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**ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES
DEPARTMENT OF PUBLIC ADMINISTRATION AND DEVELOPMENT
MANAGEMENT**

**THE FACTORS CONTRIBUTING FOR THE EXPANSION OF INFORMAL
SETTLEMENTS IN HOSSANA TOWN, SOUTHERN ETHIOPIA**

BY

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Declaration

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This is to certify that the thesis prepared by Ashenafi Getachew Anulo entitled Factors for the Expansion of Informal Settlements in Hossana Town, Southern Ethiopia, which is submitted in partial fulfillment of the requirements for the degree of Master in Public Management and Policy (MPMP), complies with the University and meets the accepted standards with respect to originality.

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Abstract

Rapid growth of informal settlements in developing countries constitutes one of the most intriguing forms of urbanization. However, factors and theories underpinning this rapid and prevalent dynamic of informal settlements are often restricted to the descriptive phase. The purpose of this study is to investigate the land administration model that is used to regulate the expansion of informal settlements in Hossana Town administration. This paper presents how the Informal Settlement Growth Model (ISGM) can be an alternative to improve the current GIS approach. This paper proposes a mixed method research methodology. It proposes three steps: (1) collect information through interviews, questionnaires, documents, and field observation on the internal and external factors of informal settlements, (2) incorporate the collected data and models to analyze the data, and (3) suggest the recommendation for improving an effective land administration system with respect to informal settlements. The study provides that from the total population of Hossana Town 19.4% livelihoods are squatters. From those who own land in unplanned areas, 77% obtained by gift or without legal certification. The problem of informal settlements in Hossana Town has been attributed to deficits in housing supply, high home rent, and expensive land tender prices. The implementation of a good land administration model is appropriate to reduce the major constraints.

Key Words: Informal Settlement, Squatting, Land Administration, Land Right

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List of Acronyms

AAU	Addis Ababa University
CA	Cellular Automata
CAS	Central Statistical Agency
EPRDF	Ethiopian People Revolutionary Democratic Front
ETB	Ethiopian Birr
HPRE	House of People Representatives of Ethiopia
ISGM	Informal Settlement Growth Model
IUDP	Integrated Urban Development Plan
LDP	Local Development Plan
MUDHC	Ministry of Urban Development, Housing and Construction
SAPs	Structural Adjustment Policies
SNNPR	Sothern Nations Nationalities and People Region
ULLP	Urban Land Lease Proclamation
ULLPN	Urban Land Lease Proclamation Number
UN	United Nations
UNCHS	United Nations Center for Human Settlements
UNDP	United Nations Development Programme
UNECEC	United Nations Economic Commission of European Countries
UNESCAP	United Nations Economical and Social Commission for Asia and the Pacific
UNHCR	United Nations High Commissioner for Refuges
UNHSP	United Nations Human Settlements Programme
GIS	Geographic Information System

CHAPTER ONE

The Problem and Its Approach

This chapter consists of the problem and its approach which included back ground of the study, the statement of problem, objectives of the study, significances of the study, delimitation of the study and organization of the study.

1.1 Background of the Study

Land is a basic natural resource, which today, has reached a stage of scarcity in urban areas as a result of rapid urbanization process. Formal land administration systems in developing countries have failed to cope with the wide range of land rights that have evolved under non-formal land tenure arrangements. Urban informal settlements in particular pose a challenge to existing land administration infrastructure in those countries. The tenure types, land rights and spatial units found in such settlements are inconsistent with the provisions of existing land laws. Conventional land administration approaches cannot work in these settlements. The settlements are left out of the urban development planning process as no land information is officially collected in them. This neglect often leads to low security of land tenure and poor living conditions due to lack of basic urban infrastructure and services (Gondo,2009:21).

On a global scale informal settlements are a significant problem especially in third world countries. In Ethiopia, Informal settlement is socially, politically and economically growing problem. Informal land settlement is usually referred to residential areas where a group of housing units have been constructed on land to which the occupants have no legal claim, or which they occupy illegally (UN-habitat, 2006:109). They are characterized mostly by the low quality houses and the lack of, or inadequate infrastructure and social services. Informal settlements also referred to as squatter housing or shanty towns are dense settlements built and occupied illegally on lands. They are temporary but good alternatives of shelter for the urban poor who are denied of access to housing. Informal settlements occur when the current land administration and planning fails to address the needs of the whole community. These areas are characterized by rapid, unstructured and unplanned development (Gondo 2009:32).

Informal settlements can be categorised along the legitimacy of land use into two main groups: Firstly squatter settlements on illegally occupied plots without the right to use the land at all, and

secondly settlements on land which is not allocated for dwelling purposes but is legally or at least semi-legally possessed by its owner

Definition of a squatting varies widely from country to country and depends on a variety of defining parameters. In general, it is considered as a residential houses in an urban locality inhabited by the very poor who have no access to tenured land of their own, and hence "squat" on vacant land, either private or public (Srinivas 1999:11). A squatter is one who resides on a property to which he or she has no title, right or lease a person who settles in or occupies property with no legal claim to the property.

Squatting is generally linked with or affected by factors such as: increasing of rural-urban migration, high cost of formal land market, cheap land market with farmers, economic status, social conditions, custom, traditions, governmental and local urban land and housing policies and geographical conditions. Hence, a concerted and integrated effort of different concerned sectors including the occupants is necessary for effective housing program and improvement (Dwyer, 1975:7). Therefore, there is no single theory that can fully explain the emergence and the expansion of informal settlements. However, within developing cities it is usually argued that informal settlements are the result of combination of factors such as poor management, especially failed urban policies, poor governance, corruption, inappropriate regulations, dysfunctional land markets, social insecurity, poor economic performance and lack of political will.

The selected study areas in this study are established on agricultural land informally purchased from farmers. Hassana (also spelled Hosaina or Hosa'ina; an older name is Wachamo) town is the administrative and trading centre of the zone (see Annex 1). Hossana town is characterized by high expansion of informal settlements. The causes of such squatting activities are population growth, inefficient land provision, the high cost of urban living standard, deficiency on supply of land, lack of good governance, roles of informal land brokers, illegal land grabbing by urban speculators and governmental land lease policy. Moreover, Migration was one reason for population growth which was forced because of increasing demand of living in urban land.

Therefore, this research presented the major factors for the expansion of informal settlements in Hossana town and propose the Informal Settlement Growth Model (ISGM) for the critical components of urban dynamic modeling and to simplify the understanding of processes by facilitating visual interpretation. An important part of such a dynamic visualization and representation is to ensure better land administration on developing countries and their cities or towns.

1.2 Statements of the Problem

Informal settlements are described as illegal and spontaneous shantytowns lacking decent services and infrastructure. The improvements in housing that are important to improving the quality of life among the poor often does not receive the attention from policy makers (Bahiru, 2008). The key question to be asked here is why do people squat? There are two reasons for this: one is internal to the squatter, and the other is external. Internal reasons include, lack of collateral assets; lack of savings and other financial assets; daily wage/low-income jobs which in many cases are semi-permanent or temporary. External reasons include, high cost of land and other housing services; rigid building standards; rules and regulations; lopsided planning and zoning legislation and migration (Molla, 2009:34).

Informal settlements are established due to various reasons and common throughout the cities of World countries. First, the large influx of people from rural to urban areas. Second, the financial limitation of the national and municipal governments to provide planned urban houses to the majority of urban people. Third, the high cost of even housing for the urban poor. Fourth, the marginalization of urban land requests of the poor through unaffordable land lease policies. Finally, high population growth is the other major reason. Squatter settlements are, thus, often the only affordable option used by the majority inhabitants of many cities of developing countries (UNHCR, 1999:60).

Most of the city administrations (municipalities) in Ethiopia are finding it increasingly difficult to cope with the demand for registering the process of land transactions as well as the rapidly changing patterns of land use associated with the accelerated urban growth. Moreover, the absence of reliable information especially land related is the most crucial impediment for the preparation and implementation of urban plans in urban centers. To overcome the land

administration shortcoming the cadastral system was applied in Ethiopia. The cadastre system is exercised based on the Geographic Information Systems (GIS). GIS are computer-based systems that enable users to collect, store, process, analyze and present spatial data. It provides an electronic representation of information, called spatial data, about the Earth's natural and man-made features. A GIS references these real-world spatial data elements to a coordinate system (Fekade, 2000).

Although many GIS have been successfully implemented, it has become quite clear that two dimensional maps with most complex contours and color schema cannot precisely present multidimensional and dynamic spatial phenomena. The former urban land administration has the gaps on presenting multimedia data for the dwellers and also has shortage by reducing informal settlements. Most GISs in use today have not been designed to support multimedia data, in informal settlements and therefore have very limited capability due to the large data volumes, very rich semantics and very different modeling and processing requirements. Therefore, a GIS can combine geographic and other types of data to generate maps and reports, enabling users to collect, manage, and interpret location-based information in a planned and systematic way. Thus, GIS and Cellular Automata (CA) are integrated to propose an Informal Settlement Growth Model (ISGM). The application of the ISGM has the potential to improve the urban land administration and decision-making processes in informal settlements.

As mentioned by Lamba et.al (2005), the urban land administration which is empowered with the issuance of the development permit shall ensure that the applicant has a legitimate right to the land to which she/he applied for. This means the requirement of a legitimate building are basically two: one the land on which the development activity (building) is going to be erected must be acquired through legal means (such as government grant, lease contract) as per the existing laws; second, in order to effect the building activity, it needs a building permit development authorization. This authorization is needed not only for the erecting of new buildings but also for modifying and demolishing them as well.

Therefore, informal settlements partially could result because of the requirements and the inability of the poor to fulfill them. If this continue, the establishment of squatter settlements will become major problems in the town. Likewise in Hossana town, squatter houses commonly known as “moon shine houses” since people squat on the land during the dark hours of the night. As mentioned in Ethiopian Proclamation no 574/2007, under article 25(1), “no development activity may be carried out in an urban centre without a prior development authorization”. According to article 24 of same proclamation “development” means: the carrying out of building, engineering works, mining or other operations on or below ground, or the making of any substantial change in the life of any structures or neighborhoods.

Hence, to minimize the expansion of Informal settlements and squatting, this study explored the causes behind such practices and proposed possible solutions to concerned government bodies and other stakeholders particularly in Hossana town.

1.3 Research Questions

Based on the background of the study and statement of the problem, the following research questions were addressed.

- What the limiting factors for the squatters to realize their aspiration in the informal settlements?

There are sub-questions that originate from the main question that also seek to address in order to arrived at an informed conclusion:

- What are the social, economic and political factors contributes for expansion of informal settlements?
- How do the illegal building process took place?
- How does the existing urban land policy fill the gaps on informal settlements?
- What coherences are there among the stakeholders such as police, courts, municipality, and community during the pre-and post-squatting process?
- What strategies and model will suggest to improve the land administration system?

1.4 Objectives of the study

1.4.1 The General Objective of the Study

The main aim of this study is to understand the challenges which push towards to informal settlements.

1.4.2 The specific objectives of the Study are:

- To examine the social, economic and political consequence of informal settlements.
- To investigate how urban land is captured by squatters for housing purposes.
- To identify the existing policy gaps regarding to urban land administration.
- To develop an a framework for assessing the performance of land administration system in selected informal settlements.
- To propose the model and strategies how the urban land admnistration will be improved.

1.5 Delimitation of the Study

The scope of the study is restrict to identifying the factors of informal settlement and in three selected kebeles of Hossana town and forwarding recommendation to promote legal ground of settlement and reduce informality. In other words, this study focused on assessing the causes behind the expansion of informal settlements which were established in the boarder (unplanned) area of the Hossana town and hence it did not focus on older town area or planned housing in the town centre. It included the data up to half of 2015. It mainly focused on the description of the condition of the dwellers.

1.6 Significance of the Study

The result of this research is expected to have the following contribution: Create awareness among the municipal officials, provisional officials and societies about factors of informal settlements in Hossana town; the finding of this study will help or assist the administrators of the

Hossana town, policy makers and the society in the designing intervention strategies and to provide information for the further researchers about deepest problem of illegal land owner's; it will have great impact of reference and give feed back for the current situation; the result of the study may motivate the stakeholders and it will innovate the governmental and Non governmental organization towards participate on social, economical and political problems of the community related to urban land administration and finally, this study will introduce the ISGM to the concerned bodies and contributes for the improvement of effective land administration.

1.7 The Limitations of the Study

The following are some of the known limitations of this research report:

Data: This study deals with a very sensitive issue of informal settlements and most people, in particular both municipal and provincial officials; would probably not revealed their real views about the practice of informal settlements.

Language: Questionnaires and interviews would draft and conduct in English and where there would a need to interpret them and clarify questions in the local language (either in Hadiyisa or Amharic). During interpretation the questions might lost their exact meanings.

Unavailability of interviewees: Due to the national election in the country, many Government officials did not presented on office hours. There fore, the researcher enforced either to wait them or search until where they are. Deferrals and none responses of set appointments, questions and other excuses of holidays would common.

Time and Budget: The intention of this study report would to interview a larger group of respondents but, it would not possible due to time and budgetary constraints. Some of the approached respondents could not participated in the research due to the sensitive nature of informal settlement, squatting and/or other commitments. Respondents who intervieweed may spoken on behalf of the whole community, and not just about their squatting or experiences. The names of respondents would changed to protected their identities.

1.8 Operational Definitions of Key Terms

- **Informal settlements** are dense settlements comprising communities housed in self-constructed shelters under conditions of informal or traditional land tenure.
- **Squatting** be defined as a residential houses which has developed without legal claims to the land and/or permission from the concerned authorities to build; as a result of their illegal or semi-legal status, infrastructure and services are usually inadequate
- **Land Administration** is the processes of determining information about the ownership, value and use of land when implementing land management policies (UNECEC, 1996).
- **Community Participation** is active involvement of the community on land administration of the Municipality.
- **Hadiyisa** is the local language of the Hadiya Ethnicity, in Ethiopia.
- **Keble** is the last tier or the smallest administrative unit of Ethiopia similar to a ward, a neighborhood or a localized and delimited group of people.
- **Woreda** is the fourth-level administrative divisions of Ethiopia. It is composed of a number of wards (*kebeles*)
- **Zone** is the third tier administrative division of Ethiopia. It is composed of a number of Woredas.
- **Hadiya Zone** is one of the zones in the SNNPR whose administrative town is Hossana town.

1.9 Organization of the Study

The study divided into five chapters. The first chapter deals with the problem and its approach in which background of the study, statement of the problem, objectives, significances delimitation, limitation and definition of the term are involved. The second chapter deals with the review of related literature, the third chapter is methodology of the study. The fourth chapter is Data Presentation, Analysis, and Interpretation finally in the fifth chapter has organized by the findings, Conclusion and Recommendation were presented.

CHAPTER TWO

Review of Related Literatures

2.1 Nature and Conditions of Informal Settlements and Squatting

2.1.1 Definition of Informal Settlements

A clear definition of informal settlement is hardly available. Many synonymous words have been used in literature to refer to informal settlements. These include spontaneous, irregular, unplanned, marginal, and squatter settlements (Lamba 2005: 2). Some literatures have used the term slums and informal settlements interchangeably (UNHSP, 2003). While a clear definition for informal settlement is still elusive, some organizations have given description of informal settlements and slums.

The UN Habitat categorizes informal settlements in to two. One is settlements where land and/or building have been occupied without the permission of the owner. The other is Illegal land development settlements where initial occupation is legal but where unauthorized land developments have occurred (e.g. Change of land use that breach zoning plans, building extensions without building permit, subdivisions without regard to services and infrastructure, etc.)

Informal settlements (often referred to as squatter settlements, slum areas, or shanty towns) are dense settlements comprising communities housed in self-constructed shelters under conditions of informal or traditional land tenure. They are common features in developing countries and are typically the product of an urgent need for shelter by the urban poor. As such they are characterized by a dense proliferation of small, makeshift shelters built from diverse materials, degradation of the local ecosystem and by severe social problems. In Ethiopia, they are known as illegal settlements or commonly “moon shine houses” since people squat on the land during the dark hours of the night (UNDP, 1998:119).

Informal settlement has never been well defined in Ethiopian laws. However, one can gather its nature from the reading of the current Urban Planning legislation. Proclamation 574/2007 that concerns with urban planning, under article 25(1), provides “no development activity may be carried out in an urban centre without a prior development authorization.” And according to article 24 of same proclamation “development” means: the carrying out of building, engineering

works, mining or other operations on or below ground, or the making of any substantial change in the life of any structures or neighborhoods.

The urban land administration which is empowered with the issuance of the development permit shall ensure that the applicant has a legitimate right to the land to which she applied for. This means the requirement of a legitimate building are basically two: one the land on which the development activity (building) is going to be erected must be acquired through legal means (such as government grant, lease contract) as per the existing laws; second, in order to effect the building activity, she needs a building permit development authorization. This authorization is needed not only for the erecting of new buildings but also for modifying and demolishing them as well (Daniel, 2011:37).

Hence, based on this premise we can conclude that informal settlement in Ethiopia covers houses which are built on government, communal or privately held land against the will of the holder and/or without having a development authorization building permit. While the former focuses on the absence of a right to the bare land on which the house is built, the latter focuses on the need of proper planning and building permits.

Based on this working definition, therefore, the whole forms of informality is divided in to two major groups: Group 1: includes those informal settlements which have been occupied and built without having any legal bases or evidence accepted by the law (such as title deed/ book and building permit). These settlements are commonly called as “squatter settlements” and mainly found at the expansion areas of a city. Group 2: includes settlements which are partially illegal/informal. The illegality comes from so many sources. For example, they can have legal right (title deed/ book) but not building permit or having both the title deed /book and building permit but built, expand, upgrade, change the shape and size without the proper legal procedures/permit. Such settlements are mainly found in the inner part of a city (Stien et.al, 2003:12).

2.1.2 Definition of Squatting

As Srinivas (1999), a squatting be defined as a residential houses which has developed without legal claims to the land and/or permission from the concerned authorities to build; as a result of their illegal or semi-legal status, infrastructure and services are usually inadequate. There are

essentially three defining characteristics that helps us understand squatter housing: the physical, the social and the legal with the reasons behind them being interrelated.

1. Physical Characteristics:

A squatting, due to its inherent "non-legal" status, has services and infrastructure below the adequate or minimum levels. Such services are both network and social infrastructure, like water supply, sanitation, electricity, roads and drainage; schools, health centers, market places etc. Water supply, for example, to individual households may be absent, or a few public or community stand pipes may have been provided, using either the city networks, or a hand pump itself. Informal networks for the supply of water may also be in place. Similar arrangements may be made for electricity, drainage, toilet facilities etc. with little dependence on public authorities or formal channels.

2. Social Characteristics:

Most squatter households belong to the lower income group, either working as wage labour or in various informal sector enterprises. On an average, most earn wages at or near the minimum wage level. But household income levels can also be high due to many income earners and part-time jobs. Squatters are predominantly migrants, either rural-urban or urban-urban. But many are also second or third generation squatters.

3. Legal Characteristics:

The key characteristic that delineates a squatter housing is its lack of ownership of the land parcel on which they have built their house. These could be vacant government or public land, or marginal land parcels like railway setbacks or undesirable marshy land. Thus when the land is not under productive use by the owner, it is appropriated by a squatter for building a house. It has to be noted here that in many parts of Asia, a land owner may "rent" out his land for a nominal fee to a family or families, with an informal or quasi-legal arrangement, which is not however valid under law.

In general, there are several attributes that act as generative forces and determine the quality and size of a settlement. Such attributes could be either internal to the settlement or external:

2.2 Historical Development of the term, "Squatting"

Squatting have been in existence from a long time, in the sense that an individual other than the land owner has built houses with or without the consent of the land owner. But they were not illegal squatter housing as we define and categorize them today. The term "squatter settlement" is in fact a more recent western-initiated development, which came about by the writings of Charles Abrams and John Turner and particularly during and immediately after the Habitat Conference of 1976 in Vancouver, Canada. This delineation of such informal or spontaneous settlements as "squatter" settlements represented a growing change in attitude from outright hostility to that of support and protection.

Hammond (1999), illustrates the process of squatting as a "conquest" of city areas for the purpose of shelter, defined both by the law of force and the force of law. He takes a positive outlook and portrays squatter settlements as highly successful solutions to housing problems in urban areas of developing countries. Payne (1977), similarly puts the development of squatter settlements in the overall perspective of urban growth in the third world and its inevitability. A vast number of case studies at the Habitat Conference at Vancouver in 1976 highlighted the conditions in squatter settlements, calling for a concerted and committed approach towards solving the problems.

The key question to be asked here is why do people squat? There are two reasons for this: one is internal to the squatter, and the other is external. Internal reasons include, lack of collateral assets; lack of savings and other financial assets; daily wage/low-income jobs (which in many cases are semi-permanent or temporary). External reasons include, high cost of land and other housing services; apathy and anti-pathy on the part of the government to assist them; high "acceptable" building standards and rules and regulations; lopsided planning and zoning legislation (UNHCR 1999:65).

These reasons leave no option for the low-income householder to squat on a vacant piece of land. The actual squatting is done either by a individuals or simply a initial small group of core squatters. The owners appropriates a piece of vacant land, subdivides it and "sells" it to various households for the purpose of building a house. Services like water-supply or electricity may be provided either by this person or by the organization of the squatters, usually at the community

level. The core group squatters are a small number of families who, almost overnight, occupy a piece of land and build a rudimentary and temporary shelter. Later, depending on the degree of threat of eviction, this may be upgraded to a permanent and more families may join this group. There are two distinct processes involved in the formation of a settlement. One is the organic and induced processes. The organic process refers to the forces and pressures which are initiated from within the settlement and squatter. They evolve naturally, without any outside intervention and using internal resources of the family or settlement for development, such as labour, locally available materials etc. The induced process refers to the "inducement" set up by agencies and organizations which are external to the settlement. Operating with objectives and goals on a larger, city-wide scale, they initiate programmes and projects for the overall development of the settlement. Both these put together act on the growth of a squatter settlement, through a series of consolidative stages of development. These stages are conclusive in their outcome, in the sense that they represent a continuum with one stage or process overlapping and even running parallel to each other. They are also cumulative in their effects and not exclusive (Payne 1977).

2.2.1 The Squatter

A squatter is a person who settles on new especially public land without title; a person who takes unauthorized possession of unoccupied premises. Therefore, a residential area occupied by squatters becomes a squatter settlement. But the narrow generalization, especially of settlement type is evident: everything from a brick-and-concrete multi-storeyed house to a "occupied" cardboard carton become "squatter settlements". The need is so much more necessary to understand such settlements so that a concerted action can be taken (Srinivas 1999).

As mentioned by Payne (1977), there are a number of names by which squatter settlement are described by various authors, which highlight the attitudes and approaches towards them, ranging from a positive to neutral to negative outlook. These are: Informal housing, Low-income housing, Semi-permanent settlements, Shanty towns, Spontaneous housing, Unauthorized housing, Unplanned housing, Uncontrolled housing. Some of the local/colloquial names for informal settlements (often also used for slum settlements) Ranchos = Venezuela , Callampas, Campamentos = Chile , Favelas = Brazil , Barriadas = Peru , Villas Misarias = Argentina , Colonias Letarias = Mexico , Barong-Barong = Philippines , Kevettits = Burma , Gecekondu = Turkey , Bastee, Juggi-johmpri = India.

2.3 Causes and Consequences of Informal Settlements and Squatting

Literatures show different causes for the creation of informal settlement although the consequences are more or less similar. It is true that informal settlements occur when the current land administration and planning system fails to address the needs of the whole community. When the system fails to address social housing needs, then people use their own paths in settling on somebody else's land. Such settlements are characterized by rapid, unstructured and unplanned development (Asamamaw, 2010:58).

2.3.1 Causes of Informal Settlements and Squatting

1. Population growth

A century ago, only 4% of the world's population was urban. Today, cities are home to half of its inhabitants. The explosive growth of urban populations in developing countries over the past several decades can be attributed both to natural increase and to migration. Population growth and increased migration from rural to urban areas in developing countries have far surpassed available urban housing facilities for middle and low income citizens. City authorities are unable to solve such problem based on the demand of land by the people. The result has been that a variety of types of squatter colonies have grown up on vacant lands in the central areas and on the outskirts of major cities (Manaster 1968: 23). The overall population trend shows that the urban population growth will continue to grow and the housing demand will also grow in the same fashion.

2. Insecurity of Land Tenure

While the upper classes in cities value their homes as the most valuable investment assets they have owned with top class services, residents of informal settlements' assets are discounted to explain tenure as 'the legal right to live in a house or use a piece of land'. It provides conditions under which land or buildings are held or occupied either by an individual or a community. Hardoy et al (1990) assert that the rising of irregular informal settlements in cities in developing countries often indicate disparities in the share of wealth and resources. This has also led to many urban populations living in informal settlements without any formal security of tenure and poor access to infrastructure, if available. There is surely a firm decline in the tenure status and housing conditions of the urban poor households. Despite initiatives of reduction of poverty and

safety net programmes, the number of inhabitants living in informal settlements is still rising faster than the urban population.

This expansion of informal settlements is attributed to the increased structural adjustment policies (SAPs), privatization of urban basic services and massive state disengagement in the housing sector. This has forced the urban poor to rely on informal land for access to land and shelter. The failure of markets to recognize the valuable demand for land and housing solutions for the majority of informal settlements' dwellers has largely led to urban poverty and exclusion. Residents are also incapable to access financial assistance from the banks as banks do not recognize their irregular legal status. This urban crisis together with the informal settlements is a challenge to good governance (CSA 2007).

Urban land tenure in developing countries is very paradoxical. Although the land is so central to all human activities, developing governments such as that of South Africa fail to manage the land effectively. Instead, land has opened the doors to political favoritism and corruption. 'It is a subtle asset to administer, and most governments are simply not very good at it' (ibid).

Lamaba (2005), notices that insecure land tenure often discourages urban poor households from improving their housing structures and conditions as they are unsure of their future occupations. They are often worried to make any improvements that could be demolished whenever the government decides to evict them from those areas. This is coupled to the fact that the urban poor have low levels of incomes and lack of credit facilities to improve their housing. 'Secure tenure is therefore necessary, but not sufficient, condition for creating sustainable urban livelihoods.

Unlike in rural areas, urban poor prefer 'sites with good access to livelihood opportunities, public services and amenities' hints that most of developing countries fail to formalize tenure because of land shortages for low-cost housing supply. As a result, eradication of informal settlements through relocation programmes has been under fire for entrenching the segregational planning pattern of land occupation, illegal land transactions and commercialization of land. UN-habitat (2006) also argue for the formalization of tenure for the poor in informal settlements to reduce poverty rather than a mere provision of formal land titles based on physical standards of the

formal urban environment. This is because cities constantly offer different types of legal tenures and rights for the poor.

3. The Failure of Governance

According to the UN-Habitat report on global human settlement, slums and urban poverty are not just a manifestation of a population explosion and demographic change, or even of the vast impersonal forces of globalization. Slums must be seen as the result of a failure of housing policies, laws and delivery systems, as well as of national and urban policies (UN-Habitat, 2003:5).

The report summarizes that the failure of policy is at all levels – global, national and local. At the global level, policies that have weakened national governments without any countervailing central control appear to be leading to an unrestrained globalization that is accommodating greater inequality and marginalization. At the national level, liberalization and the sectorial fragmentation of policy and analytical and institutional frameworks have failed to support the urban–rural and cross-sectorial dynamics that are critical both to sustainable economic growth and the distribution of its opportunities.

At the local level, a startling lack of capacity to cope with, or manage, the situation has left many slum citizens in a no-man’s land of illegality, insecurity and environmental degradation.

4. Lack of Good Governance

The concept of good governance can be described as the set of policies, functions, responsibilities, and procedures that an entity establishes to guide and direct how it is going to achieve its goals. United Nations Economical and Social Commission for Asia and the Pacific (UNESCAP, 2009) defines good governance as a process of decision making and procedures by which those decisions are implemented or not implemented.

Good governance is characterized by eight important principles participatory, consensus oriented, accountable, transparent, responsive, effective and efficient, equitable and inclusive as well as the application of the rule of law. While the main principle of good governance is to minimize corruption practices, good governance must be responsive and not a reactionary (Stien et al 2001) .

Although good governance is perhaps difficult to apply holistically, these principles seek to ensure that the needs of communities are allied in terms of sustainable service delivery. They must be based on viable targets within the scope of the municipality. Any attempt to prefer one principle over another is liable to prompt discontent among the urban poor and likely to result in strings of service protests. While the urban poor have detailed knowledge of their problems and their needs, effort to solve problems by themselves are thwarted by municipalities which are mainly 'dominated by engineering-led, capital intensive works and staffed by administrators and technical professionals who find the concept of community irrelevant' (Samuel 2006:15). These professionals have also limited understanding of and concern for community level livelihood strategies. Thus, their performance evaluations are seldom based on holistic considerations of poverty. The roles of professional consultants in facilitating community participation are doubtful as they often side line community needs. The role of communities to stress their interests in the Integrated Development Plan (IDP) processes remains ineffective because this role 'effectively taken over by professional consultants and the voice of the poor marginalized' (ibid).

Grassroots organisations had to wait for orders from consultation companies via national government instead of campaigning on matters which affect communities. Plummer (1999) acknowledges the power of politics which influences the operations of municipalities in various ways whether political, legislative or administrative. Politicians' decisions are clearly based on the nature and interests of the state and its socio-economic aims, thereby reflecting the distribution of power within the society. The government can, at the one extreme, take positive measures in favour of the poor under certain conditions, or at the other extreme, act against the poor in support of the well-off (ibid.). A change within a political ideology and party can have detrimental effects on good governance, particularly when the terms of office bearers expire. The new political administration might want to change policies and staff. Projects aligned to a particular political party term of office can also threaten the sustainability of the project approach if the leadership is removed (Perera, 1994:66).

5. Means of Livelihoods

Livelihoods are central in the broad understanding of how urban poor households earn their living; how the urban environments impact on food security and the ability of poor households to

take care for their households under resettled areas. Livelihoods are defined as assets, capabilities (comprising of material and social resources) and activities needed for a means of living (Daniel, 2011). A livelihood is only sustainable when it can cope with and recover from stresses and shocks both for now and in the future. There is also a need to understand the asset-vulnerability livelihoods' model which is relevant to informal settlements. The framework has sought to understand options available to urban poor in pursuit of their livelihoods. Such assets are labour and human capital (health status, skills, education); productive assets (housing and land); social assets (reciprocity within communities); natural assets like food, firewood and water; and financial assets (savings and access to credit) (ibid).

Experience suggests that households' vulnerability to shocks such as drought, fire, eviction and flooding is not a simple role of income or savings. This is largely determined by the quality and quantity of the different assets available to them at the time. In fact, a household's ability to cope with and recover from an income shock usually depends on subtle assets such as social capital instead of financial assets. Poverty, including housing poverty is also viewed as a function of income. There is also strong evidence suggesting that the urban poor often juggle these types of assets to improve their livelihoods during challenging times. Urban poor families are virtually considered as asset portfolio managers' although their decisions are often implicit or unconscious (Ellis, 2000:32).

The urban poor often accumulate difficulties in obtaining decent housing especially the child-headed or women-headed homes (UN-habitat, 2006). Women also look after their children while paid low salaries as they have the least education. They have a marked tendency for deriving their livelihoods from various activities and locations. This does not suggest that the urban poor have easy access to socio-economic opportunities. Relocating the urban poor to the urban fringes often undermines their ability to generate income to improve their livelihoods and coping strategies.

Once resettled to market-driven green field areas, urban poor households find themselves subjected to various external regulations that often limit their ability to use their housing assets they did before. However, when freedom to use housing assets for income-generation is hindered, the 'value of such assets may well fall relative to other parts of the household's asset

portfolio' (ibid.: 99). Poverty remains the main cause of poor housing while factors such as inapt planning, scarce credit and others make lives of the poor more miserable.

6. Institutional and legal failure

The urban poor are trapped in an informal and illegal world in slums that are not reflected on maps, where waste is not collected, where taxes are not paid and where public services are not provided. Officially, they do not exist. Although they may reside within the administrative boundary of a town or city, their local authority may well be a slumlord or mafia leader, rather than city council staff, who often no longer attempt to assert their jurisdiction or even enter the slums. Residents, many of these slum dwellers have no property rights, nor security of tenure, but instead make whatever arrangements they can in an informal, unregulated and, in some respects, expensive parallel market (Azilino, 2009:20).

The institutions that are failing slum dwellers are not just those of government and law, but also the private and commercial systems. Slum dwellers' life chances are low; they are rarely able to obtain formal-sector jobs because of their lack of social capital, including lack of education, lack of patronage and contacts, and a general exclusion from, regular society that is mediated by signifiers of social class and a lack of empowerment. Slum dwellers are also not able to access regular sources of finance to develop their own businesses. Banks do not usually have branches in slums, and if they do, the lack of legally registered collateral will exclude all but the most well-off slum dwellers from obtaining loans (ibid).

7. Informal Actors roles and Corruption

Land governance is fundamentally about understanding power and the political economy of land. It involves the 'rules, processes and structures through which decisions are made about the use of and control over land, the manner in which the decisions are implemented and enforced, and the way that competing interests in land are managed'. Land governance encompasses different decision-makers, processes and structures, including statutory, customary and religious institutions. When taken together as a system, land governance is ultimately centered on how people use and interact with land (Transparency International, 2011).

Corruption in land is often the culprit or an offspring of the breakdown of a country's overall governance. Recent findings by show that there is a very strong correlation between levels of corruption in the land sector and overall public sector corruption in a country. This result suggests that countries confronting pervasive public sector corruption are also suffering from a corrupt land sector a finding which has broad and important implications for ensuring the integrity and effectiveness of initiatives related to natural resource management, including climate mitigation projects and agricultural output initiatives (ibid).

Corruption that occurs in public administration and government services is a common feature in the land sector. It can take the form of small bribes that need to be paid to register property, change or forge titles, acquire land information, process cadastral surveys, and generate favorable land use plans. Such bribery is facilitated by complicated processes and limited information about available services and any applicable fees. For example, a recent World Bank study on land administration in Vietnam found that incomplete and unclear information about administrative procedures was made available to the public. It also noted that the processes for issuing property rights and certificates were complicated and expensive (Stien et al 2001).

Political corruption in the land sector relies on broader weaknesses or breakdowns in governance that compromise institutions' transparency, accountability and integrity. Illegal actions by elected leaders, public officials and the private sector may go unpunished as key national institutions are co-opted to serve the interests of the few. Parliament and parliamentary committees may be influenced or even controlled by members who have conflicts of interest when it comes to policy decisions on land governance. Judges may rule in favour of public officials and companies when land disputes arise, irrespective of evidence and the law (ibid).

Corruption can involve various actors, ranging from public officials and local leaders to outside investors. Actors may include government officials (at the local and national level) as well as individuals that command political and economic power. Customary and communal authorities may also be involved, engaging in corrupt dealings and practices. Land investors, developers, owners and users (including renters and slum dwellers), as well as related service providers (real estate agents, lawyers and land surveyors), may also get tangled in corruption's web, along with

civil society organisations and even the media. In many cases, corruption may come to undo the legal and social legitimacy of these actors if they are considered to be too corrupt. For example, the public institutions in charge of land administration may see their authority and capacity undercut if they are publicly perceived to be highly corrupt. In such a situation, investors may view public officials as having little to offer and the public may opt for informal actors (e.g. informal promoters and un-registered service providers) to represent their interests. More importantly, as existing institutions and laws are ignored, the system of land governance fails, making it more difficult for citizens to hold their governments to account for sector-related decisions (Muradu, 2002).

2.3.2 Consequences of Informal settlements and Squatting

Informal settlements in a city are causes for health problems, environmental deterioration, social distress, economic destruction, and urban violence. Generally the consequences of informal settlements in many countries are similar. The first result of informal settlement is associated with health problems (Suliman, 2006:74). Literatures show that Living in these settlements often poses significant health risks. Sanitation, food storage facilities and drinking water quality are often poor, with the result that inhabitants are exposed to a wide range of pathogens and houses may act as breeding grounds for insect vectors. Cooking and heating facilities are often basic, with the consequence that levels of excessive exposures to indoor pollution may occur. Access to health and other services may be limited; overcrowding can contribute to stress, violence and increased problems of drugs and other social problems. Together, these pose special risks to children both during the prenatal period and after birth. This indicator provides a general measure of these risks (ibid).

According to Minuwyelet (2005), the other problem is related to insecurity of holdings. Since people occupy mostly government land they live in perpetual state of fear that one day the government would evict them from the area. Hence they tend to make no investment on the houses or the land which leads again to poor condition of living and environmental deterioration. Since government authorities prefer to ignore informal settlements, mostly they are led by criminal gangs and mafias. Studies consistently show that such settlements are good shelters for criminals of cities since no law officer and police force able or do not want to penetrate it.

Informally settled areas are known for their unplanned and low quality houses. People settle without any building permit or plan and the material they use is mostly makeshift of plastics, wood and mud, and so on which is easy to catch fire and destroy by it. The streets and paths within the settlements are so narrow to allow any help from fire distinguishing authorities, if any.

1. Urban Squatters and Slums

Definition of a squatters varies widely from country to country and depends on a variety of defining parameters. In general, it is considered as a residential area in an urban locality inhabited by the very poor who have no access to tenured land of their own, and hence "squat" on vacant land, either private or public and built (UN-Habitat 2003:56).

For the millions of poor in developing areas of the world, urban areas have always been a means for improving their quality of living and environment, besides getting better jobs and incomes. This, in contrast to deteriorating conditions in the rural areas has generated a considerable flow of migrants to cities, particularly in the last three decades. Priorities of urban migrants change over time, depending on various conditions that they find themselves. But one of the first dilemmas that they face and which persists for a long period, is the question of an adequate house. With little resources, financial or otherwise, skills or access to them, the drastic option of illegally occupying a vacant piece of land to build a rudimentary shelter is the only one available to them. The problem is further compounded by the apathy and even anti-pathy of various government agencies who view the "invasion" of urban areas by "the masses" and the development of squatter settlements as a social "evil" that has to be "eradicated". Such a confusing and knee-jerk reaction and attitude towards squatter settlements has not helped the more basic question of "adequate housing for all". Qualifying definitions, characteristics, quality and examples of squatter settlements vary widely, with the inherent danger of generalization, but an attempt has been made to identify key features which are common to such areas and distinguish them (Satterthwaite et.al 1990:111).

2. Urban Housing Shortage

As mentioned by Muradu (2002,) Informal settlements in urban areas are an inevitable phenomena. As long as urban areas offer economies of scale and agglomeration economies, large cities will always continue to grow attracting migrants from rural and smaller urban areas,

leading to more squatting. There is no universal "quick-fix" solution that can solve all the problems of squatting in all parts of the developing world. Considering the inevitability of squatting, the need is primarily for a change in attitude towards squatting, squatters and informal settlements. One such approach that has been receiving considerable attention from various government and public authorities has been the "enabling" approach, where instead of taking a confrontationist attitude, governments have strived to create an enabling environment, under which people, using and generating their own resources, could find unique local solutions for their housing and shelter problems.

2.4 Settlement Upgrading

Upgrading of informal settlements means transforming illegal structures into legal ones, thus improving the housing statistics has correctly pointed out, upgrading also requires the recognition of three conditions: 'the property rights, the property values and physical attributes of the underlying assets, and their impact on each other'. Beyond the legal dimension upgrading usually addresses improvement of services (Asmamaw 2010:139).

Informal settlements are home to millions of the urban poor households across developing countries and largely represent the only solution for millions of these families (UNCHS, 1999). Most of the households in these cities are hopelessly poor while their urban conditions and facilities replicate their own and their country's poverty and inequalities. In addition to the wicked living conditions, there is a very strong shared and reinforcement relationship between housing, poverty and the environment (ibid.).

Moreover, another benefit of settlement upgrading is that members of informal settlements have invested their time, skills and money already in the informal housing construction. Upgrades cost less to execute than the eradication of informal settlements (UNESCAP, 2009). Settlement upgrading can provide urban poor households with access to land tenure and some or all the tools depicted in where the value parts being the provision of key infrastructure.

A study of Ethiopia informal settlements, for instance, showed that the combination of economic recession and urbanization can always lead in the spread of informal settlements whereas 'even more planned areas will continue to deteriorate into' informal settlement (Molla, 2009: 35). Given the inability of developing countries in providing serviced land for housing, informal

settlements will remain popular enough to invite extra settlements. Surely, informal settlements reflect local housing markets and are also here to stay ‘and are not marginal any more’. Therefore, it has been argued that the government needs to come up with a housing strategy that allows the existence of informal settlements. It now seems that the only choice is to continue with more settlement upgrading (ibid.).

Azilinor (2009), also identifies the main five key benefits of settlement upgrading: (a) health reason in order to minimize risks of epidemics, (b) economic reasons to empower local communities, (c) applicable socially to develop social amenities like clinics, (d) legal tool to provide secure tenure for the urban poor residents, and (e) upgrading of housing processes where the state commits resources.

Classic upgrading schemes ‘provide footpaths and latrines, street lightning, drainage and roads, often water supply and limited sewerage’ (UN-Habitat, 2006:22). Settlement improvement involves regularization of the rights of land, housing and upgrading of the existing basic services. However, it does not necessarily consist of a home construction but it ‘offers loan options for home improvements’ as well. Upgrading often involves other actions such as the removal of environmental hazards, empowering communities through maintenance and the building of communal facilities such as schools and clinics (ibid.).

UNCHS (1999), asserts that by tackling the issue of security of tenure and access to basic services and decent housing, the settlement upgrading and incorporation into the overall structure of the city is a necessary step towards more equitable and livable cities. This means that upgrading efforts are not only shown to have the ability to construct new models and paradigms of urban inclusion and planning, but upgrades also needs to be seen as a sensible mode to face the challenges of urbanization and poverty eradication across the cities of developing countries. There is also an assumption that upgrading would alleviate the constraints on community efforts and offer the necessary support to improvements, without disrupting social or economic links. This has been noted by many international entities such as the United Nations (UN) as giving government an authority to detect bottlenecks and coordinate the upgrading process via the provision of subsidies (ibid.).

It is critically vital to offer land titling or formalization of informal settlements, the legalisation and distribution of titles to urban poor households so that the results of upgrading are instant, highly visible, and make a major variation in the quality of life of the urban poor. Tenure formalization by offering full titles always ensures the urban poor families opportunities to obtain freely or at a nominal cost, an asset which can command a high price in the formal land market (UN-Habitat 2003). Therefore, security of tenure should be made available to all poor households.

Bahiru (2008), argues that during settlement upgrading municipalities should be very alert not to allow privatization of service provision as it limits service delivery to low income households. Instead, it will be worthwhile for municipalities 'to prevent unregulated privatization from resulting in the exclusion of the poor from urban services, on the basis of simple economic'. There is a need for municipalities to support vulnerable communities and provide them with proper platform for decision-making in order to prevent laissez faire attitudes. It is believed that these attitudes often have potential to block real integration of the urban poor into the urban mainstream, thus add other problems to the urban poor (ibid.).

Lamaba (2005), highlights the importance of the process of decision-making during the settlement upgrading. If the government has planned to provide for tenure security to informal settlements' inhabitants, it is also vital to take protective measures at the initial phase against the inevitable influx of residents. This can be done by using low level aerial photos indicating the existing informal settlements to prevent conflicts. In most of developing countries such as Ethiopia, settlement upgrading approaches are yet to be executed. Little notice is given to detect the root causes such as poverty, unemployment, and low salaries. Instead, these countries have focused mainly on the physical improvement of dwellings in townships. UNHCR (1999) have identified four main groups of constraints to settlement upgrading:

- 1. Legal framework:** Accessibility to secure tenure by the urban poor is difficult as the land is declared for completely different socio-economic situations.
- 2. Urban planning frameworks and regulations:** Inappropriate planning standards and construction regulations prevent the urban poor from affording services, thus creating low-cost housing shortages.

3. **Land markets:** Land markets are traded in active commercial markets thus excluding the urban poor.
4. **Knowledge and information:** Physical and financial challenges posed by informal settlements have not been sufficiently developed. Available information on settlement upgrading is uncoordinated (ibid.).

The problem with the formalization of informal settlements can be the attraction of economic investors into informal settlements. This trend can lead to the expulsion of traditional residents to peripheral sites, thus deeply jeopardizing the key aim of poverty mitigation and integration (Wayatt et al, 2002). Limited studies have been undertaken to effectively demonstrate how these factors and theories can be incorporated into a framework to simulate and model the dynamic expansion of informal settlements. This paper present how Geographic Information Systems and Cellular Automata are integrated to propose an Informal Settlement Growth Model (ISGM). The application of the proposed ISGM has the potential to improve the urban planning and decision-making processes in developing countries cities.

2.5 Informal settlements Theories

In developed countries cities, three main theories are frequently discussed. Firstly, the Chicago School in the 1930s regarded IS as residential differentiation resulting from the different income levels of different ethnic groups who competed for ‘valuable’ or desirable urban land. Secondly, Alonso’s neo-liberal theory of slums suggested that IS are a response to the housing needs of urban dwellers who cannot afford a formal dwelling due to discriminatory urban regulations and public spending. Finally, post-modern theory of urban landscape or factorial ecology, perceive IS as the product of skills segregation within urban spaces - urban dwellers settle according to their profession and social status (Flood, 2000).

In developing countries, however, four major theories of informal settlements are commonly referred to: land management; colonial legacy; inadequate economy; demand and supply disequilibrium. Specifically, one school of thought believes that inefficiency of urban authorities, along with poor land management practices and inadequate urban planning schemes, cause the informalisation of urban areas (Fekade, 2000). The second theory links the expansion of informal settlements to political and historical factors, especially colonialism, postcolonial practices and

civil and political instabilities (Global Urban Observatory, 2003). A third view suggests that the introduction of a new economic system has played an important role in the development of IS. This theory argues that the introduction of urban trade, income and class differences is spatially translated into residential discrimination and social exclusion (Huchzermeyer, 2002). A fourth theory explains the emergence and growth of informal settlements by the disequilibrium between the demand and supply of urban commodities or land, services and infrastructures. This viewpoint explores the sustainability and persistence of informal settlements and postulates that while effort is deployed to improve slums, new informal settlements is mushrooming in other parts of the city (Jacopsen et al., 2002).

2.5.1 Conceptual framework of the ISGM

The ISGM is inspired by existing urban dynamics models, based upon the integration of GIS and CA, such as those developed by (Debusmann & Arnold, 1996). Following similar principles, the ISGM loosely couples GIS and CA technologies to predict the emergence and growth of IS patterns. That is, the ISGM is conceived on CA principles whereby pixels, or cell-based grid squares change one by one. Their multiple states are synchronously updated in discrete time steps according to generic rules. In other words, the previous states of neighboring cells determine the state of each cell at any given iteration. The ISGM uses various forms of Moore extended neighborhood, and it accommodates user-defined rules. It is worth noting that the cellular automata developed within the ISGM is extremely flexible due to its ability to incorporate functions such as thresholds, constraints, probability factors, attraction variables and edge shaping factors. These general assumptions of IS growth can be fine-tuned to suit the local conditions whilst still maintaining the general conditions pertaining to the emergence and growth of IS. Such assumptions are drawn from the theories and factors behind IS emergence and growth to design the proposed model (ibid).

2.5.2 Modeling of Informal Settlement

The key factors pertaining to the emergence and growth of informal settlements, can be used to develop a dynamic Informal Settlement Growth Model (ISGM). The model is developed around two main approaches: Geographic Information Systems (GIS) and Cellular Automata (CA).

1. Geographic Information Systems and Urban Dynamics

In the context of urban modeling, Geographic Information Systems (GIS) can be primarily considered as a tool for capturing, storing, displaying, manipulating and analyzing spatial data. It has been demonstrated that GIS does not have modeling capabilities per se and its integration with other approaches is usually suggested as a possibility to address this weakness (Batty & Jiang, 1999). Yet, GIS is useful because it helps prepare input data (from various sources) and it can support the display and the visualization of models' output. One of the main criticisms of using GIS as a modeling tool is that modeling within GIS is static, whereas all geographic phenomena are dynamic. Modeling within GIS is also selective and restrictive (separating growth from location). In other words, existing GIS-based urban models lack the temporal and predictive. Consequently, there is now a growing interest in incorporating a predictive, modeling dimension within GIS software (Huchzermeyer, 2002).

2. Cellular Automata and Urban Dynamics

Cellular automata (CA) are best described as mathematical models where space is dynamically expressed by means of discrete time increments and processes. Any CA consists of regular grids of cells; which can adopt any one of a finite number of k possible states, the latter being updated synchronously in discrete time steps according to a local interaction rule. That is, the state of any cell is determined by its previous state and the states of a surrounding neighborhood of cells (Clarke and Gaydos, 1998).

Whereas GIS reproduces static urban forms and structures, CA is suitable for simulating the complexity of dynamic urban forces and their resulting features. Theoretical studies have laid the foundation for various applications of CA models of urban growth within hypothetical or real cities of developed countries (Smith, 1980).

3. Integrating GIS and CA for Urban Dynamics

Researchers have soon realized that in order to build a more realistic dynamic model able to forecast real urban situations, there is a significant need to combine and complement the capacities of GIS data with the CA model. For example, Flood (2000), compared GIS and CA and pointed out that they are both space-time models of their universe are both based on a two-

dimensional plane. Moreover Wagner showed that GIS and CA are similar, and complementary in many other ways. For instance, GIS provides a good environment for retrospective analysis of data and their visualization capacity has significantly improved the realistic simulation of urban patterns when a CA approach is used.

Additionally, (Batty & Jiang, 1999), provided a generic framework for the exploration of the common features within the GIS and CA environments, in order to develop better computer models of real urban dynamics and structures. A good illustration is ISGM , which has been tested in different cities such as San Francisco Bay, Buffalo, Baltimore in the US, and Lisbon and Porto in Portugal. The UGM has also been adapted to model the expansion of urban areas within developing cities. Accordingly, the proposed ISGM draws its origins from the concept, theory and technologies of both CA and GIS

4. Dynamic Visualization of ISGM

One of the critical components of urban dynamic modeling in geography is to simplify the understanding of processes by facilitating their visual interpretation. An important part of such a dynamic visualization and representation is to ensure that the processes are not represented in a static manner. The ISGM implements the dynamic visualization through the time-series animation of the simulation output. The practical aim of developing the dynamic visualization of the ISGM output is to allow a quick and easy appraisal of the expansion of IS patterns over time. Time-series functionalities such as animation are not readily available in most GIS environments. By allowing the option of generating a simulation output according to a user-defined format, the ISGM provides the flexibility to export its multiple map outputs to the available animation medium to create either a movie or a simple map animation (Jacopsen et al, 2002).

5. Lesson Learnt for Future Action

The ISGM is advantageous by the following outcomes:

- People can read the images easily. Almost without exception the local people could easily recognize the area and building where they are living and using the land on the paper plot. For the data collectors it was easy to observe agreement on the location of the boundaries of land in use. In some cases when neighbors were not on site it was observed that persons tend to claim

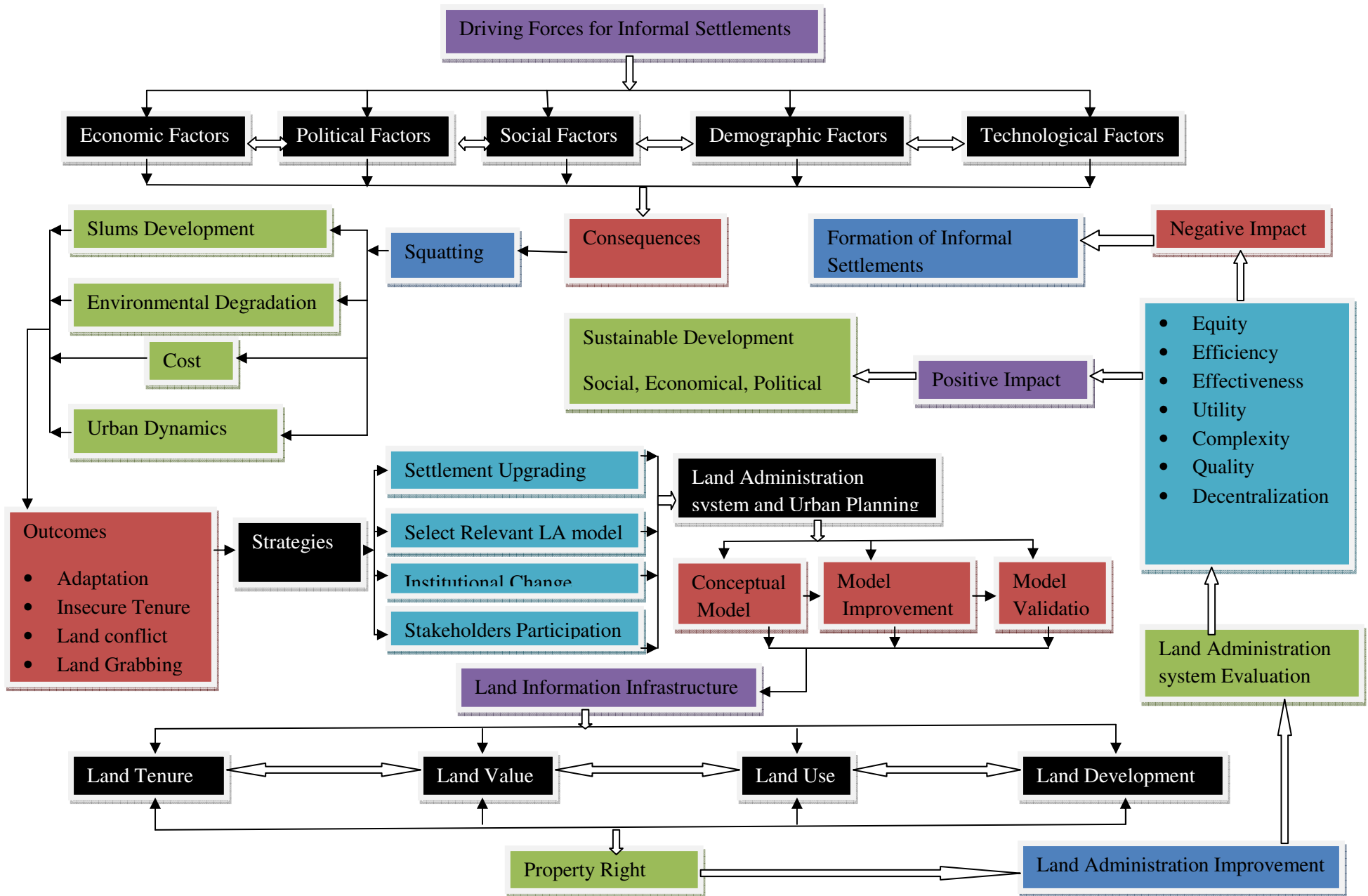
extra. An alternative approach may be to bring a Personal Digital Assistant (PDA) to the field and to present the satellite image on a screen. This implies that the screen data must be readable in case of sunshine. But costs could be saved in plotting and scanning and by directly vectorising on site.

- The approach is a participatory approach. The paper plots are attractive, people are surprised by what they see and recognize. The paper plot is something to sit around and to work with; for sure also for illiterate people. The same may be valid for an alternative setting where a village community is invited to identify boundaries in a room where the satellite image is projected on a wall. But this is not a real evidence from the field – where you have to walk around the land in use.
- Boundaries can be identified on the satellite images easily in most cases; especially when small paths are in use to access the lands – in fact a type of general boundary. Sometimes people even demarcate the boundaries. But this is not always the case; in some area's the boundaries are flexible and changing during the seasons. Clear differences between the boundaries observed on the images and the field situation have been observed in case of such flexible boundaries. It has to be stated that easiness to identify boundaries on the satellite image may depend on the weather conditions during the date of observation from the satellite. Of course there should be no clouds and images made during rainy season may be not so clear for being used in this application.
- The data are available in clear reference framework. The accuracy may not be comparable to conventional systems. Because the combination of GIS and CA filled the gap on multimedia data sources. The approach allows for reconstruction of individual points within a certain standard deviation in case of boundary disputes later in time.

2.5.3 The Conceptual Framework of Informal Settlements and Its' Impacts

Figure 2.1 is an illustration of the whole conceptual framework within which the present research has been conducted and analysed. Informal land settlement is usually referred to residential areas where a group of housing units have been constructed on land to which the occupants have no legal claim, or which they occupy illegally. The Informal land settlement is affected by factors such as economic, political, social, demographic and technological growing problem.

Figure 2.1 Conceptual Framework of Informal Settlements and Its' Impacts.



Socio-economic causes such as poverty and poverty-related marginalization, exclusion, extremely unequal distribution of power and resources including land, lack of microfinance options for the poor, increasing land prices, homelessness, low level of awareness and lack of information on institutions can be the driving agents for the expansion of informal settlements. The political factors like insufficient implementation of formal regulations, centralised land use planning, administrative corruption, insufficient control over state land, lack of communication, co-operation, and co-ordination within and between different government agencies as well as between public and private sector stakeholders, lack of responsibility and accountability, high potential for violence, abuse of power, strong mistrust, lack of good land administration system (extractive urban land policy, unregistered land transactions and strong hierarchical structure) are contributed to the squatting. In other hand demographic factors like high urban population growth rate and migration while technological factors such as lack of skilled man power on the implementation of new models, the environmental factors/globalization/ and adaption of new technologies are their contribution on the expansion of informal settlements.

The consequences of informal settlements is associated with squatting problems. The deficit in housing supply as a result of a combination of factors including high population and urbanization growth rates, couples with high incidents of poverty amongst the population. Then people with very low incomes and no obvious economic power occupy the informal settlements and expand squatting. Living in these settlements often poses significant health risks. The formation of slum largely due to poor quality and overcrowded housing conditions and the inadequacies in provision of water, sanitation, drainage, health care, garbage/waste collection/, poor percolation resulting into flood, building on waterways and pollution of land, air, and water. Sanitation and drinking water quality are often poor, with the result that residents are, exposed to a wide range of unhealthy living conditions. Overcrowding can contribute to other social related problems. The environmental quality of an urban area has a serious effect on the health condition of residents. The negative consequences of poor environmental quality affect every aspect of their lives as well as the livability and health of the community at large and lack of resources and inadequate infrastructural facilities lead to degradation of the environment. Socioeconomic and cultural quality of people living in these areas is strongly associated with high levels of environmental risk. Furthermore, people in informal settlements have high service costs coupled

with an insecure physical and social environment. Because in these area infrastructure such as water supply, sanitation, transport, and energy services are critical problems. The result of these problems lead to deep poverty and urban dynamics problems such as urban decay through which the deterioration of the built environment for long periods of time and urban renewal cost for rebirth of an urban area involving redevelopment and to improve the quality of living for residents.

The informal settlements has an outcomes on an impeded or no access or limited access only to basic services, and they have no security of tenure. Due to inequitable distribution of land resources the result of the informal settlements can be lead to land conflict between the dwellers and increasing of land grabbing. The Adaption of squatters with the existence problem will increased day to day and goes to complex manner.

Recognizing the economic, political, social, demographic and technological challenges of informal settlements is an important step toward practical and well-thought out urban housing policies strategies. To overcome the resulted problems the concerned bodies should identify available strategies. The firs strategy is settlements upgrading by which transforming illegal structures into legal ones, thus improving the housing statistics has correctly pointed out. Upgrading also requires the recognition of the property rights of the underlying assets. The overall strategies like selecting relevant land administration model, institutional change and stakeholders participation can be improved by assuring effective and efficient land administration system. The housing sector competes with all others in accessing the resources of finance, management, labor, materials, and land. When the institutional change of this sector develop, it will be capable to empower the stakeholders in economic, social and technological dimension.

The result of improper land administration can lead to land degradation and a significant reduction in the productive and shortage of land information. The negative result of land administration can lead to the informal settlements. Through land information infrastructure, the land value can be negatively affected for a number of reasons such as pollution, both ground and water, can be very detrimental to land value since it puts a great strain on public health. These reasons are the result of land use such as natural resource management issues, salinity

and resource utilization quality. The nature of sustainable use of land resource is to retain the quantity and productivity of land resource from generation to generation. Effective land information infrastructure can be the assurance that land property rights through which registered to individuals, families, or organizations. When the property right respect, the land tenure security being guaranty for the owners and reduce the rapid expansion of informal settlements. The better advantage of proper land administration model is preventing the property right of the people and ensure secured land tenure. When appropriate techniques involves to amend the property right on the land administration system, the land administration system will be improved. The evaluation of these strategies are an important method to ensure better land administration system. The evaluation has the following tools. These are:

- **Equity:** refers accommodate needs of poor, women, children, national minorities, elderly and disable protect weak from powerful.
- **Efficiency:** improve productive in public sectors, more saving, better decision-making process improved land administration system.
- **Effectiveness:** effective administration, coordination between land administration sectors, effective land policies, economic cost effectiveness and easy and rapid access to up-to-date land information.
- **Utility:** appropriateness, breadth of user community participation, local capacity building, data sharing and collecting.
- **Complexity:** simplicity, since there are too few resources and inadequate personnel compatibility with local culture and conditions, incremental approaches land administration reform.
- **Quality:** accurate, up-to-date and completeness of land records monitoring and evaluation mechanisms.
- **Decentralization:** ease of running, accessible dispute resolution mechanisms, reduction of bureaucracy.

The positive and negative impacts of land administration results are their own consequences. Sustainable use of land resource is the essential guarantee of sustainable development. Land Administration for Sustainable Development examines how countries can establish basic

infrastructure for the implementation of land-related policies and land management strategies that will help ensure social equality, economic growth, and environmental protection. Therefore, the holistic impacts of good land administration is fully capable to achieve sustainable development (economical, social, political, cultural and technological). On the other hand the negative impact of improper land administration will follow with expansion of informal settlements.

CHAPTER THREE

Methodology of the Study

In chapter two, the link between existing body of knowledge and key issues involved in assessing the factors of informal settlement and squatting are described. This chapter describes the methodology adapted in this research and the various techniques utilized for gathering the necessary data. It also focused on how the primary and secondary data collected; it details out how respondents have been selected and how the research concepts were operationalised in order to answer the research question.

3.1 Research Design and Method

This study would use a mixed methods design, which is a procedure for collecting and analyzing both quantitative and qualitative data at some stage of the research process within a single study, to understand a research problem more completely. As mentioned Green et.al, (1989), when used in combination, quantitative and qualitative methods complement each other and allow for more complete analysis.

While designing a mixed methods study, three issues need consideration: priority, implementation, and integration (Creswell & Plano Clark, 2007). This study used sequential explanatory mixed methods design, consisting of two distinct phases. In the first phase, the quantitative, numeric, data would be collected by using questionnaires. In the second phase, a qualitative data were collected through structured and semi-structured interviews, documents studies, and field observation. The rationale for this approach is that the quantitative data and results provide a general picture of the research problem, what internal and external factors contribute to the illegal land allocation, while the qualitative data and its analysis would refine and explain those statistical results by exploring participants views in more depth.

According to Lofland (1995), sequential mixed methods data collection strategies involve collecting data in an iterative process whereby the data collected in one phase contribute to the data collected in the next. Thus, in this study people identified quantitatively, to obtained the categories of the respondents depend on the factors for squatting and identified the frequency of

the values and to determined the level of the causes while qualitatively, get to know them personally and experience what they experienced in their daily struggles in society through commonly used on questions such as what and why is happening, what are doing, and what does it mean? To answer what and why questions, one might focused on people and settings, looking for the meanings that existed in, emerged from, and were consequential for, those settings. Because of these, the sequential mixed research method selected by the researcher to determined the frequency of the factors, compared the variables, focus on underlying reasons, opinions and problems of the people in the informal settlements and squatting expansion and corresponding regulation. Criteria for studying Hossana town is based on three main reasons. First, Hossana is the center not only the ten Woredas of Hadiya zone but also for neighboring zones like Kembata, Gurage and Silte. Due to this the migration of people towards the town is very high and may it take as the reason for the expansion of informal land grab and market. Secondly, it is characterized by wide horizontal expansion of the town without any legal master plan and land owners licensed process. This also exploit the number of squatter houses as opportunities than legal housing. Thirdly, the researcher had better understanding about the study area.

3.2 Sample Size and Sampling Techniques

Alan (1988), explains the term selection as to locate information rich sources of data rather than to seek a representative position those possess the qualities of the whole works well for the purpose of study. Therefore, selection of any appropriate Kebeles and information rich persons have been accomplished through sample techniques. Due to this the informants were selected in their direct relation and position with the objectives of the study. The sources of data were the municipal officials, provincial officials, Kebele Administrators and staffs, and informal settlers, farmers and residential of Hossana Town.

The researcher would give an introduction letter by presenting on the selecting Kebles organizing day and the supplementary letter from AAU to the responsible organizations requesting for permission to carry out research in their offices. Then proceed to the other respondents to make appointments to start distributing questionnaire and conducting interviews immediately.

3.2.1 Selection of Kebeles

During the research in 2014/15 the municipality, Hossana town has three (3) sub cities: Gofer Meda, Sech Duna, and Addis. Gofer Meda sub city has organized within three Kebeles known as Bobicho, Heto and Gelo Naramo. In the other hand Sech Duna sub city has two Kebeles, Bethel and Sech Duna and also Addis sub city has Lich Amba, Meil Amba and kebeles. To conduct this study three kebeles were selected with regard to reliability and validity thoughts. These areas are namely; the Gelo Naramo; Bethel and Lich Amba Kebeles selected randomly from each sub cities.

The target population in this study would be the squatters, who are occupied on unplanned area in Hossna town. Also part of the target population were the, Municipality and Sub Cities Officials, Kebele administrators, Informal Settlers, selected inhabitants, and Farmers of Hossana town.

Table 3.1 Sample Distribution of Key Respondents (N=450)

No	Key Respondents	Sample Population	Percentage
1	Municipal and Sub Cities Officials	12	2.67
2	Kebele Administrators	15	3.33
3	Informal Settlers	220	48.89
4	Dwellers of Hossana Town	158	35.11
5	Farmers of Hossana Town	45	10
Total		450	100

As indicated on the above table, 450 respondents were select as the total sample size for the study. Among these 12 were sub cities, Town administrators and Muncipal officials; 15 were the Kebele administrators of the three selected Kebeles (i.e 5 from each kebele); 220 were Informal Settlers who live in the boundary of the three Selected Kebeles. Accordingly, from 220 selected respondents of informal settlers 132 (60%) were from Gelo Naramo, 55 (25%) were from Bethel and 33 (15%) were from Lich Amba Kebele; 158 were Inhabitants in the Hossana town; and 45 were farmers from the three selected Kebeles in the town. These 45 farmers distribution were 27

(60%) were from Gelo Naramo, 11 (25%) were from Bethel and 7 (15%) respondents were taken from Lich Amba Kebele. Among the respondents the informal settlers and farmers were divided for the portion of the three Kebeles based on the enlargement of the kebeles physical area and the depth of the problems on which widely observed.

The following is the breakdown of research instruments carried out during the research report:

A. Municipal and Sub Cities Officials

The municipal and Sub Cities officials of the town were selected, by purposive sampling for interview of the study. The structured interview mostly incorporated open ended questions related to the socio-economic conditions, and the causes of land tenure conflict between the Hossana squatters and government agents. Because officials were close information about the land lease proclamation and the urban land policy of the country, assumed to be the source of information for most of the activities regarding the contribution of the land administration in Hossana town.

B. Kebele Administrators

Kebele administrators were the lowest level of functional level of the local governance. Each Kebele of the Hossana town has seven members of administrators. Among them, the two were the Kebele Administrator and Chair Person, and the one was the security officer. For this study, these three selected from the administrative staff by purposive sampling techniques for interview. Because the three of them in each Kebeles were direct responsible to ordered the activities of informal settlements and building of squatter houses. The key informants with better knowledge and experience of the researched issues were purposely selected to generate wide array of qualitative data.

C. Farmers

The farmers were selected randomly those who had old possession and had land ownership right. For the purpose of this study farmers selected for unstructured interview. The interview that reached for farmers were translated into *Hadiyisa* and all interviewed farmers were asked in local language of the study area (i.e Hadiyisa). During interviewed selected the farmers who have the land in selected Kebeles and had experience by transferring land to the third body. These were identified by field observation.

D. Informal Settlers /Squatters/

Squatter refers to households in squatter housing, or housing which has no title to the land on which it stands, and who pay no rents. The squatter settlers were the one who settled in unplanned area of the town administrative area without the permission of the government. They were acquiring land from farmers or pre informal settlers by informal way. In this study the squatter selected by purposive sampling techniques. This was done to make the number of population manageable. The researcher observed only those lived on unplanned area of the Hossana Town administrative and not included the squatter who lived under the boundary of planned administrative area.

E. Inhabitants

Inhabitants were selected randomly. They were residents in Hossana Town in formal land or informal land. Parents were selected purposively. The instrument for inhabitants was questionnaires. The questionnaire survey was translated into *Amharic*, the national language of the country and distributed after formulated in two categories for informal settlers and inhabitants of the Hossana Town

3.3 Data Collection Methods

After the selection of respondents completed, the researcher selected the agents who distributed the questionnaires and collected. Then orientation gave for the agents how assist the respondents fill the questionnaire given by the researcher and guide how they filled by the Informal settlers in three selected Kebeles and Inhabitants in Hossana Town. Then the researcher distributed the questionnaire to the agents. As soon as the respondents completed filling their response to the questionnaire, the questionnaire were collect and 100% of the distributed questionnaires were returned in the next day. Data gathering from documents conducted by the researcher himself using checklists; listed the data from document sources of the Hossna Municipal. The third types of data were that collected by interview. The Officials of the Municipal and Sub Cities, the Kebele Administrator and the Farmers interviewed face to face by the researcher and their response documented in writing from officials and administrator and organized by both writing and recording the farmers response. Then the written and the recorded data were transcribed.

Data collection by interview, document analysis, observation and questionnaire were lasted from 11/01/2015- 19/03/2015.

3.3.1 Data Gathering Tools

The type of data that used for this study were quantitative and qualitative. Because through these techniques of data gathering the numerical value of the sample and clear description and explanation of the past and current factors would discuss. The primary and secondary source of data were available in this study. The primary were gathered from questionnaires, interviews and field observation while the secondary data were collected from published and unpublished relevant documents materials reports of conference, researches, surveys result, organizational human power reports the researcher. Data collection for the study needs to be treated as a matter of design that would boost the construction of both internal and external validity as well as reliability of the study. The data gathering techniques would start by planning for data collection, distribution of questionnaires and conducting of interviews (including direct observation). The data gathering instruments that employed in this study are discussed below.

1. Questionnaires

Taylor (1998), explained that “questionnaires are preferred in the study because they give respondents complete freedom of response and are applicable even to the uneducated”.

This study would use a close –ended questionnaire to collect necessary data for the study. The questionnaire used for the main reason that it was appropriate to obtained varieties of options from a large population with in short time. To math respondents to understood easily questionnaire would prepared in *Amharic*. The questionnaires designed for the informal settlers and squatters and selected residents from Hossana Town to get information on the nature, scale, socio-economic aspects and constraints compared to where they come from Self-administered questionnaires would constructed.

In addition, the questionnaire structured in the following areas: (a) demographic uniqueness of the respondents; (b) respondents’ desires; (c) income and expenditure patterns; (d) attitudes and past experiences of life in informal settlements Squatting; and (e) economic opportunities. Adequate care in the compilation of questionnaires and interviews would assured. It must be note that it was possible to encounter certain weaknesses in relation to respondents misinterpreting or

misunderstanding question/s raised. Informal settlements and squatting were very sensitive and severe areas, rendering respondents not to give right responses as they touch their aspirations, perceptions and income/expenditure.

2. Interview

The most common sources of data collection in qualitative research are interviews, observations, and review of documents (Holt-Jenson, 1999). The interview is undoubtedly the most common source of data in qualitative studies. This study conducted person-to-person interview format during data collection. Interviews range from the highly structured style could conduct, for town administrative officials in which questions are determined before the interview, to the open-ended was used primarily to gather socio demographic information. For the most part, however, interviews are more open ended and less structured. Frequently, the interviewer asked the same questions of the same categories of participants(For example Farmers, Municipal and Sub cities Officials) but the order of the questions, the exact wording, and the type of follow-up questions may vary considerably.

In this research two types of interviews were used: structured interviews, in which a carefully worded questionnaire was administered; and in depth interviews, in which the interviewer did not follow a rigid form. In the former, the emphasis was on obtaining answers to carefully phrased questions. Interviewers were trained to deviated only minimally from the question wording to ensure uniformity of interview administration. In-depth interviews also encouraged capturing of respondents' perceptions in their own words, a very desirable strategy in qualitative data collection. This allows the evaluator to presented the meaningfulness of the experience from the respondent's perspective. In the latter, however, the interviewers seek to encouraged free and open responses, and there might be a tradeoff between comprehensive coverage of topics and in-depth exploration of a more limited set of questions. In-depth interviews were conducted with head of Hossana Town administrative and other Officials. An in-depth interview was a dialogue between a skilled interviewer and an interviewee. Its goal was to elicit rich, detailed material that can be used in analysis.

Interviews would be conducted with Municipal, Sub Cities and Kebeles officials to get information on policy issues, challenges they faced within informal settlements when dealing with issues of squatting, survival strategies, good governance and land security tenure. Questions on the relevant between informal and squatter settlements and town would be raised to the relevant respondents. Interviews would be administered to the farmers who had been land owner right and dwellers. The study used an interview guide because this contained a general plan that the interviewer followed. Here face-to-face questions were asked and comments made to meet the objectives of the study.

3. Document Studies

Lincoln and Guba (1985), defined a document as "any written or recorded material" not prepared for the purposes of the evaluation or at the request of the inquirer. For the purpose of this study Public records such as census and vital statistics reports, county office records, newspaper archives, and local business records were observed. In other hand Personal documents like first-person accounts of events and experiences, documents of life include diaries, portfolios, photographs, artwork, schedules, scrapbooks, poetry, and letters to the paper were also referred in data collection.

Both published and unpublished literatures on informal settlements and squatting as well as internet sources would be widely consulted. Through this study exercised the researcher made attempts to make a review of the relevant written documents about subject (factors of informal settlements and squatting) the written documents would consist of Hossana town administrative recorded documents, text books, publication journals, reports presented at conferences, internet, government documents and microfilm. This technique was preferred because of its ability to provide supplementary information and flexibility which help in producing descriptive information.

4. Observation

Observation in qualitative research generally involves spending a prolonged amount of time in the setting. Field notes are taken throughout the observations and are focused on what is seen.

Many researchers also record notes to assist in determining what the observed events might mean and to provide help for answering the research questions during subsequent data analysis (Fetterman, 1989). Although some researchers use cameras to record what was occurring at the research site, that method was uncommon and most researchers use field notes to record what has occurred in the setting.

To improved holistic perception of the study the researcher conducted the field observation through selected Kebeles. During the observation hand notes, cameras and videos were employed. Some photos which captured in field observation holed data analyzing. Observational techniques were methods by which an individual or individuals gather firsthand data on programs, processes, or behaviors being studied. By directly observing operations and activities, the researcher could developed a holistic perspective, i.e., an understanding of the context within which the project operates.

In this study the researcher used direct field observation through squats practices and informal settlers in selected area of the study. The photo camera used to capture some photo of squatter houses in the study area. These photos were presented in the next chapter for description. Observation of the entire informal settlements and squatter housing would be conducted. Documents would analysed because direct examination alone could hardly yield a realistic conclusion. It would be the primary technique of collecting data on non-verbal behavior although it most commonly involves insight or visual data. Here the researcher used his naked eyes to observe supplementary phenomenon as regards the situation and activities in Hossana town Municipal unplanned administrative area.

3.4 Data Analysis Methods

Mixed data analysis is a complex process that involves moving back and forth between concrete bits of data and abstract concepts, between inductive and deductive reasoning and between description and interpretation (Merriam, 1988). Data generated by qualitative methods are usually voluminous. The analysis does not involve using a set formula like it does with statistical analysis used in quantitative methods. Therefore in this study employed mixed data analysis strategy much like to go about organizing, analysing, numerating and interpreting data.

The first step in analyzing this research involves organizing the data for this purpose this essentially means analysis using of the following as data, words derived from interviews, narratives, notes of description from questionnaires, interview and documents. The methods of organizing there data will different depending up on the research strategy or data collection technique. The interview data, for instance, was organized by grouping answer together across respondents. Similarly observation was considered individually type of occurrences together while looking or difference among individual settings or time under study. The questionnaires data was compared and tabulated with frequency graph and histogram supported by explanation. Data analysis of this study would based on *Inductive analysis* means that the patterns, themes and categories of analysis come from the data; they emerge out of the data rather than being decided prior to data collection and analysis. The understanding, examining, tabulating or recombining the problem to identifying the agents of informal settlements and squatting in Hossana town by 2014/15. The report is examined and analyzed data collected from the distributed questionnaires, direct observation, policy documents and interviews with participants.

The responses of the subjects would categorized in figures, diagram and score tables, with varying percentages calculated interpretations and drawing conclusions would done in accordance with number of each item. For the case of qualitative data, field notes would written and work edited at the end of each working day to ensure accuracy in recording consistency information given from the respondents. After the questionnaire design it would reviewed to test its validity and relevance. Thus, the responses would tabulated, analyzed and interpreted in chapter four based on the returning questionnaires by using table. Therefore, the collected data should be presented for the reader mainly in statement format, tabulation, graph, diagrams, pictures and optionally in photo format for the purpose of elaboration of the percentage variables' proportions in the total sampling parameters in the target sample population. Finally, Summary of findings, conclusion and recommendation would made on the basis of the gathered data and were given based on the peculiarity of the data findings.

CAPTER FOUR

Data Presentation, Analysis and Interpretation

4.1 Social and Educational Characteristics of the Respondents

Before seeking the opinions of the respondents regarding informal settlement on Hossana town land administration, the study first sought to establish the profiles of the all respondents in terms of their characteristics.

Table 4.1 Percentage Distribution of respondents by Selected Socio-Education

Characteristics (N = 450)

Characteristics		Number	Percentage
Sex	Male	342	76
	Female	108	24
Age	18-30	52	11.5
	31-40	216	48
	41-50	169	37.5
	Above 50	13	3
Marital Status	Single	68	15
	Married	356	79
	Divorced	9	2
	Widowed	18	4
Kebele where respondent live	Gelo Naramo	168	37.3
	Bethel	75	16.7
	Lich Amba	49	10.9
	Hossana town(Excluding Gelo Naramo, Bethel and Lich Amba	158	35.1
Level of Education	From grade1-8	90	20
	From grade9-12	167	37
	Diploma	126	28
	Undergraduate	12	2.6

	Posts graduate& above	-	-
Current Occupation	Self employed	198	44
	Government Employed	135	30
	Farmer	87	19
	Student	23	5
	Other	9	2
Household size	From 1-4 members	222	49.33
	From 5-9 members	198	44
	From 10-15 members	30	6.67
	More than 15 members	-	-

Source: Collected from Survey Questionnaires, 2014/2015

As indicates in the above table information related to the major socio-educational characteristics of respondents was collected. It is observed in table 4.1 above that the majority of the respondents are male (76%), while small proportion of them (24 %) are female respondents. With regard to age, 11.4 percent fall in the broad age range of 18-30, 48 percent were between an age of 31-40 while those in the age group 41-50 were scored 37.5 percent and 50⁺ were only 3 percent. The marital status distribution are: married respondents makeup the majority (79 %) followed by single (15%). Those widowed and divorced have been relatively smallest fractions of the respondents 4% and 2% respectively. The above table also presents the distribution of respondents by educational status. According to the collected data the majority of respondents had attained grade 9-12 category (37%). Respondents who had attained the first cycle(grade 1-8), Diploma holder, and undergraduate were 20, 28 and 2.6 percent respectively of the total respondents. There was no respondents on the level of post graduate and above level of educational status.

Table 4.1also indicate that the respondents have variable occupation. The majority of the respondents were self employed (44%) and government employed are followed this in portion (30%). The rests were students and other professional 5 and 2 percent respectively. Other professionals were the servant of religious organization, old aged and disabled respondents. According to the gathered data from respondents about the house hold members size within

individual house hold, 49.33% respondents revealed from 1-4 members were live in single household, 44% households had from 5-9 members, while the rest 6.67% respondents indicated that from 10-15 members were living per household. Generally demographic characteristics data of the respondents were variable.

4.2 Land Ownership Practice in Hossana Town

As mentioned by the federal and state lease laws of Ethiopia, there were four means of urban land acquisition: auction, negotiation, assignment and lot. Now, since most of them open a door for corruption, the law recognizes tender (auction) and allotment (land lease transfer without auction) as the only two basic means of leasehold right transfer from government to citizens. As a matter of principle, every land needed for residential, business (agriculture, industry, or service), and others will be transferred by tender. Bidders will use the minimum lease price mentioned above as a base to offer their price. However, as exception, city municipalities may give land by allotment to selected areas of paramount importance to society such as government offices, religious institutions, public residential housing programs, diplomatic mission and so on. Besides, a person, who is displaced from his house as a result of urban renewal (like in case of expropriation), shall get land by allotment. All except the last would pay lease price based on the benchmark set by the city.

The total area of Hossana town administrative is 10,414.30hectar or 104.14square kilometers and the area of planning boundary is 4047 hectares or 40.47 square kilometer. It has the population density 2484.1 persons per square kilometers. Of all the sampled respondents, 65.2% lived on their own pieces of land and property, 15.4% lived on rented private house, while 19.4% lived on the squatter.

From those who lived on informal land and built illegal houses, as they responded when come to these area of settlements 49% respondents were came before 1-2 years, 31.5% respondents were came before 3-5 years and 19.5% respondents revealed that they were came and settled before 5-10 years. Based on these the collected data indicated the expansion of the squatting in Hossana town have been rapid growth in the current than past. On the other hand the majority of respondents(88%) explained they were migrated from the different Woredas administrative of

Hadiya Zone, 7.5% respondents mentioned as they were came from the center of Hossana town with variable reasons and the rest of 4.5% respondents revealed as they were came from different neighboring Zones and special Woredas of Hadiya Zone.

From those who owned land, the majority of respondents (77%) obtained the land by gift(transferred) from owners. As the respondents mentioned these gift or transfer had not legal ground and didn't well known. Instead of this the buyer and seller argued to prepare certificate defense the question of formality in the future. Additionally they had agreement of purchased the house, whether the house presented or not. "This fools technique had an advantage for adoption of the government rule which forbid the buying and selling of the land" as they said. 16.3% had inherited from their families and relatives, 2.7% had got it freely from the municipality through a permit system and the will of community. These groups were mostly immigrants, militaries and disabled, while 4% had got land from the municipality through the motivation system of association and to promote job creation.

4.3 The Evolution of Informal Settlements and Squatting in Hossana Town

According to the Hossaena Municipal recorded document of land acquisition manual (2013), before the approval of Urban Land Lease Proclamation(ULLP) the land acquisition system in the town was by registering and waiting until the former applicant required the land. Through this system more than 20000 residents of the town were registered and holed the paid receipt of the registration. But since the House of People representatives of Ethiopia(HPRE) introduced Urban Land Lease Proclamation Number (ULLPN) 721/2011 the old urban land acquisition system was changed nationally.

Next to this the Hossana Town Administration was also regulated by this rule. Due to this the late applicant and the new applicant were pushed to acquiring land in other methods. As indicated on the survey document of the Town Administration (2013), in 2007 only 210 illegal houses were registered on unplanned area, yet in 2013 the number of squatter houses were increased into 6416. Hence those who did not obtain land from the municipality through formal land transactions were forced to resort to informal if not illegal land transactions as those who owned slightly bigger

pieces of land often sub-divided and sold the land as a 'gift'. This indicates a poor urban land management system which leads to unplanned city development.

The Hossana town has 10,414.30 hectares administrative area. From this 4585 hectares were recognized as the planned area and the land was registered on the land bank. However, the majority (5829.30 hectares) or 55.98% of land was found in unplanned area of the town administration. This area was the study area of the researcher. In this area at most the majority of occupant were settled informally (See Annex-2). As this study focused on unplanned area of the town from the document observation the researcher obtained that currently the informal settlers and squatting.

4.4 Some Factors for the Informal Settlements in Hossana Town

The critical factors for the expansion of informal settlements and squatting are notably related to several major interrelated changes and has contextual practices in different environment. Notwithstanding these differences, culture, housing policy and land management responses to the challenges of informal settlements to be reviewed in the context of economic, social and urban change. These drivers in different Ethiopia Cities and Towns increasingly map a diverse set of policy challenges, and correspondingly, a very diverse set of approach. The following sections will focus on some of the major aspects of factors contributing to the expansion informal settlements and squatting in Hossana Town.

4.4.1 Economic and Social Change

The problem of informal settlements in its most acute manifestation is found mostly in low income. Lower level of economic and social development, coupled with significant economic restructuring in the last decade, was a major driver of dislocations and adjustment in the economies of cities and urban communities.

4.4.1.1 Poverty

Poverty has a social dimension (poor quality of housing and the living environment, i.e. lack of access to basic services like clean water, health care, education etc.). Urban Poverty according to the Solomon (1999) is strongly associated with high levels of environmental risk. This is largely due to poor quality and overcrowded housing conditions and the inadequacies in provision of

water, sanitation, drainage, health care, garbage/waste collection, poor percolation resulting into flood, building on waterways and pollution of land, air, and water. Gilbert and Gugler (1992) affirmed that the concentration of more people in urban areas has brought more pressure on the land space for the production of food, infrastructure, housing, and industrialization. The movement affects the capacity of the environment to cope, as each additional person increases the demand on the infrastructure and the natural system and as result creating ecological imbalance with adverse environmental penalty in hazards and disaster.

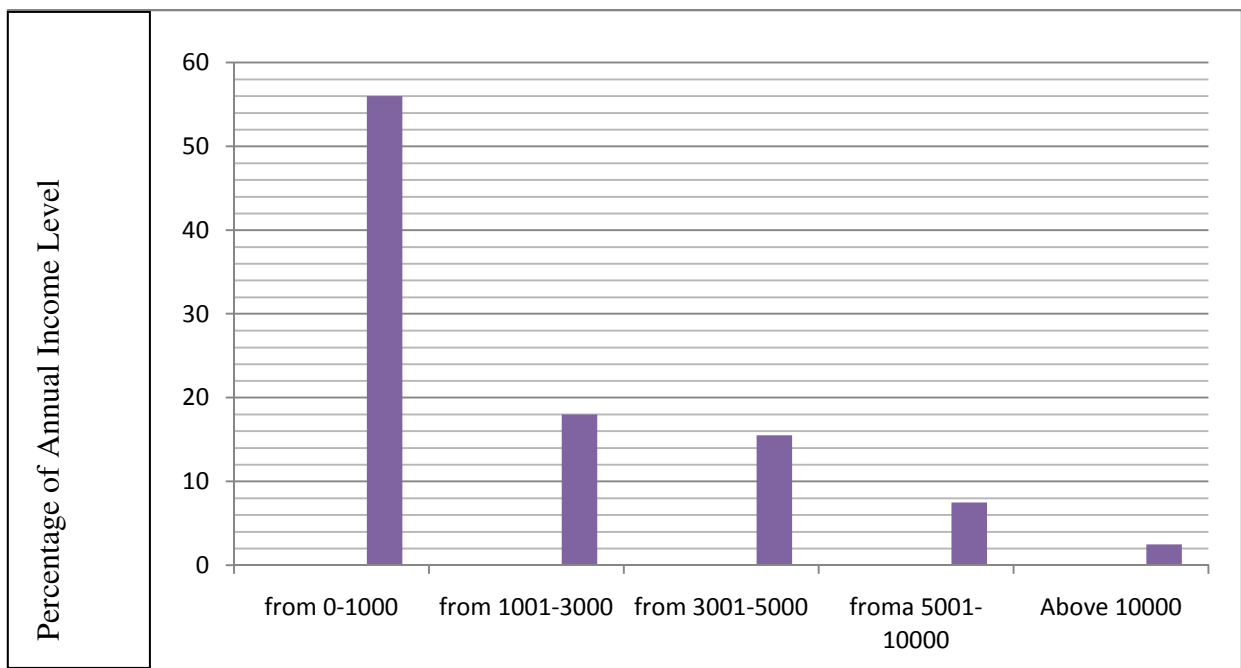


Figure 4.1 The Household Monthly Income of the respondents of informal settlers

Source: (Survey form questionnaires, 2014/15)

The Monthly income of the households revealed that the majority of respondents, 56% earned below 1000 birr, 18% earned from 1001-3000 birr, 15.5% earned from 3001-5000 birr, 7.5% earned from 5001-10000 and the rest 2% got over 10000 birr. The above figure indicates that the majority of respondents fall on the range of below 1000 ETB earned in a month. This indicated the inefficiency of economy push to getting to informal settlements. Because the life status such as the home rent, housing access, the transfer of land and the competition of acquired property in squat area was cheap than formal(planned) area. This data represented economical variable was the causes for the spreading of squatting in Hossana town.

4.4.1.2 Social Variables as the Factor of Squatting

One of the parameters to evaluate the level of social development status of a given society is the accessibility of education, health, unemployment, culture and other status should be considered. According to the statistical reports of the Hossana Town municipal(2012) the number of elders with out support was 540, the number of street children was recorded 68 or 0.003 percent and the data indicated that 3357 or 4.09% unemployed are registered in the town. As the town municipal reports according to the data from the city administration Police Quarter, crimes such as theft and physical attack were the major problems. The major reasons for crimes are lack of income, low access of job opportunity. From this the study found that the social constraint of can be also affected the existence of sustainability of households and choice informal settlements as temporary alternative. Therefore, growing of squatting are caused by, particularly in low income group of people, where the combination of high unemployment, poverty and social polarization adversely affect people's ability to house themselves is part of the informal settlements challenge.

4.4.2 Urbanization and Migration

Hossana town is the capital of Hadiya zone as well as Lemo Woreda. It is one of the 22 reform towns of Southern region. It is one of the four big towns of the region which have second grade status(like Dilla, Woliyta Sodo and Arba Minch). The Hossana town used as the transit for the passengers who travel from Addis Ababa to Wolayita and Arba Minch; From Jimma along Wolkite to Arba Minch and it has active commercial activity. The higher education such as Wachemo University, Hossana Teachers Education College, Hossana Medical College and Nigist Elleni Mohammed Anniversary Hospital, Hossana Poly Technic College and other Private higher Educational Institution are found in the town. Due to this and other reason there has been a rapid urbanization in Hossana town during the last decades.

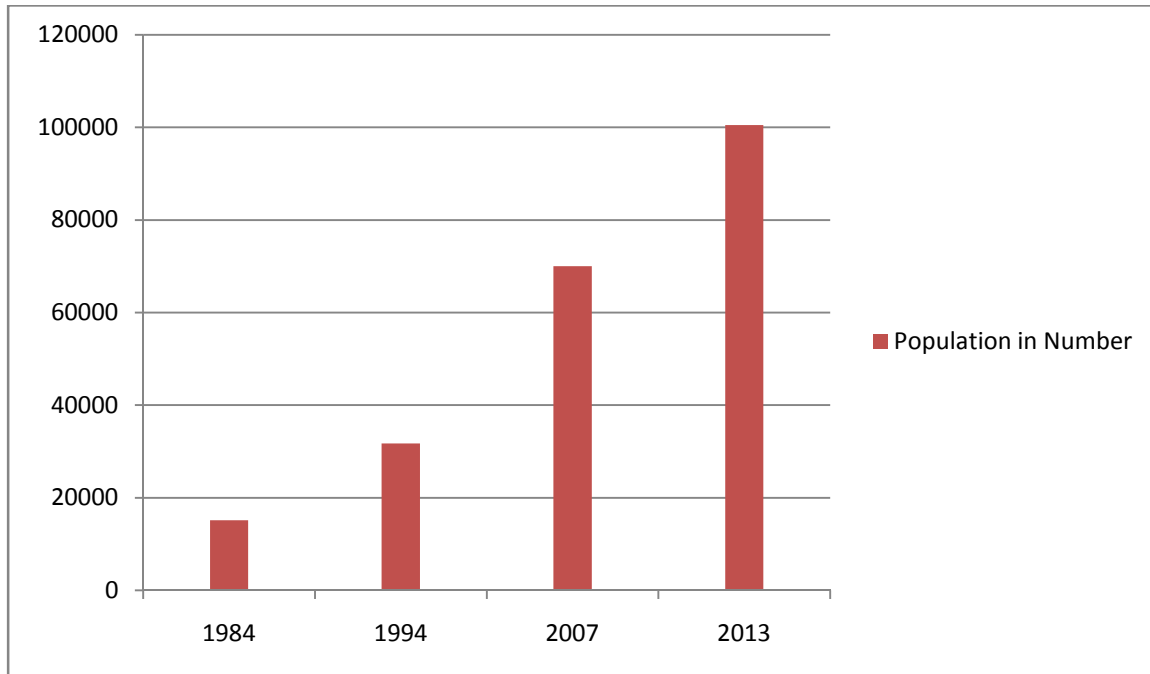


Figure 4.2 Population in Hossana Town between 1984-2013

Source: CSA(2013/14)

According to the Ethiopian Central Statics Agency (2013/14) documents, the total population in Hossana Town increase from roughly 15 thousand people in 1984 to over 100 thousand in 2013. Moreover, the urban share of population grows by 662.6% in 1984-2013. In other words, according to the 2013 Population Census the population range between in a year of 2013 and 2007 was 30505 people or it increased in 143.5%. As indicated from the data of informal settlers respondents the majority of them are came in the current area after five years and forth. Population is growing basically in Hossana rapidly became an urban resident. It is estimated that migration of people towards to Hossana town from neighboring Woredas town and rural Kebeles will continue in the next decades. As a result, land obtaining demand will continue to increase in town. From the figure above we observed the rapid urbanization and migration of people to Hossana town was the causes for the expansion of informal settlements. Because in the current situation the formal land is holed by the former resident and renter of houses but the new comer of the town push to finding opportunity of land on the informal area.

4.4.3 Illegal Land Brokers and Rent Seeking

The main activity of land brokers is to bring buyers and sellers together. The brokers usually get information about plots through the owner or by their own information networks. As information is essential in this activity, there are sub-brokers, which supply information to the main brokers. Anybody who knows a person who is going to sell his plot can be a sub-broker. Even though they identify themselves as brokers, they do multiple jobs as brokers, land speculators, water vendors and as guards at construction sites. Brokers in the area have wide-ranging social interactions through which they can get information on land. This network allegedly involves even officials in the Land Administration. A social relationship as Social links that are established when land transactions take place whether legal or illegal play a major role as a social function and must not be underestimated. The mass delivery of property titles may weaken this social link.

During the time data collection time the interviewee O-1 revealed that “In Hossana town currently the one who participated as the land broker could be accumulated capitals with in short period of time.” In the course of commercialization of urban land markets, the conversion business is increasingly being taken over by professional, tightly organized syndicates than combine the roles of entrepreneurs and regulators, and make huge profits out of the housing needs of low-income groups (Amis 1984; Payne 1989). In order to do so they have to be capable of establishing effective control over a suitable piece of land. Like the whole phenomenon of extra-legal subdivision, the strategies of squatter syndicates vary between places and over time. Outright land-grabbing against the expressed will of the legal owner appears to be rare, except in cases where the syndicates have political backing (Turkstra 1998). Especially in the case of public land, local administrators, police officers and or military personnel almost invariably have a hand in the syndicates—either actively or as recipients of bribes. ‘In the extreme, politicians and officials manipulate the regulations to create artificial shortages and drive people towards the informal sector, which may then be supplied by the public officials acting as private developers but using public land’ (ibid).

According to the farmer O-2 “with out the contribution of the brokers the land market couldn’t successfully achieved. Because they have capability to lobby the buyer and seller and close linkage with Kebele administrators and higher official. These purposive relation had advantage to

negotiate the Administrators and also officials at the time of built squat house. This situation can be called appropriate only relative to an even less efficient state apparatus; involution in the informal sector is thus inseparably linked to the involution of whole national economies. In the informal housing sector, however, additional deficiencies arise from its inevitable and long-term exposure to legal institutions. While the developer can pocket the profit and launder it if necessary, the customers can hardly hide their newly acquired asset from the eyes of the law. The interviewee O-3 explained that “the brokers had full information of land accessibility formerly and had been ready until the customer or the buyer came. Sometimes if the buyer bought without the recognition of the informal actors they may expose to administrative punishment. All these indicated the power of the brokers could be dominated the illegal land market and had influential power on government administrators and official within sharing illicit profit or shining on relationship. Apart from being the basis for the extortion of bribes, this situation leads to a permanent threat of eviction.

The auction processes for accessing urban land in particular are also argued to be highly susceptible to corruption. In urban areas, most allocation of public land for residential, manufacturing, commerce and construction purposes occurs through auctions. The efficacy of auctions in ensuring accurate pricing is argued to be questionable as there have been inexplicable fluctuations in auction prices. Little information is publicly available about the allocation of public land, the amount allocated, and the mode of allocation, the parties involved, or the conditions of allocations. One method to illegally allocate municipal land is to allocate it to housing cooperatives controlled by developers who then sell off the land informally (World Bank 2012a). According to the Hossana town administrative official the lease tender has not limitation for individual. Within this one candidate can compute in all land acquisition until he/she lost money. The play field was being narrow for middle and low income group. Some winners of the tender also transfer land to the third body illegally.

4.4.3.1 Gatekeepers (*Denb Askebari*)

Gatekeepers are people who are employed by the town Administration to control illegal land occupation, construction and the sanitation of the neighborhoods. The team was established in 2003 and operates both at sub-city and Kebele (lowest administrative) levels. The formal duties of

the gatekeepers with regard to the regulation of informal land subdivision and illegal construction are to patrol around the expansion areas and take different actions, which ranges from warning to Local officials: these groups include both local politicians, police and professionals. According to the Municipal document and Annual survey (2013), mentioned corruption as one of the major causes of illegal land occupation and transaction and had already revealed that lack of clear rules and regulation, a weak institutional capacity and corruption were the primary causes for inefficient urban land use and uncontrolled land occupation. These claims were also confirmed by most of the experts in the Land Administration during the time of the interviews.

From total 158 respondents who live in Hossana town on the existing of corruption and rent seeking, 41.4% were strongly agree, 46.2% respondents were agree, 2.8% were not sure, while 8.05% were disagree and the rest 1.6% of respondents fall on the category of who strongly disagree. From the information gathered from respondents there was deep rent seeking problem as the reason for the rapid expansion of squatting in the town. In the same manner for the question they asked whether the brokers or illegal actors in the land market expand the level of informality and exercise of squatter, 92.39% answered as they were strongly agreed and 7.61% respondents responded as they agreed.

The traditional approach for those inspections often requires a large number of inspectors, locally known to be '*Afrash Gibrehayil*', which literally means illegal house destruction team. Therefore, local officials were identified as key actors in the informal land subdivision and transaction. Local residents: they are either the original landowners or squatters who owned plots through informal subdivision. They are usually perceived as marginal actors once they have sold their land or secured their own plot. However, in this study, they are active actors who are involved in the informal land subdivision. In some cases, they became leaders of the informal subdivision on their own land. They also play a key role as information centre for the newcomers who want to buy land in the area. They also act as sub-brokers by leading the new buyers to the main land brokers. The above data revealed that the illegal brokers and the some government employees assigned to regulate the illegal grab of land immersed on corruption and have been contribution on the expansion of informal settlement and building of illegal houses. Therefore, it indicates

illegal brokers and the rent seeking attitude were the reasons for squatter settlement in Hossana town.

4.4.4 Lack of Good Governance

Land administration is defined as the regulatory framework, institutional arrangements, systems and processes that encompass the determination, allocation, administration and information concerning land (Foekan et al, 1998). Efficient and effective land management is essential for urban development and growth. This requires the land delivery process to be participatory, equitable, and transparent. In land management, globally, these constituents of good governance have gained significant attention in recent times. However, in Hossana urban land delivery practices and processes have been prone to corruption due to the absence of good governance. 70% of respondents revealed in the town the land policy practices had lack of participatory manner. As mentioned by respondents the land policy was not discussed in the community rather than the government officials. 90% of total population revealed as they were not required any awareness on urban land lease policy proclamation and practices. This indicated in Hossana town Administration had lack of transparency and community participation. Therefore the ineffective of good governance did affected the formal land acquisition and expanded illegality in the town.

During the introduction of the urban land lease proclamation besides to the residents they had been media following access the majority of the community groups were not awareness still now. As far back as 1997, the UNDP pronounced a classic view of good governance as that process which is participatory, transparent, accountable, effective, and equitable and, above all, promotes the rule of law. Good governance ensures that political, social and economic priorities are based on broad consensus in society and that the voices of the poorest and the most vulnerable are heard in decision-making over the allocation of development resources.

From total respondents 77.3% said that the major cause of the long delay in registering land was too much unnecessary bureaucracy such as hierarchy, repeated coming; while 20.6% of the respondents said that the main reason was poor or lack of modern technology to store data on land. Regarding shortage of skilled manpower and lack of professionalism on the part of municipal officials. The lack of transparency and access to information were the key issue and

drivers for expansion of squatting in Hossana town. Lack of transparency is seen to permeate almost all aspects of land administration (World Bank 2012a). Some of the policies that govern land administration are determined on the basis of unpublished directives. This creates a system of uncertainty and lack of clarity for those involved in land administration and may feed corruption. Ethiopian land administration also lacks an inventory of public land systems. Urban areas have limited mapping of registered property (World Bank 2012a). This makes the issuing of forged documents easier. There is also lack of transparency in the allocation of public land. Due to this around tendering for land leaseholds, many people resort to corrupt means to gain land.

The way of transferring land and changing the owner name also has boring or hesitating action. During the interviewed O-18 indicated that to completed the ownership certificate of the land acquisition through gift or house purchasing it might take from 15-30 days on average. The requiring document also vague and overcrowded. Due to this most residents choice to lived in informal settlement to hide from bureaucracy. The Sub cities Administrator revealed the government officials could show some effort to insist good governance on land administration. But he won't hide the limitation on effectiveness. According to the administrator the officials and the Chairman of the Kebeles did mostly selected with respect to their previous performance not relative back ground with available qualification. This affected the effectiveness and technical appraisal of the administration. To overcome the problem the municipal of Hossana town took decision on improper administrators and replaced them. However, short variation of the official also affect the sustainability of good governance in the Town.

There are a number of elements in Hossana current land administration system that can create potential entry points for lack of good governance activities to occur. These include: lack of clear policies, weak institutions, lack of transparency, and limited public participation, and capacity challenges. The experience in city indicated that despite the fact that the city government has shown the commitment to work with the urban lease policy and construction of condominium houses, the system have a limitation on controlling squatting, unauthorized subdivisions on legally owned land and various forms of unofficial rental arrangements.

Responses from officials and experts of Land Development and Management Agency and the town administration, 2014/15 indicate that as there is great numbers of squatter settlements in the town and since squatters have enormous contribution in solving the existing housing problem in the town, most of the squatters were tolerated and no serious action was taken since long ago. Besides, according to these officials and experts, it was very difficult even to identify who is squatter and who is not squatter in the town. This is because most households have some written documents which indicate as they purchased the house (not the vacant land) from someone else which is also legally acceptable. Still, the respondents seriously pointed as this kind of land development is becoming great annoyance to their offices and has many negative impacts on their town's overall development.

This contradicts the findings of UNHCR (1995), stated:

“Illegal settlements can be viewed as the development of cities which are more appropriate to the local culture, climate and conditions than new urban planning scheme inherited from Western societies and the plans produced by the governments of the same cities” Currently, the town administration is registering some of the squatter households and other households who constructed their houses in informal way based on Proclamation No. 721/2004 (a Proclamation to Provide for Lease Holding of Urban Lands). Article 5 sub article 4 of this proclamation states that informal settlements that have been regularized in pursuant to the regulations of regions and urban administrations shall be administered as leasehold tenures on the basis of their conformity with the urban plans and parceling standards.

According to Hossana town administration, based on internal regulation town, there is no clear procedure which informal settlements included by lease hold system concerns from the standard years. There was no clear statement referred 'Squatter houses which were constructed after this day were being demolished or included in land lease tenure in different parts of the town.' The most frequent response of the town administration to this development and expansion of squatter settlements in Hossana town is demolition and eviction without any compensation and other treatments. Only in this year, more than 200 houses were demolished in Hossana town. But most informal settlers have hope by talking unknown decision about the legality or upgrading of

informal settlement in the future. This indicated there were gap on sharing tangible information and lack of transparency before constructed and after constructed informally.

4.4.5 Homelessness and Expensive Rent

Informal land developments provide shelter for over 85% of the population of urban residents in most developing Nations (UNCHS, 1996). The public sector no longer contributes to the provision of serviced land or housing for low-income groups. Furthermore, the private sector targets its land and housing development activities at high-income and middle-income groups with regular employment and access to formal credit.

In Hossana town the Urban common usage houses or Condominiums have higher demands than the relatives town in the region. According to the report of Housing project office of Hossana town the built Houses were transfer to the user immediately (See Appendix-3). Because there were more demand of Houses. But in others town the competition didn't that much exaggerated as like Hossana. However, the government built the houses with long time paying credit agreement within the Support of Commercial Bank of Ethiopia, there are two factors affect the condominiums housing policy in the town. First, the living condition of the society too far form the designing of the houses. In fact majority of the people in Hossana town are came from neighboring rural area or they were connected with the life style of the rural area. Most beneficiaries criticize the condominium houses with respect to the lack of individual property, additional land for urban agriculture, the field for children, risk fullness, lack of comfortable for social life such as, wedding, sad and ceremony. Second, the cost of the houses are unexpected for urban poor and it will be increase in its' interest rate with in the variation of current currency exchange. As a result, the urban poor and large segments of low and moderate-income groups have no choice but to rely on informal land and housing markets for access to land and shelter, thus fostering the expansion of irregular settlements in cities.

Hossana is one of the most rapidly urbanizing town in Ethiopia and especially in SNNPR, faced with challenges of informal settlers. Almost the majority of government rental houses in the town have been replacing with new renewal and the poor residents enforced to migrate in to the boarder of the town (i.e. the informal settlements). The major reason going towards the informal area is,

the house rent did cheap. The shelters are, built by the efforts of the squatters who cannot afford to secure legal or formal land or a safe site on which a house can be, built. According to the report of the Hossana town Municipality (2010), there were 12942 housing units and 9775 house holds in Hossana town with average house hold 6.7 persons. This indicated that there is shortage of housing unit in the town as some households were residing by sharing one house unit commonly with some other households.

Form total 158 sample respondents who are dwellers in Hossana town, 56% agreed on high cost of urban house and home rent were the agents in the expansion of squat houses in the town, while 42% also strongly agreed on this concept and only 2% were disagreed this. From the response of the respondents we understand that expensive life of the town on housing market and home rent was indicated as the reason for rapidly developed squatter settlements or shanty town in Hossana town land administration. 60.25% of the total respondents form Informal settlers mentioned that shortage of houses and high rental price of the existing houses are causes for informal settlements expansion. It was mentioned that due to the price inflation for food items as a result of the economic crises, the Urban poor could not afford to pay rent for a house. This pushes the urban poor to involve in Informal land occupation. It is again obvious that housing is one of the basic human right and for one who does not have house in the area he/she is living, to demand land for this purpose is reasonable.

4.4.6 National Urban Land Acquisition Policy

Hossana municipality was established by 1942 during the regime of Emperor Hialesilassie. Since the time of establishment the town served as *Woreda* center. And since 1991 it is serving as administrative center of Hadiya zone. When the Derg came to power in 1974, it passed a proclamation (47/1975), that transferred all urban land and extra houses to government ownership. Land owners lost their land without compensation and land was not subject to sale, mortgage, donation, lease and so on. Urban residents were allowed to keep one residential house and another business house, if necessary. Those who had no house at that time were allowed to get a land not more than 500 square meters to construct one. And those who had no ability to do so were given government houses on rental basis. This rule was also applicable in Hossana town.

When the EPRDF led government assumed power in 1991, it designed a new tenure system for urban Ethiopia. Leasehold as land tenure system was then introduced in the country in 1993. Leasehold as a form of land tenure is a well known system applied in many other countries of the world as well. In Ethiopia, for the first time, it was introduced in 1993; then revised in 2002; and finally again being repealed today in 2011.

The House of Peoples Representatives has passed a new urban lease holding proclamation in October 2011 that is termed as Proclamation 721/2011. This proclamation repeals the previous urban land lease holding proclamation no. 271/2002. The new proclamation has introduced some new and controversial articles which generate lots of discussions among the people and government officials.

World Bank (2012), defines lease as a written agreement by which the owner of land or a building (the lessor) agrees to let to another (the lessee) to have the use of it for a fixed rent payment and period of time. Daniel (2005) on the other hand defines lease as follows: A lease may be defined as a contract granting the exclusive right to possession of land for a fixed or determinable period\ shorter in duration than the interest of the person making the grant. The interest created by the grant is formally called a term of years “but is more usually referred to as a” lease” or a “lease hold interest.” The granter is called the “lessor” or “land lord” and the grantee the “lessee” or “tenant”. All leases are necessarily derived directly or indirectly from the free hold. They Give the market value to land: one of the basic goals of the new urban land policy is to turn land from a timeless and costless commodity into land with both cost and time limit. With this approach: The government will be able to generate the required revenue; Land users will realize the cost of urban land and make an efficient use of it; Land prices will give a clear signal that leads to efficient land use and allow the land recycling of primate lands for most profitable uses.

In Ethiopia the objective of the previous lease proclamation 272/2002 was twofold, to collect enough money to run urban infrastructure and to transfer all urban land holdings in to lease system. Indeed as witnessed then after, the government had shown efforts to create a source of revenue for the purpose of financing the supply of dwelling houses and infrastructure through an effective and dynamic land lease policy.

Urban land administration is delegated under the federal constitution to city governments and municipalities. However, there is no common system to administer land in urban areas. Urban land is provided through a lease system, a perpetual permit system and separate legislation for condominiums (World Bank 2012). While the 2002 Urban Land Lease Holding Proclamation stipulates that the leasehold system will apply to all urban land areas irrespective of how they were acquired, relevant authorities have yet to adopt the leasehold system. This has led to the coexistence of different systems and a high level of informality. In addition, there is no real system to record rights and restrictions, and the registry faces capacity issues.

The urban lease proclamation and the beginning squatting in Hossana town are much related. During the interviewed with farmers, 97% respondents strictly disagree with the urban land lease policy. 0-7 said “most of the squatters in the illegal houses are came after the announcement of the land lease proclamation. By its’ nature the proclamation was extractive manner. Majority of the poor could excluded by small number of rich in through competition.” Respondents 0-11 justified that most of the town residents were registered and waited for long time after requesting land. The Hossana town municipality also gave receipt and got promise to give land based on the registration. Although the candidates expected the time of land acquisition day, the government proposed the new urban land acquisition law and twofold their hope. Due to this the people made as alternatives to obtained shelter and property on the illegal land acquisition.

Lack of comprehensive land related information was a common problem in Hossana Town land management organization. Where the existing information was located in the complex organization setup and less attention on how complete, accurate, reliable and relevant information has been used for planning and decision making. The other problem of the land lease holding policy was lack of appropriate capacity building program strategies for officials or the community members. Due to this the Hosaena Municipal administration hadn’t adequate capacity to insisted the urban land policy ideology through the capacity and it had unable policy ideology through capacity and it was unable to enforce land use regulation in its’ administrative area.

The land banking system and Cadastral information are not organized and have lack of multimedia data on the urban land policy system. Although the selected Cities and Towns

involved on the rule of new ULLP the Geographical Information Systems (GIS) and Cadastral system didn't exercise over the all reformed town. So, the urban land information was not connected with demand and supply analysis. Most residents found themselves with no option but to buy plots of land from middlemen. The study found also that the existing land delivery system was also particularly inefficient in terms of revenue and tax collection.

The current urban land policy are characterized by general inadequacy of land related information, shortage of skilled man power, limited financial capacity, weak monitoring and evaluation mechanisms, bureaucratic tendency, lack of participation by low income group in decision making process.

4.4.7 Insecure Land Tenure

Land tenure refers to the rights of individuals or groups in relation to land. The exact nature and content of these rights, the extent to which people have confidence that they will be honored, and their various degrees of recognition by the public authorities and communities concerned, will all have a direct impact on how land will be used (Lewis, 2000). Tenure often involves a complex set of rules. Some users may have access to full use and transfer rights. Other users may be more legally limited in their use of these resources, which illustrates both the diversity of rights to land and the existence of a wide range of options, from full ownership to less singular forms of possession and use.

According to the survey conducted by the author in 2014/15, out of the total of the sample 220 squatter households, From those who owned land, the majority of respondents (77%) obtained the land by gift (transferred) from owners. As the respondents mentioned these gift or transfer had not legal ground and didn't well known. Instead of this the buyer and seller argued to prepare certificate defense the question of formality in the future (i.e. bought either from farmers or land dealers) or bought very small house which is only for purpose of symbol to call it house . 16.3% had inherited from their families and relatives, 2.7% had got it freely from the municipality through a permit system and the will of community.

The price by which these squatters bought from the farmers or land dealers is significantly higher than the amount the town administration pays to the farmers as the compensation indicated above. This means that the farmers want to illegally sell the vacant land to land dealers rather than forcibly agreeing with the government which pays less amount of money. This contradicts the finding of Minwuyelet (2005), which says the development of squatter settlements before the nationalization of urban land and extra houses in Ethiopia was highly deterred as the power of the property owners (individual ownership) was strong enough to discourage illegal occupation of land.

According to Minwuyelet (2005), after the nationalization, the government could not effectively and efficiently manage the land and everyone has got the chance to squat on vacant government lands which is completely not true in case of Hossana town. When the government control the land of individual under the planned area of the town the only compensation of the farmers could be acquiring at most two votes (500m²). According to the town administration, this payment is based on proclamation No. 455/2005 (Expropriation of Landholdings for Public Purposes and Payment of Compensation) and Regulation No. 135/2007 (payment of compensation for property situated on landholdings expropriated for public purposes). According to this proclamation and regulation, a land holder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for payment improvements he/she made to such land. But during selling for speculators they are capacity to sell all property on the land and transferred to squatters illegally.

The leasehold right is a right to use the land for fixed period of time against payment of agreed amount of money. The assumption is that any person who fulfills the requirements is entitled to get land by way of lease. Pursuant to article 4 of the urban landholding lease proclamation, an urban land shall be permitted to be held by lease: Once a person gets land by one of the three mechanisms, he/she is entitled to get leasehold title deed. This is a certificate that proves the lessee's rights to the land. Once if a person buys the lease right she/he has the right to construct a building of different nature (residential, commercial, industrial) as per the agreement and the master plan. Hence the right of use and enjoyment is one right conferred on the lease right holder. Another right is that the lease right can be inherited, donated, or mortgaged provided that the

beneficiary's rights are limited by the period of the lease term. Finally, the lease can be sold or exchanged to any person. Article 13 of the proclamation provides the kinds of rights. As per sub-article 1 of this article "any lease holder may transfer, or undertake surety on (mortgage), his lease-hold; and he may also use it as a capital contribution to the amount of the lease payment he has made."

It must be noted that this right shall be enjoyed so long as some form of construction/activity has been taken place; in other words bare land is not subject to all the above rights. This point is also understandable from the reading of Article 12 and Article 13(2) (3) of the proclamation. Article 12 requires the leasehold possessor to "begin to use the land for the prescribed activity or service within the period of time set." The time set for commencement of activities may vary from 18-30 months as the case may be as emphasized in different municipal regulations. The second point is that the concept of real estate that we discuss in the beginning, that land constitutes the ground and the building, is reemphasized once again under article 13. This article in short says that mortgaging a use right of land includes a building constructed on it and the accessories thereto, and conversely the mortgage of a building and its accessories includes the use right of the land. Similarly, sub 3 of same article says that land right and the construction upon it are inseparable in that during default of payment both rights should be transferred to the creditor.

As one can clearly observe that leasehold right provides all the rights and privileges that private land can do. The only difference is the degree of security and restriction. Concerning this point, Farvacque and Mc Auslan (1992), give interesting explanation: *Essentially, the crux of the legal difference between freehold and leasehold is that the freeholder (private owner) is bound by the laws of the land and nothing else. Whereas the leaseholder is bound, in addition, by the terms of the lease laid down by the landlord. The leaseholder is then less free and unrestricted in his or her use of land than is the freeholder (p.199.)*

The O-7 explained about the Secure land Tenure "We have fear to use our exercise property right. However, the Ethiopian Constitution amend the property right of the land for any residential owners, the ground truth is different. At any time without excuse the farmers might leave from their lands when those lands required for investment, industry or to give for certain purpose. Due

to this the farmers and government compute on land grabbing and formerly the farmers transfer quickly to the third body by illegal ways. It is not taxed. Therefore, within this land tenure question the shanty town development increasing in every day in Hossana town.’’

According to UN-Habitat (2008), insecure residential status means first of all insecure tenure, as opposed to secure tenure, which “is the right of all individuals and groups to effective protection by the State against unlawful evictions”. *Insecure tenure* covers a wide range of local situations, from total illegality to various forms of tolerated occupation, or occupation legitimized by customary practices. According to UN-Habitat (2008), security of tenure describes an agreement between an individual or group for the rights to use land and residential property, which is governed and regulated by a legal and administrative framework (legal framework includes both customary and statutory systems). The security of tenure derives from the fact that the right of access to and use of the land and property is underwritten by a known set of rules, and that this right is justifiable.

The factors which are responsible for tenure insecurity are many and varied. Where land is vested in the state, customary land rights of people living on this land are susceptible to tenure insecurity if these rights are not adequately recognized as fully legitimate and respected in law and practice. Pluralism can be a source of insecurity if not well regulated or where certain forms of tenure are allowed to override others. The plurality of legal norms and multiple tenure systems has resulted in insecure tenure, especially for land held under indigenous/customary systems. The role of the state as regulator and manager of land issues is a key factor in land tenure security. Inappropriate policies for abolition and replacement of customary land rights are also a major source of tenure insecurity.

The tenure can be affected in a variety of ways, depending on the constitutional and legal framework, social norms, cultural values, and to some extent, individual preferences. In summary, a person or household can be said to have secure tenure when they are protected from involuntary removal from their land or residence by the State, except in exceptional circumstances, and then only by means of a known and agreed legal procedure, which must itself be objective, equally applicable, contestable and independent. Such exceptional circumstances

might include situations where physical safety of life and property is threatened, or where the persons to be evicted have themselves taken occupation of the property by force or intimidation. The limitation in time may create some how insecurity on the lessee and as a result inhibits the lessee from making further investments. On the other hand it can be said that for those lease agreements taking longer years, such as 99 or 70 years, people may not be inhibited from making additional investments.

In Ethiopia context the culture of the people oriented on sustainability of property to transfer for the next generation. However, the government assured from 70-90 years of land ownership has been argument, some people criticize that this rule lost the secure tenure right of the people. Because according to this argument the Secure tenure of land should not restricted by any other external or internal agents. But insecurity of tenure expand the informal land market and squatter settlements. From total respondents of farmers during interview 98.12% mentioned that ‘‘Followed by the Urban land lease Proclamation we had been worried it may our land transfer to the richer at any time. Therefore we choice informal transfer of land with in illegal document and agreement with buyer.’’

The Constitution recognizes private property whose contents include the right to acquire, to use and to dispose of such property by sale or bequest or to transfer it otherwise subject to public interest and the rights of other persons. It defines private property as a tangible or intangible product which has value and is produced by the labor, creativity, enterprise or capital of a person. It declares land as an exclusive common property of the state and the Peoples of Ethiopia not to be subject to sale or other means of exchange. The Constitution empowers government to provide private investors with use right over land on the basis of payment arrangements. Once use right over land is given to investors, they have full right to the immovable property they build and to the permanent improvements they bring about on the land by their labour or capital including the right to alienate, to bequeath, and, where the right of use expires, to remove their property, transfer their title, or claim compensation for it. The Constitution indicates that the particulars of these general features of private property will be specified by law. Private property can be subject to expropriation for public purposes subject to payment in advance of compensation commensurate to the value of the property.

Uncertainty and command on land rights: As land becomes scarce, farmers demand for adequately specified, bounded and secured land rights. Access to land is necessary but exercising rights that come with it in effect determines how much a landholder has control over land, either in use or in transfer. Insecurity of tenure limits the degree to which landholders exercise their land rights. Where there is a prevalence of insecurity of tenure, some of the land rights are left unexercised. 78.87% of respondents strongly agreed on the insecurity tenure of land on Hossana town has the core factors for the expansion of Informal Settlements and Squatter housing. It indicated the raising of Secure tenure was inversely proportional to the spreading of Squatting.

4.4.8 Gap Between on Demand and Supply of Land

Moreover, large cities and towns, designated by federal and states as lease towns, faithfully practiced the second objective-urban land has been transferred to individuals by lease agreement. Now; however, it becomes clear that urban municipalities become corrupt and inefficient in land delivery. Demand for land in urban areas has been greater in huge amount than the supply of land given by the land authorities.

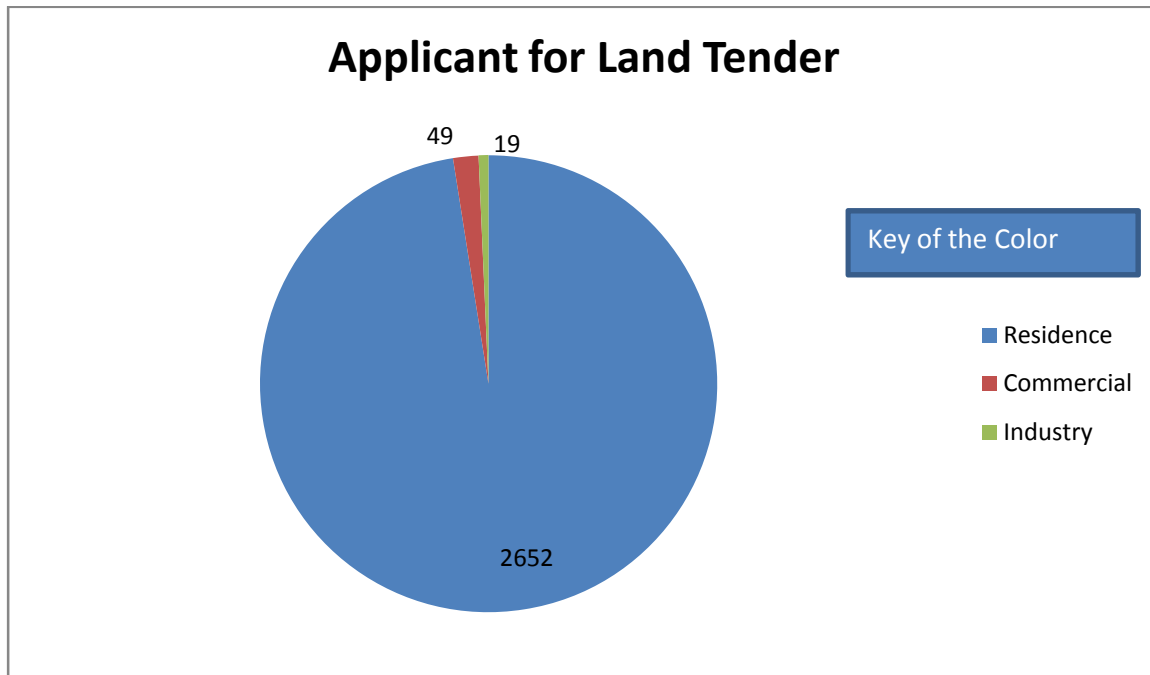


Figure 4.3 The Number of Applicants to the Land Tender in 2013/14 in Hossana Town.

Source: (Document of Land Lease Performance in Hossana town, 2013/14)

As indicated in the above figure from the total applicants who registered for acquiring land with the lease system from Hossana town Municipality, the majority that mean 2652 (97%) fall on Residential land required, while 49 (2.4%) were apply for Commercial land and 19 (1.6%) applicant were registered to compute on the Industrial land tenure. According to the Hossana Town Municipal Land Lease Tenure Performance Document (HTMLLTPD) these applicants were the first applicants for 2013/14. Unless ashamed the high competitiveness among the applicants, it expected many residential may registered to acquired land. As the Municipal Administrator clarified “The administrative bureaucracy also affected the level of demand on the land application. Because the applicant did come repeatedly to finished individual case in different days. This was the result of lack of organized performance in the Town administrative.” The land allocation processes were highly bureaucratized and inaccessible, while long delays in obtaining approvals attributed to cumbersome procedure and lack of capacity in government organization. Besides, corruption, non-transparency and injustice have reined in the system, which created a safe haven for few urban speculators and brokers. The less supply and high demand of land for housing compelled many persons to find other options of which one is squatting.

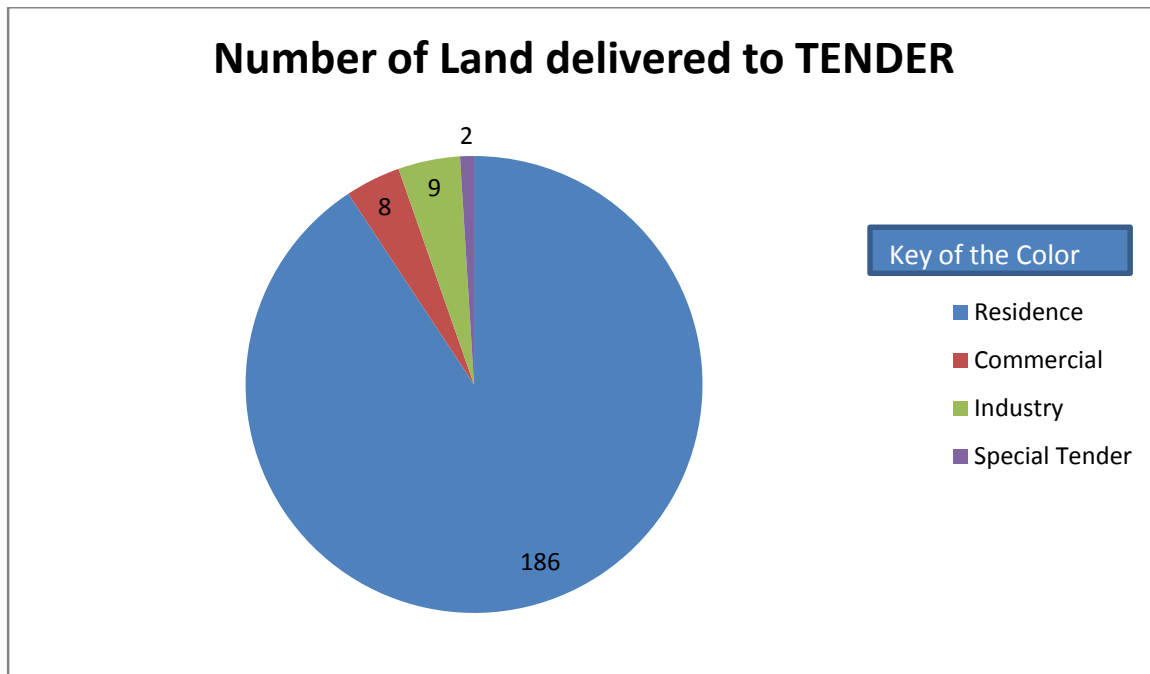


Figure 4.4 The Number of the Land Delivered to Land Tendered in 2013/14 in Hossana Town.

Source: (Document of Land Lease Performance in Hossana town, 2013/14)

The above figure represent the Total land delivered based on different purpose in 2013/14 in Hossana Town Municipal. The total area of land delivered were depend on the category of the land. For example the residence area was 200 square meter for one tender, 500-10,000 square meter for Industry and Commercial area. The special tender included the social service like Education, NGOs, Religious.

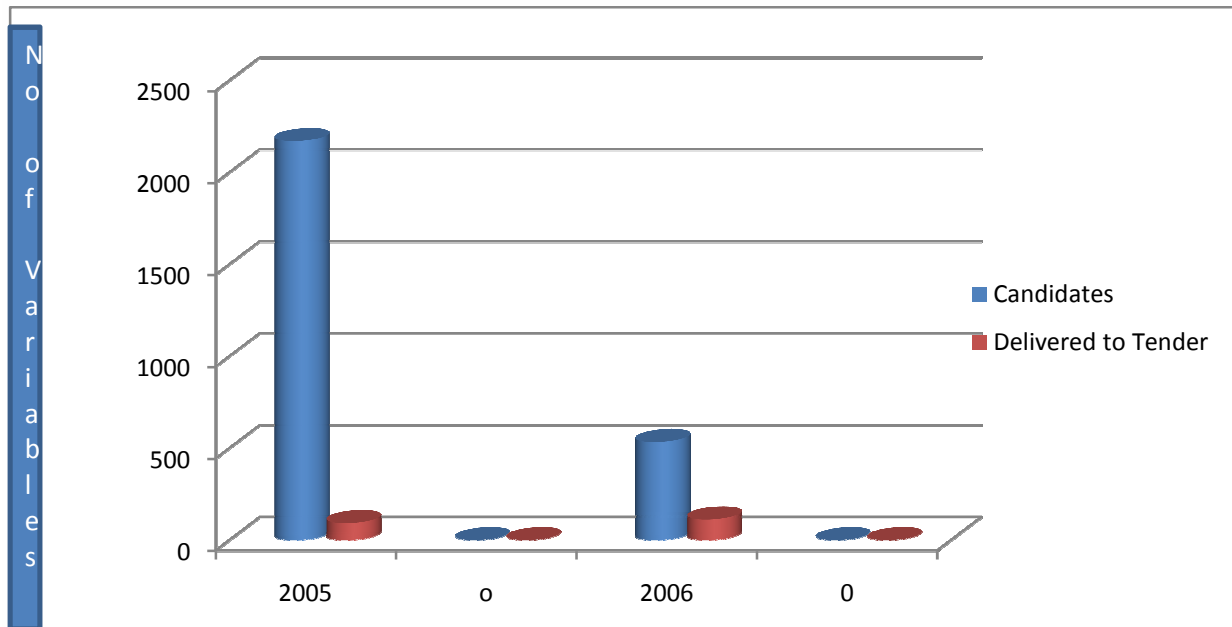


Figure 4.5 Comparison of Demand and Supply of Land Tender in Hossana Town in 2013/14

Source: (Document of Land Lease Performance in Hossana town, 2013/14)

When Compared the demand and supply of land for lease in Hossana Town, with respect the Demand to Supply ratio was (1:14.26) to the residential land; (1:2) to the Industry land and (1:6.13) to the Commercial land. This indicated there were high demand on the land acquiring and the municipality had limitation on supplying the land lease for the customer. According to Dwyer (1975), sufficient land tax can enhance land supply, thereby decreasing prices and increasing land market activity and land productivity. Due to the high subsidized services and the limited financial capacity of local government, the available funding for any infrastructure was very limited and insufficient to meet ever increasing demand. The availability of land for customer in Hossana Town had constraints with respect to infrastructure and the selection process were not fully consider the availability of the site related to residence, commercial, industry and religious organization. The shortage in land supply in Hossana Town push up price limit access to the

market for those in the lower segment of the society and encourages the use of extraordinary means such as squatting and illegal development of land.

Urban speculators profited by selling bare land without adding value to it. Government has been complaining that it was not the beneficiary of the share of the profit reaped by the above agents. For this reason, the FDRE government initiated the revision and enactment of new urban land lease proclamation. Again, when we see the objectives of this new proclamation, as envisaged in the preamble, are two: to satisfy the growing urban land demand resulted because of the fast economic growth of the country; and to ensure good governance for the development of efficient land market and a transparent and accountable land administration system. But as observed in Hossana Town the vacant land is captured by informal settlers before the government reached for land tenure. The main reason was the complain on land grabbing between the government and the informal agents. Most brokers were involved in the informal land market and speed up the acquiring of land for speculators. Due to low demand of formal land and inefficient land administration most settlers did migrated to informal settlement. Now a day supplying land informally and squatting practice are common and daily event in Hossana Town.

CHAPTER FIVE

Summary, Conclusion and Recommendation

5.1 Summary of Major Findings

Based on the analysis and interpretation of data the following major findings were identified.

1. Issues Related to Social and Economical Variables

From the total sampled population of squatters 56% earned from 3001-5000 birr per month. This indicates the Majority of squatters in Hossana Town have been low income group. Therefore, the economic status such as the home rent, housing access, and financial limitation pushed to informal settlements. The economic and social variables enforced the people to informal land market. Because the transfer of land and the competition of acquired property in squat area was cheap than formal (planned) area. The Majority of informal squatters in Hossana Town had been low income group.

2. Issues Related to Migration

According to the Ethiopian Central Statics Agency(2013/14), documents a steady increase in total population in Hossana from roughly 15 thousand people in 1984 to over 100 thousand in 2013. In other words, the population range between the two consecutive counted census year of 2013 and 2007 were 30505 people or it increased in 143.5%. So, Urban migration and rapid population growth in the Hossana town does highly contributed to expanded illegal settlements. Population is growing basically in Hossana rapidly became an urban resident. It is estimated that migration of people towards to Hossana town from neighboring Woredas town and rural Kebeles will continue in the next decades. As a result, land obtaining demand is continue to increase in town. Urban migration and rapid population growth in the town highly contributed to expanded illegal settlements.

Urban Poverty was strongly associated with high levels of environmental risk. This is largely due to poor quality and overcrowded housing conditions and the inadequacies in provision of water, sanitation, drainage, health care, garbage or waste collection, poor percolation resulting into flood, building on waterways and pollution of land, air, and water. This indicated the inefficiency of economy push to getting to informal settlements.

According to the Ethiopian Central Statics Agency(2013/14), documents a steady increase in total population in Hossana from roughly 15 thousand people in 1984 to over 100 thousand in 2013. Moreover, the urban share of population grows by 662.6% in 1984-2013. In other words, according to the 2013 Population Census the population range between in a year of 2013 and 2007 was 30505 people or it increased in 143.5%.

3. Issues Related to Informal Land Brokers /Actors/

Form the total respondents 92.39% were strongly agreed and 7.61% were agreed informal land brokers could be dominated the illegal land market and had influential power on government administrators and official within sharing illicit profit or shining on relationship. Apart from being the basis for the extortion of bribes, this situation leads to a permanent threat of eviction. Due to this informal actors rolled by facilitating for buyer and seller through informal land market and the consequence building agreement between the buyers and the government Officials within hidden ways. The power of the brokers could be dominated the illegal land market and had influential power on government administrators and official within sharing illicit profit or shining on relationship. One method to illegally allocate municipal land is to allocate it to housing cooperatives controlled by informal actors who then sell off the land informally.

4. Issues Related to Good Governance

70% of respondents revealed that lack of transparency and access to information were the key issue and drivers for expansion of squatting in Hossana town. Insufficient financial and human resources, burdensome regulatory rules, unclear administrative procedures, bureaucracy have all been reported as major barriers in Hossana Town municipality land administration. The lack of transparency and access to information were the key issue and drivers for expansion of squatting in Hossana town. This creates a system of uncertainty and lack of clarity for those involved in land administration and may feed corruption. The land administration also lacks an inventory of public land systems. A number of problems have prevented existing programs for formal settlements from achieving successful outcomes. In some cases, responses have been reactive and hostile rather than comprehensive, strategic and proactive.

5. Issues Related to Homelessness and Expensive Home Rent

60.25% of the total respondents from Informal settlers mentioned that shortage of houses and high rental price of the existing houses were causes for informal settlements expansion. Thus, homelessness and expensive home rent can take as the factors for expansion of squatting in Hossana town. Almost the majority of government rental houses in the Hossana Town have been replaced with new renewal and the poor residents enforced to migrate in to the border of the town (i.e. the informal settlements). The major reason going towards to these areas were the house rent did cheap than the center of the town. The shelters were, built by the efforts of the squatters who cannot afford to secure legal or formal land or a safe site on which a house can be, built.

6. Issues Related to ULLP

90% of total population reviled as they were not required any awareness on urban land lease policy proclamation and practices. As mentioned by respondents the land policy was not discussed in the community rather than the government officials. The FDRE ULLP has limitation in the participating poor in the land acquisition and it gave chance to monopolize urban land by minor richer. Due to this the major poor and low income group pushed to informal settlements in Hossana Town. Urban land administration is delegated under the federal constitution to city governments and municipalities. However, there is no common system to administer land in urban areas. Urban land is provided through a lease system, a perpetual permit system and separate legislation for condominiums. While the 2002 Urban Land Lease Holding Proclamation stipulates that the leasehold system would apply to all urban land areas irrespective of how they were acquired, relevant authorities have yet to adopt the leasehold system. This has led to the coexistence of different systems and a high level of informality. In addition, there is no real system to record rights and restrictions, and the registry faces capacity issues.

7. Issues Related to Insecure Land Tenure

However, the Ethiopian constitution Article 40 provided that land is the property of the state and the peoples of Ethiopia, 78.87% of respondents strongly agreed on the presence of insecurity tenure of land by which the government evict from old possession at any time for different purposes. Due to this the farmers transfer or purchase their land illegally to win the land grabbing conflict between the owners and the governments. There has inadequate secured land

tenure related to the rights of individuals or groups in relation to land. The exact nature and content of land rights, the extent to which people have confidence were not honored, and their various degrees of recognition by the public authorities and communities concerned had lack of sustainability.

8. Issues Related to Demand and Supply of Land

From the total applicants who registered for acquiring land with the lease system from Hossana town Municipality, the majority that mean 2652 (97%) fall on Residential land required, while 49(2.4%) were apply for Commercial land and 19 (1.6%) applicant were registered to compute on the Industrial land tenure. When Compared the demand and supply of land for lease in Hossana town, with respect the Demand to Supply ratio was (1:14.26) to the residential land; (1:2) to the Industry land and (1:6.13) to the Commercial land. This indicated there are high demand on the land acquiring and the municipality had limitation on supplying the land lease for the customer. Due to low demand of formal land and inefficient land administration most settlers did migrated to informal settlement.

5.2 Conclusion

On the findings of the study, conclusions can be drawn that:

The current system of land service delivery is inefficient and expensive, creating a very uncertain environment for decision making. Improving land service delivery must therefore be one of the key reforms that must be undertaken in order to improve inhabitants life, experience sustained economic growth, reduce poverty and improve the functioning of human settlements. Because homelessness and expensive home rent in Hossana town, the poor migrants are exposed to lack of shelter, other essential basic human needs, and forced to accommodate themselves at the periphery of urban areas creating slums, and informal settlements..

The study observed that the organization structure of the Hossana municipality had lack of enough employees and not sufficient technically skilled manpower. As a result, the municipality faced challenges in providing basic urban services such as land registrations and management, regulation of informal land market, transfer of properties and issuing of title deeds. The study also concluded that weak institutional capacities in terms of finance, skilled manpower and

equipments in land management and administration contributed to low visible development indicators.

The study concluded that the urban rule and regulation used by the Hossana town Municipality were not sufficient and that most of them needed to be revised because they did not touch every aspects of land and property registration. The absence of up to land information and registration also hindered the available land information and land related property.

Generally based on the findings this study concluded that: social and economical variables; migration to Hossana town; roles of informal actors; homelessness; lack of good governance; lack of participative performance on national urban land lease policy; insecurity of land tenure to owners; and the gap between demand and supply of land seek as the factors for the expansion of informal settlements in Hossana town.

5.3 Recommendation

Based on the analysis and major findings the following recommendations were forwarded.

A. Participating Stakeholder

The Town Administration cannot solve alone the housing problems of the poor residents of the Municipality due to its huge resource requirement. Therefore, the town administrative needs to involve other partners from the private sector and other donor agencies in the improvement of the housing and living conditions of the poor. The Hadiya Zone government needs to bring financial institutions also on board to finance the on-site reconstruction of private home owners by using their landholding or lease hold right as collateral. They need to be forums whereby different stakeholders including the government come together and negotiate on the investments of real state in future of the place. The Tow administrative should encourage the stake holders on constructing of affordable houses in the town. The stopped Condominiums project in Hossana town should continue to reduce the deficiency of housing on the market. The government should facilitate allotment manner of urban land to the medium and low income groups. To encourage the participation of communities in housing construction, the government must facilitate the loan

form Commercial Bank of Ethiopia, Omo Micro Finance, and long period salary loan to public servants.

B. Supply Infrastructure on the Neighboring Area

Urban migration is continuous process throughout the world. Mostly people migrate to the urban center to search job and better life. But also have lack of awareness and understanding on the the problems face on the towns or cities. Therefore all concerned bodies, governmental, non government and religions can work together to advice those migrants to the town. Moreover, the government should facilitate job opportunities by which the peoples improve their life. The majority of respondents revealed for the question why people coming to Hossana town? was ‘to serve with better infrastructures.’ The Hadiya Zone Administrative should subsidize the socio-economic infrastructure such as electricity, schools, health center, roads and telecommunication and others for rural area which neighboring Hossana town.

C. Strengthen the Judicial Power

According to the town administration, 2015 indicated that as there is great numbers of squatter settlements in the Hossana town and since squatters have enormous contribution in solving the existing housing problem in the town, most of the squatters were tolerated and no serious action was taken since long ago. Besides, according to these officials and experts, it was very difficult even to identify who is squatter and who is not squatter in the town. Most of land transfer techniques was guided by informal land brokers. The action taken by these illegal actors had impacts not only expansion of squatting and informal settlements in the town, but also it resulted to lost government tax form land holders in the informal area. To reduce these informal practices the town administration should strength the judiciary power to protect rule and regulation from violation. There should have the written rule to punish and order the informal land brokers, who stir the illegal land market and order the government officials until they served efficiently. The town administration should also focus on preventing expansion of squatter settlements rather than demolishing after construction.

D. Assure Good Governance

There were excessive bureaucracy; inadequate institutional arrangements and a lack of honesty and transparency in Hossana Town land allocation procedures. The Hossana Town administration is better to look insist effective service delivery service system based on the BPR /Business Process Reengineering/ to improve the customer satisfaction and reduce boring strategies of land allocation process. To conform the transparency of the community before implementation of policy and redesigning first the public awareness should based on trust. So, the government should facilitate the discussion within local groups, Kebele's members and in Municipality level of the society before the rule and regulation approved. Additionally the Hossana Town Administrative should work together with Community to prevent illegal land allocation by assigning community wings such as local leaders members, Youth development team and Volunteers public awareness developers.

E. Improve Cadastral Land Registering System

For successful transaction to take place and to impose an adequate land information, it is necessary to develop an inventory of all publicly and privately owned land in the leased cities and towns. The Cadastral information which based on the GIS data processing system has needed improvement. Because it has limitation on collecting multimedia information, specially on the informal settlements. Efficient and effective land management is essential for urban development and growth. This requires the land delivery process to be participatory, equitable, and transparent. In land management, globally, these constituents of good governance have gained significant attention in recent times. Therefore, the land Urban land administrative sectors can benchmark new model (ISGM), for improving the capability of its' multimedia data completeness in various dimensions. This model is currently effective when testing in different countries through the world such as Singapore, Japan, and Cameron.

The government should assess the existing system, improve the institutional set up to carry out land registration, and in collaboration with the community, develop an efficient land registration system. Up-to-date land administration is necessary because land appraisal must be based on current, complete, and accurate maps that show boundaries, areas, and legal constraints, along with identification data. The Hossana Town Municipal should develops its' data registration

system by ISGM system. To overcome the gap of qualified people in the sectors short term and long term training must be formulated for professionals.

F. Review the Urban Land Law

The legal framework regarding urban land administration has shown repeated revisions through regulations and directives since the first lease law was issued in 1994. However, the changes creating lack of predictability in decision-making in connection with urban land allocation. It has lack of fairness on equal distribution of the resource for citizens. In the urban land lease tender mostly high income people are involved. This is because it doesn't consider how participated the urban poor.

Policies to address informal settlements must be based on the understanding that they are spatial manifestations of social inequality, and the comprehension of the complex and multidimensional nature of social inequality. Effective responses to multiple disadvantages within informal settlements should integrate different social-supporting measures. The current leasing system therefore, needs improvements along several lines. First, it should be made more transparent to the public. Second, the government should formulate the way to develop participatory strategies for low income groups and existing disincentives for leasing should be considered the capability of the majority of people. Third, the leasing system can and should be simplified in order to become easier and cheaper to operate. Fourth, the government should keep the property right of owners on the land by readjusting Urban land policy.

G. Prevent Security of Land Tenure

The land grabbing competition among the government and the community were speeded up the informal settlement in Hossana town. As the farmers in the town revealed they were fastened to transfer their land illegally by selling and gifting to the third body, before the government controlled for Residents, Industry, Commerce and for other purposes. This worried the owners and resulted to insecurity tenure of the land. Because at any time their land property could be taken by the government.

The policy of the country should address the prevention of property right and assure the security of tenure on land. Especially, a plot of land legally acquired before the urban center entered into the leasehold system or a land provided as compensation in kind to person evicted should pay appropriate benefit rather than giving small replacement of land. It means land cannot be evicted by an administrative or court decision simply. Security of tenure can be considered the main component of “the right to housing”, and an essential prerequisite for access to full citizenship. It also means recognizing and legitimizing the existing forms of tenure that prevail among poor communities, and creating space for the poorest populations to improve their quality of life. Therefore, the government should confirm secured land right to the owners, to develop the trust of community on sustainable land management.

H. Awake the Urban Planning

During the data collection of this study, almost all respondents of informal settlers in Hossana Town had not information whether the area they settled would planned for any purposes such as Industry, Commercial, Residents, or Greenery on the future Master Plan. The Town’s Master Plan was stopped since 2007 by unknown reasons. Unless the town Master plan awake continuously some area might occupied with out of their purposes(for example, Residential area with Commercials purpose). In the other hand when demolished the previous illegal houses, there have economical, moral, social and political impacts.

There fore, the Hossana Town Municipality should has an IUDP, legislation, and management in order to democratize the local decision-making process and legitimize a new, socially oriented urban-legal order. The Town land Statute also recognize legal instruments to enable municipalities to promote land tenure regularization programs and the conditions of access to urban land and housing. The town administration should follow up modern Master Planning strategies to increase the supply of land for urban dwellers. So, the Hossana town administration is better to look into its work process and perform reasonably to increase the supply of land and to cope up with the increasing demand.

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APPENDICIES

ADDIS ABABA UNIVERSITY

School of Business and Economics

Department of Public Administration and Development Management

Appendix 1- Interview schedule

Informed consent form

Thank you for your willingness to participate in the study by devoting your time. I'm student in Addis Ababa University second year masters program in Public Administration and Development Management department.

My topic of research is The factors behind expansion of Informal Settlements and Squatting in Hossana Town as partial fulfillment for the requirement of master's degree in development management.

In this study I want to explore your knowledge and experience with regard to issues on causes of ineffective land administration and the main problems in the expansion of informal settlements and squatter houses and other related issues.

The information you shared me has a great importance to existing knowledge in the area and also I hope it has a role to reduce the problems in the future. To achieve the research objectives, I planned to explore your idea and experiences in the area and also about the opportunities and the challenges you faced in your effort.

The knowledge and the experiences you shared me will kept with utmost confidentiality and your personal identity will be remain anonymous and I will use pseudonyms in all research report. The study will has a practical significance in reducing informal settlements and squatter housing, for which your contribution is of great value.

Ethical principles and procedures considered

I guarantee that the following conditions will met that I think consist of my ethical principle and procedures that I follow strictly. However, they are open for modifications based upon the discussion between you and me. This informed from either discussed orally or signed by both of us based on your interest.

- You have the right to participate voluntarily and the right to withdraw at any time from research process.
- I am respect and protect the privacy of your information.
- Your personal identity will be protected by using aliases or pseudonyms.
- You have the right to ask questions, obtain a copy of the results to check accuracy of the data.
- To overcome the problem of note taking I request your permission to audio tape the interview, if and only if you permit me.

I finally guaranteed you that that above ethical principles and procedures are strictly followed during and after data collection.

Code-----

Appendix 1.1 Interview for Farmers

1. How can you acquired this land and property?
2. Why do farmers transfer land to the third bodies with out legal ground?
3. What societal groups were mostly request you to acquire the land?(e.g business men, public servant, farmers, NGOs etc). Explain.
4. What changes do saw among the previous 5 years in this area?
5. Why was people want to settle in informal settlements than formal settlements?
6. Does the community stand on behalf of the city administrative to struggle illegal settlements and informal buildings?
7. If no, why? Explain.
8. How often do the Kebele administrative or municipal official discuss with speculators to create awareness about the disadvantage of the informal settlements?
9. Do you have understand on current urban land policies? explain.
10. What are the main causes for expansion of informal settlements and squatting?
11. Who was follow to regulate the informal building? How? Explain.
12. What can you suggest the solution to reduce the level of illegal land market and squatting?

Code-----

Appendix 1.2 Interview for Municipal and Sub Cities Officials

1. Does the current urban land policy clearly define the informal settlements and squatter housing? If yes, explain.
2. How does the city administrative create clarity and awareness to the public about the current urban land policy?
3. Has passion of equal land opportunities for all people in the Hossana town?
4. If yes, what strategies do formulated to reach the home demand question on homeless?
5. Does the space selected for investment and public organization occupied by informal inhabitants? Explain.
6. If yes, how to evict or upgrade this settlements when you want for it's primary purpose?
7. Why people want to settle in informal place and build squatter houses?
8. How and how often the administrative discuss with people to promote the awareness on urban land policies?
9. Why the town master plan didn't awake frequently?
10. Did the current boundaries of the town well known?

Appendix 1.3 Interview for Kebele Administrative

1. How many informal settlers squatter houses build per year and ?
2. Who is responsible to register the data and follow up? How often is the data collection take place?
3. List the factors which push the expansion of the informal land allocation and building sub standard houses in the town?
4. Which Kebele administrative has relatively high informal settlers and squatting?
5. What techniques have on the administrative to reduce the problems of informal land allocation and administrative shortage?
6. Which are the stake holders can involve to promote the awareness of the society on land usage?
7. What are the precondition took by administrative to struggle the informal land holding and illegal building? What measures also taken (by police, administrative, court, community police etc) to control informal action?
8. Does any written rule and regulation about the measured taken by municipal officials, Kebele administrative, polices, ''Afrash Gibre Hayle'' and other legal bodies to evict? Explain.
9. Why did community haven't willingness to struggle the expansion of informal hoses building with city/Kebele administrative together?

Appendix 2-Questionnaires for Informal settlers

Dear respondents

The primary purpose of this questionnaire is to gather primary information on the topic Factors behind the expansion of Informal settlements and squatting in Hossana town to the research work needed for the partial fulfillment of the degree of master art in the development management.

The success of this study depends on your genuine responses, and the result of this study will be used only for academic purpose and be confidential. And finally, you are cordially requested to respond those questions that go along with your duties.

Note

- a. It is not necessary to write your name on the questionnaire.
- b. Please also be informed that the information you give will be kept secrete and hence try to express your ideas as much as you can.

Direction

- a. Please try to answer every question in accordance to the instruction provided.
- b. For multiple choice questions, please answer by putting’’√’’ sign in the box provided.
- c. For questions that require your opinion, please give short, precise and honest answer.

Thank you in advance for your cooperation!

Part one-personal information

1. Sex a. male b. female

2. Age a. 18-30 b. 31-40 c. 41-50 d. 50+

3. Marital status a. single b. married c. widowed d. divorced

4. Name of your Kebele-----

5. What is the highest grade completed?

a. Primary 1-8 b. secondary school 9-12 c. vocational/technical/commercial/agricultural college d. under graduate e. post graduate

6. What is your current occupation?

- a. self employed b. public servant c. part time played d. farmers e. business person f. student g. other

Part- Two: Settlers Information

7. Your annual income

- a. under 1000ETB b. 1001-3000 ETB c. 3001-5000ETB d. 5001-10000ETB
e. above 10000

8. Is this property yours? A. yes b. no

9. If no, what is your relationship to the owner?

- a. husband b. wife c. child d. parent e. relative f. tenant
g. friend h. other

10. How many people including you live in this house?

- a. 1-4 b. 5-9 c. 10-15 d. 15+

11. When did you come to settle here?

12. Where were you before settling here?-----

13. Why did you choose to settle here?---

14. What was the stage of development on this land before you settled here?

15. How did you acquire the plot?

16. What rights do you have over the land?

17. Do you have a building permit?

18. Do you have infrastructures?

19. If yes, what are the infrastructure you acquired?

Part A: Land tenure

I. Land access and delivery

1. How would you characterize the supply of land in informal settlements?

- a. Adequate/inadequate b. flexible/inflexible c. affordable/unaffordable
d. other(specify)—

2. Which criteria do informal settlers use to identify land on which to settle?—
3. What is the most common mode of access to settlement land? A. purchase
 b. inheritance c. allocation by state/community d. transfer e. invasion
 f. adjudication g. other (specify)
4. Is access to land equal for all groups of people? A. yes b. no c. other-----
5. If no, which groups are discriminated against/disadvantage? List groups.
6. What is the root causes of the discrimination? A. law b. culture c. Ideology
 d. attitude e. other(specify)
7. Which is the most common social unit used for allocation of land units and property rights? A. extended family b. business men c. civil servant d. politician
 e. officials
8. On which land category do most informal settlements fall? A. government/state land
 b. trust land c. private land d. other-----

II. Land tenure categories

1. Which tenure categories exist in informal settlements?
 - a. homeless b. squatter tenant c. squatter owner d. owner in unauthorized sub division
 - e. tenant with contract f. lease hold g. free hold
 - h. other(specify)—
2. Does the legal system recognize the various tenure categories in informal settlements?
3. What is the general degree of the tenure security in informal settlements? A. very high
 b. high c. moderate d. low e. very low f. other(specify)-----
4. What innovative arrangement are used to access the property rights of the settler or improve de-facto security?
 - a. occupancy certificates/licenses b. permission to occupy c. anti eviction law
 - d. other-----
5. How many informal settlements(on average) suffer evictions every year?
6. What are the most common reason for evictions?

III. Land transfer and dispute resolution

1. Does mechanism for land transfer exist?
2. Who oversees land transfer?

3. How do prospective buyers ascertain land ownership?
4. What are the most causes for land disputes?
5. Who resolves land disputes?
6. What evidence is used in dispute resolution?

VI. Land policy and land law

1. Is there any land policy in Ethiopia?
2. If yes, what are its provisions on land reform; equity in access to the land; non statutory land tenure?
3. How is the land policy formulation process structured?
 - A. open with broad participation
 - b. open with restricted participation
 - c. opaque with restricted participation
 - d. other(specify)—
4. Are the land laws adequate and appropriate to support the land administration system?
 - A. yes
 - b. no
 - c. other
5. Do the current land laws in Ethiopia define informal settlements and squatter housing clearly?
 - A. yes
 - b. no
 - c. other. explain
6. Do the current land laws protect rights holders in informal settlements against losing their rights with out due process e.g through eviction? Explain.
7. What is the typical procedure for land transfer?

V. Stake holders Information

1. How was the stake holders like local communities, community based organization(CBOs), private consultants, civil society organizations(CSOs) participate in empowerments of the society awareness about the legal land usage?

VI. Good governance

1. Are there sufficient legal institutions to enforce land law?
 - A. yes
 - b. no
 - c. other----- If no, explain.
2. Are land administration officials well versed in the existing land law?
 - A. yes
 - b. no
 - c. other(specify)-----
3. Does the kebele administrators leave quickly from the position?
4. If yes, what could be the reason?
 - A. politics
 - b. attitude
 - c. lack of leading skill
 - d. rent seeking
 - e. other----
5. Are local communities facilitated to participate and/or contribute to the making of land laws?
 - A. yes
 - b. no
 - c. other
6. List all the stake holder groups(e.g government/public, NGO, private consultants, etc) involved with land tenure issues in informal settlements.
7. What is the role of administration officials in land allocation in informal settlements?

8. How can/are informal inventories converted to formal land registers in regularization projects?

VII. Squatter Houses characteristics

1. How was the quality of your home building
 - a. Low
 - b. medium
 - c. high
2. Did you have effort to acquire house in the Hossana town (e.g condominium, other government house etc)?
3. If yes, why did you can't acquire? A. lack of enough income b. lack of good governance c. I won't d. loose in competition e. other
4. Do you have alternative house in the town?
5. If yes, how did you hold the land? A. by lease b. transfer c. buying informally d. acquire from government
6. When was the squatter houses mostly built? A. night b. weekend c. holiday d. day and night e. other(specify)
7. Why do people want to settle informally in the Hossana town?
8. How much is the impacts of informal settlements on the environmental degradation?
 - a. Low
 - b. medium
 - c. high
9. Where was most settlers hold land and built houses? A. on degraded land b. on agricultural fertile land c. by deforesting d. on public field e. other

Appendix 3- Questionnaires for Hossana Town Inhabitants

The main objective of these questions is to collect data for a research work. The study conducted to generate data on causes for high expansion of informal settlements and squatting in Hossana town. Your genuine response for each question item is important. All information you give is confidential.

Thank you for your cooperation

Appendix 3-Questionnaire for Hossana Town Inhabitantas

no	Item	Strongly agree	agree	Not sure	Disagree	Strongly disagree
1	The municipal of Hossana town has performance equal oppotunities of land access for all.					
2	Corruption has great effect on effectiveness of land administration in the town					
3	People want to settle informally due to financial limitation.					
4	High cost of urban houses and rent are the causes for expansion of squatter housing in Hossana town					
5	Most agricultural fertile lands in the town are now occupying by informal settlers.					
6	The supply agricultural products are readily decreased with the reason of fast urbanization.					
7	The current urban land policy is clear and participatory.					
8	The current urban land policy creates equal oppotunities to acquire legal land ,specially for urban poor.					
9	However, the urban land policies exist, they are not well implemented.					
10	The city municipal has effective and continuous integrated housing project.					
11	The municipal and Kebeles officials are transparent and try to create awareness through the society.					
12	Urban speculators in informal place have substandard houses.					
13	Rapid urbanization and high migration of people to the town has effects on increasing of illegal land grabbing.					

Appendix-4 Document and Field Observation Check List

The main objective of these observation is to collect data for a research work. The study conducted to generate data on causes for high expansion of informal settlements and squatter housing in Hossana town. Your genuine willingness on inviting factual document is important. All information you give is confidential.

Thank you for your cooperation

I. Check list of Documents regarding informal settlers squatter Houses data

1. Documents that show informal settlements in
 - Industrial area
 - Decision making on settlers (written reprimand, upgrading).
 - GIS information of the area
 - Square kilometer covered by informal settlers
 - Urban land lease proclamation
 - Population growth rate
 - Demands of homeless and number of land request

2. Squatter Houses
 - Rules and regulation about squatting
 - Number of Houses built in informal area per year
 - Eviction/Afrash Gibre Hayl/ legal responsibility
 - Quality of houses
 - Photo of the squatter houses

3. Buildings constructed and Integrated Housing project.
 - No of condominium building
 - Status of urban per income
 - The habit of Houses average rent in Hossana Town
 - The main actors participate in building of Squatter Housing

- The strategies of the municipal to reach Houses demand.

II. observation Check list of the field

1. Take photo and videos of squatter settlements
2. Number of Squatter Houses in a certain area
3. Action of responsible bodies on eviction
 - monitoring
 - Inspection
 - Legal measure
4. Fences and quality of the squatter settlement area
5. How settlers improve the property in informal place
6. Infrastructure(electricity, water, road)
7. View the action took by illegal Homes(red ‘x’ sign, deteriorating the building, leaving the sheets)

Annex-1

Description of the Study Area

Hadiya administrative Zone has a total area of 3850.2 km² and for administrative purpose; it is structured in to 10 woredas namely; Lemo, East Badewacho, west Badewacho, Sorro, Shashego, Misha, Dunna, Gibe, Anelemo, and Gombora.

Hassana (also spelled Hosaina or Hosa'ina; an older name is Wachamo) town is the administrative and trading centre of the zone. It is one of the 22 model towns that due emphasis is given by the regional state. It is also among the 19 towns selected as, strategically centre for development in the region. The town is located at a distance of 236 km south of Addis Ababa & 160 km west of Awassa town. Hossana town lies at an altitude of 1500 meters above sea level. It is located at an elevation of 2,279 meters above sea level. The annual average temperature of the town is 14.4°C and the average annual rainfall is 1331.6 mm. Located in the Southern Nations, Nationalities, and People's Region (SNNPR), Hosaena has a latitude and longitude of 7° 33'N 37° 51'E Coordinates: 7° 33'N 37° 51'E with an elevation of 2177 meters above sea level. It was part of Limo woreda and is surrounded by it. Its proximity to Addis Ababa, Welkite, Butajira and Sodo towns is a good opportunity for the future development of the town. Hossana has an access road that links the town with Addis Ababa, Awassa, Wolayta sodo, Butajira, Durame, Welkite and the woreda towns of the Hadiya zone (CSA,2013/14).

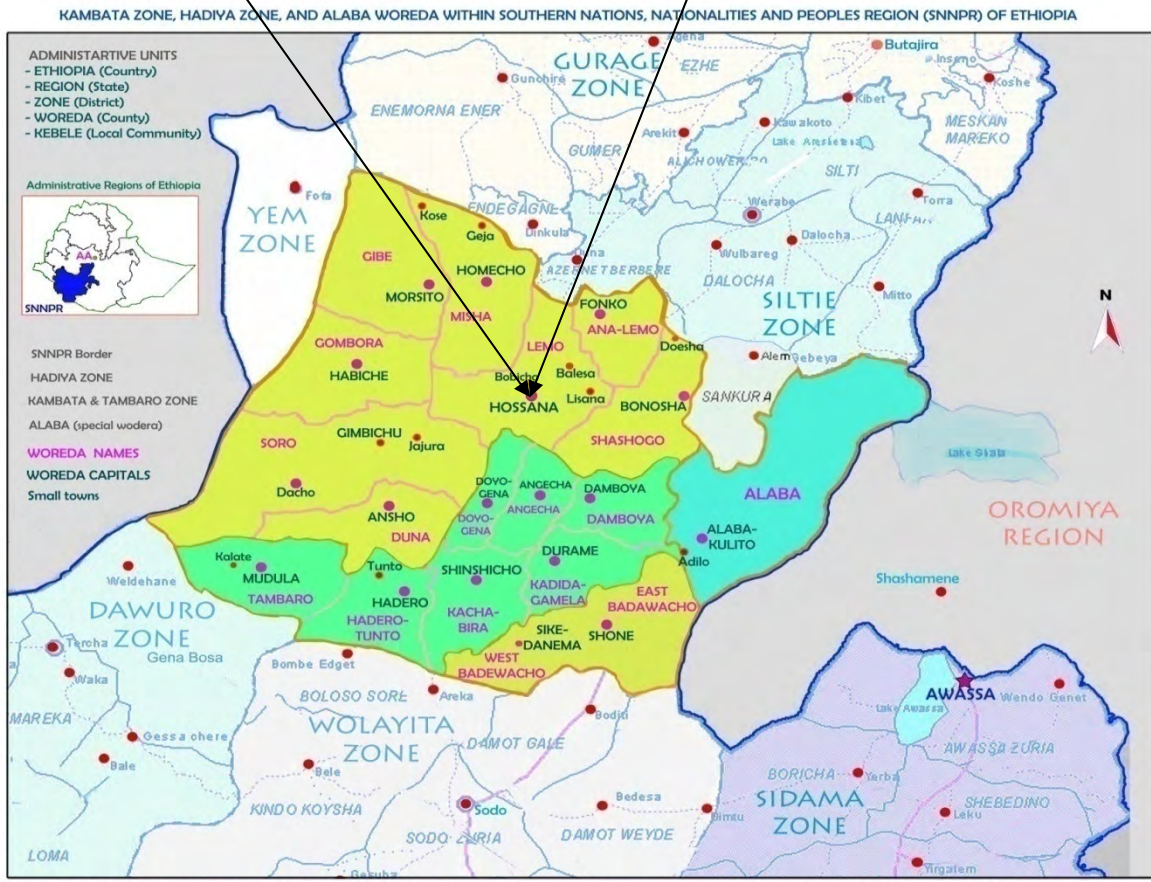
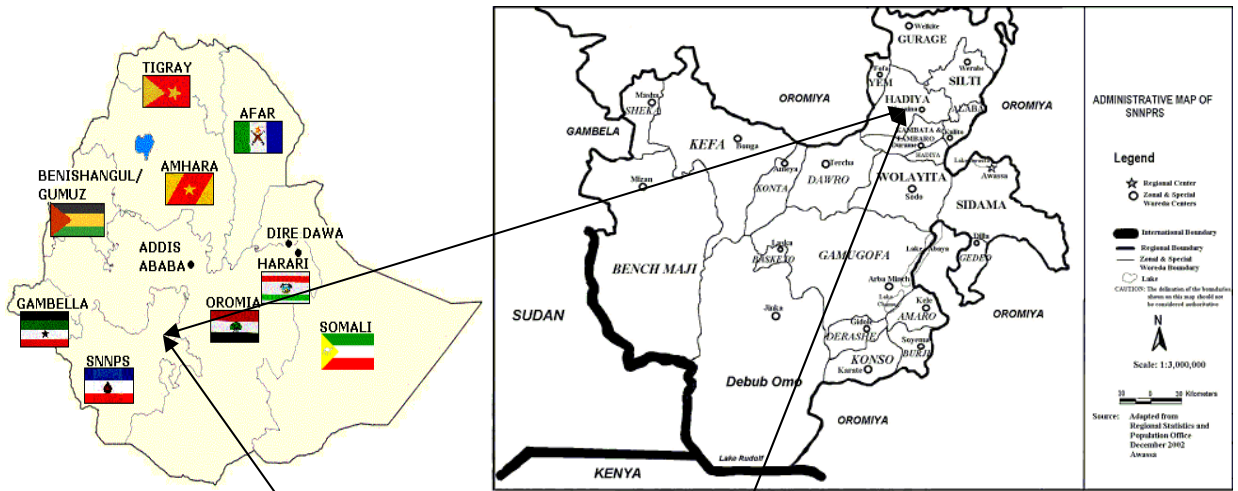


Figure: Geographical location of Hossana Town
 Source: (SNNPR Investment Bureau, 2013).

Hossana Town is among the few towns in the region that has good infrastructure facilities such as; high-powered electricity & pipe water supply, modern telephone & Banking facilities, educational, health and other services. To promote the involvement of the private sector in industrial investments, an industrial zone with a land size of about 63 hectares has been demarcated in Hossana Town. In other hands 22 hectares has been facilitated with road access, electricity, and other facilities.

According to the SNNPR's Bureau of Finance and Economic Development of 2003 Hosaena's amenities include digital telephone access, postal service, 24-hour electrical service, a bank and a hospital.

Based on the 2012/13 Census conducted by the CSA, Hossana has a total population of 100,531 of whom 51011 are men and 49520 are women. The majority of the inhabitants were Protestants, with 65.74% of the population reporting that belief, 24.6% practiced Ethiopian Orthodox Christianity, 6.57% are Muslim, and 1.99% are Catholic.

Hossana Town has three sub cities. These are Gofer Meda, Sech Duna, and Addis Sub cities. Gofer Meda sub city has three kebeles which are Gelo Naramo, Bobicho and Heto while Sech Duna sub city has three Kebeles (Arada, Bethel and Sech Duna) whereas Addis sub city has two Kebeles (Meil Amba and Lich Amba). For the purpose of this study the researcher by random technique method selected one Kebeles from each sub cities. Because the method of land acquisition in areas was through the purchase of agricultural land, subdivision of it into smaller parcels, and illegal conversion of the land use from agricultural into housing and the nature of settlement and the way of expansion of squatting in the selected Kebeles are widely observed than others, relatively in the similar Kebeles which consists in the same sub city.

According to this, Gelo Naramo, Bethel and Lich Amba kebles are selected for data collection and sample of population.

Gelo Naramo

The Gelo Naramo area is found in the northern and north-eastern part of the city. Perhaps it incorporates about 7 square kilo meter of land area. It's small portion administered as legal provision by people through urban land policy and it's larger part of the land settled by farmers and still the people live by harvesting wheat and other crops. The information gathered from the local people were that besides to the farmers, people from the urban centre do purchase or lease

land to harvest Inset and wheat. By its nature the Keble's had high fertile soil and attractive land location to settle and harvesting. We have also witnessed that newly built houses on the land holding/compound of farmers for their newlywed child was demolished by Kebele authorities. The reason behind the measures in this area is that since the area annexed only recently and since a plan is not yet in place, it would be wastage to construct new houses which might be expropriated in the future. Gelo Naramo Kebele characterized by highly informal building and land market took place which are the reason why selected for this research.

Bethel

Bethel Kebele is located in the west of Gelo Naramo and at the North west of the town. It has approximately 5 square kilo meter of land area. Its geographical location is not well as Gelo Naramo and it is high land and slopped area. But the manner of settlements and the way of land grabbing are similar with other areas of the Hossana Town.

Lich Amba

Lich Amba (mean "developmental area" in local language 'Hadiyisa') is found in east- south of the town. It has 10 square kilometer land area. Lich Amba keble is the center for migrant from different Woredas from Hadiya and also Kembata and Silte zones. The Geographical location of the Keble is flattened and suitable for settlement. The residential farmers in the area harvest wheat, teff and Inset. Now a day many eye witness describe the urban land grabbing widely expand and informal settlers built squatter housing in the Kebles.

Table: The Population Census of Hossana Town's Sub Cities in 2013/14.

Source: (CSA, 2013/14)

No	Sub City	Female	Male	Total population
1	Sech Duna	19640	20531	40171
2	Addis Ketema	19400	19442	38842
3	Gofermeda	10480	11038	21518
Hossana Town Administration		49520	51011	100531

Annex-2

Sample Images of Informal Houses in Hossana Town.



Source: (Field Observation, 2015)

Annex-3

Public Housing Project (Condominiums) in Hossana Town, Naramo Site



Source: (Field Survey, 2015)