidated house, over crowdedness, lack of basic social services and facilities, poor sewerage and sanitation system. Therefore, in this section attempts were made to discuss the qualitative or physical condition of housing and type of construction materials used for walls and roofs by squatter families.

**Table-17:** Type of Construction Materials of Walls used by Squatters

| Construction<br>Materials of Walls | Kebele 01 |      | Kebele 06 |      | Total |
|------------------------------------|-----------|------|-----------|------|-------|
|                                    | Freq      | %    | Freq      | %    | %     |
| Wood and mud                       | 34        | 70.8 | 28        | 66.7 | 68.9  |
| Wood and thatch                    | 8         | 16.7 | 8         | 19.0 | 17.8  |
| Mud and stone                      | 5         | 10.4 | 6         | 14.3 | 12.2  |
| Bricks or blocks                   | 1         | 2.1  | -         | -    | 1.1   |
| Total                              | 48        | 100  | 42        | 100  | 100   |

Source: Own survey, 2010.

According to the above figure, the housing conditions of the squatters in both kebeles are poor. This is because more than two third (68.9%) of the housing units walls are made of wood and mud which is temporary and poor quality materials that is available locally at lower price. Moreover, in both kebeles combined, the largest proportion (96.7%) of the walls of the squatters' houses was mainly constructed from mud, wood, grass and thatch. House walls that are made of durable materials like bricks or blocks account for about 2% in kebele 01 only. To sum up, nearly all building materials of walls used by squatters head are cheap, poor quality and the houses are substandard in nature and they are dilapidated because of unstable foundation.



**Table-18:** Housing units of squatters by construction materials of roofs.

| Construction Materials<br>of Roofs | Kebele 01 |      | Kebele 06 |      | Total<br>% |
|------------------------------------|-----------|------|-----------|------|------------|
|                                    | Freq      | %    | Freq      | %    |            |
| Corrugated iron sheet              | 40        | 83.3 | 27        | 64.3 | 74.4       |
| Wood/grass/thatch                  | 5         | 10.4 | 10        | 23.8 | 16.7       |
| Wood and mud                       | 3         | 6.3  | 5         | 11.9 | 8.9        |
| Total                              | 48        | 100  | 42        | 100  | 100        |
|                                    |           |      |           |      |            |

**Source:** Own survey, 2010.

As depicted in the above table, more than 83.3% in kebele 01 and 64.3 % in kebele 01 of the squatter's house roofs are covered by corrugated iron sheet. In a similar way, the roofs of the housing unit of the squatters covered by grass, wood or thatch constitute 16.7% in both kebeles combined though a bit higher percentage is accounted in kebele 06 than in kebele 01. None of the roofs of the housing unit in both kebeles are constructed from durable materials like cement and concrete. Generally, majority of the houses in the study were less quality in building type that resulted from the use of poor quality construction materials. This is due to the financial constraints resulted from poverty. Nearly three fourth of the sampled squatter household's housing units are covered by corrugated iron sheet. Though a difference in type of materials of their housing walls and roofs are made, they involved in squatting activity in their respective kebeles.

#### 4.4.1 Ownership Status (Tenure) of the Squatter House

**Table-19:** Ownership Status of the Squatters

| <b>Tenure Type</b>             | <b>Kebele 01<br/>In %</b> | <b>Kebele 06<br/>In %</b> | <b>Total<br/>In %</b> |
|--------------------------------|---------------------------|---------------------------|-----------------------|
| Owner occupied                 | 77.1                      | 71.4                      | 74.4                  |
| Rented from private            | 12.5                      | 19.0                      | 15.6                  |
| Relatives house<br>(rent free) | 8.3                       | 7.1                       | 7.8                   |
| Other                          | 2.1                       | 2.4                       | 2.2                   |
| Total                          | 100                       | 100                       | 100                   |

**Source:** Own survey, 2010

It is quite clear that one of the main causes of squatting in an area is the acute shortage of housing. As observed in the above table, the bulky of the majority of the squatters in both sampled kebeles, that is 77.1% and 71.4% in kebele 01 and kebele 06 respectively, were sheltered in their own home. Though the percentage of squatter household heads living in their own house in kebele 01 is higher than in kebele 06, by contrast those squatters who were sheltered in rented homes from private individuals in kebele 06 is higher (19.0%) than its counterparts (12.5%). In both kebeles there is no squatter household heads who rented house from kebeles, or real estate owners. Squatters living in homes that are constructed by their relatives (rent free) also constitute a considerable percentage in both kebeles (7.8%).

#### 4.4.2 Total Number of Rooms of a Housing unit

One of the most commonly used indicator which helps to explain the degree of crowdedness is crowdedness index. It is computed by dividing the housing units into the number of rooms and households according to the number of living members. The number of persons per rooms is an adequate measure of crowding (spacing) in view of the household size.

**Table-20: Number of Rooms of the Squatter House**

| Number of rooms/<br>housing units | Kebele 01                  |      |                          |                           | Kebele 06                  |      |                          |                           |
|-----------------------------------|----------------------------|------|--------------------------|---------------------------|----------------------------|------|--------------------------|---------------------------|
|                                   | Number of House hold heads | %    | Total House hold members | Average Number of p/rooms | Number of House hold heads | %    | Total House hold members | Average number of p/rooms |
| 1                                 | 21                         | 43.8 | 129                      | 6.1                       | 23                         | 54.8 | 167                      | 7.3                       |
| 2                                 | 16                         | 33.3 | 103                      | 6.4                       | 13                         | 30.9 | 89                       | 6.8                       |
| 3                                 | 9                          | 18.8 | 69                       | 5.4                       | 6                          | 14.3 | 40                       | 6.7                       |
| 4                                 | 2                          | 4.2  | 13                       | 6.5                       | -                          | -    | -                        | -                         |
| Total                             | 48                         | 100  | 314                      | 6.5                       | 42                         | 100  | 296                      | 7.0                       |

**Source: Own survey, 2010**

In the above table, numbers of rooms of the squatter household heads housing units were classified into four categories (one room, two rooms, three rooms and four rooms) in this research. Thus, in kebele 01, of the total surveyed squatter household heads, the highest percentages (43.8%) of the housing units have single room. This is followed by about one third (33.3%) of the households having two rooms while 18.8% have triple rooms. The remaining percentage (4.2%) of the sampled heads have only four rooms. The proportion declines steadily with increasing number of rooms. However, those squatter household heads in kebele 06 have higher percentage of single rooms (54.8%) than in kebele 01. Those who have double rooms account for about 30.9% of the sampled household heads. 14.3% of them have only three rooms in this sampled kebeles. Among the sampled household heads in kebele 06, none of them have four or more rooms.

According to UN (1976) housing units are classified into three categories based on room density (number of persons per rooms). To begin with, a housing unit with more than

one room occupied with less than one person per room in average is under occupied. Secondly, a housing unit is said to be overcrowded if it is occupied on average by 2.5 or more person per room. Thirdly, a housing unit is adequately occupied if it is occupied by to one to 2.4 persons per room. Accordingly, as the study indicated above, there is no housing unit in both kebeles which is either under occupied or moderately occupied. All the sampled housing units in both kebeles are overcrowded. This is because the average household size in the sampled kebele 01 is 6.5 persons per households and 7.0 persons per households in kebele 06. This condition has its own negative implication on the quality of life, living standard, health of the whole family as well as environmental sanitation.

#### **4.4.3 Housing Facilities and Amenities**

Housing facilities such as water supply, toilet facilities, source of lighting, etc are some of the limited major indicator of the level of housing condition. The availability of such facilities are important for environmental sanitation and well being of the residents.

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

##### **4.4.3.1 Source of Water Supply**

The importance of housing facility like water supply in urban area is undeniable. The availability of adequate water supply is one of the essentials of a good life. The condition of source of water supply for a household in study area was presented in the table below.

**Table-21:** Source of Water Supply

| Source of Water Supply                                    | Kebele 01 |      | Kebele 06 |      | Total % |
|-----------------------------------------------------------|-----------|------|-----------|------|---------|
|                                                           | Freq      | %    | Freq      | %    |         |
| Private tap owned                                         | 14        | 29.2 | 6         | 14.3 | 22.2    |
| Public tap ( bono)                                        | -         | -    | -         | -    | -       |
| Bought from private tap                                   | 10        | 20.8 | 13        | 30.9 | 25.6    |
| Bought from water transported by donkey ' <i>beyole</i> ' | 22        | 45.8 | 20        | 47.6 | 46.7    |
| Other                                                     | 2         | 4.2  | 3         | 7.1  | 5.5     |
| Total                                                     | 48        | 100  | 42        | 100  | 100     |

**Source:** Own survey, 2010.

As it is clearly indicated in above table, the bulky of the majority of the household heads in both kebeles have obtained their water from water that is transported by donkey *beyole*, that is, about 46% and 48% in kebele 01 and kebele 06 respectively. However, about 29.2 % of those squatters' household heads in kebele 01 and 14.3% in kebele 06 have their own private tap in their compound. Still higher percentage (20.8% in kebele 01 and 30.9% in kebele 06) of squatter household heads use water bought from private tap. Surprisingly, none of the squatters' household heads in both kebeles get their water supply from public tap (bono). Generally, in both kebeles combined, the squatter household heads that get this water supply from water that transported by donkey or *beyole* accounts the highest percentage (46.7%). This implies that there is a shortage of clean drinking water which might associate with legality of the study area. This condition may lead the settlers to be infected by water borne diseases and exposed them to poor hygienic and sanitation of the family. Furthermore, the squatter families are exposed to wastage of time and money in fetching water from distant areas. Therefore, the peripheral squatter settlers in study area are poorly serviced in terms of water supply.

#### 4.4.3.2 Access to Lighting

Lighting, which helps to lead a good life, is one of the important facilities a household has to be provided with. Such information on sources of lighting is helpful for guiding planner to areas where lighting services are deficient and needs to be extended. With regard to major source of lighting for the sampled squatter household heads housing units, electricity and kerosene (lamp) are the major source of lighting in the study area.

**Table-22:** Source of Lighting

| Source of Light                             | Kebele 01 |      | Kebele 06 |      | Total % |
|---------------------------------------------|-----------|------|-----------|------|---------|
|                                             | Freq      | %    | Freq      | %    |         |
| Electricity with private meter              | 12        | 25.0 | 6         | 14.3 | 20.0    |
| Electricity with illicit connection(shared) | 10        | 20.8 | 10        | 23.8 | 22.2    |
| Kerosene( lamp)                             | 26        | 54.2 | 26        | 61.9 | 57.8    |
| Total                                       | 48        | 100  | 42        | 100  | 100     |

Source: Own survey, 2010.

As can be observed above, about 45.8% the sampled squatters in kebele 01 and 38.1% in kebele 06 have access to electricity directly or indirectly. That means, 25 % in kebele 01 and 14.3% in kebele 06 have their own private meter reader while about 20.8% and 23.8 % in kebele 01 and 06 respectively have shared electric supply from their neighbors. In addition to this, the overwhelmingly majority, that is, 54.2% and 61.9% of the squatter families in respective kebeles obtained light from either kerosene or lamp. Hence, as one deduce from the above table, about 22.2 % of the resident in the whole sampled squatter area rely on illicit connection for their source of light while one fifth have their private meter reader. Thus kerosene, lamp or lantern is the dominant (57.8%) source of light for both kebeles combined.

#### 4.4.3.3 Availability of Kitchen Facility

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

**Table-23:** Condition of Kitchen Facilities

| Condition of Kitchen | Kebele 01 |      | Kebele 06 |      | Total |
|----------------------|-----------|------|-----------|------|-------|
| Available            | 14        | 29.2 | 7         | 16.7 | 23.3  |
| Not valuable         | 34        | 70.8 | 35        | 83.3 | 76.7  |
| Total                | 48        | 100  | 42        | 100  | 100   |

**Source:** Own survey, 2010

Accordingly, out of the total sampled squatter households in both kebeles about 23.3% of them have some kind of kitchen facility while 76.7% of them do not have any type of separate kitchen facility in their home. So that many squatter families cook their food either in open space or in their common room.

#### 4.4.3.4 Condition of Toilet Facility

Along with other facilities of housing units, toilet is one of the most important measurements of well being as well as environmental sanitation of the dwellers. Since the type of toilet depends on the standards of living of a resident, the disposal system of human excreta remains one of the serious problems of people living in urban areas particularly in squatter dominated settlements. Like wise, the situation of toilet facilities in the study area was shown below.

**Table-24:** Condition of Toilet Facilities.

| Toilet facility | Kebele 01 |      | Kebele 06 |      | Total % |
|-----------------|-----------|------|-----------|------|---------|
|                 | Freq      | %    | Freq      | %    |         |
| Privately owned | 30        | 62.5 | 8         | 19.0 | 42.2    |
| Shared          | 10        | 20.8 | 15        | 35.7 | 27.8    |
| Open field      | 8         | 16.7 | 19        | 45.2 | 30      |
| Total           | 48        | 100  | 42        | 100  | 100     |

**Source:** Own survey, 2010

Accordingly, about 62.5% of the squatter household heads in kebele 01 use privately owned pit latrine while in kebele 06 is only 19 %. But, the proportion of shared toilet in kebele 06 is higher (35.7%) than in kebele 01 (20.8%). Still the proportion of household heads that use open field, ditch or river sides as a toilet is higher in kebele 06 (45.2%) than in kebele 01 (16.7%). Hence, sanitation problem that occurred as a result of the absence of toilet facility could be more pronounced in kebele 06 than in kebele 01. Due to poor and absence of toilet facilities the squatter dwellers are more likely to be susceptible to various contagious diseases in the study area. As a whole, in the study area availability of toilet facilities is inadequate for residents.

## **CHAPTER FIVE**

### **5. SUMMARY, CONCLUSION AND RECOMMENDATIONS**

#### **5.1 Summary**

This study is designed to assess the demographic, socio economic and administrative factors responsible to squatting in jijiga town particularly in kebele 01 and kebele 06 on 90 randomly sampled household heads. The study employed both qualitative and quantitative research methods to collect information and then answer the research questions. Squatting has its own link with demographic, social and administrative factors. Accordingly, the research revealed that squatters in the study area are the more active age groups especially younger ones. Thus, it looks like that age is negatively correlated with squatting. Further more; family size has a positive influence on the tendency of squatting activity of a family. That means, those household heads with larger family size have more probability of squatting than its counterparts. Besides this, efforts are also made to see the impacts of headship status of household. Hence, even though the bulky of the majority of the squatters are male headed, a small percentage of female headed household heads were also involved in squatting activity in the study area. On the other hand, the relation between squatting and educational status has also addressed. Based on the findings, those household heads with low educational status seems more susceptible to squatting than its counterparts. The same holds true with income status particularly in kebele 06. However, squatters in kebele 01 are better off in terms of income and occupation than in kebele 06. Moreover, another major factor that facilitates the growth of squatting in the study area was administrative bottlenecks and related problems. Likewise, most of the squatters in the study area acquired land through direct occupation and illegal purchase from either peasants or speculators. Finally the analysis revealed that the squatter's houses were poorly serviced in terms of water supply, electricity, toilet, kitchen facilities and other social services.

## 5.2 Conclusion

The emergence and development of squatter settlements in the study area is of recent phenomena that started since 1983 E.C. For such recent emergence of squatting activity in study area, among the many, few responsible factors are identified by the researcher. These include high and rising rent of private home, over crowding, bureaucratic delay, poverty as well as profit motive by speculators are the main ones. Based on aforementioned factors and other factors combined contributed for rapid proliferation of squatter settlements in the study area. The minor effort of demolishing of squatter settlements by concerned bodies got serious resistance from the owners and the tribal leaders.

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

Moreover, this study discloses that squatter settlement areas were mainly occupied by migrants coming from outside of Jijiga. That means, majority (more than two -third) of the sampled squatter heads are migrants. Of course, a significant proportion of non migrant people are also involved in squatting. Even though higher percentages of the squatters are poverty driven in kebeles 06, there are non- poverty driven squatters in kebeles 01, too.

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

### 5.3 Recommendations

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

- It is clear that urban land management system in the study area is either too weak or non-existent which in turn resulted in encouraging more squatting daily by individuals as well as speculators. Thus, sound and transparent urban land management and delivery system should be strengthened and implemented in coordination with local government bodies, community leaders, and individuals.
- Awareness creation of the community through mass media should be encouraged. This helps in minimizing and controlling the ever increasing number of squatters in the study area.
- Establishment of lending governmental agencies, NGO, private enterprise for low cost rental housing development projects should be encouraged and promoted. Of interest priorities should also be given for those who are poverty driven and having large family size at affordable price for the fact that they are more likely to squat than their respective counterparts.
- The urban officials should formulate clear policies to prevent and control the emergence of new squatters. Pro-active measures and regular monitoring system should be taken to reduce squatting activity. Besides this, illegal land purchase by speculators should be discouraged.
- As squatter settlements are a solution to housing problem by majority urban poor, regularizing and upgrading the existing squatters helps to improve their lives and there by actively participate in the community based urban social service delivery system.
- Trained and well qualified personnel at kebele as well as municipality level should be assigned to address problems of squatting.
- Further research on the root causes of squatting activity in the study area should be made. Moreover, a detailed study on the demand and supply of housing by

residents is necessary to meet housing shortage. Thus, sound housing policy is needed to be implemented.

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## Part-I: Demographic & Socio- Economic Characteristics on the Squatter Household Members

[illegible]

## Part-II: Housing and Living Conditions of the Squatter Settlers Head

|                                                                                                              |                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. If you were born outside of Jijiga, the major reason for coming and squatting in this area is             | 1. For Better Employment      2. For Better Education      3. Family Reason( Marriage)<br>4. Attraction With Urban Life Style      5. Poverty      6. For Trading      7. Other(Specify) _____      |
| 2. Where had you been immediately before squatting in this area                                              | 1. From The Inner/ Central Parts of Jijiga      2. From Peripheral Rural Area of Jijiga<br>3. From Peripheral Urban Areas of Jijiga      4. From Other Areas Outside of Somali Region               |
| 3. What was the major factors for you to squat in this area                                                  | 1. Over Crowding      2. Poverty/Low Income      3. Bureaucratic Delay      4. Rising Price of House in Inner Town      5. For Profit Motive      6. If Other, Specify _____                        |
| 4. Reasons for choosing this kebele for squatting                                                            | 1. Proximity to Work      2. Due to Presence of Relatives<br>3. Availability of Cheap House Rents      4. To Live With Family      5. Other (Specify) _____                                         |
| 5. Total number /size of permanent family/household members now                                              | Total _____ M _____ F _____                                                                                                                                                                         |
| 6. Sex of household head                                                                                     | 1. Male      2. Female                                                                                                                                                                              |
| 7. Ownership status(tenure) of house                                                                         | 1. Owner Occupied      2. Rented from Private Owner      3. Rented From Kebele<br>4. Relatives House (Rent Free)      5. Other (Specify) _____                                                      |
| 8. Number of rooms in the housing unit                                                                       |                                                                                                                                                                                                     |
| 9. Total plot area/size of the compound in average(m <sup>2</sup> )                                          |                                                                                                                                                                                                     |
| 10. length of stay in this area continuously(years)                                                          |                                                                                                                                                                                                     |
| 11. How did you obtain the land to build the house                                                           | 1. Purchased from Peasant      2. Purchased from Speculator      3. Gift(Inheritance)<br>4. Direct Occupation      5. From Kebele (Municipality)      6. Other (Specify) _____                      |
| 12. If you purchased the land                                                                                | 1. With the House on It      2. Without the House on It                                                                                                                                             |
| 13. Type of materials used for building the house wall                                                       | 1. Mud & Wood      2. Wood & Grass/Thatch      3. Stone & Mud<br>4. Bricks/Blocks      5. Other (Specify) _____                                                                                     |
| 14. Type of construction materials used for building the roof                                                | 1. Thatch/Grass      2. Iron Sheet/Tin      3. Cement      4. Tile      5. Other (Specify) _____                                                                                                    |
| 15. Sources of water supply                                                                                  | 1. Private Tap Owned      2. Public Tap(Bono)      3. Protected Compound Well      4. Bought From Private Tap      5. Bought from Water Transported by Donkey('Beyole')<br>6. Other (Specify) _____ |
| 16. Sources of lighting                                                                                      | 1. Electricity(Private Meter)      2. Electricity(Shared Meter)<br>3. Kerosene(Lamp)      4. Other (Specify) _____                                                                                  |
| 17. Toilet facility you are using now                                                                        | 1. Privately Owned      2. Shared      3. Open Field      4. Other (Specify) _____                                                                                                                  |
| 18. Kitchen facility you are using now                                                                       | 1. Available      2. Not Available                                                                                                                                                                  |
| 19. Source of information for you to decide to squat in this kebele                                          | 1. Self      2. Friends      3. Spouse      4. Parent      5. Relatives      6. Visited Before<br>7. Other(Specify) _____                                                                           |
| 20. Do your relatives / country fellows living with you?                                                     | 1. Yes      2. No                                                                                                                                                                                   |
| 21. Have ever applied in your kebele for urban plots of land for the construction of house?                  | 1. Yes      2. No                                                                                                                                                                                   |
| 22. If your answer to the above question is YES, what was their response?                                    |                                                                                                                                                                                                     |
| 23. Is there an economic (profit motive) behind squatting in this area                                       | 1. Yes      2. No                                                                                                                                                                                   |
| 24. According to your opinion ,the numbers of squatters settling in this peripheral area(kebele) is          | 1. Decreasing      2. Increasing      3. No Change                                                                                                                                                  |
| 25. Is there a controlling/an intervention measures against new squatters by concerned bodies in this kebele | 1. Yes      2. No                                                                                                                                                                                   |
| 26. If your answer to the above question is no, why                                                          |                                                                                                                                                                                                     |

Name of the Enumerator \_\_\_\_\_ Sign \_\_\_\_\_ Date \_\_\_\_\_  
 Name of the Supervisor \_\_\_\_\_ Sing \_\_\_\_\_ Date \_\_\_\_\_

**Thank you!!**

## **Annex-2: Focus Group Discussion Guiding Questions**

**Town** \_\_\_\_\_ **Kebele** \_\_\_\_\_

- 1. When was the historical emergence of squatter settlements in this area? At what condition did it become more frequent?**
- 2. What are the distinct socio-economic and demographic features of the squatter settlers in this area?**
- 3. What are the major factors/reasons for the expansion of squatter settlements in this peripheral area?**
- 4. What kinds of intervention measures were taken by concerned government bodies on squatter settlers in this Kebele?**
- 5. What do you think the future expansion situation of squatters in this Kebele ?**
- 6. What measures do you recommend to alleviate the problems of squatting in this Kebele or area?**
- 7. Do you have any other opinion in relation to the problem of squatting in this area?**

**Thank you!**

**Name of Moderator** \_\_\_\_\_ **Sign** \_\_\_\_\_ **Date** \_\_\_\_\_

***Annex- 3: Guiding Questions for an In-depth Interview of Concerned  
Government Officials at Kebele and Municipality levels***

Town----- Kebele-----

- 1. When did squatting begin in this kebele? During what condition squatting is more prevalent?***
- 2. How many squatter settlers exist in this kebele? How many new squatters settled in each year in average for the last five years?***
- 3. What are the distinct socio-economic and demographic features of the squatter settlers?***
- 4. How was the demand and supply of housing in this kebele in the last ten years?***
- 5. How many demanded/ applied for land for the construction of houses? How many of them received the required land?***
- 6. What was /were the basic reasons for the mismatch between demand and supply of land for housing?***
- 7. What types of actions (measures) taken so far to prevent squatting in this area?***
  - 1. Demolishing (bulldozing) ☐ 2. Legalization ☐ 3.upgrading ☐***
  - 4. Reluctance ☐ 5. If any, please indicate -----***
- 8. What kinds of problems have you encountered in controlling the practice of squatting in this kebele?***
- 9. What measures do you recommend to alleviate the problem of squatting in the peripheral kebele's?***
- 10. Do you have any other opinion (idea) regarding the problems of squatting in this area?***

***Thank you!***

## Declaration

The thesis is my original work, has not been presented for a degree in any other university and that all sources of material used for the thesis have been duly acknowledged.

Endalkachew Girefu  
Student

  
Signature

20-07-10  
Date

I confirm that this thesis has been submitted with my approval as the supervisor of the same.

Dr. Vijaya Subramaniam  
Advisor

  
Signature

16/07/2010  
Date

