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ADDIS ABABA UNIVERSITY

ETHIOPIAN INSTITUTE OF ARCHITECTURE, BUILDING CONSTRUCTION AND CITY DEVELOPMENT (EiABC)

Assessment of Challenges and Practices of Urban Land Management in Addis Ababa: The Case of Akaki Kality Sub-City

By:

Tadesse Lemma (ID NO.GSE 7749/12)

June, 2024

Addis Ababa, Ethiopia

Addis Ababa University

Ethiopian Institute of Architecture, Building Construction and City Development (EiABC)

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A Thesis Submitted to School of Graduate Studies of Addis Ababa University, Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), in Partial Fulfillment of the Requirement for the Award of Master of Science Degree in Urban Planning.

Advisor:

Birhanu Girma (PhD)

JUNE, 2024

Addis Ababa, Ethiopia

Declaration

I, Tadesse Lemma, is to declare that the work which is being presented in this thesis entitled "Assessment of the Challenges and Practices of Urban Land Management: The Case of Akaki Kality Sub City in Addis Ababa" is my original work carried out under the supervision of Dr. Birhanu Girma. It has not been presented for a degree at any other university or institute and that all sources of material used for this thesis have dully been acknowledged.

Addis Ababa, Ethiopia

JUNE, 2024

Tadesse Lemma

_____

Signature

Confirmation

I stated that Tadesse Lemma has carried out this research work on the topic entitled "Assessment of the Challenges and Practices of Urban Land Management: The Case of Akaki Kality Sub City in Addis Ababa" under my supervision and it is sufficient for submission of the partial fulfillment of the award of Master's Degree in Urban Planning.

Addis Ababa

JUNE, 2024

Advisor: Birhanu Girma (PhD)

_____

Signature

Approval

The undersigned certify that they have read and hereby recommend to the Addis Ababa University, Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), to accept the master's thesis submitted by Tadesse Lemma entitled "Assessment of the Challenges and Practices of Urban Land Management: The Case of Akaki Kality Sub City in Addis Ababa" in partial fulfillment of the requirements for the award of a Master's Degree in urban planning.

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List of Abbreviations and Acronyms

AAU …… Addis Ababa University

FDRE……Federal Democratic Republic of Ethiopia

FAO……Food and Agriculture Organization

GIS……Geographical Information System

LAS …… Land Administration System

ORAAMP …… Office for the Revision of Addis Ababa Master Plan

SNNPR …… Southern Nations and Nationalities Peoples Region

SPSS……. Statistical Package for the Social Sciences

ULMAs …… Urban Land Management and Administration System

UM ……Urban Management

UN……United Nations

UNECA……United Nations Economic Commissions for Africa

UNECE……. The United Nations Economic Commission for Europe

UN-Habitat…..…The United Nations Human Settlements Program

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Abstract

Urbanization drives modernization and economic development, necessitating effective urban land management to ensure sustainable growth. However, rapid urban expansion and population increases, combined with economic activity, place significant pressure on urban areas. Therefore, this study was undertaken to understand the challenges and practices of urban land management: the case of Akaki Kality, Sub-City Addis Ababa, Ethiopia. The objectives were to assess current practices and service delivery, identify challenges, evaluate the effectiveness of policies, and recommend improvements. Data collection involved primary and secondary sources, including questionnaires, interviews, field surveys, and reviews of documents and spatial data. Quantitative data was analyzed using SPSS V.24 and qualitative data with narrative and thematic methods. Findings revealed significant challenges in service delivery, with 55.5% of participants noting the need for improvement. While 86.1% agreed that computerization could address Land Administration System issues, this has not been implemented. Lengthy LAS procedures were a concern for 80.6% of respondents, and 72.2% expressed dissatisfaction with the current manual-based LAS. Transparency and security of the LAS were doubted by a substantial portion of participants (38.9% disagreed, 30.6% strongly disagreed). The study highlighted key challenges: inefficient service delivery, lack of trust in record-keeping, and transparency and security concerns. The survey showed 63.8% dissatisfaction with land-related information organization and accessibility, impacting decision-making and service delivery. Institutional performance (72.2%) and accessibility (61%) were also criticized. In sum, the study identified poor service delivery, accessibility issues, revenue collection problems, illegal activities, and underutilized land as significant issues in urban land administration. The implication is that the responsible institution must prioritize improving service delivery, enhancing transparency and accessibility of standards, strengthening revenue collection mechanisms, and addressing inefficiencies in land use and management. Addressing these shortcomings is crucial for improving the efficiency, equity, and sustainability of the urban land administration system.

Key Words: Urban Land, Urban Land Management, Urban Land Administration System.

CHAPTER ONE: INTRODUCTION

This study focuses on the assessment of the practices and challenges of land management in Addis Ababa the case of Akaki Kality Sub-City. It also tries to point out the different factors that cause urban land management challenges and the accompanying consequences on the overall development performances of the city at large. It also tries to assess the practices of land management carried out in the study area. The study considers land management problems from the different causing factors dimensions.

1.1. Background of the Study

Land as one of the factors of production is a central resource up on which endeavors of any development can be based. Besides capital, labour and human resource or entrepreneurship skill, land is a widely recognized resource to unlock the obstacles to development processes. The land resource contributes to the development of a country's industries triggering economic growth. It is the way people think about place in general (Williamson et al., 2010). Particularly, land is a crucial element in the delivery of basic infrastructures in urban environment. It is a major key resource in the overall urban development. On global level, the 1948 Universal Declaration of Human Rights recognized that people have a right to adequate shelter which is a component of their right to an adequate standard of living. This goes hand in hand with access to secure land tenure. In addition, one of the agenda of the 1996 Habitat II Conference was to promote optimal use of productive land in urban and rural areas through developing and supporting the implementation of improved management practices for sustainable development UNCHS, 1996).

The complexity of land problem is often compounded by the interdependence of land use with other issues like the political, economic and social aspects of a country. It is due to this complexity that scholars like Dale and Mclaughlin (1999) and Farvaque and Mc Auslaun (1991) have emphasized the need for the state to ensure that efficient and effective land administration mechanisms are put in place. The United Nations Economic Commission for Europe (1996, 2005), views land administration as "the process of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies. It is considered to include land registration, cadastral surveying and mapping, fiscal, legal and multipurpose cadasters and land information systems". Land administration also refers to those public sector activities required to aid the process of alienation, survey, valuation, registration, transfer, development and use (Dale and Mc Laugh, 1999).

The administration of land is often done within a legal and institutional framework which is referred to as land policy (Deininger, 2003). These institutional setups are referred to as land administration structures and the way of doing things to answer questions who owns what, where and how is referred to land administration process. Together, they are referred to as land administration systems. Dale and Mc Laughlin (1999) provided definition of land administration as being public sector activities that aid in the processes with particular reference to development and use of land. In both urban and rural locations, good land resource management helps to foster economic and social growth. Many African countries rely heavily on land for their social and economic growth (UNECE, 1996).

According to (Dereje, 2017) all Ethiopian towns and cities are rapidly urbanizing, and strong demand for land for various purposes is expected. Urbanization is characterized by the increase in the number of urban populations. It is obvious that the expansion of urban centers and the increase in the number of urban populations implies a greater demand for urban land required for various socio-economic endeavors that foster a healthy urban development. A land management strategy that protects sensitive resources while also facilitating the urban land market will be required to balance environmental and urban development goals (Diyer et al., 2013). Sound urban land management is fundamental to achieving sustainable development (Enemark et al., 2009). Therefore, effective land management is crucial for well- functioning urban land delivery system (Sungena et al., 2014). The rapid growth in urban population in urban areas inevitably increases the number of people-to-land relations and creates paramount pressure on urban land. With this regard, the ability to promote sustainable urban development relies heavily on effective urban land management and administration (UN-Habitat, 2013).

Land management is the process of managing the use and development of land resources and the process by which a country‘s resources are put to good effect (UNECE, 1996). Inadequate legal, administrative, and institutional framework for land governance is a major land management challenge in Africa (FAO, 2020). Institutional capacity includes the responsible organizations, their human resources, funding, equipment and supplies, leadership, effectiveness, and the communication links between and among organizations (ETF, 2014).

Therefore, the rationale for doing this research has originated from the practical problems and the will to contribute knowledge to the field of land management as regards institutional issues on land management practice to promote sustainable development through preventing

land-related disputes, tenure insecurity, unplanned urban expansion, and squatter settlements by achieving efficient and effective urban land management practice

1.2. Statement of the Problem

From the stand point of its scarcity, urban land is a natural resource that need to be managed appropriately to adequately tackle the consequences that inevitably occur due to poor urban land management. Many literatures evidenced the fact that most developing countries have been facing problems in efficiently utilizing urban land for comprehensive urban development endeavors. It will take political leadership, legislation reform, and investments in systems and technologies (Home, 2021).

The causal factors may take different forms. Institutional capacity to deal with urban land management particularly in most developing countries in an effective and sustainable manner is a bottleneck to foster social, economic and environmental development (Enemark, 2006). Reforming land institutions and regulations is becoming increasingly important to develop an efficient and effective land administration to tremendous progress in pro- poor sustainable land management (Melkamu and Shewakena, 2010).

Globally, the dynamic change in humankind-land relationship is occurring at a pace faster than at any other time in history. Global economic, social and technological factors, the need for sustainable development of land, and macro as well as micro economic reform are having a substantial impact on land administration systems. This is mainly due to it was found that during the past century:

- there has been an exponential increase in the world population and significant changes to regional Demographic patterns;
- there has been a change from predominantly rural societies to urban and peri-urban societies;
- sustainability has emerged as a global issue because our use of the environment, the biosphere and geosphere, has reached a crisis point; and
- Communications and information technology (IT) have made the globe, potentially, a virtual neighborhood.

Most land administration systems today are found not adequate to cope with the increasingly complex range of humankind-land relationships. Hence land information and land administration

systems need to be re-engineered and to evolve to face the increasing complexity of the humankind-land relationship. A new land administration paradigm is required (UN-FIG 1999). On the other global factors like sustainable development, environmental sustainability, globalization, rapid urbanization, economic reform, and technological advancement have necessitated the adjustment of various land administration policies and models by governments (Williamson, 2001). Moreover, the issue of urban land administration (hereafter ULA) becomes arguable in the current global agendas and gets recognition by international organizations like World Bank and United Nations (UN) in framing sustainable urban development (Berhanu et al.,2015).

The changing humankind-land relationship and current global and local drivers such as sustainable development, urbanization, globalization, economic reform and the information revolution, demand land administration responses and are forcing a new land administration vision or paradigm (Ting and Williamson 1999b). The interaction of Land and human societies has brought many economic, social, political and environmental outcomes and concerns. A land administration system that is able to support the everchanging relationship between humankind and land to facilitate complex decision making and to support the implementation of those decisions. Therefore, appropriate and effective land administration is of crucial importance for sustainable development. Current land administration systems are the product of the 19th century paradigms of land markets and have failed to properly support sustainable development. This failure is evident world-wide by the ever-increasing pressure on land resources. World-wide opinion on the importance of land administration to support sustainable development, as represented by the UN Global Summits and Declarations, has been recognized. The imperative to re-examine land administration systems in the context of sustainable development is now overwhelming. Now, developing appropriate and efficient land administration systems become an important strategy to accommodate sustainable development objectives. Governments are required to adopt a new land administration paradigm for a sustainable development to rise above mere rhetoric.

Urban centers or cities in Ethiopia struggle with the increasing demand for land for different urban development purposes, making the urban land delivery process a critical land policy matter (Lindner, 2014). Good governance in land administration is also the foundation for achieving good governance in society. However, to have successful good governance in land administration, FAO (2007) argues that there should be a need for commitment and participation

from all the stakeholders involved. The statement aligns with the good governance principles, which require proper organizational arrangements and public interventions in the decision-making process.

1.3. Objectives of the study

1.3.1. General Objective

The general objective of the study is to assess the challenges and urban land management practices in Addis Ababa, the case of Akaki kality sub-city.

1.3.2. Specific Objectives

1. To assess the current practices and level service delivery related to urban land management;
2. To determine the challenges faced in urban land management in Akaki Kality Sub-City;
3. To examine the effectiveness of existing land management policies and strategies;
4. To provide recommendations for improving urban land management practices and addressing the identified challenges in the study area.

1.4. Research Questions

What are the current practices and level of service delivery related to urban land management in Akaki Kality Sub-City?

What are the key challenges faced in urban land management in Akaki Kality Sub-City?

How do the urban land management practices impact sustainable development in Akaki Kality Sub-City?

How effective are the existing land management policies and strategies in Akaki Kality Sub-City?

1.5. Significance of the Study

The study of urban land management practices is crucial for understanding land usage in urban areas, promoting sustainable development policies, identifying areas with land problems, prioritizing intervention, and reducing negative impacts on communities and ecosystems. It also enhances stakeholder involvement, promoting fair resource distribution. The findings will benefit planners, land administrators, regulators, and decision-makers and academician. The research findings will also serve as a reference for researchers interested in similar cases and serve as a

starting point for researchers. Overall, the study aims to bring together the main to offer valuable contributions to the existing literature while also pointing towards avenues for further exploration and action.

1.6. Organization of the Research

This study consisted of five chapters. The first chapter addressed the general background, problem statement, objectives, research questions, and the significance and scope. The second chapter focused on the literature review. The third chapter covered the research methodology, and the fourth chapter presented the findings and discussion sections with their respective subtitles. Additionally, the fourth chapter addressed the five study objectives and presented them under separate subtitles. Finally, the fifth chapter provided the conclusion and recommendations of the study, along with its policy implications. Additionally, recommendations for future research and practical applications were discussed, offering valuable insights for policymakers, practitioners, and researchers in the field.

CHAPTER TWO: LITERATURE REVIEW

2.1. Introduction

The literature review plays a critical role in situating the current study within the broader context of urban land management research. Under this section, examining the conceptual underpinnings and empirical evidence from previous studies, this review serves to establish the relevance and importance of the research problem being investigated. Accordingly, the review begins by exploring the key concepts and theories related to urban land management. This includes an in-depth discussion of the core elements of land management practices, such as land use planning, land administration, and land-related policies and regulations. The review also presented the multifaceted challenges that often plague urban land management, including issues of land tenure security, informal settlements, and institutional capacity constraints. In addition, the literature review examines empirical evidence on urban land management practices and challenges from both global and national perspectives.

2.2. Concepts of Urban Land and Urban Land Management

Land management is a complex process that involves various activities aimed at making the most of land resources while preserving the environment. It involves planning, monitoring, and controlling land activities to ensure the sustainable use of natural resources (Williamson et al., 2010). It also includes tasks such as land use planning, zoning, conservation, and restoration. Effective land management requires careful planning and monitoring, as well as the use of tools such as Geographic Information Systems (GIS). In this case, land management helps maintain the balance between economic growth and environmental protection and ensures that land resources are used in a way that benefits society in the long term. The goal of land management is to ensure that land resources are put to good use in a sustainable manner (Jhariya et al., 2022). This means that the land is used for activities such as agriculture, housing, and industry, without compromising the ability of future generations to use the land for their needs. Effective land management involves careful planning and monitoring of land activities, which includes the use of tools such as Geographic Information Systems (GIS), which help in mapping and analyzing land resources.

In addition, land management also involves controlling land activities to reduce their negative impact on the environment. This can be done through enforcing regulations on land use, promoting sustainable practices, and mitigating the effects of climate change. In general, proper land management is essential for the sustainable use of natural resources and the development of

society (Alemu, 2016). So, land management helps to maintain the balance between economic growth and environmental protection and ensures that land resources are used in a way that benefits society in the long term.

In context of urban areas, urban land refers to the land that is used for urban development, including residential, commercial, and industrial purposes. Urban land management involves the planning, development, and use of urban land in a sustainable and equitable manner. Effective urban land management is essential for the well-being of urban populations, as it can help reduce poverty, improve living conditions, and enhance economic growth.

However, it can also be a complex and challenging task, as urban areas are often characterized by high population densities, limited land availability, and competing demands for land use. The concept of urban land management refers to the planning, administration, and regulation of land within urban areas. It involves various activities aimed at ensuring the efficient and sustainable use of land resources in cities. Urban land management encompasses several key components:

Land Use Planning: Urban land management involves creating and implementing plans that guide the allocation and use of land within a city (Gurran, 2011). This includes zoning regulations, which designate specific areas for different types of uses such as residential, commercial, industrial, or recreational purposes. It is the process of managing the use and development of land resources and the process by which a country‘s resources are put to good effect (UNECE, 1996; Williamson, et al., 2010).

Land Acquisition and Allocation: Urban land management involves acquiring and allocating land for various purposes including public infrastructure development, affordable housing projects, or green spaces. It may involve processes such as compulsory purchase or voluntary negotiation with private landowners (Lawson andRuonavaara, 2019)

Property Rights and Land Tenure: Urban land management includes establishing clear property rights and secure tenure arrangements for residents. This helps protect individuals' rights to use and benefit from their properties while also facilitating investment in sustainable urban development. Besides the above, land and property are major assets in any economy, accounting for half to three-quarters of national wealth. Balancing competing demands on land is difficult, and land administration systems have been a cause of conflict for centuries. Reforming land administration requires decades of commitment, capital investment, and strong

leadership. The World Bank supports land projects worldwide, emphasizing social equity and economic development (Bell, 2006).

Infrastructure Development: urban land management entails planning for essential infrastructure systems such as roads, utilities (water supply, sewage systems), transportation networks (public transit), parks, and other public amenities to support urban growth.

Environmental Management: urban land management incorporates environmental considerations into planning processes to promote sustainability in cities. This can include protecting natural resources like green spaces or water bodies, promoting energy-efficient buildings or renewable energy sources, managing waste disposal effectively to reduce pollution levels (UN-Habitat, 2020; World Bank, 2019).

Regulatory Frameworks: urban land management involves establishing regulatory frameworks that govern development activities within a city. These frameworks may include building codes to ensure safety standards are met during construction projects or regulations regarding building heights and setbacks to maintain aesthetic harmony with the surrounding environment (Steudler, 2004). Effective urban land management requires coordination between various stakeholders including government agencies responsible for planning departments, local governments/municipalities responsible for implementation on the ground level; community organizations; private sector developers; NGOs; residents; etc. moreover, urban land management plays a crucial role in shaping cities' physical development while ensuring social equity environmental sustainability economic prosperity.

2.2.1. Definitions of key terms

Land: Land may be described as a physical thing that encompasses the surface of the earth and all things under, over and attached to it. Legally, it includes the physical and abstract attributes such as rights and interests embedded thereon (Onalo, 1986). From an economic perspective, land is any portion of the earth over which rights of ownership, stewardship or use may be exercised, including the earth’s surface, water covered lands, water and mineral resources as well as features and resources attached to the earth whether natural or artificial (Dale and Me Laughlin, 1999)

Land administration: Land administration is “the process of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies. It is considered to include land registration, cadastral surveying and

mapping, fiscal, legal and multi-purpose cadasters and land information systems" UN-ECE 1996, 2005). Land administration also refers to those public sector activities required to aid the processes of alienation, survey, valuation, registration, transfer, development and use (Dale and Me Laugh, 1999).

Land Management: Land management is the process whereby resources of land are put into good effect. It entails the decision making and implementation of decisions about land (Dale and McLaughlin, 1988). These decisions may be taken at the elementary levels an individual, where one has to make rational decisions on how to put land into highest and best use so as to realize maximum returns.

Land Development Applications: Land development is facet of land management, which refers to the process where land as a resource is put into good effect. As such, it would be in order to say that land development whichever form it takes is a tool of land management and is an element that may be used towards guiding the allocation of land resources into effective use for optimization of returns. Subdivisions, change of user and extension of leases applications will be used by the study to represent land development applications.

Efficiency is term answers the question whether things or processes are being done correctly and this is usually assessed when on tries to correlate the level of inputs and output. Efficiency is hence about getting a higher output for lesser inputs or within a limited time and resource base. Efficiency in Land development applications approval processes may be used to refer to the speed and time within which approvals are given, titles are issued, Deed plans or Registry Index Maps are registered or cadasters are updated (Dale & McLaughlin, 1999; Williamson et al., 2010).

Effectiveness is may be in form numbers or quality derived as a result of carrying out the right tasks. Whereas efficiency is concerned with resource usage translating into costs, effectiveness is measured by the impact of the goal attainment may be in terms of the objectives or targets set within the various components of the system. In a cadastral surveying, for example, the measure of efficiency will be in terms of the length it takes to have a survey authenticated and subsequent issuance of a deed plans. The measure of effectiveness will be in terms of the number of deed plans or Registry Index Maps issued within that defined period of time. The impact of more deed plans being registered facilitates more titles to be registered, impacting on process of regularization of tenure and lifting investor confidence. Thus, an efficient system or

process leads to faster and higher attainment of goals leading to effectiveness (Enemark et al., 2014).

Quality is a criterion or variable that is used in evaluation of land administration systems. Quality is used in areas or organizations that deal with service delivery where it may be difficult to have a measurable or countable deliverable. This is common in public organizations. However, quality is used for Valuation based on the rationale that if the process is of good quality, then it will have a quality output. In land administration systems, it may be difficult to Measure quality but it is possible to assess the level of satisfaction with the services delivered from the different consumers (Williamson et al. (2010).

Transparency means information is freely available and accessible; land management decisions and their enforcement are made honestly and fairly by institutions mandated for the same. The indicators of transparency include: clarity of land delivery processes, clarity and accessibility of the laws and rules regulating land delivery, free flow of and accessible land market information to all.

Accountability is answerability of institutions or/and servants for the action and resulting consequence in implementing land policies. The indicators of accountability include: mechanism of reporting, mechanisms of declaration of financial statements, mechanisms for questioning and appeal mechanisms for conflict resolution (FAO, 2007; Deininger, 2003).

Equity is a way of providing equal opportunity for all to access land and land information without legal impediments and procedural difficulties. The indicators of equity include: equitable access to land and land information and fair compensation (World Bank, 2003)..

Participation is the act of engagement of stakeholders at various levels in decision making processes regarding land issues that affect their interest. The indicators of participation include: the extent of involvement of community members in the land delivery processes, Plan preparation, policy decisions, and implementations of laws and regulations (FAO, 2007; Arnstein, 1969).

2.2.2. Back History of Urban Planning

This section provides a presentation of the historical background of urban planning, including its fundamental concepts. Understanding the historical development of urban planning

as both a discipline and a practice is crucial for gaining insight into the present-day status of urban land management.

2.2.3. Basic Concept of Urban Planning

Urban planning can be used as a general term to denote a particular variety of decoding techniques that are applicable in a very vast range of situations (Levy, 2011). It deals with the process of land use or building up an environment. In United States (US), urban planning is called city and regional planning, while in Britain, it is acknowledged as town or country planning (Taylor, 1998). Planning may be a more common term and, therefore, needs further clarity. According to Wilson (1968), the term planning was employed for 'urban planning' where, 'urban' is described as a territory used for human settlement. So 'urban planning' may be used as a briefly for 'urban and regional planning. All the terms "town", "urban", and "city" make it clear that the principal attention of this discipline is the planning of the built environment (Taylor, 1998; Wilson, 1968).

The roots of urban planning date back to the work of early planners who thought about the consequences of the intense urbanization caused by the Industrial Revolution (Levy, 2011) and Hall, 2002). The high rate of urbanization has resulted in an increase in urban problems. These cities end up being overtaken by buildings, thereby creating an unhealthy urban environment that is lacking in the minimum conditions of infrastructure for coping with the high population density (Mendonça Silva et al., 2017); Wheeler (2013) described the contemporary history of urban planning as an equipped profession and designed to resolve the problems that arose following the industrial revolution, like inadequate sanitation, installation, transportation, and housing, which resulted from the extremely rapid growth of cities.

Additionally, Bolay (2015) notified that it is a process of the analysis of spatial, and social reality as well as a vision of what the urban areas ought to be in the present and in the future as well as understood with the aid of its planning and operational actions. Regarding urban planning process, there are two different mainstream processes applied in urban planning. One is "top-down process" by which plans are created by the urban planners who typically work for national or local governments. The other is expressed as "collaborative process". Its distinctive features include active involvement of the stakeholders and long-term flexible programming that may be intervened by different stakeholders (He et al., 2011).

In the same manner, land use planning is one aspect of urban planning that entails as a technical method for developing and managing the land into a various public interests to aid sustainable socio-economic development, environmental conservation, control of urban sprawl, minimization of transport costs, prevention of land use conflicts, and a reduction in exposure to pollution (Kaiser et al., 1995; Mangi et al., 2018).

In supporting this; Owei et al. (2010) also explained that urban land use planning is a very important device that helps to guide the development of urban areas in a very planned manner to grant the residents with required services. Furthermore, it aims to realize the properly organized physical development with the goal of progressing activities and livable environment. Generally, the components of urban planning encompass social, environmental, economic, political and institutional dimensions as vital variables. However, the contents often fluctuate in numerous cases (He et al., 2011; Yiftachel, 2006). Among several dimensions of urban planning components and contributions, this study will be intended to address the issues of sustainability of environmental resources within the study area.

Levy (2016) and Milojevi (2018) noted that urban planning is a technical and socio-political tool that involves regulating land use, protecting the environment, and enhancing natural resource utilization. The practices of urban planning are intended to implement, execute, and maintain the balanced growth of cities by making them livable in a healthy environment. Accordingly, through careful analysis and strategic decision-making, urban planners work to create dynamic and vibrant cities that can adapt to the ever-changing needs of society. Similarly, Rosales (2011), has elaborated urban planning as an important tool in natural resource management. The positive impacts of such planning include increased community well-being by providing better residential areas and environmental safety for current and future generations (Akola, 2007). Generally, the primary goal of urban planning is to enhance the environment, social equality, comfort, safety, and comfort in urban areas (Akola, 2007; Ngah, 1998; Okpala, 2009). It promotes more efficient and effective urban land use that meets the needs of residents while balancing urban development and the environment.

Urban planning has a short history in Ethiopia, which is found at an infant stage. Accordingly, the first master plan was prepared in 1936 for Addis Ababa although it was not implemented (Yirgalem, 2007). Following that, the city's master plan was updated several times; but each successive plan was not successful in managing the development of the city and in protecting

ecologically sensitive natural resources. The structural plan created by Office for the Revision of Addis Ababa Master Plan (ORAAMP) in 2000 incorporate environmental protection as a crucial component of urban planning. However, the proper implementation of this plan was challenging due to a lack of attention to environmental resource conservation. Thus, the city's environmental problems, particularly those relating to the preservation of natural resources, were not yet addressed. Most recently, the 10th Structure Plan which came into enforcement by a proclamation entitled as Addis Ababa Structure Plan Proclamation №. 52/2017 is used as a legal tool to guide the city's development endeavors. This plan is more comprehensive and multidisciplinary professionals and sectors were involved in its preparation the previous successive plan.

Urban planning officially started in many Ethiopian towns after the National Urban Planning Institute (NUPI) was founded in 1995. NUPI encouraged urban centers to create master plans for various towns and urban centers as a legal document(NUPI, 2006) that governs their spatial development among other things (MWUD, 2007). Nonetheless, such plans have been criticized for emphasizing the transformation of rural land uses to urban and two-dimensional uses, as well as for their detrimental environmental consequences.

Public urban land management in Sub-Saharan Africa is not achieving its objectives due to outdated land-use control standards and unreformed tenure arrangements. The informal sector, which is often unacknowledged and illegal, has been providing affordable buildable urban land to the majority of the urban population (Fekade, 2000). Despite public housing programs and upgrading efforts, informal settlements have improved in quality, providing satisfactory living conditions for a large proportion of the urban population. This paper examines examples of this and offers lessons for urban development policy.

Kaiser et al. (1995) analyzed urban land use planning and management practices in Akure, Nigeria, to promote sustainable city development. The research underscores the significance of policies and regulations, explores the repercussions of uncoordinated land use management, and suggests potential enhancements. Results show that land use management in the city mainly focuses on granting statutory occupancy rights and approving land use plans without adequate monitoring. Moreover, land management and control tools are either lacking or poorly executed, and numerous organizations or agencies are involved without a coordinating body or comprehensive land use plan. As a result, the study proposes restructuring urban land use

planning mechanisms and establishing the Local Planning Authority to ensure sustainable land use management.

In the United States, the field of urban planning is commonly referred to as city planning or regional planning. Urban planners in the U.S. work on creating and implementing plans for cities, metropolitan areas, and regions to guide land use, transportation systems, housing development, economic growth, and environmental sustainability (Taylor, 1998). In Britain, on the other hand, urban planning is known as town planning or country planning. Town or country planners in the UK are responsible for shaping and managing land use in towns, cities, rural areas, and their surrounding regions. They work on issues like housing development, transportation networks, infrastructure provision (such as schools or hospitals), conservation of historic buildings or landscapes, and promoting sustainable development. All the terms "town", "urban", and "city" make it clear that the principal attention of this discipline is the planning of the built environment (Taylor, 1998; Wilson, 1968).

The roots of urban planning date back to the work of early planners who thought about the consequences of the intense urbanization caused by the Industrial Revolution (Levy, 2011) and Hall, 2002). The high rate of urbanization has resulted in an increase in urban problems. These cities end up being overtaken by buildings, thereby creating an unhealthy urban environment that is lacking in the minimum conditions of infrastructure for coping with the high population density. The Industrial Revolution led to significant changes in urban areas, including rapid population growth, industrialization, and associated challenges such as inadequate infrastructure, housing shortages, and environmental pollution (Hardoy et al., 2013). Urban planning emerged as a response to these issues, aiming to address the social, economic, and environmental impacts of urbanization (Hardoy et al., 2013; Mendonça Silva et al., 2017); Wheeler (2013). Accordingly, urban planners began to focus on designing cities that could accommodate growing populations while providing essential services such as sanitation, safe housing, transportation systems, and public health infrastructure.

However, contemporary urban planners carry forward the rich legacy of their predecessors by tackling the pressing issues of our times. They work towards creating sustainable cities that can withstand the challenges of climate change, ensure equitable access to resources and opportunities for all, and promote inclusive community development. These efforts are essential

for building a better and brighter future, wherein cities can boom as vibrant and livable spaces that benefit all their inhabitants (Belsky et al., 2013).

Therefore, in context of this study, urban planning is a highly crucial process that involves the creation and implementation of policies, strategies, and interventions aimed at managing the urban land, growth, and functioning of cities and towns. The process is geared towards achieving a balance between economic, social, and environmental considerations to ensure sustainable urban development. Urban planning helps to regulate land use and development, promote efficient transportation networks, and enhance the provision of basic amenities such as housing, water, and sanitation. It also helps in mitigating contemporary challenges such as congestion, pollution, and climate change, and ensures that urban centers are livable, safe, and inclusive for everyone.

Moreover, urban planning plays a vital role in managing urban land and addressing the challenges of urban areas. Based on this a holistic approach helps guide decision-making processes related to zoning regulations, infrastructure investments, public services provision, and community development initiatives. Above all, urban planning is instrumental in shaping cities that are well-functioning, sustainable environments where people can live fulfilling lives while preserving natural resources for future generations.

2.2.4. Urban Land Management

Efficient urbanization is a complex process that requires proper management of land to provide the conditions necessary to benefit all members of the community, especially the poor and vulnerable. The management of land can play a crucial role in maximizing the potential benefits of urbanization and minimizing its negative impacts (Rana, 2011). If the process of administrative reconfiguration and settlement of incoming urban migrants is not managed well, it can lead to tension, violence, and destabilization. On the other hand, good land management can facilitate efficient urbanization by making land available at affordable costs, facilitating low-cost housing, and minimizing the displacement of households and economic activities (Locke and Henley, 2016). Therefore, it is important to be mindful of the land issues within the process of urbanization. Proper management of land can provide a more beneficial process of urbanization that can lead to sustainable development, economic growth, and social stability(Locke andHenley, 2016). The importance of land management in urbanization cannot be overstated,

and it is crucial to ensure that it is done well to avoid negative impacts on the community (UN-HABITAT, 2014).

Concept of Land management: Land management is the process of managing the use and development of land resources and the process by which resources are put to good effect. It involves planning, monitoring, and controlling land activities to ensure sustainable use of natural resources.

Urban land management involves the planning, development, and administration of land within urban areas. Some key concepts of urban land management include:

I. **Zoning Regulations:** Zoning regulations establish rules for how land can be used in specific areas within a city or town. They help to control and guide development by designating zones for different types of land use. Zoning regulations are rules and guidelines set by local governments to control the use of land within a particular area (Fischel, 2015). These regulations determine how land can be used for residential, commercial, industrial, or other purposes. Zoning laws also regulate the size and height of buildings, as well as the placement of roads, utilities, and open spaces. Zoning regulations help to maintain order in urban planning and ensure that different types of land uses are compatible with each other. They also aim to protect property values, promote public safety and health, and preserve the character of different neighborhoods (Mandelker, 2016).

II. **Infrastructure Development:** Urban land management includes planning for infrastructure such as roads, utilities, public transportation, and green spaces to support urban development. Urban land management is a critical aspect of infrastructure development in urban areas(Zakaria, 2003). It involves the planning, regulation, and coordination of various elements such as roads, utilities, public transportation, and green spaces to support the growth and sustainability of cities. Effective urban land management helps ensure that infrastructure is developed in a way that meets the current and future needs of urban populations while also preserving environmental quality and promoting social equity.

III. **Sustainable Development:** Urban land management seeks to promote sustainable development by balancing economic growth with environmental protection and social equity (Sopiana andHarahap, 2023).

IV. **Community Engagement:** Effective urban land management involves engaging with local communities to understand their needs and aspirations for the use of urban space. These concepts are crucial in creating livable, sustainable, and well-functioning urban environments.

2.2.5. Empirical Review Literature

This deals with international literature in relation to impact of urbanization and land management along with urban planning.

2.2.6. Urbanization and Urban Land Management

Land is a precious and finite resource that is essential for various purposes such as agricultural production, housing development, infrastructure construction, and industrialization (Aribigbola, 2007; Davis, 2015; Haberl et al., 2014). As the world's population grows, competition for land in both urban and rural areas increase for various purposes. Urbanization is a global phenomenon that has led to the rapid growth of cities and the increasing demand for land (Cohen, 2006). As the population in urban areas continues to increase, there is a corresponding increase in the demand for land. This demand stems from the need for residential areas, commercial structures, and infrastructure development, such as roads and public transportation systems. Therefore, this trend has significant implications for urban planning and sustainability, as the effective management of land use is crucial in ensuring that cities remain livable and functional over time (Cohen, 2006).. In line with this, as urban areas continue to expand, effective land management practices are crucial to ensure sustainable development and the well-being of urban residents (Tang andLee, 2016).

According to the 1976 UN-Habitat Conference in Vancouver, Canada, recommended public land management and control as the best way to ensure efficient and fair distribution of land resources. Public land management is expected to ensure fair distribution of land rights based on non-commercial criteria, empower the government to promote a more sensible, organized, and healthy urban development, and provide easier access to land for public and private development while also preventing speculation, which is seen as a key factor in rising land prices on the outskirts of urban areas.

2.2.7. Urban Planning and Land Management

Urban planning is a dynamic and multifaceted process that plays a critical role in shaping the physical and social fabric of cities. It involves a range of activities, such as analyzing population

growth and demographic trends, designing transportation systems, identifying suitable locations for different land uses, and ensuring that development is sustainable and equitable. In respect of this, urban planning is providing a framework for managing urban land and promoting urban development as well as, helps to create livable, booming communities that meet the needs of residents, businesses, and visitors.

Besides the above, the planning and control of land use are, therefore, critical to ensure that land is used effectively, efficiently, and sustainably. To achieve this, governments and other stakeholders need to develop comprehensive land-use planning strategies that consider the needs of the community, the environment, and the economy (Bruff andWood, 2000). This requires identifying suitable areas for different land uses, such as residential, commercial, and industrial, and developing appropriate zoning regulations. Moreover, land-use policies should be in place to promote sustainable development, protect natural resources, and minimize the negative impacts of human activities on the environment (Camagni, 2016). This includes promoting green spaces, protecting wildlife habitats, and preventing soil degradation(Aronson et al., 2017). Therefore, the government has to ensure that land is used effectively and for the benefit of all the inhabitants by putting in place effective land-use management and planning processes. More importantly, appropriate planning supports to prevent conflicts over land use, promote economic growth and social development, and protect the natural resources for future generations (Davy, 2016).

In this regard, urban land management is a critical aspect of infrastructure development in urban areas (Zakaria, 2003). It involves the planning, regulation, and coordination of various elements such as roads, utilities, public transportation, and green spaces to support the growth and sustainability of cities. Effective urban land management helps ensure that infrastructure is developed in a way that meets the current and future needs of urban populations while also preserving environmental quality and promoting social equity. On the other hand, urban land management seeks to promote sustainable development by balancing economic growth with environmental protection and social equity (Sopiana andHarahap, 2023).

2.2.8. Challenges of Urban Land Management Practices

Chekole (2020) carried out study on the challenges of urban development and management in developing countries, focusing on population growth, environmental issues, and technological advancements. As the study noted, population growth and urbanization, particularly in Africa and Asia, increase economic density and promote investment in infrastructure. However, issues

like land tenure insecurity, affordable housing, and heritage site destruction persist. In order to address pressing environmental issues like poor waste management and climate change, it has become imperative for individuals and organizations alike to demonstrate their commitment to sustainability (Chekole, 2020). Individuals and organizations may contribute to ensuring a more sustainable future for everybody by actively minimizing their impact on the environment.

With regard to land management, the UN-Habitat Conference of 1976 held in Vancouver, Canada, recommended public land management and control as the inevitable way of ensuring efficient and equitable distribution of land resources. Thus, public land management is expected to, among other things, guarantee equitable distribution of land rights on the basis of non-commercial criteria and empower government to ensure a more judicious, orderly and healthy development of urban areas. It is also expected to guarantee cheaper and easier access to land for both public and private land development and curb speculation which is believed to be the main cause of escalating land prices in the periphery of urban areas (Aribigbola, 2007)

However, as UN Habitat (2015) states that in some developing countries, rapid urbanization is often associated with increase in tenure insecurity particularly for people living in slums and peri-urban areas. As a result, urban land management and administration institutions face the additional challenge of high number of people who live and work informally in urban and peri-urban areas. In most countries, there is the lack of reliable land information and this negatively affects urban planning and design, infrastructure and socio-economic development. When functioning properly, fit-for-purpose land administration systems support tenure security improvement, urban planning, and service delivery, agricultural development, environmental management, city management, land taxation and land management.

In addition, complex and non-transparent legal and institutional frameworks, and inadequate capacity, including human and financial resources frequently hamper effective land management and administration initiatives. Consequently, most governments planning and management priorities focus only on immediate survival requirements. The way in which urban development unfolds causes major problems in the development and management of urban land. Higher population and economic activities in the urban environment causes land uses to change variously to suit the demands of urbanization. Urbanization changes the uses to which urban land is put. Residential or recreational land is normally changed to commercial and industrial lands based on location rent.

Urbanization also converts urban land at the rural-urban fringe to uses such as residential development. The movement of people to the periphery of urban centres means marginal clearing of the already limited agricultural land for building homes and other infrastructure constructions such as roads, parking lots among others. These processes impact negatively on the urban land use. Thus, effective urban land control and management is crucial to tackling growing land use problems such as slum formation, rising costs of land, accessibility to urban land for land housing, incompatible use, flooding, overcrowding and congestion among others. This is for the purpose of achieving sustainable city development and ensuring the safety and health of the people. The better management of land resources is essential for sustainability and for improving the quality of life in cities and towns.

2.3. Urban Land Management Practices in Developing Countries

Public urban land management in Sub-Saharan Africa is not achieving its objectives due to outdated land-use control standards and unreformed tenure arrangements. The informal sector, which is often unacknowledged and illegal, has been providing affordable buildable urban land to the majority of the urban population (Fekade, 2000). Despite public housing programs and upgrading efforts, informal settlements have improved in quality, providing satisfactory living conditions for a large proportion of the urban population.

Kaiser et al. (1995) analyzed urban land use planning and management practices in Akure, Nigeria, to promote sustainable city development. The research underscores the significance of policies and regulations, explores the repercussions of uncoordinated land use management, and suggests potential enhancements. Results show that land use management in the city mainly focuses on granting statutory occupancy rights and approving land use plans without adequate monitoring. Moreover, land management and control tools are either lacking or poorly executed, and numerous organizations or agencies are involved without a coordinating body or comprehensive land use plan.

Owei et al. (2010) have explained that urban land use planning is a crucial tool for effective urban land management. It aims to achieve well-organized physical development to enhance activities and create a livable environment. The components of urban planning include social, environmental, economic, political, and institutional dimensions, which are all important variables (He et al., 2011; Yiftachel, 2006). In this regard, effective urban planning is vital in tackling the complex challenges faced by cities and achieving sustainable development goals.

From transportation and housing to public services and green spaces, urban planning encompasses a wide range of factors that shape how people live, work, and interacts within urban areas. Therefore, it is essential to prioritize and invest in thoughtful and inclusive urban planning processes that reflect the diverse needs and aspirations of urban communities.

Cities in developing countries drive economic growth by providing education, employment, and a market for industrial goods. However, high population growth has stressed natural resources and created ecological footprints. Urban planning aims to achieve orderly physical development and a functional environment for individual and common goals. Land use planning involves examining different land use options and making a physical plan to achieve desired outcomes. Effective land use addresses people's needs and controls externalities, with typical categories including dwellings, industrial use, transport, recreational use, and nature protection areas (Awuah andAbdulai, 2022).

Land use issues in developing countries, such as Nigeria, have led to legislation and legal issuances aimed at improving land management systems. The Habitant II Agenda (2002) highlights issues like improper land use and insecure tenure. To address these challenges, Nigeria has introduced various programs and policies, including the direct construction of housing, the 1978 Land Use Act, the 1991 National Housing Policy, and the revised 2002 National Housing and Urban Development Policy. These policies aim to ensure affordable housing and secure tenure for all citizens, aligning with the Habitat Agenda and the Urban and Regional Planning law. However, as noted by Aribigbola (2007) Nigeria faces significant challenges in providing adequate housing and basic services due to its rapid urbanization. Despite government efforts to improve urban development and land use conversion, land use problems, particularly shortages and affordability, persist. The government needs to address why these problems persist despite government interventions, the conditions under which policy packages are introduced, the land use management practices in Nigeria, and the situational factors that hinder effective land use management (Aribigbola, 2008). Additionally, the effects of these policies on land and housing markets, particularly in developing world cities, need to be considered.

2.4. Empirical Review Literature on Ethiopia

According to a study published in the Journal of Urban Management in 2020, titled "Assessing urban land use efficiency in Addis Ababa, Ethiopia using spatial metrics and remote

sensing" "Since 1993, Ethiopia has had an urban land lease policy that has resulted in a rapid expansion of boundaries, mostly through the conversion of farmland, in cities such as Addis Ababa. On the other hand, analysis of satellite imaging and remote sensing data exposed extensive inefficiencies in urban land use, such as fragmentation and land hoarding. This has led to a call for more sustainable and efficient urban planning practices to address these issues and optimize land use for the growing urban population (Yitbarek etal 2020). Through utilizing advanced technology and data analysis, cities can better understand their land use patterns and make informed decisions to promote more cohesive and functional urban environments. According to the report, strengthening urban land use efficiency is essential for improving the utilization of urban land (Koroso et al., 2020).

In consistent with this study Dube (2013) examines master planning and land management challenges in Arba Minch. Study found that the challenges of urban land management in the study area is the Challenges include outdated land information management systems, informal land acquisition, corruption, land speculation, and conflicts. These issues are linked to weak institutional frameworks and top-down planning processes. As a result, it indicates the need for immediate focus on planning strategies and management systems to guarantee sustainability in the growing town, both spatially and economically.

Urban planning in Ethiopia has since evolved gradually, with various master plans being developed for different cities and regions across the country (Yirgalem, 2007).. These plans aim to address the growing urbanization challenges, such as rapid population growth, inadequate infrastructure, and informal settlements. Despite the progress made in urban planning, there are still significant gaps and challenges that need to be addressed to ensure sustainable and inclusive urban development in Ethiopia. Urban planning began in several Ethiopian towns following the establishment of the National Urban Planning Institute (NUPI) in 1995. NUPI urged urban centers to develop master plans for different towns and urban areas as a legal document (NUPI, 2006) that regulates their spatial development and other aspects ((MWUD, 2007). However, these plans have faced criticism for focusing on converting rural land uses to urban and two-dimensional uses, as well as for their negative environmental impacts. However, the proper implementation of this plan was challenging due to a lack of attention to environmental resource conservation. Thus, the city's environmental problems, particularly those relating to the preservation of natural resources, were not yet addressed.

The study highlights the lack of land planning and control tools, disorganized and uncoordinated land use activities, and the need for an integrated approach for effective land use management. It suggests decentralizing land use management in Ondo State and embracing new legislation that reflects global thinking for a more humane and environmentally friendly sustainable development approach. This will create a conducive environment for present and future generations. There exist significant differences in the various organizational structures that dictate land management practices in different countries and regions across the world. These differences can be attributed to a range of factors, including variations in governance systems, cultural norms, and environmental considerations. For instance, some countries may have centralized land management authorities that are responsible for regulating land use and ownership, while others may rely on local communities to manage land resources. These variations in land management structures have significant implications for land use policy, conservation efforts, and sustainable development initiatives. Land management is the process of managing the use and development of land resources and the process by which a country‘s resources are put to good effect (UNECE, 1996; Williamson, et al., 2010). The organizational structures for land management differ widely between countries and regions throughout the world.

2.5. Urban Land Management Practices in Ethiopia

Ethiopia's urban land management practices are facing serious problems, with poor administration of public land by municipal authorities and a lack of transparency, accountability, equity, efficiency, and effectiveness. The management of land in cities like Harar, Awash 7-killo, Bonga, and Mekelle is poor, and it is difficult to expect acceleration in urban growth without radical change to the system (Sungena et al., 2014). Land is not put to good use, despite its potential to reduce poverty. In Hawassa, urban residents face affordability constraints and lack effective administrative mechanisms to engage them in land delivery processes. Public opinion on urban governance in cities like Hawassa is unfavorable, with corruption, lack of transparency, and unfair land allocation among the rising issues (Sungena et al., 2014).

As study carried out by Sungena et al. (2014) on land management practices in Hawassa city demonstrated the importance of efficient and effective land management to achieve urban development and growth. Such management requires participatory, equitable, and transparent processes. Good governance, as defined by the UNDP in 1997, promotes the rule of law, consensus, and ensures that the voices of the poorest and most vulnerable are heard in decision-

making over development resource allocation. Respondents from both formal and informal settlement areas had similar views on good governance in land management, and the study found a strong relationship between governance principles and land delivery processes. Therefore, the study suggests that strengthening good governance in land management can facilitate efficient and responsive urban land delivery systems (Sungena et al., 2014).

The study conducted by Dube (2013) systematically examined the challenges of master planning and land management in Arba Minch town. The study found that although master plans had been implemented, they had not been able to achieve their intended objectives completely. The study identified several challenges in the study area, including outdated land information management systems, informal land acquisition, corruption, land speculation, and conflicts. The study also revealed that the urban planning process being practiced in the town was a top-down approach that operated on weak institutional frameworks. The study revealed that the town's growth is irreversible and poses unforeseeable challenges that could be detrimental. Therefore, the study recommends that immediate attention be given to planning approaches and management systems to ensure sustainable growth in the town.

2.6. Urban Land Management and Geographic Information System (GIS)

The Geographic Information System (GIS) is a technology that enables the collection, storage, analysis, and visualization of Geographical data. GIS has proven to be an indispensable tool for urban land management, as it allows urban planners to better understand the complex spatial relationships between various land use activities, infrastructure networks, and environmental factors (Raju, 2006). GIS enable can urban planners to make more informed decisions about land use, transportation, and environmental management. Furthermore, GIS can help to improve public participation in urban planning by providing accessible and easy-to-understand maps and visualizations that can be used to communicate complex spatial information to a wide range of stakeholders. Overall, the application of GIS in urban land management is vital for creating livable, sustainable, and prosperous cities (Burrough et al., 2015).

However, according to a study conducted by (Gondo andZibabgwe, 2010), GIS software is becoming increasingly essential for effective land management in municipal governments worldwide. The study further revealed that GIS usage for land management is facing several constraints in capacity, usage, and transformation, particularly in Ethiopian cities. This indicates

a lack of implementation capacity, unclear organizational strategy, and a lack of political will among officials. Additionally, inadequate GIS infrastructure maintenance schemes and a lack of computer knowledge are contributing bottlenecks to the constrained utilization of GIS resources. As a result, the software doesn't necessarily translate to the attainment of organizational value as a means of land management tools.

2.7. Institutional and Legal Framework in Ethiopia

"Since 1993, Ethiopia has had an urban land lease policy that has resulted in a rapid expansion of boundaries, mostly through the conversion of farmland, in cities such as Addis Ababa (Yitbarek et al., 2020). Ethiopia's urban land management is governed by the 1993 Urban Lands Lease Holding Proclamation, which gives the government the authority to expropriate land for public purposes and lease it to private developers (World Bank, 2015). The current land tenure system in Ethiopia is a hybrid of public and private ownership, with the state owning all land and granting long-term leases to private users (Deininger et al., 2017). The legal and institutional framework for urban land management in Ethiopia is complex, with multiple laws, policies, and institutions involved in the process." (UN-Habitat, 2019).

Regarding organizational structure for land management, it varies greatly among nations. In some countries, land management is overseen by a centralized government agency, while in others it is decentralized to regional or local authorities (Cheema and Rondinelli, 2007; Hutchcroft, 2001). The specific responsibilities and powers granted to these entities also differ, leading to a wide range of approaches and strategies for managing land resources effectively. Additionally, the involvement of non-governmental organizations and community groups further adds to the complexity of land management structures around the world. In some countries, land management responsibilities may be centralized at the national level. National agencies or ministries are often responsible for setting policies and regulations related to land use planning, zoning, and development. They may also oversee the acquisition and allocation of public lands and manage large-scale infrastructure projects.

At the regional or state level, there may be entities that have jurisdiction over land management within their respective territories. These entities may have their own planning departments or agencies responsible for implementing national policies at a local level. They often work closely with local governments to ensure compliance with regulations and coordinate decision-making processes related to land use. Local governments typically play a significant

role in land management as well. They are responsible for implementing regional or national policies within their jurisdictions and making decisions on issues such as zoning changes, building permits, and development approvals. Local planning departments often work closely with various stakeholders including developers, community organizations, environmental groups, and residents to balance competing interests and ensure sustainable development. Additionally, there may also be non-governmental organizations (NGOs), community groups, or private sector entities involved in land management initiatives. These stakeholders can contribute expertise and resources towards sustainable urban development goals alongside government agencies. Generally, while there is no one-size-fits-all approach to organizational structures for land management globally; effective coordination between different levels of government along with active involvement of communities is crucial for successful urban planning outcomes.

Additionally, the effects of these policies on land and housing markets, particularly in developing world cities, need to be considered.

- Land is core to the very existence of man and its role may be summarized as follows:
- Land provides the basis of development, which could be cultivation, building, fishing, commerce and many others.
- Land is an important component of a market driven economy.
- Its value is an indicator of wealth in any society and it is an important element of government portfolios. It can be held as a form of savings, where people invest in land for future use or trade.
- Land is a control measure thus we have the land use and development controls. It aids in the redistribution of wealth through taxation and closing the gap between the rich and poor.
- Property and financial markets are intertwined, so that economic growth is ignited by changes in property markets, especially where a big part of the banks' lending portfolio is tied to land which acts as collateral for lending.
- Land as a factor of production is a source of revenue to the taxman. It is preferred due to its fixity in location and may not be subjected to tax avoidance or evasion.
- Socially, ownership of land and real property signifies success and stability.

Land Management and Administration: The importance of land in economic, social and political development of any country demands that it be managed and administered optimally.

Land management is the process whereby resources of land are put into good effect. It entails the decision making and implementation of decisions about land (Dale and McLaughlin, 1988). These decisions may be taken at the elementary levels by an individual, where one has to make rational decisions on how to put land into highest and best use so as to realize maximum returns. The decision may also be made by a group of persons or institutions collectively depending on selected objectives. In the private sector, the management of land is motivated by profit, as land is viewed as a means of capital accumulation. In the public sector the management of land will at times be based on the view that land is a means of collective consumption. Efficient and effective land administration facilitates access and delivery of land, transfers the rights from one party to the other and it protects these rights from abuses. Whereas the various pieces of legislation will spell out the use and restrictions to land, the implementation of the same lies within the existing land administration set-ups. Structures and processes have therefore to be put in place to ensure stability in the land sector and the society in general. Land management is concerned with the stewardship or custodianship of land both for the present and future generations. It has therefore to incorporate the concept of sustainable development, which is the use of available resources now without compromising the use of the same resources by the future generations. The management of land today must be in a manner that the generation to come will be in a position to reap similar benefits. Dale and Me Laughlin (1988) have categorized land management in two perspectives:

- Environmental perspective which includes the physical, biological and chemical factors that compose people's surroundings and that may be distinguished in terms of continuing renewable and non-renewable resources
- Institutional which focuses on the various aspects of group, collective, or social actions that influence and control people's use of land. It is the formulation of land policy, the preparation of land development and land use plans and the administration of land related programs all in one.

Land administration according to UN-ECE (1996 and 2005), is the process of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies. It is said to include land registration, cadastral surveying and mapping, valuation, land records and information systems. Williamson (2000) states that by its very nature, land administration focuses on land tenure and cadastral issues. Thus, land

administration is about who owns what, where, and how. Land administration is the process of regulating land and property development and the use and conservation of land, the gathering of the revenues through sales, leasing, and taxation and the resolving of disputes/conflicts concerning ownership, and use of land. Land administration is used to refer to those public sector activities required to aid the process of alienation, survey, valuation, registration, transfer, development and use of land. In most countries, these processes are administered by the public sector through the land administration structures.

The Land Administration Processes include:

- Alienation/ Allocation.
- Adjudication.
- Planning.
- Valuation.
- Surveying.
- Titling and registration.

Land Alienation/Allocation Alienation refers to the process of transfer of land by the governing authority to its citizens. The owner of a freehold (fee simple absolute) under the English law has the right of alienation and in most cases the government is the radical title owner of land (UN- Habitat, 2003). There are different methods of land alienation by the government. In the case of Kenya, alienation may be through advertising and public auction, direct allocation by the president through the Commissioner of Lands and by reservations of land for governmental organizations. The implementation of the alienation process is usually done by public bodies such as land registries. The contents of the land register in the land registry is the real evidence on that land and cannot be challenged in any court of law except when necessary amendments are done (Dale and McLaughlin, 1988). Other bodies that facilitate this process are; local authorities, the office of Commissioner of Lands or chief land administrator depending on the country. The jurisdiction governing the process varies from one country to another. Land alienation can also be regarded as the transfer of ownership or rights of land. Land may be conceived of, as being held by those currently living in trust for their ancestors and the yet unborn. Britton, Davies and Johnson (1980) give some ways through which land can be alienated.

Land Administration systems are central to infrastructural development of any country. Williamson et, al (2004) echoes the UN-ECE (1996) in their land administration guidelines that these systems are concerned with the administration of land as a natural resource, to ensure its sustainable use and development. Thus, due to the role they play in development, they are subjected to public scrutiny hence the need to evaluate them. Land Administration systems have also become dynamic and cannot, therefore, be left behind in evaluating whether they are operating efficiently or not. The International Federation of Surveyors (FIG) through the Bogor Declaration (1996) and Bathurst Declaration of 1999 has recognized that for sustainable Development to take place, sound Land Administration systems must be put in place. In the same analogy, if the other components of sustainable Development are measurable then Land Administration systems must be measurable and their performance must be evaluated. Williamson et al (2004) have traced the history of evaluation to the 1960's when it became a key component of assessing performance of development aid projects.

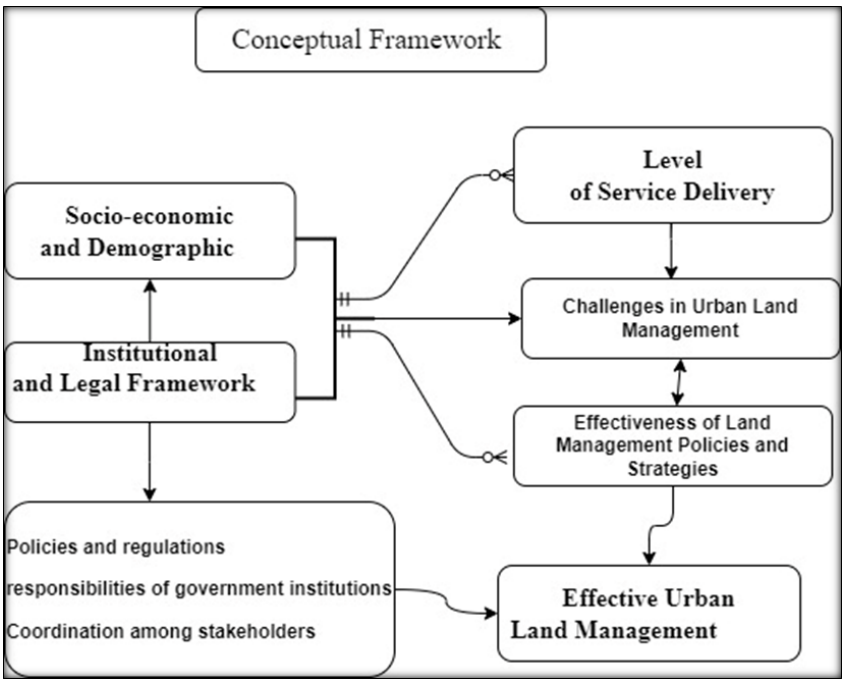

Figure 2.1: Conceptual Framework

CHAPTER THREE: RESEARCH METHODOLOGY

3.1. Research Approach

A research methodology is a research approach used by researchers to answer research questions (Sileyew, 2019). It is a systematic approach to gaining knowledge and solving issues. It outlines the success of the research and guides the preparation of research design for answering research questions. As explained by Kothari (2004), it is a technique wherein the researcher inductively or deductively offers responses to the issues under investigation. The methodology used in this study is designed to suit the specific nature and context of the issues being investigated.

Creswell (2011) explains research approaches as the strategic and structural pathways that guide investigations from broad presumptions to detailed methodologies. In the realm of research methodologies, quantitative approaches are characterized by the collection and analysis of numerical data, often using statistical tools to draw conclusions. On the other hand, qualitative approaches involve the gathering of non-numerical data such as words, images, or observations, aiming to explore meanings, interpretations, and understanding. Each approach offers unique strengths and limitations, and researchers often choose one over the other based on the nature of their research questions and objectives. The type of mixed research type utilized in this study is convergent parallel design in which the researcher collects and analyzes both qualitative and quantitative data separately, and then merges the results to provide a comprehensive analysis.

Therefore, to avoid the limitation one approach this study based on a mixed-methods approach. This approach allowed the researcher to gather both numerical data and in-depth insights to gain a comprehensive understanding of the issue under investigation. In addition, combining these approaches helps avoid biases and limitations of single-method approaches, making a mixed research approach necessary method (Ivankova andCreswell, 2009).. Furthermore, this method effectively triangulated data sources using qualitative and quantitative techniques, offering a more comprehensive analysis of the research question (Bryman, 2016). In this study, qualitative data provides detailed insights into participants' experiences and perspectives, while quantitative data offers statistical analysis to support the findings.

3.2. Research Design

Research design is a structured inquiry method to answer specific research questions, involving various approaches and plans to achieve desired results (Sileyew, 2019). Descriptive research design is used to describe characteristics of a population or phenomenon. It focuses on

answering questions about who, what, where, when, and how. Thus, this research employed descriptive research designs to examine the implementation of urban land management in the study area and the difficulties encountered in achieving proper urban land management for anticipated development. A descriptive research design was employed to present quantitative data in tables and diagrams according to the study questions, along with a brief explanation. In terms of time framework, the study employs a cross-sectional survey design to collect a wide range of data related to urban land management. Overall, the cross-sectional survey design is an effective approach to gather relevant data and provide insights into the challenges faced when addressing urban development using a structured land management system.

Regarding research strategy a survey research strategy was employed. To comprehensively address the research questions and successfully achieve the research objectives, this research opted for a survey research strategy. This approach involved the use of a structured questionnaire that was distributed to a representative sample of the target population. According to this approach, collecting the necessary data entails collecting information from a sample of individuals through questionnaires, interviews, or other survey methods.

3.3. Data types and sources

Both primary and secondary data were collected for this research. Primary data was gathered through the use of a first-hand questionnaire, key informant interviews, and field observations. On the other hand, secondary data was obtained from a range of literature sources, such as books, journals, reports, plan documents, as well as spatial data (Google Maps and satellite images). Structured and semi-structured questions were developed to help answer the research questions on the institutional and governance structures responsible for land management. Two types of data sources were utilized to attain the research objectives. The study's data sources are elaborated upon further below.

3.3.1. Primary Data Sources

For this study, the researchers collected primary data through a variety of methods. Firstly, household surveys were conducted to gather information directly from residents. Additionally, the study involves contacting various offices to obtain additional information that could provide greater insight into the issues facing urban areas. These surveys were designed to capture data on a range of topics related to the study, such as land management practices, challenges of urban land management, environmental conditions, infrastructure, and urban greenery.

In addition to the household surveys, semi-structured interviews were conducted with key informants. These individuals were purposefully selected from various departments, including city administration, land administration, environmental protection, plan implementation, and infrastructure. These interviews aimed to gain a deeper understanding of the urban management practices in the study area and their challenges.

3.3.2. Secondary Data Sources

The study utilizes secondary data sources to conduct a thorough analysis of the current situation in urban areas. The research involves extensive critical reviews of peer-reviewed journals, books, and reports, allowing for a comprehensive understanding of the various factors that contribute to the urban land management and current state of urban areas. In this sense, utilizing a combination of primary and secondary data sources and conducting a detailed analysis of the available information, the study aims to provide an accurate and detailed assessment of the situation in study areas. From spatial perspectives, a local development plan of the Akaki Kality sub-city was used. The study also incorporates the use of high-resolution satellite images to investigate spatial information to determine the current situation of the study area using Geographic information system (GIS 10.8)

3.3.3. Sampling Design and Techniques

The study used both probability and non-probability sampling methods to select participants for the research. Non-probability sampling was used to gather respondents from various sectors and residents, while purposive sampling was used to select key informants from residents, officials, and experts. Purposive sampling is used for its efficiency, cost-effectiveness, and impartiality. Systematic sampling was used for household surveys, while purposive sampling techniques were used to select key informants. This approach ensures detailed information on the study's issues and saves time and money.

3.3.4. The Target Population of the Study

The survey samples were carefully extracted from a vast and diverse pool of units, which forms the target population (Bryman, 2016). The study groups include an array of individuals, such as city administration officials, experts, household heads. Specifically, the study participants represent a broad range of sectors, including land administration, plan implementation, environmental protection, urban infrastructure provision and urban greenery.

3.3.5. Sampling Unit

To studying urban land management practices and challenges, the sampling units to consider were encompasses local government/municipal authorities, city planning departments, land administration department. A mixed sampling approach, combining purposive sampling to identify key informants and random sampling to select community representatives from costumer, would help ensure a comprehensive and representative sample. The selection of experts from various sectors was based on their relevance and connection to the issues being investigated. To select a representative sample, simple random sampling was used. The use of this methodology allowed the researcher to gather comprehensive and diverse information about the topics under investigation.

3.3.6. Sample Size

Researchers used simple random sampling to select participants of the study. To ensure the representativeness and quality of the data, the researchers chose a reasonable number of representatives from the total population as a sample. In order to ensure that the study was statistically significant, the researchers needed to determine an appropriate sample size. The sample size for this study was determined through a purposive selection process, targeting both experts and customers. For the expert group, individuals with relevant experience and expertise in the field as well as those who were knowledgeable about the study area were selected. A total of 35 experts who met these criteria were chosen to participate in the study. In addition to the expert group, a sample of 63 customers was selected from residents who have benefitted from the services provided by the city administration. The selection process for this group aimed to include a diverse range of customers representing different demographic and backgrounds.

3.3.7. Techniques of Data Collection

Data collection is a systematic process used by researchers to gather and measure variables to answer research questions and assess outcomes. The study used questionnaires, interviews, document reviews, and field observations to gather first-hand information from officials, experts, and city households. The process of validating urban land management practices was carried out by obtaining primary spatial data through field observation. This involved physically surveying the land to ensure that the management practices being implemented were in line with the actual conditions on the ground. This approach not only helped to confirm the effectiveness of the practices in place, but also provided valuable insights for future improvements in urban land management.

3.3.8. Quantitative data collection instrument

Questionnaire survey: the study employs a questionnaire to collect data on urban land management incorporating both open-ended and closed-ended questions. The aim of this study is to assess the effectiveness of various urban land management practices and identify the challenges that hinder the promotion of efficient land use. Through rigorous analysis, the study aims to provide insights into the complex urban land management systems and their impact on sustainable development. Through, examining the current state of land management practices, this study aims to identify opportunities for improvement and provide recommendations to enhance urban land management policies. To do so, before administering the questionnaire, a pilot test was carried out to remove redundancy and ambiguity on questionnaire. In addition, the English version was translated into Amharic to aid the understanding of the respondents.

In addition to questionnaire survey, spatial data is a powerful tool that helps in the analysis of the local development plan of a sub-city. It is used to assess the current status of urban land management practices and determine whether they align with the planned document. This evaluation provides valuable perceptions into the effectiveness of the local development plan and identifies areas that require improvement. With this in mind, the researcher can gain valuable insight into the urban land management practices in the study area.

3.3.8.1. Qualitative data collection instrument

Key Informant Interview: for this purpose, about eight key informant experts participated from the sub-city sectors, such as experts from land administration, environmental protection, urban greenery, and beauty, urban plan implementation construction, and infrastructure experts. The questions for the key informant emphasize the urban land management being practiced, its challenges, and its impact on urban development. The interview schedule served as a means of validating and enhancing spatial data as well as questionnaire survey answers.

Document review: In order to obtain comprehensive study material that cannot be found in primary sources, researchers must do document reviews. The document review was conducted by examining the theoretical, conceptual, and empirical facets of connected problems that are pertinent to the research topic, they assist in providing answers to research questions. Document review was carried out by Books, journals, reports, and another relevant website.

Field observations were conducted to complement the survey and interview data. This included directly observing the urban environment, noting features like distribution of built-up

areas and infrastructure conditions, environmental related issues, as well as the presence of green spaces.

3.3.8.2. Validity and Reliability

Reliability and validity, commonly used in quantitative research, are being redefined in qualitative research to reflect a naturalistic approach. Triangulation, a technique used in quantitative research, can help test or maximize the validity and reliability of qualitative studies (Taherdoost, 2016). The accuracy of a research instrument is known as validity (Knapp andMueller, 2010). In the case of this study, to ensure data validity, the researcher employed several techniques. These included methodological triangulation, collecting information from multiple sources, verifying results with subjects, and confirming that the data diverged from initial assumptions. In quantitative studies, validity refers to the precise estimation of a variable and the accuracy of the findings. The researcher ensured validity by collecting data from various sources, such as interviews, field surveys, and questionnaires. In addition to the survey, spatial data was utilized to verify and validate the study's findings. It enabled researchers to analyze the Geographic characteristics of the area and determine how closely the survey data aligned with the actual conditions on the ground. On the other hand, it helps to validate survey data.

Reliability is a crucial concept in testing quantitative research, often associated with measurement consistency (Taherdoost, 2016). Cronbach's alpha is the most commonly used test for determining internal consistency. To maintain data credibility, the researcher conducted a pilot-test survey before data collection. These strategies ensure the validity and reliability of the data.

3.3.9. Data Analysis and Interpretation

As the first step towards analyzing the study data, the researcher will carefully group the collected data from primary and secondary sources based on various factors such as relevance, source type, data type, and other relevant criteria. This process will involve a thorough review of all the collected data to ensure that it is categorized accurately and effectively. Once the data is grouped, the researcher will then proceed to analyze it, using appropriate statistical methods and tools to draw meaningful insights and conclusions from the study. SPSS Version 25 will be utilized to perform an in-depth analysis of the quantitative data. The analysis will comprise descriptive statistics to summarize and describe the data, inferential analysis to draw inferences

about the population from the sample, and quantitative analysis to examine the relationships between variables.

Interview data will be qualitatively analyzed using narrative, thematic, and content analysis. Spatial data collected from digital elevation models, Local development plans, and field surveys were analyzed using ArcGIS 10.8. Secondary information from document reviews will be integrated, critically analyzed, and triangulated with data from questionnaire surveys, interviews, and spatial data. The outcomes will offer a comprehensive understanding of the study's findings. Finally, the data was summarized and presented using descriptive statistics through tables, figures, and figures.

3.3.10. Data presentation

The presentation of data was designed to suit the nature of the information and the technique used. Quantitative data was presented in a variety of formats, including percentages, tables, figures, and pictures, to provide a comprehensive and clear understanding of the data. Qualitative data, on the other hand, was presented primarily through narration, accompanied by photo and figures to enhance the visual representation of the data. The interpretation of spatial data was also utilized to provide a detailed and interactive representation of the data in the form of maps.

3.3.11. Ethical Consideration

The researcher obtained permission from (EiABC-AAU) and after the researcher gets permission, and then researcher considered the confidentiality of all respondents' response. Participants were informed of their voluntary participation, complete anonymity, and not required to answer uncomfortable questions. For the sake of security of the individuals, the responses of the participants were used without the individuals' names on it. All secondary data is appropriately acknowledged. Respondents were informed that their participation was voluntary and assured of complete anonymity. Furthermore, they were advised that they do not have to answer any question they feel uncomfortable about.

CHAPTER FOUR: RESULTES AND DISCUSSION

4.1. Introduction

The focus of this chapter is to analyze the key findings from the research conducted on the Assessing of Challenges and Practices in Urban Land Management in Akaki Sub-City, Addis Ababa. In this section of the study, the study's data analysis, findings, and interpretation are presented. The study collected primary data through questionnaire surveys, interviews, and field observations. Secondary data was obtained from document review and other secondary sources. Additionally, spatial data for studying urban land management was acquired from the structural plan of Akaki Sub city and High-resolution Google Earth using remote sensing techniques.

This chapter was primarily focused on achieving four study objectives: identifying the challenges encountered in urban land management, evaluating current practices and policies in urban land management, examining the impact of urban land management practices on sustainable development, and investigating the effectiveness of current land management strategies and their implications for sustainable urban development. Additionally, it aimed to offer recommendations for enhancing urban land management practices and addressing the identified challenges in the study area.

4.2. Demographic Characteristics of Sample Respondents

Regarding response rate: the study was envisioned to collect data from a purposively selected sample of 65 respondents and 35 experts from Sub-City administration. However, of the intended respondents, 63(96%) participated in providing information, and 2 questionnaires were rejected due to missing values and inadequate filling. Regarding experts' response rate 35(100%) all questionnaire were responded. Similarly, out of the 6 supposed specialists for the interview, 5 (83.33%) of them provided the necessary information. The interviews were carried out in face-to face, and those who had difficulty being reached due to time limitations responded by completing the interview checklist. During data collection, the researcher actively participated in the interview process, while the data collector provided training for gathering questionnaire survey data. The questionnaire-based survey included participants of diverse genders, age groups, marital statuses, educational backgrounds, and lengths of stay in the study area, focusing on the socio-economic backgrounds of the respondents.

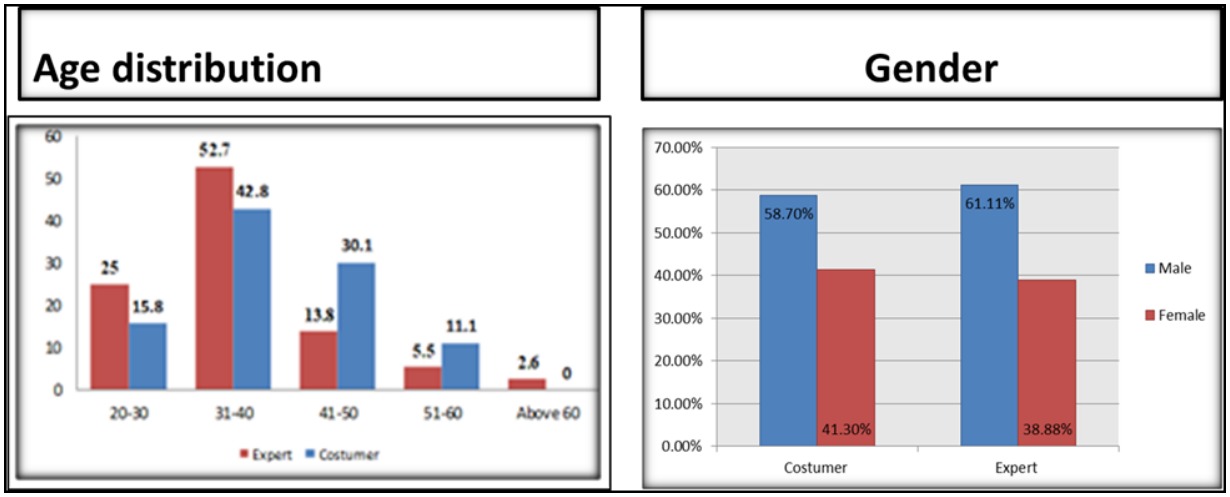

Figure 4.1: Distribution of Respondents by Age Genders

I. Distribution of Respondents by Genders

Of the total participants, 58.7% were male respondents, while the remaining 41.3% were female respondents. According to the process of urban land management, it is important to consider all parts of a social institution, including both genders, and ensure that they have access to beneficial land services. Gender issues in urban land management highlight the inequalities in access to and control over land resources. Often, women face legal and cultural barriers that limit their ability to own or inherit land, which can have significant implications for their economic empowerment. Gender dynamics also influence decision-making processes related to urban land management, resulting in policies that do not adequately address the needs and priorities of women. Accordingly, gender is considered in this study to create more just and sustainable urban environments for all.

II. Distribution of Respondents by Age Categories

An analysis regarding age categories was conducted using household respondents and expert surveys from different age categories to determine the prevailing practices of urban land management in the city and to identify the challenges it faces table 4.1. The findings showed that the largest percentage (42.8%) of household participants were in the 31-40 age group, while 52.8% of experts fell into the same age range. Following closely behind, the 41-50 age categories accounted for 30.1% of household respondents, and experts aged 20-30 represented 25%. This shows that people of all ages are important participants in this research, as they can contribute their insights on urban land management in the study area and the difficulties encountered by the

city. It also emphasizes the collective duty of people of all ages to address various challenges associated with urban land management, including environmental degradation and fair access to land resources. This indicates that every age group has a role to play in the urban land management practices of their city and is also responsible for addressing the challenges encountered in urban land management. Moreover, the finding underlines the collective effort needed from people of all ages to create and maintain well-managed urban landscapes. Therefore, it is critical to include all age groups in urban land management in order to detect residents' age-based interests in urban land services and to react to the challenges face the city.

Table 4.1: Distribution of Respondents by Marital and education Status

General characteristics	Particular Features	No. of respondents		Expert	
		Frequency	%	Frequency	%
(a) Marital statuses	Married	54	85.7	27	75.0
	Single	7	11.1	9	25.0
	Divorced	2	3.2	0	0
	Total	36	100	36	100
(b) Educational Statuses	Certificate	11	17.5	3	8.33
	Diploma	12	19.0	6	16.67
	Degree	28	44.4	10	27.78
	Masters & above	12	19.0	17	47.22

Source: Filed survey 2024

III. Distribution of Respondents by Marital Status

The study involved participants with various marital statuses. Among the total respondents, 85.7% were married, indicating a strong majority, while 11.1% were single. Similarly, among the group of experts surveyed, 75% were married and 25% were single. The survey results indicated that the majority of respondents were married and were expected to have a family member (see Table 4.1 a). Additionally, the survey data suggested that these married individuals were expected to have a family member, implying that they were likely anticipating the addition of a child or another family member in the near future. This information sheds light on the Demographic characteristics of the surveyed population and provides valuable insights into their family dynamics and future expectations.

Studying marital status has implications for urban land management in several ways. For instance, married couples may have different land management needs compared to single individuals or cohabiting partners. Married couples may seek larger properties to accommodate their families, while single individuals may prioritize smaller, more affordable housing options. The growing population is giving rise to an increased demand for land for housing, employment, and social and recreational services. Additionally, the demand for urban land resources is also rising due to larger family sizes, necessitating different approaches to urban land management.

IV. Distribution of Respondents by Education

In terms of education, 44.4% of household respondents have a degree, and 19% have a diploma, while 47.22% of experts have a master's degree or higher, 27.78% have a degree, and 16.67% have a diploma. This figure indicates that those involved in the investigation are regarded as competent and entrusted with the responsibility of providing the pertinent information required to study the issues of urban land management. As well, participants from different educational backgrounds assist in providing detailed information on the ground reality of the urban land management practices and challenges faced the study areas.

Table 4.2: Distribution of the respondent by duration of stay and professional mix

Stay in Sub-city	Frequency	%	Study Area	Frequency	%
1-5	7	19.4	Surveying	6	16.7
6-10	13	36.3	Urban planning	8	22.2
11-15	10	27.8	Urban land management	6	16.7
0	0	2.8	Environmental Planning	3	8.3
Above 15	6	16.7	Civil engineering	3	8.3
Total	36	100.0	Urban management	10	27.8
			Total	36	100.0

Source: Filed survey 2024

In terms of the experts' experiences, the data indicates that a significant percentage of experts in the field of study have substantial experience, with 36.3% having 6-10 years of experience and 27.8% having 11-15 years. This suggests that a majority of the experts have a required knowledge and practical experience in the field. Furthermore, the distribution of specialization

among the experts is diverse, with 27.8% specializing in urban management, 22.2% in urban planning, and 16.7% in urban land management and surveying. This diversity implies that the expertise of the experts covers a wide range of relevant areas within the field of study. Hence, these findings indicate that the sub-city benefits from a pool of highly experienced and qualified human resources who possess expertise directly relevant to the study topic. This bodes well for the quality and depth of knowledge that can be drawn upon in the study of urban issues within the sub-city.

4.3. The Current Urban Land Management practices and Land Delivery Service

The objective of the assessment is to analyze the current practices and level of service delivery related to urban land management. Urban land management is an important aspect of urban development, as it involves the effective planning, allocation, and utilization of land resources within cities and urban areas. In context of this study, the current practices and level of service delivery in urban land management are vital in determining the overall livability, sustainability, and economic viability of urban centers. This assessment should consider various aspects of urban land management, such as land tenure and property rights, land use planning and zoning, land administration and information systems, land value revenue collection and taxation, and the provision of basic urban services and infrastructure. Additionally, it also examines the institutional and governance frameworks, the level of community participation and stakeholder engagement, and the overall effectiveness of land management policies and practices.

4.4. Level of service delivery related to Urban Land Management

It appears that in figure 4.2, the experts were asked to rate their level of agreement when it comes to measuring the level of service delivery associated with Urban Land Management. In respect of this, the majority of the respondents, 33.3% and 22.2%, replied that they disagreed and strongly disagreed, respectively.

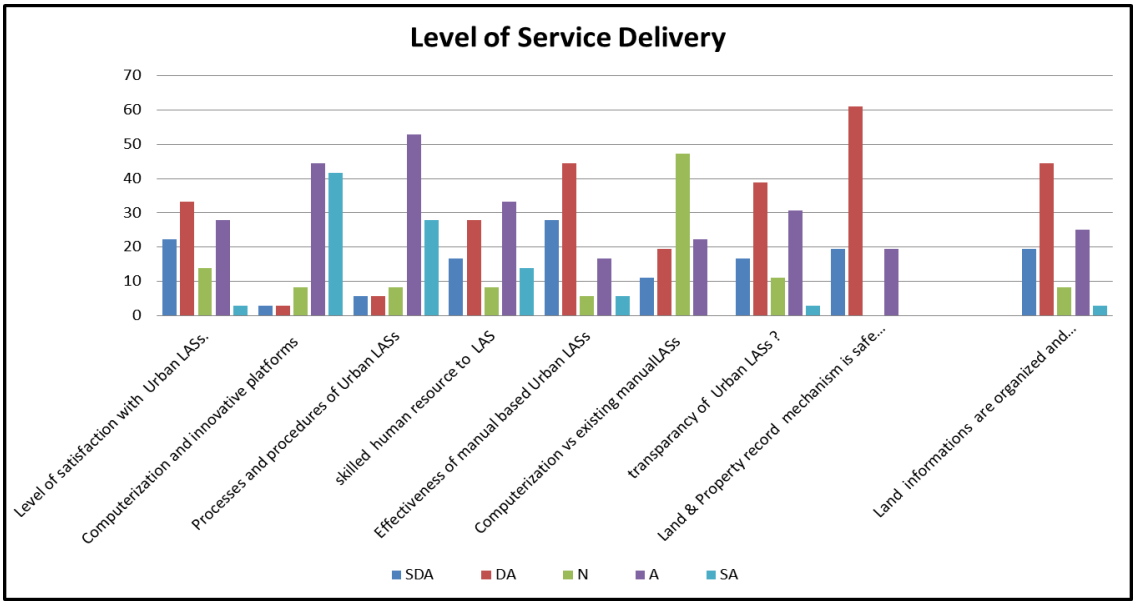

Figure 4.2: Level Service Delivery

As part of a study on Urban Land Management, a group of experts were asked to provide their level of agreement on a scale, and the results showed that the majority of the participants, 33.3% and 22.2%, replied that they disagreed and strongly disagreed, respectively. This implies that there may be room for improvement in service delivery related to Urban Land Management based on the feedback received from the experts.

On the other hand, according to the survey results, a significant percentage of respondents (44.4%) agreed that computerization and innovative platforms are useful in addressing urban LAS (Land Administration System) problems, while 41.7% strongly agreed with this approach. The implementation of computerization and innovative platforms could potentially lead to a more efficient and effective management of LAS, which can better serve the needs of urban communities. According to the analysis conducted on Urban Land Administration system (LASs) revealed that a significant number of participants, 52.8%, agreed that the procedures and processes of LASs are lengthy and slow. Additionally, 27.8% of the participants strongly agreed with this statement. This indicates that people are experiencing delays in service delivery due to the ineffective response time of LASs. The survey findings suggest that there is a need for LASs to improve their processes and procedures to ensure timely delivery of services to the people.

Moreover, the results of the survey regarding the availability of human resources related to skilled manpower for the smooth functioning of the land administration system, 33.3% of the respondents agreed that there is a sufficient availability of skilled manpower. On the other hand,

27.8% of the respondents disagreed with the statement, implying that they don't believe the availability of skilled manpower is enough to run the land administration system smoothly. Additionally, 16.7% of the respondents strongly disagreed with the statement, indicating that they strongly believe that there is a lack of skilled manpower to run the land administration system efficiently.

As part of the survey, participants were asked to provide their opinions on the effectiveness and efficiency of the current LASs that rely on manual-based procedures. The survey results illustrate that 44.4% of respondents disagreed with the effectiveness and efficiency of the services, with 27.8% strongly disagreeing. Conversely, only a small percentage of respondents agreed with or were neutral about the current services. In the same way, the issue of land-related disputes, land grabbing, corruption, and fraud is a serious issue, and it is essential to find reliable solutions to address it.

Another important issue requested the respondent is the preference for computerization over the existing paper/manual-based Land Administration Systems (LASs) has been a subject of debate. In relation to this the survey result show that, 22.2% of respondents agree that computerization is the way forward, while 19.4% disagree. However, the majority of respondents (47.2%) remained neutral, indicating that they were not entirely sure about the benefits of computerization over manual. In this sense, computerized LASs is facilitated easy and fast access to land records and information, which is essential for resolving land disputes and preventing land grabbing. Although the survey results do not indicate a clear preference for computerization over traditional paper-based land administration systems (LASs), the benefits of computerization cannot be ignored. Therefore, it is essential to explore innovative ways to influence technology to enhance land administration systems and overcome land administration challenges.

Transparency is a cornerstone of good governance in land service delivery. However, as per the survey results, a considerable proportion of participants did not express confidence in the transparency and security levels of urban LASs. In case, the findings revealed that 38.9% of the respondents disagreed with this issue, while a significant percentage of 30.6% strongly disagreed. Only, there were only 16.7% of the respondents that agreed with the transparency and security levels of urban LASs.

Table 4.3: There is Transparency in Land Related Service Delivery

Item	No. **Respondent**	%
Strongly disagree	22	34.9
Disagree	29	46.0
Neutral	1	1.6
Agree	10	15.9
Strongly Agree	1	1.6
Total	63	100.0

Source: Filed survey 2024

As shown in table 4.3, inconsistent with the above response, the customer survey result indicated that 46% of the respondents disagree and 34.9% strongly disagree with the existence of transparency in land-related service delivery. Only 15.9% of the respondents replied that they agreed with the transparency in land-related service delivery. In this sense, this survey result implies that the majority of the customers, a combined 80.9%, do not perceive the land-related service delivery as transparent. This shows that a significant gap between the expected level of transparency and the actual experience of the customers. The high levels of disagreement and strong disagreement imply that there is dissatisfaction among the customers regarding the transparency of the land-related services.

4.5. Urban Land and Property Record-keeping Mechanism

More importantly, the study regarding the assessment of the current Urban Land and Property record-keeping mechanism show that a significant majority of the respondents (80.5%) disagree that the system is safe and error-free. In contrast, only 19.4% of the respondents agreed with this assessment. This implies that, the overwhelming disagreement among the respondents suggests a widespread lack of trust in the current Urban Land and Property record-keeping mechanism. This could be due to perceived issues with the system's reliability, security, or accuracy. In summary, the survey findings point out that a significant level of dissatisfaction with the current Urban Land and Property record-keeping mechanism, emphasizing the need for the relevant authorities to address the perceived issues and implement necessary improvements to enhance the system's reliability, security, and accuracy.

Besides the above, the participants were asked to determine their agreement level that any required land related information, documentation, services and others, are organized and easily accessible to the customers. In respect of this the survey result showed that, the majority replied

disagreed and strongly disagreed. In contrast only few replied agreed on the availability and accessibility of urban land information.

Moreover, regarding the availability and accessibility of urban land-related information, documentation, and services to customers show that a significant majority of the respondents (63.8%) disagree or strongly disagree with the statement. In contrast, only 25% of the respondents agreed that the required information and services are organized and easily accessible. The high percentage of respondents who disagree with the availability and accessibility of urban land information suggests that the current system lacks transparency and ease of access for customers. This caused challenges for individuals and businesses seeking to obtain necessary land-related information and services.

Consequently, if customers are unable to easily access and understand the relevant land-related information, it will hinder their ability to make informed decisions regarding land ownership, usage, and transactions. The survey indicates that the lack of organization and accessibility of land-related information and services can lead to frustration and dissatisfaction among customers, negatively impacting service delivery and public trust. This can exacerbate social and economic divisions in the urban land market. The survey suggests authorities should review and improve these systems, potentially adopting digital technologies and enhancing stakeholder engagement.

Table 4.4: The office implements different digital technologies to deliver land services

Item	No. respondents	%
Strongly disagree	12	19.0
Disagree	32	50.8
Neutral	2	3.2
Agree	12	19.0
Strongly Agree	5	7.9
Total	63	100.0

Source: Filed survey 2024

The table shows that 69.8% of the respondents strongly disagree or disagree on the availability of digital technology to support land related service delivery. Only 26.9% of them strongly agree or agree that they perceive digital technology exists.

4.6. Efficiency and Effectiveness of Urban Land Management Practices

Efficiency and effectiveness of urban land management practices also another important aspect of urban land management service delivery system. In order to measure the urban land management and administration (ULAM) system in the study area from efficiency and effectiveness perspective several key indicators have been assessed. As indicated in figure 4.3, the majority of respondents expressed the following views regarding their institution's performance on land services delivery satisfaction of customers in terms of time, capacity building, and resources 44.4% of the respondents disagreed with the institution's performance in this regard and 27.8% of the respondents strongly disagreed with the institution's performance effectively.

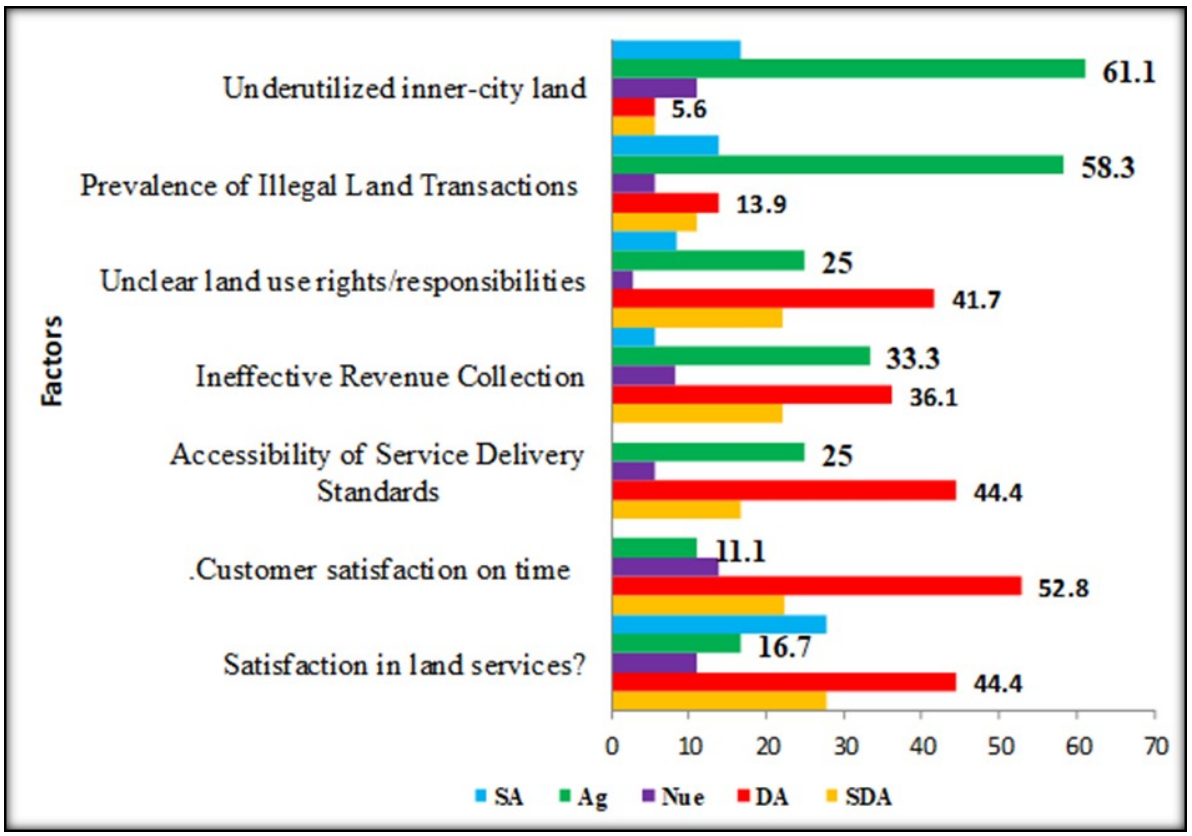

Figure 4.3: Efficiency and effectiveness of Land service delivery

This designates that a significant proportion of the respondents in general 72.2% were dissatisfied with their institution's performance in terms of delivering land services that meet customer satisfaction with respect to time, capacity building, and resources. Only 11.1% strongly agreed that the institution's performance was satisfactory in these aspects.

In support of this, the respondents were requested to express their concerns about the accessibility of service delivery standards for customers. Specifically, 44.4% of the participants disagreed, and 16.6% strongly disagreed that the service delivery standards in place are easily accessible to customers. This suggests that a substantial proportion of the respondents, totaling 61%, were of the opinion that the service delivery standards were not readily accessible to the customers they serve. On the other hand, a quarter of the respondents (25%) indicated that they agreed that the service delivery standards were easily accessible to customers. Based on survey findings the minority perspective contrasts with the prevailing view that the service delivery standards lacked accessibility from the customer's standpoint. Therefore, the survey results highlight the need for the institution to improve the visibility and availability of its service delivery standards to ensure they are easily accessible to the customers it serves.

In terms of revenue collection, the survey results reveal significant concerns regarding the collection of revenue from land leases and rent in the study area. A majority of the respondents, a combined 73.3%, either disagreed or strongly disagreed with the statement that revenue from land leases and rent is properly collected. This indicated that the institution responsible for land management in the area is not effectively collecting the revenue it is owed from land-related transactions and activities. In contrast, only a small proportion of respondents, 13.3% and 5.6%, agreed and strongly agreed, respectively, that revenue collection from land leases and rent is being properly handled. This minority perspective is vastly overshadowed by the prevailing view that revenue collection is not being carried out effectively.

The survey participants were also asked to respond to their level of agreement regarding two other issues related to land management in the study area. The first issue was the existence of illegal land transactions at higher prices, and the second was the presence of substantial amounts of underutilized land in the inner parts of the city. Regarding the issue of illegal land transactions at higher prices, a majority of the respondents, 58.3%, agreed that this was a prevalent practice in the study area. This specifies that the land management institutions are not effectively monitoring and controlling unauthorized land transactions, which may be contributing to inflated land prices and inequitable access to land resources.

Similarly, when asked about the availability of underutilized land in the inner parts of the city, a significant proportion of the respondents, 61.1%, agreed that this was the case. This shows that the land resources within the urban center are not being utilized to their full potential, which

could have implications for the efficient and sustainable development of the city. These points to inefficient land use planning and management, which can hinder the overall development and sustainability of the urban area. Therefore, the high levels of agreement among the survey participants regarding these two issues point to the need for the land management institutions to address these challenges. In sum, these challenges collectively suggest that the urban land management and administration in the study area is facing significant operational and institutional challenges that need to be addressed to improve the efficiency, transparency, and equitable access to land resources. The implication of these survey findings is that the institution responsible for land management in the study area needs to address the shortcomings in its revenue collection practices. The lack of effective revenue collection from land leases and rent may have significant financial implications for the institution and the overall management of land resources in the area.

4.7. Challenges of Urban Land Management in the Study Area

In many parts of the world, urban land management faces significant challenges, such as rapid urbanization, informal settlements, unplanned development, and competing demands for land use. Therefore, the survey conducted presented in this section highlight several challenges faced in the urban land management and administration (ULAM) in the study area.

Table 4.5: Effectiveness of Existing Land Management Strategies

Description	SDA	DA	N	A	SA
Corruption and Ren-seeking behavior	2.8	44.4	50	2.8	0
Commitment from government official and experts' sides	11.1	55.6	22.2	5.6	5.6
qualified manpower	8.3	11.1	8.3	52.9	19.4
Lack of clear and easily accessible policies, laws, rules and regulations	5.6	14.4	5.6	50	24.4
Lack of transparency, accountability, and responsibility of officials and experts for actions	0	5.6	2.8	52.8	38.8
Lack of modern and digital service delivery system	2.8	2.8	5.6	50	38.8
Shortage of budget, materials and equipment to implement Urban Land Management & Administration Systems appropriately	5.6	16.7	5.6	33.4	33.4

Source: Filed survey 2024

The study presented several challenges faced in the urban land management and administration (ULAM) in the study area as shown in table 4.5. The survey participants were

requested about the issue of corruption and rent-seeking behavior, the survey respondents replied that a significant portion of the respondents (50%) remained neutral, while 44.4% disagreed with the existence of such issues. This suggests that while there may be concerns about the prevalence of unethical practices, a substantial number of respondents were either unsure or did not perceive these as major problems. Additionally, the analysis findings present mixed ideas regarding the availability of qualified manpower and the commitment of government officials and experts involved in the urban land management and administration (ULAM) processes. On the positive side, the majority of the respondents (52.9%) agreed, and an additional 19.4% strongly agreed that there are sufficient qualified personnel to handle the ULAM responsibilities. This suggests that the land management institutions have been able to attract and retain a skilled workforce, which can be a positive factor in improving the efficiency and effectiveness of the system.

Nevertheless, when the survey participants were asked to share their agreement level on the level of commitment from government officials and experts involved in the ULAM processes, the results were less favorable. A majority of the respondents (55.6%) expressed disagreement, representing a perceived lack of dedication and commitment from the responsible authorities. Additionally, 22.2% of the respondents remained neutral on this matter, further underlining the need for improved engagement and accountability from the government and technical experts. Additionally, the survey participants were asked about the utilization of modern and digital service delivery systems in the ULAM processes. In this case, a significant proportion of the respondents 50% agreed and 38.8% strongly agreed indicated that the land management institutions have been able to adopt and implement such technological solutions, which can contribute to improving the efficiency and accessibility of the services provided.

This contrast between the availability of qualified manpower and the perceived lack of commitment from the responsible officials and experts suggests that the land management system may be facing challenges in terms of effective leadership, oversight, and accountability. While the institutions have been able to build a skilled workforce, the survey findings indicate that there is a need for the government and technical experts to demonstrate stronger dedication and responsibility in the implementation of the ULAM processes.

Furthermore, the survey also explored the issues of transparency, accountability, and responsibility of the officials and experts involved in the ULAM system. A majority of the respondents (52.8% agreed and 38.8% strongly agreed) acknowledged the lack of these critical

governance elements, with only 5.6% disagreeing. This advocates that the land management authorities have need to strengthen their internal control mechanisms and enhance the overall accountability of the decision-makers and service providers.

Besides the above, the survey participants highlighted significant challenges in terms of resource availability. A large proportion of the respondents (66.8%) agreed or strongly agreed that there is a shortage of budget, materials, and equipment to implement the ULAM systems appropriately. This resource constraint can hinder the ability of the land management authorities to effectively carry out their duties and provide quality services to the community.

4.8. Examine the effectiveness of existing land management Policies and Strategies

Urban land management is a complex and challenging issue in Ethiopia and the Ethiopian government has implemented various strategies, policies, and legal frameworks to address these challenges. The government recognizes the importance of effective urban land management in promoting sustainable and equitable urban development and has taken several steps to improve the situation. One of the main strategies the Ethiopian government has adopted to improve urban land management is the decentralization of power to local governments. This strategy has led to the creation of a more participatory and inclusive decision-making process in urban land management. This strategy has also led to greater accountability and transparency in the urban land management process. Therefore, examining the effectiveness of existing land management strategies is a significant in understanding their implications for sustainable urban development.

However, it is important to recognize that effective land management strategies are not one-size-fits-all solutions. In the case of this study, exploring the effectiveness of existing land management strategies and their implications for sustainable development is very important for the study area. As shown in table 4-4 the clarity and accessibility of the relevant policies, laws, rules, and regulations, the survey results were mixed. While 50% of the respondents agreed, and 24.4% strongly agreed that these are clear and easily accessible, a significant number 14.4% disagreed with this statement. This reveals that there may be a need to improve the transparency and dissemination of the ULAM-related legal and policy frameworks to ensure better understanding and compliance among the stakeholders. While the availability of qualified personnel and the adoption of digital service delivery are encouraging, the resource constraints, lack of transparency and accountability, and the need for clearer policy frameworks present

significant challenges that the land management authorities must address to enhance the overall efficiency and effectiveness of the urban land management and administration in the region.

Table 4.6: Accountability & Transparency related to Urban LASs

Description	SDA	DA	N	A	SA
Accountability and responsibility of employees and officials related to LASs?	36.1	31.0	11.1	8.3	10.7
Code of conduct for employees and officials for decisions they make.	25.7	40.1	15.4	10.4	8.3
All LASs procedures and systems are transparent for those who need land services delivery?	20	49.4	11.1	8.3	11.1

Source: Filed survey 2024

The survey participants were raising significant issues regarding the accountability and responsibility of employees and officials involved in the urban Land Administration Systems (LAS). A majority of the respondents, with 36.1% strongly disagreeing and 31% disagreeing, which implies that they do not believe there is adequate accountability and responsibility for the assignments undertaken by these personnel. In this sense, this finding suggests a perception that the employees and officials within the LAS may not be held sufficiently accountable for their actions and decisions, which can have serious implications for the overall efficiency, fairness, and integrity of the land administration processes.

In addition, the study also revealed about the lack of a clear code of conduct for these employees and officials, with 40.1% disagreeing and 25.7% strongly disagreeing with the statement. The absence of a well-defined code of conduct, coupled with a lack of clarity on the consequences of their decisions, has been further undermining the trust and confidence of the public in the LAS. Likewise, the respondents expressed a strong belief that the procedures and systems of the urban LAS are not transparent for those who need land-related services. A significant majority, with 49.4% disagreeing and 20% strongly disagreeing, indicated that the current processes and systems are not perceived as transparent or accessible to the citizens and customers. Hence, lack of transparency has been caused barriers to accessing land services, exacerbate issues of corruption and favoritism, and limit the ability of the public to hold the LAS accountable for its actions. It also hinders the effective participation of stakeholders in land-

related decision-making processes, undermining the overall inclusiveness and responsiveness of the system.

Table 4.7: Participation and Cooperation related to LASs

Description	SDA	DA	N	A	SA
Building stakeholder cooperation to solve land management issues	5.6	13.9	8.3	50.2	22
Urban LAS encourages participation, consultation, and feedback in land service decision-making	25	41.6	8.33	13.9	11.11
The institution's urban LAS is a transparent, secure, and digital system.	38.9	46.9	8.3	8.3	5.6

Source: Filed survey 2024

4.9. Participation and Cooperation related to LASs

Based on the survey results, the participants expressed mixed views regarding the participation and cooperation related to Land Administration Systems (LASs). On the positive side, a majority of the respondents 50.2% agreed and 22% strongly agreed believe that building cooperation and partnership among relevant stakeholders can help in solving problems related to land management and increasing the efficiency of urban LASs. This shown that fostering collaboration and engagement among various stakeholders, such as government officials, experts, and the public, could be an effective strategy to address the challenges faced in the urban land management and administration systems. On the other hand, the survey also revealed some concerns regarding the level of participation and transparency in the current urban LASs. A significant proportion of respondents 41.6% disagreed and 25% strongly disagreed felt that the urban LASs does not encourage participation, consultation, and feedback in the decision-making process for land-related service delivery. Additionally, a large number of respondents 46.9% disagreed and 30.8% strongly disagreed expressed the view that the current urban LASs are not transparent, secure, and digital.

Table 4.8: Equity in Urban LAS and Management

Description	SDA	DA	N	A	SA
The bureau provides land services impartially, with equal access to information.	16.7	52.8	13.9	16.7	0
The land lease implementation process is overly bureaucratic and unclear.	5.6	5.6	13.9	44.4	30.6

Source: Filed survey 2024

The Ethiopian government has implemented various policies and legal frameworks to regulate urban land management. The Urban Land Lease Policy of 1993 and the Urban Land Administration and Use Proclamation of 2011 are examples of such policies. These policies aim to provide a legal framework for the allocation, management, and use of urban land and promote sustainable and equitable urban development. The policies are designed to ensure that urban land is used efficiently and effectively, and that access to land is equitable.

However, as the study findings indicated that the majority of respondents (52.8%) disagreed that the urban Land Administration Systems (LASs) provide land-related services has shown impartiality and is not provide relevant land information equally accessible to all who need it. In respect of this, the study suggests that the LASs in the study area need to address issues about impartiality and equity in the delivery of land-related services to residents. This put forward that the urban LASs are perceived to be relatively equitable in their service delivery, ensuring that all stakeholders have fair and equal access to the necessary land information and resources. However, the study also reveals some concerns regarding the bureaucratic and unclear nature of the land lease implementation process. A significant proportion of respondents (44.4%) agreed that the process of land lease implementation is overly bureaucratic and unclear, while 30.6% strongly agreed with this statement.

4.10. Institutional Arrangement and Legal framework

The study aimed to assess the institutional arrangement and legal framework of the urban Land Administration Systems (LASs) by focusing on key indicators. In terms of this, the Ethiopian government has also established institutions to oversee and manage urban land. The Ministry of Urban Development and Construction (MUDC) and the Addis Ababa City Administration (AACA) are examples of such institutions. These institutions have a responsibility to coordinate and oversee the management of urban land and ensure that the policies and legal frameworks related to urban land management are effectively implemented. They also ensure that urban land is allocated fairly and that disputes related to urban land are resolved effectively.

The study's focus on assessing the institutional arrangement and legal framework of the urban Land Administration Systems (LASs) is of critical importance to effective urban land management. Well-functioning land administration systems are the foundation for sustainable urban development, land use planning, and the equitable distribution of land resources. Therefore, the institutional arrangement, which encompasses the roles, responsibilities, and coordination of various government agencies and stakeholders, is vital for ensuring efficient and transparent land administration processes. Also, the legal framework, which outlines the rules, regulations, and policies governing land tenure, ownership, and use, is essential for providing a clear and enforceable structure for land-related decision-making.

Table 4.9: Institutional Arrangement and Legal framework

Description	SDA	DA	N	A	SA
Customers are aware of Urban LAS policies, laws, rights, restrictions, and responsibilities.	32.1	40.1	13.9	11.1	2.8
Amending and introducing new Urban LAS laws/policies is necessary.	11.1	16.7	2.8	52.8	16.7
Technical skills/capacity in LAS prevails in institutions	8.3	25	5.6	50	11.1
Resistance to modern technology for land management.	8.3	25	2.8	50	13.9
Adequate qualified, ethical, experienced staff in institutions.	11.1	55.8	8.3	22.2	2.8
Offices adequately equipped for LAS service delivery.	30	41.7	8.3	20	0
Cooperation/coordination among Land Management institutions.	16.7	44.4	8.3	27.8	2.8

Efforts to control illegal land occupation are adequate.	29.2	35.6	11.1	15.8	8.3
Awareness about land allocation laws/lease by public/officials.	5.6	8.3	16.7	41.7	27.8
Absence of well-developed land budgeting systems.	8.3	30.6	11.1	44.4	5.6

Source: Field Survey 2024

Table 4.9 illustrates the survey data of institutional arrangement and legal framework. Accordingly, respondents were asked to reflect their level of agreement on each indicator. Regarding customer awareness of policies, laws, rights, restrictions, and responsibilities related to urban LASs, the majority of respondents 40.1% disagreed and 32.1% strongly disagreed felt that customers are not well aware of these aspects.

Table 4.10: The Rule of Law related to land services is applicable sufficiently

Item	No. Respondents	%
Strongly disagree	14	22.2
Disagree	28	44.4
Neutral	5	7.9
Agree	10	15.9
Strongly Agree	6	9.5
Total	63	100.0

Source: Field Survey 2024

As table 4.10 shows the customer survey results reveal significant concerns regarding the awareness and understanding of policies, laws, rights, restrictions, and responsibilities related to urban Land Administration Systems (LAS). The data shows that a substantial proportion of respondents, 44.4% and 22.2%, disagreed and strongly disagreed, respectively, with their level of awareness on these critical aspects of urban land management. Hence, this finding suggests that there is a significant gap in the dissemination and communication of information related to the legal and regulatory framework governing urban LAS. The low level of awareness among the customers of these systems indicates that they may face challenges in exercising their rights and responsibilities effectively. In contrast, only 16% of the respondents reported that they agreed with their level of awareness, which is a relatively small proportion compared to the combined 66.6% who disagreed or strongly disagreed. This disparity highlights the need for urban authorities and land administration agencies to prioritize the improvement of public awareness and understanding of the policies, laws, and procedures governing urban land management.

In terms of technical skills and capacity related to LASs, 50% of the respondents agreed that the respective institutions possess the necessary technical expertise as shown in table 4-9. This suggests that the institutions have a reasonable level of technical capacity, but there may still be room for improvement and further capacity building. However, as the majority of respondents (52.8%) agreed that amending existing and introducing new laws and policies related to urban LASs is necessary. This indicates recognition of the need to continuously review and update the legal and policy environment to address the evolving challenges and requirements of urban land management. This implies that there is a need to improve the dissemination and understanding of the relevant legal and policy frameworks among the users of the urban LASs.

Concerning the resistance to introducing modern technology to support land administration and management, 50% of the respondents agreed that there is high resistance from employees and government officials. This shows that the need to address the organizational and cultural barriers to technology adoption and to promote a more receptive environment for innovation within the urban LASs. Accordingly, the study provides a mixed picture of the institutional arrangement and legal framework of the urban Land Administration Systems (LASs). While there are some positive aspects, the findings also highlight several areas that require attention and improvement.

On the positive side, the study found that the urban LAS institutions have an adequate mix of qualified, ethical, and experienced technical and administrative staff, as indicated by the 55.8% of respondents who agreed with this aspect. This suggests a relatively strong human resource capacity within the institutions. However, the study also revealed significant challenges related to the physical infrastructure and resources available to the urban LAS institutions. A significant proportion of respondents 41.7% disagreed and 30% strongly disagreed felt that the office is not adequately equipped with the necessary facilities to carry out LAS-related service delivery to a sufficient and satisfactory level. This implies that a need to strengthen the physical infrastructure and resources available to the urban LAS institutions.

The respondents also expressed issues about the level of cooperation, coordination, and communication among the horizontal and vertical land administration and management institutions. With 44.4% of respondents disagreeing that there is strong and consistent collaboration, this suggests a lack of effective integration and coordination among the various institutions involved in urban land administration and management.

Furthermore, the respondents were asked regarding efforts to control and correct illegal land occupation and construction within the urban Land Administration Systems (LAS). According to the participants response data shows that a majority of the respondents, 35.6%, disagreed with the statement, while an additional 29.2% strongly disagreed. In this sense, this finding suggests that the current measures and mechanisms in place to address the issue of illegal land occupation and unauthorized construction are perceived as inadequate by the customers or service users. The high percentage of respondents who expressed disagreement or strong disagreement indicates a widespread perception that the urban authorities are not effectively addressing this critical challenge. In respect of this the implications of this finding are far-reaching. Uncontrolled and illegal land occupation and construction can lead to a range of problems, including the encroachment of public spaces, the disruption of urban planning and infrastructure development, and the exacerbation of land-use conflicts. If left unaddressed, these issues can undermine the overall effectiveness and credibility of the urban LAS, eroding public trust and confidence in the system.

On the other hand, the study provides two ideas regarding the institutional arrangement and legal framework of the urban Land Administration Systems (LASs). While there are some positive aspects, the findings also highlight several areas that require attention and improvement. In this case, the study found that the urban LAS institutions have an adequate mix of qualified, ethical, and experienced technical and administrative staff, as indicated by the 55.8% of respondents who agreed with this aspect. This suggests a relatively strong human resource capacity within the institutions. However, the study also revealed significant challenges related to the physical infrastructure and resources available to the urban LAS institutions. A significant proportion of respondents 41.7% disagreed and 30% strongly disagreed shown that the office is not adequately equipped with the necessary facilities to carry out LAS-related service delivery to a sufficient and satisfactory level. This implies a need to strengthen the physical infrastructure and resources available to the urban LAS institutions.

In addition, the respondents also expressed concerns about the level of cooperation, coordination, and communication among the horizontal and vertical land administration and management institutions. In respect of this, 44.4% of respondents disagreeing that there is strong and consistent collaboration, this suggests a lack of effective integration and coordination among the various institutions involved in urban land administration and management. Furthermore, the majority of respondents 30.6% disagreed and 29.2% strongly disagreed implies that the efforts to

control and correct illegal land occupation and construction are inadequate. This indicates a need to enhance the enforcement mechanisms and the overall effectiveness of the urban LAS in addressing illegal land-related activities.

Finally, the respondents acknowledged the limited awareness and knowledge about land allocation laws/lease proclamation and the functions related to lease management among the executive body and the public 41.7% agreed and 27.8% strongly agreed. They also highlighted the absence of well-developed systems for land budgeting, with 30.6% agreeing and 44.4% disagreeing with this statement. In addition, the survey results regarding the roles and responsibilities of officials and employees in urban Land Administration Systems (LAS) reveal significant issues among the respondents. According to the data, a majority of the customers, 50.8%, disagreed with the notion that the roles and responsibilities of the officials and employees are clearly defined. Furthermore, an additional 25.4% of the respondents strongly disagreed with this statement. As a result, this study found that, there is a lack of clarity and transparency in the way the roles and responsibilities of the personnel involved in the urban LAS are communicated and understood by the customers or service users.

This illustrates that; high percentage of respondents who disagreed or strongly disagreed indicates that there are challenges in terms of accountability and responsiveness within the system. Therefore, without a clear delineation of roles and responsibilities, it becomes difficult for customers to identify the appropriate channels to voice their complaints regarding service delivery issues.

Table 4.11: Roles and Responsibilities of Officials and Employees

Item	Frequency	Percent
Strongly disagree	16	25.4
Disagree	32	50.8
Neutral	1	1.6
Agree	9	14.3
Strongly Agree	5	7.9
Total	63	100.0

Source: Field Survey 2024

In general, the study findings suggest that while there are some positive aspects, such as the technical capacity and human resource mix, there are also significant challenges related to legal

and policy awareness, technology adoption, institutional coordination, and the availability of resources and facilities within the urban LAS institutions.

The study findings indicate that there are both positive and negative aspects regarding the urban LAS Land Administration System) institutions. On the positive side, the institutions demonstrate a strong technical capacity and employ a diverse human resource mix, which is beneficial for effective land administration processes. However, the study reveals several challenges that need to be addressed. One of these challenges is a lack of legal and policy awareness among the urban LAS institutions. This suggests that there may be gaps in understanding and implementing relevant laws and policies governing land administration. Another challenge highlighted by the study is related to technology adoption. It appears that some urban LAS institutions struggle with embracing new technologies and incorporating them into their operations. This can hinder efficiency and effectiveness in land administration processes. And finally, institutional coordination poses another challenge for urban LAS institutions. The study specifies that there may be issues with collaboration and communication among different departments or agencies involved in land administration

CHAPTER FIVE: CONCLUSION AND RECOMMENDATION

5.1. Conclusion

The study on the assessment of challenges and practices in urban land management in Akaki Sub-City, Addis Ababa found that there are significant challenges in the management of urban land. The study on the assessment of challenges and practices in urban land management in Akaki Sub-City, Addis Ababa, presented in this chapter, focused on analyzing the key findings from the research. The study collected primary data through questionnaire surveys, interviews, and field observations, as well as secondary data from document review and spatial data analysis using GIS 10.8 software. In addition, quantitative data were analyzed SPSS version 24 and qualitative data using narrative and thematic analysis. The chapter aimed to achieve four main objectives; to assess the current practices and level service delivery related to urban land management; determine the challenges faced in urban land management; examine the effectiveness of existing land management strategies and their implications for sustainable urban development. Additionally, the study sought to provide recommendations for enhancing urban land management practices and addressing the identified challenges in the study area.

The study on urban land management challenges and practices in Akaki Sub-City, Addis Ababa, provided valuable insights into the key issues and their impact on sustainable development. The high response rate from both the intended respondents and the experts from the Sub-City administration ensured the comprehensiveness of the data collected through various methods, including questionnaires, interviews, and spatial data analysis. The findings from the study highlighted the critical challenges faced in urban land management, the limitations of current practices and policies, and the need for more effective strategies to promote sustainable urban development.

The study findings on the Urban Land Administration System (LAS) in the Akaki Sub-City reveal several key challenges. A significant majority of respondents indicated that the land related service delivery procedures and processes are lengthy and slow, leading to delays in service delivery. In relation to this, the overwhelming majority of respondents strongly disagreed that the current Urban Land and Property record-keeping mechanism is safe and error-free, indicating a widespread lack of trust in the system. The study also, identified that, the required land-related information, documentation, and services are not organized and easily accessible to customers. Hence, these findings suggest that the Akaki Sub-City's urban land management faces significant challenges in terms of efficiency, transparency, security, and accessibility, which

need to be addressed through comprehensive reforms and the adoption of innovative solutions, such as computerization and digital platforms, to enhance the overall effectiveness of urban land management. Additionally, the study identified that there is a shortage of skilled manpower, and the ineffectiveness of the current manual-based system. In line with this, concerns were also raised about the transparency and security of the LAS, with a large proportion of respondents indicating a lack of confidence in the urban land record-keeping mechanism.

Furthermore, the study revealed that, comprehensive reforms and the adoption of innovative solutions, such as computerization and digital platforms, to enhance the overall effectiveness of urban land management is sought. In respect of this, the survey results also point issues with revenue collection from land leases and rent, as well as the prevalence of illegal land transactions and underutilized land within the urban center, indicating the need for more effective land use planning and management.

On the other hand, the study findings on the urban land management and administration (ULAM) system in the study area reveal a mixed picture, with both positive and negative aspects. While the availability of qualified personnel and the adoption of digital service delivery are encouraging, the survey highlighted significant challenges that need to be addressed. These include the perceived lack of commitment and accountability from government officials and experts, shortage of resources, concerns about transparency and accessibility of relevant policies and regulations, as well as issues with revenue collection and illegal land transactions. The contrast between the availability of a skilled workforce and the perceived lack of dedication from the responsible authorities suggests the need for stronger leadership, oversight, and accountability mechanisms. Addressing these challenges is crucial for enhancing the overall efficiency, effectiveness, and equity of urban land management and administration in the region.

Besides the above, the study also identified several challenges related to public participation, cooperation, equity, and institutional arrangements in the Land Administration Systems (LASs) of the study area. In this case, the study found that there was a lack of effective public participation in the decision-making processes related to urban land management, as well as a lack of cooperation and coordination among various stakeholders involved in the LASs. Additionally, the study identified issues related to equity in access to and distribution of urban land, as well as challenges in the institutional arrangements and capacity of LASs to effectively manage urban land. Hence, these findings point out the need for improved governance and institutional arrangements to promote effective urban land management in the study area.

On the other hand, these findings suggest that the land management authorities in the study area need to strengthen leadership, oversight, and accountability mechanisms, improve resource allocation, and enhance the transparency and accessibility of ULAM-related information and processes. Addressing these challenges is crucial for enhancing the overall efficiency, effectiveness, and equity of urban land management and administration in the region.

5.2. Recommendations

Based on the findings from the study on urban land management challenges and practices in Akaki Sub-City, Addis Ababa, the following recommendations are provided for the city administration, land management sector, and the government:

5.3. Recommendations for the City Administration and Land Management Sector

The study findings indicate significant challenges in the delivery of urban land management services, with the majority of experts expressing dissatisfaction with the current level of service. In order to address this, the city administration and land management sector should focus on reform and digitizing land administration procedures to reduce delays and improve service delivery. This should be achieved by enhancing the capacity and training of technical and administrative staff, as well as investing in upgrading physical infrastructure and resources to support efficient land management operations.

The survey results found issues about the lack of transparency and security in the current land administration system. To address this, urban land management sector of the city should enhance the security and reliability of land records and information management systems through utilization of computerized system. In addition, the city administration should also promote transparency in land allocation, lease management, and revenue collection processes, and establish robust monitoring and evaluation mechanisms to ensure accountability.

The study found issues with inter-institutional coordination and collaboration in the urban land management system. The city administration and land management of Akaki sub-city have to improve horizontal and vertical coordination among the various land administration institutions, facilitate effective communication and information-sharing among stakeholders, and establish clear roles, responsibilities, and decision-making processes for land management.

Moreover, the study identified the prevalence of illegal land occupation and construction activities, as well as concerns about equitable access to land and land-related services. In order to attain these challenges, the city administration and land management sector should develop and

implement comprehensive land use plans to guide sustainable urban development, strengthen enforcement mechanisms to address illegal land activities, and ensure equitable access to land and land-related services for all citizens.

5.4. Recommendations for the Government

The study findings suggest the need to assess and update the existing land-related laws, regulations, and policies to address gaps and inconsistencies. In this regard, the government should ensure the alignment of land management policies with broader urban development and sustainability goals.

The survey results also highlighted the availability of a skilled workforce, but also the need for capacity building and the adoption of innovative technologies. In order to address this, the government should provide training and support for land administration institutions to enhance their technical and managerial capacities, and promote the adoption of technologies, such as GIS, digital land records, and e-services, to modernize land management.

More importantly, the study found challenges in intergovernmental coordination and cooperation in land management. Therefore, the government should facilitate collaboration and information-sharing among different levels of government (federal, regional, and local) involved in land management, and establish clear guidelines and mechanisms for coordinated decision-making and resource allocation.

Besides the aforementioned, to address the identified challenges and inform policy and decision-making, the government should develop robust monitoring and evaluation frameworks to assess the performance and impact of land management interventions. Additionally, the government should encourage and support research on urban land management challenges and best practices in the region. In general, the city administration, land management sector, and the government should address the identified challenges and enhance the efficiency, transparency, and sustainability of urban land management in the Akaki Sub-City and beyond.

Furthermore, the government shall address the technical issues for the betterment of performances in land management and administration institutions. These include:

- Computerization of land registration and records
- Paperless and online e-services
- Simplification of procedures dealing with land administration

Land institutions should consider land service automation as a matter of urgency for it is important that: -

- Improves and properly manages storage and retrieval of data thus improving time efficiency
- Allows easier handling of customer handling and proper manipulation of the pertaining cases without the application of unnecessary bureaucratic networks hence increasing the levels of effectiveness.
- Promotes integration of data so that different sets of data can be handled and easily processed. This improves efficiency, effectiveness and quality of work.

5.5. Area for Further Study

As the study bears various limitation, it calls for recommending areas of further study. Hence the following as possible areas for further study shall be considered:

- A detail study should be undertaken as to which management approach is important to adequately address the challenges of urban land administration to enhance the level of efficiency, effectiveness and quality within land administration institutions.
- It is also imperative for the land administration institutions that the appropriateness and effectiveness of legislation regarded as land laws should be revisited.

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Appendixes

Annex I: Publishable Manuscript:

Title: Assessment of the effectiveness of existing land management policies and strategies in Akaki Kality sub city, Addis Ababa, Ethiopia

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Addis Ababa University

Addis Ababa, Ethiopia

Abstract

Urban land management involves the planning, development, and maintenance of land in urban areas to ensure sustainable growth and efficient use of resources. However, the rapid rate of urban growth in terms of physical expansion and population increase, coupled with the advancement of economic activities, puts enormous pressure on urban areas. Therefore, this study was undertaken to understand the challenges and practices of urban land management: the case of Akaki Kality, Sub-City Addis Ababa, Ethiopia. The specific objective of the study was to examine the effectiveness of existing land management policies and strategies.

1. Introduction

Land management is a complex process that involves various activities aimed at making the most of land resources while preserving the environment. It involves planning, monitoring, and controlling land activities to ensure the sustainable use of natural resources (Williamson et al., 2010). It also includes tasks such as land use planning, zoning, conservation, and restoration. Effective land management requires careful planning and monitoring, as well as the use of tools such as Geographic Information Systems (GIS). In this case, land management helps maintain the balance between economic growth and environmental protection and ensures that land resources are used in a way that benefits society in the long term. The goal of land management is to ensure that land resources are put to good use in a sustainable manner (Jhariya et al., 2022).

Land: Land may be described as a physical thing that encompasses the surface of the earth and all things under, over and attached to it. Legally, it includes the physical and abstract attributes such as rights and interests embedded thereon (Onalo, 1986). From an economic perspective, land is any portion of the earth over which rights of ownership, stewardship or use may be exercised (Dale and Me Laughlin, 1999)

Land administration: Land administration is "the process of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies UN-ECE 1996, 2005). Land administration also refers to those public sector activities required to aid the processes of alienation, survey, valuation, registration, transfer, development and use (Dale and Me Laugh, 1999).

Land Management: Land management is the process whereby resources of land are put into good effect. It entails the decision making and implementation of decisions about land (Dale and McLaughlin, 1988).

Efficiency is about getting more output with fewer inputs or within a limited time and resource base. In land development applications, efficiency may refer to the speed and time within which approvals are given, titles are issued, and cadasters are updated.

Effectiveness, on the other hand, is measured by the impact of goal attainment in terms of objectives or targets set within the system. An efficient system or process leads to faster and higher attainment of goals, resulting in effectiveness (He et al., 2011; Yiftachel, 2006).

1. Urban Land Use Planning and Urban Land Management

Land use planning is a crucial component of urban planning and land management, aiming to support sustainable development, control urban sprawl, minimize transport costs, prevent land use conflicts, and reduce pollution exposure (Kaiser et al., 1995; Mangi et al., 2018). It involves evaluating available land to achieve sustainable physical development, promoting efficient land utilization in urban areas (Dambeebo andJalloh, 2018). Effective land use planning also promotes sustainability and resilience in cities by allocating land for residential, commercial, industrial, and green spaces. It helps mitigate the impacts of climate change, improve public health, and enhance the overall quality of life for residents. Prioritizing long-term planning and considering the needs of current and future generations is essential for building prosperous and sustainable urban communities.

1. Institutional and Legal Framework in Ethiopia

"Since 1993, Ethiopia has had an urban land lease policy that has resulted in a rapid expansion of boundaries, mostly through the conversion of farmland, in cities such as Addis Ababa (Yitbarek et al., 2020). Ethiopia's urban land management is governed by the 1993 Urban Lands Lease Holding Proclamation, which gives the government the authority to expropriate land for public purposes and lease it to private developers (World Bank, 2015). The current land tenure system in Ethiopia is a hybrid of public and private ownership, with the state owning all land and granting long-term leases to private users (Deininger et al., 2017). The legal and institutional framework for urban land management in Ethiopia is complex, with multiple laws, policies, and institutions involved in the process." (UN-Habitat, 2019). Regarding organizational structure for land management, it varies greatly among nations. In some countries, land management is overseen by a centralized government agency, while in others it is decentralized to regional or local authorities (Cheema and Rondinelli, 2007; Hutchcroft, 2001).

Land Management and Administration: Land management is crucial for a country's economic, social, and political development. It involves decision-making and implementation of land resources, ensuring stability in the sector and society (Dale andMcLaughlin, 1988). Land management focuses on sustainable development, using resources now without compromising future generations' use. Today's land management should ensure benefits for future generations. Dale and Me Laughlin (1988) have categorized land management in two perspectives:

Land administration according to UN-ECE (1996 and 2005), is the process of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies. It is said to include land registration, cadastral surveying and mapping, valuation, land records and information systems. Williamson (2000) states that by its very nature, land administration focuses on land tenure and cadastral issues. Thus, land administration is about who owns what, where, and how. Land administration is the process of regulating land and property development and the use and conservation of land, the gathering of the revenues through sales, leasing, and taxation and the resolving of disputes/conflicts concerning ownership, and use of land. Land administration is used to refer to those public sector activities required to aid the process of alienation, survey, valuation, registration, transfer, development and use of land. In most countries, these processes are administered by the public sector through the land administration structures.

Land Administration systems are crucial for sustainable infrastructural development and are subject to public scrutiny (Enemark andWilliamson, 2004). They are dynamic and require evaluation for efficiency. The International Federation of Surveyors (FIG) recognizes the importance of sound Land Administration systems for sustainable development (Enemark andWilliamson, 2004). Evaluation of Land Administration systems has been a key component of assessing development aid projects since the 1960s.

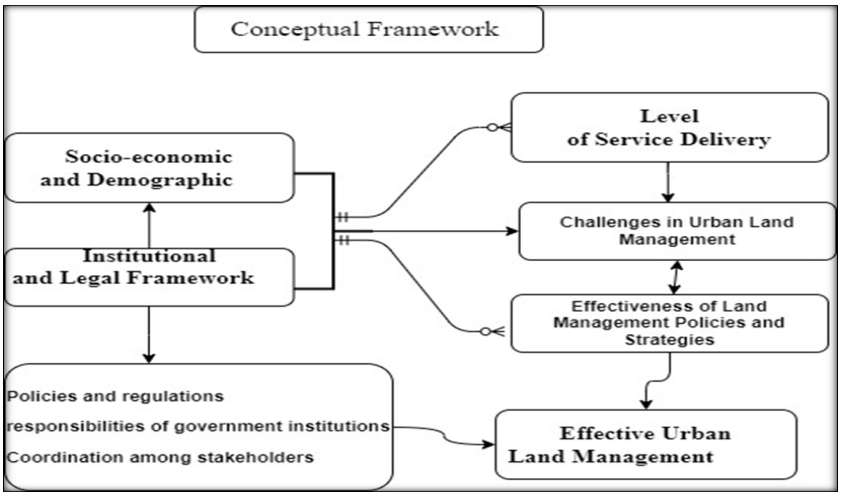

Figure 1 Conceptual Framework of the Study

2. Materials and Methods

The Akaki Kality Sub-City in Addis Ababa, Ethiopia, faces challenges in urban land management due to population growth, informal settlements, and land use demands. Current policies are criticized for their limited effectiveness, and this study aims to examine the effectiveness of existing land management policies and strategies, **A** descriptive research design and cross-sectional survey design were used, collecting data from primary and secondary sources. Primary data was collected through customer surveys, semi-structured interviews, field observations, and literature review. The study used a combination of systematic and purposive sampling, with 63 customers and 35 experts. Data analysis was conducted using SPSS, SPSS, and ArcGIS 10.8, with findings presented in tables and figures.

3. Finding

The study analyzed urban land management practices in the sub city, focusing on gender and age categories. The majority of respondents were male, with 58.7% being male and 41.3% female. Gender issues in urban land management highlight inequalities in access to land

resources and this highlights the need to consider all genders in decision-making processes. The majority of respondents were aged 31-40, with 42.8% of household participants and 52.8% of experts falling within this age range. Experts aged 20-30 represented 25% of respondents. The study emphasizes the collective responsibility of people of all ages to address challenges in urban land management, including environmental degradation and fair access to resources.

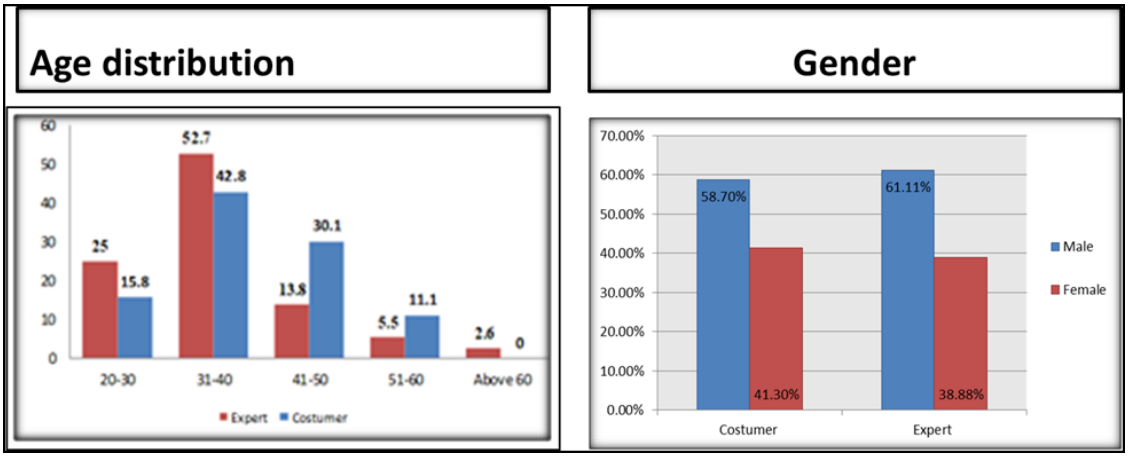

Figure 1 Distribution of Respondents by Age Genders

Table 1 Distribution of the respondent by duration of stay and professional mix

Stay in Sub-city	Frequency	%	Study Area	Frequency	%
1-5	7	19.4	Surveying	6	16.7
6-10	13	36.3	Urban planning	8	22.2
11-15	10	27.8	Urban land management	6	16.7
0	0	2.8	Environmental Planning	3	8.3
Above 15	6	16.7	Civil engineering	3	8.3
Total	36	100.0	Urban management	10	27.8
			Total	36	100.0

The data shows that a significant percentage of experts in the field have substantial experience, with 36.3% having 6-10 years and 27.8% having 11-15 years. This suggests that most experts have required knowledge and practical experience. The distribution of specialization is diverse, with 27.8% in urban management, 22.2% in urban planning, and 16.7% in urban land management and surveying. This diversity implies that the experts cover a wide range of relevant areas. These findings indicate that the sub-city benefits from highly experienced and qualified human resources with expertise directly relevant to the study topic,

boding well for the quality and depth of knowledge in the study of urban issues within the sub-city.

4. Examine the effectiveness of existing land management Policies and Strategies

The Ethiopian government has implemented strategies to improve urban land management, including decentralizing power to local governments. However, assessing the effectiveness of these strategies is crucial for sustainable urban development. The survey results showed mixed results, with 50% of respondents agreeing and 24.4% strongly agreeing that these policies are clear and easily accessible. A significant 14.4% disagreed, indicating a need for improved transparency and dissemination of ULAM-related legal and policy frameworks. Despite the availability of qualified personnel and digital service delivery, resource constraints, lack of transparency, and the need for clearer policy frameworks present significant challenges for land management authorities to enhance efficiency and effectiveness.

Table 2 Accountability & Transparency related to Urban LASs

Description	SDA	DA	N	A	SA
Accountability and responsibility of employees and officials related to LASs?	36.1	31.0	11.1	8.3	10.7
Code of conduct for employees and officials	25.7	40.1	15.4	10.4	8.3
All LASs procedures and systems are transparent	20	49.4	11.1	8.3	11.1

Source: Filed survey 2024

The survey revealed that 36.1% of respondents disagreed with the accountability of employees and officials in the urban Land Administration Systems (LAS), indicating a lack of responsibility. This could impact the efficiency, fairness, and integrity of land administration processes. The lack of a clear code of conduct also undermined public trust. Concerns about transparency and stakeholder participation in decision-making processes further weakened the system's inclusiveness and responsiveness. The survey highlights the need for improved accountability and responsibility in LAS.

Table 3 Participation and Cooperation related to LASs

Description	SDA	DA	N	A	SA
Building stakeholder cooperation to solve land management issues	5.6	13.9	8.3	50.2	22
Urban LAS encourages participation, consultation, and feedback in land service decision-making	25	41.6	8.33	13.9	11.11
The institution's urban LAS is a transparent, secure, and digital system.	38.9	46.9	8.3	8.3	5.6

Source: Filed survey 2024

i. Participation and Cooperation related to LASs

The survey results show mixed views on participation and cooperation in Land Administration Systems (LASs). While 50.2% agreed that building cooperation among stakeholders can improve land management efficiency, 41.6% disagreed that LASs do not encourage participation, consultation, and feedback, and 46.9% disagreed that LASs are not transparent, secure, and digital. Fostering collaboration among government officials, experts, and the public could be an effective strategy.

Table 4 Equity in Urban LAS and Management

Description	SDA	DA	N	A	SA
The bureau provides land services impartially, with equal access to information.	16.7	52.8	13.9	16.7	0
The land lease implementation process is overly bureaucratic and unclear.	5.6	5.6	13.9	44.4	30.6

Source: Filed survey 2024

The Ethiopian government has implemented various policies and legal frameworks to regulate urban land management. The Urban Land Lease Policy of 1993 and the Urban Land Administration and Use Proclamation of 2011 are examples of such policies. These policies aim to provide a legal framework for the allocation, management, and use of urban land and promote sustainable and equitable urban development. The policies are designed to ensure that urban land is used efficiently and effectively, and that access to land is equitable.

However, as the study findings indicated that the majority of respondents (52.8%) disagreed that the urban Land Administration Systems (LASs) provide land-related services has shown impartiality and is not provide relevant land information equally accessible to all who need it. In respect of this, the study suggests that the LASs in the study area need to address issues about impartiality and equity in the delivery of land-related services to residents. This put forward that the urban LASs are perceived to be relatively equitable in their service delivery, ensuring that all stakeholders have fair and equal access to the necessary land information and resources. However, the study also reveals some concerns regarding the bureaucratic and unclear nature of the land lease implementation process. A significant proportion of respondents (44.4%) agreed that the process of land lease implementation is overly bureaucratic and unclear, while 30.6% strongly agreed with this statement.

ii. Institutional Arrangement and Legal framework

The Ethiopian government has also established institutions to oversee and manage urban land. The Ministry of Urban Development and Construction (MUDC) and the Addis Ababa City Administration (AACA) are examples of such institutions. These institutions have a responsibility to coordinate and oversee the management of urban land and ensure that the policies and legal frameworks related to urban land management are effectively implemented. They also ensure that urban land is allocated fairly and that disputes related to urban land are resolved effectively.

The study's focus on assessing the institutional arrangement and legal framework of the urban Land Administration Systems (LASs) is of critical importance to effective urban land management. Well-functioning land administration systems are the foundation for sustainable urban development, land use planning, and the equitable distribution of land resources. Therefore, the institutional arrangement, which encompasses the roles, responsibilities, and coordination of various government agencies and stakeholders, is vital for ensuring efficient and transparent land administration processes. Also, the legal framework, which outlines the rules, regulations, and policies governing land tenure, ownership, and use, is essential for providing a clear and enforceable structure for land-related decision-making.

Table 5 Institutional Arrangement and Legal framework

Description	SDA	DA	N	A	SA
Customers are aware of Urban LAS policies, laws, rights, restrictions, and responsibilities.	32.1	40.1	13.9	11.1	2.8
Amending and introducing new Urban LAS laws/policies is necessary.	11.1	16.7	2.8	52.8	16.7
Technical skills/capacity in LAS prevails in institutions	8.3	25	5.6	50	11.1
Resistance to modern technology for land management.	8.3	25	2.8	50	13.9
Adequate qualified, ethical, experienced staff in institutions.	11.1	55.8	8.3	22.2	2.8
Offices adequately equipped for LAS service delivery.	30	41.7	8.3	20	0
Cooperation/coordination among Land Management institutions.	16.7	44.4	8.3	27.8	2.8
Efforts to control illegal land occupation are adequate.	29.2	35.6	11.1	15.8	8.3
Awareness about land allocation laws/lease by public/officials.	5.6	8.3	16.7	41.7	27.8
Absence of well-developed land budgeting systems.	8.3	30.6	11.1	44.4	5.6

Source: Field Survey 2024

Table 5 illustrates the survey data of institutional arrangement and legal framework. Accordingly, respondents were asked to reflect their level of agreement on each indicator. Regarding customer awareness of policies, laws, rights, restrictions, and responsibilities related to urban LASs, the majority of respondents 40.1% disagreed and 32.1% strongly disagreed felt that customers are not well aware of these aspects.

Table 6 The Rule of Law related to land services is applicable sufficiently

Item	No. Respondents	%
Strongly disagree	14	22.2
Disagree	28	44.4
Neutral	5	7.9
Agree	10	15.9
Strongly Agree	6	9.5
Total	63	100.0

Source: Field Survey 2024

The customer survey reveals a significant gap in understanding and awareness of urban Land Administration Systems (LAS) policies, laws, rights, restrictions, and responsibilities. 44.4% and 22.2% of respondents disagreed or strongly disagreed, indicating a need for improved communication and dissemination of information. Only 16% agreed, highlighting the need for urban authorities and land administration agencies to prioritize public awareness and understanding. The majority of respondents (52.8%) believe that institutions possess the necessary technical expertise for urban land use planning (LASs), but there is room for improvement. They also recognize the need for regular review and updating of laws and policies to address evolving challenges in urban land management.

Concerning the resistance to introducing modern technology to support land administration and management, 50% of the respondents agreed that there is high resistance from employees and government officials. This shows that the need to address the organizational and cultural barriers to technology adoption and to promote a more receptive environment for innovation within the urban LASs. Accordingly, the study provides a mixed picture of the institutional arrangement and legal framework of the urban Land Administration Systems (LASs). While there are some positive aspects, the findings also highlight several areas that require attention and improvement.

On the positive side, the study found that the urban LAS institutions have an adequate mix of qualified, ethical, and experienced technical and administrative staff, as indicated by the 55.8% of respondents who agreed with this aspect. This suggests a relatively strong human resource capacity within the institutions. However, the study also revealed significant challenges related to the physical infrastructure and resources available to the urban LAS institutions. A significant proportion of respondents 41.7% disagreed and 30% strongly disagreed felt that the office is not adequately equipped with the necessary facilities to carry out LAS-related service delivery to a sufficient and satisfactory level. This implies that a need to strengthen the physical infrastructure and resources available to the urban LAS institutions.

The respondents also expressed issues about the level of cooperation, coordination, and communication among the horizontal and vertical land administration and management institutions. With 44.4% of respondents disagreeing that there is strong and consistent collaboration, this suggests a lack of effective integration and coordination among the various institutions involved in urban land administration and management.

A survey revealed that 35.6% of respondents disagree with the current measures to control illegal land occupation and construction within urban Land Administration Systems (LAS), indicating inadequate mechanisms. This could lead to issues like public space encroachment, disruption of urban planning, and exacerbation of land-use conflicts. The study also highlighted concerns about cooperation, coordination, and communication among institutions, limited awareness about land allocation laws, and lack of well-developed land budgeting systems. Additionally, 50.8% of customers disagreed with the clear definition of officials and employees' roles, indicating challenges in accountability and responsiveness within the system.

Table 7 Roles and Responsibilities of Officials and Employees

Item	Frequency	Percent
Strongly disagree	16	25.4
Disagree	32	50.8
Neutral	1	1.6
Agree	9	14.3
Strongly Agree	5	7.9
Total	63	100.0

In general, the study findings suggest that while there are some positive aspects, such as the technical capacity and human resource mix, there are also significant challenges related to legal and policy awareness, technology adoption, institutional coordination, and the availability of resources and facilities within the urban LAS institutions. The study reveals positive aspects of urban LAS institutions, including strong technical capacity and diverse human resources. However, challenges include lack of legal and policy awareness, difficulty in adopting new technologies, and issues with institutional coordination. These issues can hinder efficiency and effectiveness in land administration processes, and may require further attention to address these issues.

5. Conclusion

The study revealed that, comprehensive reforms and the adoption of innovative solutions, such as computerization and digital platforms, to enhance the overall effectiveness of urban land management is sought. In respect of this, the survey results also point issues with revenue collection from land leases and rent, as well as the prevalence of illegal land transactions and underutilized land within the urban center, indicating the need for more effective land use

planning and management. On the other hand, these findings suggest that the land management authorities in the study area need to strengthen leadership, oversight, and accountability mechanisms, improve resource allocation, and enhance the transparency and accessibility of ULAM-related information and processes. Addressing these challenges is crucial for enhancing the overall efficiency, effectiveness, and equity of urban land management and administration in the region. Moreover, the study identified the prevalence of illegal land occupation and construction activities, as well as concerns about equitable access to land and land-related services. In order to attain these challenges, the city administration and land management sector should develop and implement comprehensive land use plans to guide sustainable urban development, strengthen enforcement mechanisms to address illegal land activities, and ensure equitable access to land and land-related services for all citizens.

Annex II: Questionnaires

Addis Ababa University

Ethiopian Institute of Architecture and Building Construction

Department of Urban Planning

Urban Planning Master's Program

Research Title: - Assessments of Challenges and Practices of Urban Land Management

Dear Sir/Madam,

My name is Tadesse Lemma, a prospective graduate student of Addis Ababa University, EiABC. I am conducting research about "*An Assessment of the Challenges and Practices of Land Management in Addis Ababa City, the case of Akaki Kality Sub-city*", which I have chosen as a title to conduct research on it for my master's thesis project.

The aim of the research is to study the various challenges and practices of urban land management environments. I kindly invite you to be a part of this research and request you to assist me in completing the brief questionnaires. I would kindly request your cooperation in providing the required information in the questionnaire, as well as to thank you for your valuable time and efforts. All information, including all results and personal information from participating individuals will be kept strictly confidential and be used only for this research purposes by me. The information provided will only be used for this research on an academic platform.

Yours Sincerely,

Tadesse Lemma

Graduate Student,

AAU EiABC

Email: tadulemma@gmail.com

Cell Phone +251 911 47 89 03

Advisor: Dr. Berhanu Abebe, Associate Professor

Part one: Profiles of Respondents from Land and Development Management Institutions' Staff members at City and Sub-city Levels

1. **G**ender: Male ☐ Female ☐
2. Marital Status: Married ☐ Single ☐ Divorced ☐ Widowed ☐
3. Age: 20-30☐ 31-40 ☐ 41-50 □ 51-60 ☐ 61-70 ☐ others ☐
4. Please indicate the number of years you have been in your current position:

Year ☐ 1-5 Years ☐ 6-10 Years ☐ 11-15 Years ☐ More than 15 years ☐

5. Education: Grade 10 complete ☐ Certificate ☐ Diploma ☐ Degree ☐ MSc & Above ☐
6. Area of Study: Surveying ☐ Urban Planning ☐ Urban Land Management ☐ Environmental Planning ☐ Civil Engineering ☐ Urban Management ☐ Others ☐

Part two: The following statements are presented rate the issues related to Challenges and Practices of Urban Land Administration and Management from the level of perception position to ***Strongly Disagree (SD), Disagree (DA), Neutral (N), Agree (A) and Strongly Agree (SA)*** towards the factors identified.

(Key for Analysis: Strongly Agree =SA; Agree =A; Neutral= N; Disagree=DA; and Strongly Disagree=SDA)

S.No	Description	Please put tick mark (√)				
		SDA	DA	N	A	SA
I.	**Level of service delivery related to Urban Land Management**					
1	High level of satisfaction with the existing Urban LASs.					
2	Do you agree that computerization and other innovation platforms will help to solve Urban LASs problems?					
3	Lengthy and Slow processes and procedures of Urban LASs services.					
4	Do you agree that the human resource of your institution is skilled enough to smoothly run and manage urban land administration system?					
5	Do you agree that the current manual based Urban LASs is efficient and effective?					
6	Do you agree that preference of computerization over the existing paper/manual-based LASs is important to control dispute/conflicts, land grabbing, corruption and frauds in land related affairs?					
7	Do you think that the current Urban LASs is transparent and secure?					
8	Do you agree that the current Urban Land and Property record keeping mechanism is safe and error free?					
9	Do you agree that any required land related information, documentation, services and others, are organized and easily accessible to the customers?					
II.	**From and Efficiency Effectiveness perspectives**					
1	Do you believe that your institution provides satisfactory land related services?					
2	Do you agree that your institution perform land services delivery to the best satisfaction of your customers from the stand point of time, capacity building and resource?					
3	Do you believe that service delivery standards in place are easily accessible to the customers?					

4	Revenue from Land Lease and rent is not properly collected					
5	There is lack of clear understanding of rights and responsibilities of using Land					
6	Land occupied illegally transacted at higher price					
7	The existence of substantial amount of land underutilized in the inner part of the city					
III.	**Challenges of Urban Land Management & Administration (ULAM)**					
1	Corruption and Ren-seeking behavior					
2	Lack of commitment from government official and experts' sides					
3	Lack of qualified manpower					
4	Lack of clear and easily accessible policies, laws, rules and regulations					
5	Lack of transparency, accountability, and responsibility of officials and experts for actions					
6	Lack of modern and digital service delivery system					
7	Shortage of budget, materials and equipment to implement Urban Land Management & Administration Systems appropriately					
IV.	**Accountability & Transparency related to Urban LASs**					
1	Do you agree that there is accountability and responsibility of employees and officials for assignments each of them undertakes related to LASs?					
2	There is code of conduct for employees and officials at respective level of operation for their consequences decisions they make.					
3	Do you agree that all the procedures, processes, and systems are transparent for those who need land services delivery?					
V.	**Participation and Cooperation related to LASs**					
1	Do you agree that building cooperation and					

	partnership among relevant stakeholders will help solving problems related to land management and increasing efficiency of urban LASs?					
2	Do you agree that Urban LAS encourage participation, consultation, and feedback giving in the process of decision making in land related services delivery?					
3	The current Urban LASs in the institution is transparent, secure and digital system.					
VI.	**Equity in Urban LAS and Management**					
1	Do you agree that the bureau/office provides land related services delivery without impartiality/discrimination by making accessible all the relevant land information equally to all who need it?					
2	The process of land lease implementation is overly bureaucratic and unclear.					
VII. Part three: Institutional Arrangement and Legal framework						
1	Do you agree that customers of your institution are well aware of policies, laws, right restrictions, responsibilities related to Urban LASs?					
2	Amending existing and introducing new laws and policies related to Urban LASs is necessary.					
3	Lack of technical skills and capacity in relation to LASs obviously prevails in the respective institutions.					
4	There exists high resistance from the employees and government officials to introducing modern technology to support Land Administration and Management.					
5	There exists Institutional weakness to implement Urban Land Policies and Laws.					
6	The Institution has adequate mix of qualified, ethical and experienced technical and administrative staff.					
7	The office is adequately equipped with the necessary facilities to carry out to LASs related service delivery to a sufficient and satisfactory level.					
8	There is strong and consistent cooperation, coordination and communication among Land Administration and Management Horizontal and Vertical Institutions.					
9	Low level of efforts to control and correct					

	illegal land occupation and construction					
10	The awareness and knowledge about land allocation laws/lease proclamation and the functions related to the management of lease by the executive body and the public is very much limited					
11	The absence of well-development systems for land budgeting.					

Part Four: Questionnaires on Urban Land Governance and Services to be filled by Customers

1. Gender: Male ☐ Female ☐
2. Age: 20-30 ☐ 31-40 ☐ 41-50 ☐ 51-60 ☐ 61-70 ☐ Above 60 ☐
3. Education: Grade 10 Complete ☐ Certificate ☐ Diploma ☐ Degree ☐ MSc & Above ☐
4. Marital Status: Married ☐ Single ☐ Divorced ☐ Widowed ☐

(Key for Analysis: Strongly Agree =SA; Agree =A; Neutral= N; Disagree=DA; and Strongly Disagree=SDA)

S.No	Description	Please put tick mark (√)				
		SDA	DA	N	A	SA
VIII.	**Accountability & Transparency related to Urban LASs**					
1	The office posts clear schedules of service on accessible places; the requirements to obtain land related services are clear and easily accessible.					
2	The office avails on website documents, processes, procedures to follow and the standard time it takes to acquire each service					
3	There is transparency in land related service delivery					
4	The office encourages regularly clients to report mal-practices (such as cases of rent-seeking corrupt practices) in service delivery					
5	Officials and workers perform their duties diligently without seeking bribes					

6	The Urban Land Management (ULM) office has proper land registration systems and records in place					
7	The current Land Management and Administration System is effective enough to support the development of the city at large.					
IX.	**Participation and Cooperation related to LASs**					
1	The residents/customers of the City/Sub-city participate in Urban Land Management and Administration Systems					
2	The residents/customers openly oppose the employees and/or officials on the lack of good land governance					
3	The leadership of urban land institutions consults the residents/customers on land policies and the prevailing governance problems					
X.	**Equity in Urban LAS and Management**					
1	The staff of land urban land Management & Administration offices treat their customers impartially on land related service delivery					
2	Citizens are given equal chance to compete for acquiring land for their business endeavors					
3	There is no hindrance for any citizen/customer to get access to Land Information equally					
XI.	**From and Efficiency Effectiveness perspectives**					
1	The is efficient & Effective Land related service delivery in the office of land management & development					
2	The office locations & environments are conducive work places to deliver land related services					
3	The office implements different digital technologies to deliver the services					

	requested by the residents/customers					
4	Costs related land services delivery is affordable					
5	The leadership and employees are competent to serve the customers who come to their offices in need of different land related services					
6	The roles and responsibilities of officials and employees are clearly defined so that all who come to the office can easily complain on the problems of service delivery					
7	The Rule of Law related to land services is applicable sufficiently					

Interview Guiding Questions for Key Informants

Part Five:

1. What are the major challenges threatening your institution related to LMA (Land Management & Administration)?
2. Does your institution have adequate, competent and capable staff to provide LA (Land Administration) related services?
3. Does your office deliver LAM services as per the set standards?
4. Are all the procedures, rules, standards and regulations clear and accessible to all the customers who come to your offices?
5. Do you have a practice of participating relevant stakeholders in the formulation of polices and plans and evaluating the same in the course of LMA?
6. Does your office have adequate technologies and conducive work environment to support effective and efficient LMASs?
7. Do you think the existing Laws, Regulations, Directives, Policies, procedures and service delivery standards sound enough to alleviate the problems and challenges related to ULM (Urban Land Management)?
8. Are all citizens have equal rights to Land related services without discrimination?
9. Are there sound mechanisms in place to address the issues of urban land management?
10. What areas of improvement do you think is needed in the institutional and legal arrangements?
11. Do you agree that latest GIS and modern technological interventions will help solving

the problems of Urban LASs?

12. Do you agree national and international standard is required for effective Urban LASs?
13. Is the human resource of your relevant institution skilled to solve the problems related to Urban LASs?
14. Is the information related to laws and policies of your institution available easily online?